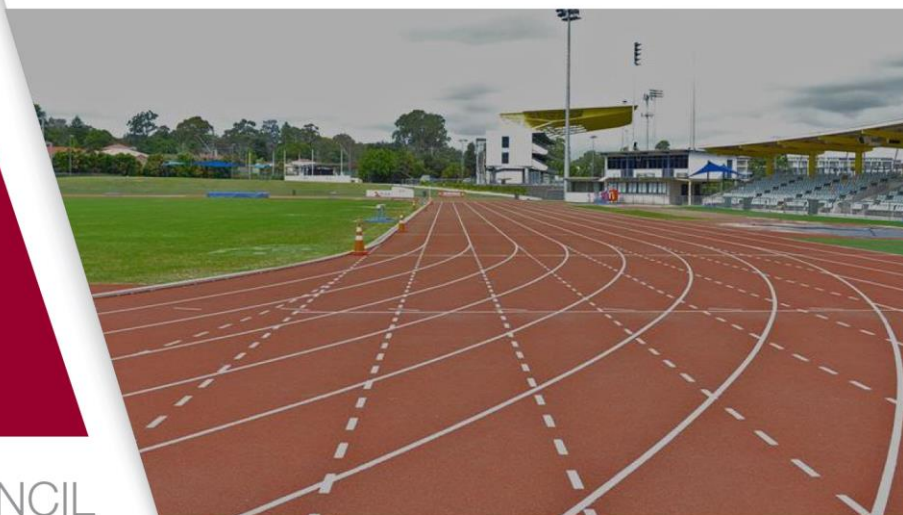


2017

ORDINARY BUSINESS PAPER



CAMPBELLTOWN CITY COUNCIL

25 JULY 2017



18 July 2017

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 25 July 2017 at 6.30pm.

Lindy Deitz
General Manager

Agenda Summary

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1. ACKNOWLEDGEMENT OF LAND

I would like to acknowledge the Traditional Custodians, the Dharawal people, whose Lands we are now meeting on. I would like to pay my respects to the Dharawal Elders, past and present and all other Aboriginal people who are here today.

2. APOLOGIES

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 11 July 2017

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 11 July 2017, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Ordinary Meeting of Council held 11 July 2017 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 11 July 2017 (contained within this report)

Minutes Summary

Ordinary Council Meeting held at 6.30pm on Tuesday, 11 July 2017.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 11 July 2017

Present

- Councillor M Chivers
- Councillor M Chowdhury
- Councillor R George
- Councillor B Gilholme
- Councillor G Greiss
- Councillor K Hunt
- Councillor P Lake
- Councillor D Lound
- Councillor R Manoto
- Councillor B Moroney
- Councillor M Oates
- Councillor T Rowell
- Councillor B Thompson

In the absence of the Mayor, the Deputy Mayor, Councillor Oates chaired the meeting.

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson Councillor Oates.

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES

It was **Moved** Councillor Lake, **Seconded** Councillor Lound:

That the apologies from Councillor G Brticevic and Councillor W Morrison be received and accepted.

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

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 27 June 2017

It was **Moved** Councillor Gilholme, **Seconded** Councillor Manoto:

That the Minutes of the Ordinary Meeting held 27 June 2017 copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

7.1 Senator the Hon Fiona Nash

It was **Moved** Councillor Hunt, **Seconded** Councillor Lake:

That the letter be received and the information be noted.

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

7.2 Dr Mike Freeland MP

It was **Moved** Councillor Lound, **Seconded** Councillor Gilholme:

That the letter be received and the information be noted.

An **Amendment** was **Moved** Councillor Thompson, **Seconded** Councillor Moroney:

1. That the letter be received and the information be noted.

2. That a letter of thanks be forwarded to Dr Freeland.

WON and became the Motion

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

8. REPORTS FROM OFFICERS

8.1 Proposed Reforms Heritage Protection Sub Committee

Meeting Note: Ms Kirkby addressed the meeting.

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

1. That Council disband the concept of a Heritage Protection Sub Committee, but retain strong linkages with the Campbelltown and Airds Historical Society.
2. That all members of the former Heritage Protection Sub Committee be thanked for their contributions and advised of the contents of the review report.
3. That Council formally notify the Campbelltown and Airds Historical Society of all development applications relating to listed heritage items in the Campbelltown Local Government Area.
4. That the Local Heritage Fund Guidelines be revised to allow staff to approve funding applications when compliant with the relevant eligibility criteria.
5. That the operation of the biennial Heritage Medallion be independently maintained.
6. That Council officers report quarterly to the Campbelltown and Airds Historical Society meeting to update members on items of concern to them.

A Division was recorded in regard to the Resolution for Item 8.1 with those voting for the Motion being Councillors M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, B Gilholme, M Chivers and P Lake.

Voting against the Resolution were Councillors B Moroney, B Thompson, G Greiss, R George and T Rowell.

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

8.2 Construction of a telecommunications facility - Lot 7 Narellan Road, Narellan - south western corner - Western Sydney University

Meeting Note: Ms Steppacher, Mr Ocokolijich and Mr Vella addressed the meeting.

It was **Moved** Councillor Lound, **Seconded** Councillor Lake:

That the proposed development be approved subject to the recommended conditions of consent as outlined in attachment 1.

An **Amendment** was **Moved** Councillor Thompson, **Seconded** Councillor Hunt:

That a decision in the matter be deferred and the item be listed for an inspection.

WON and became the Motion

A Division was recorded in regard to the Resolution for Item 8.2 with those voting for the Motion being Councillors M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, B Gilholme, M Chivers, P Lake, B Moroney, B Thompson, G Greiss, R George and T Rowell.

Voting against the Resolution were Nil.

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

8.3 Edmondson Park South and East Leppington Planning Agreements

It was **Moved** Councillor Hunt, **Seconded** Councillor Lound:

1. That Council endorse the draft Edmondson Park South Voluntary Planning Agreement and associated documents for the purpose of public exhibition in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulation for a period of 28 days.
2. That Council endorse the draft East Leppington Voluntary Planning Agreement and associated documents for the purpose of public exhibition in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000* for a period of 28 days.
3. That all non-supportive submissions received during the public exhibition period be reported to Council. Where no non-supportive submissions are received for a particular draft Voluntary Planning Agreement, then Councils General Manager be authorised to sign that draft Voluntary Planning Agreement on behalf of Council.

A Division was recorded in regard to the Resolution for Item 8.3 with those voting for the Motion being Councillors M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, B Gilholme, M Chivers, P Lake, B Moroney, B Thompson, G Greiss, R George and T Rowell.

Voting against the Resolution were Nil.

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

8.4 Construction of alterations and additions to an existing vehicle storage facility - No. 5 Culverston Road, Minto

It was **Moved** Councillor Greiss, **Seconded** Councillor Thompson:

That having regard to the matters of consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, it is recommended that the alterations and additions proposed to the existing vehicle storage and processing facility at 5 Culverston Road, Minto be approved, subject to the draft conditions of consent at attachment 1.

A Division was recorded in regard to the Resolution for Item 8.4 with those voting for the Motion being Councillors M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, B Gilholme, M Chivers, P Lake, B Moroney, B Thompson, G Greiss, R George and T Rowell.

Voting against the Resolution were Nil.

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

8.5 Campbelltown Arts Centre Strategic Committee - Appointment of Community Members

It was **Moved** Councillor Lound, **Seconded** Councillor Gilholme:

1. That the following community members be appointed to the Campbelltown Arts Centre Strategic Committee for the term of Council:
 - Andrew Christie - Arts Community
 - Rudi Kolkman - Business Sector or Community
 - Alison Derrett - Business Sector or Community
 - Lucy Stackpool - Business Sector or Community
 - Steven Donaghey - Business Sector or Community
 - Mariah Calman - Education Sector
 - Lorna Gear - Education Sector
2. That all community members be advised in writing of the outcome of the Expression of Interest process.

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

8.6 Fraud and Corruption Prevention Policy

It was **Moved** Councillor Greiss, **Seconded** Councillor Lound:

1. That the Fraud and Corruption Prevention Policy as attached to this report be adopted.
2. That the Fraud and Corruption Prevention Policy review date be set at 30 June 2018.

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

8.7 Internal Reporting Policy - Public Interest Disclosures

It was **Moved** Councillor Lound, **Seconded** Councillor Moroney:

1. That the Internal Reporting Policy as attached to this report be adopted.
2. That the Internal Reporting Policy review date be set at 30 June 2018.

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

8.8 Local Government NSW Annual Conference

It was **Moved** Councillor Greiss, **Seconded** Councillor Chowdhury:

1. That Council authorise the attendance, of interested Councillors and the General Manager to attend the 2017 Local Government NSW Conference.
2. That the registration fees and associated expenses be met in accordance with Council's Policy.
3. That a further report be provided to Council when further information regarding voting delegates has been released.

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

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Cladding used in Medium-High Density Developments

It was **Moved** Councillor Moroney, **Seconded** Councillor Thompson:

1. That Council extends its sincere sympathy to the victims of the Grenfell Tower fire in Kensington, UK.
2. That Council notes the cladding which contributed to the terrible fire has been in use in Australian medium and high-density developments.
3. That Council write to the local members requesting an urgent state government investigation into the use of similar or same cladding in multi-storey developments across NSW and options available to mitigate potential risks.

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

11.2 PaTH Internship Program

It was **Moved** Councillor Moroney, **Seconded** Councillor Thompson:

1. That Council confirms its commitment to facilitating quality, fulfilling employment for all residents of Campbelltown, including young people.
2. That Council affirms that it will not register as a host for the Federal Government's PaTH internship program and will not make use of PaTH interns for its business.

LOST

A Division was recorded in regard to the Resolution for Item 11.2 with those voting for the Motion being Councillor B Moroney.

Voting against the Resolution were Councillors M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, B Gilholme, M Chivers, P Lake, B Thompson, G Greiss, R George and T Rowell.

11.3 Citizenship Ceremonies

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

That a report be presented on practical ways to include local Indigenous cultural perspectives into Council's Citizenship ceremonies.

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

12. URGENT GENERAL BUSINESS

Nil

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Greiss advised that he recently attended the Lions Club of Ingleburn's Club Change Over Dinner where he was presented with a flag. The flag incorporates pictures of the Georges River, the Ingleburn Army Logo and a clear blue sky which always shines above Ingleburn.
2. Councillor Thompson thanked staff from City Delivery and Compliance Services noting that the support and work they undertake is always completed in a timely manner.
3. Councillor Moroney advised that he recently attended the Georges River Combined Council Committee, Riverkeeper Project Ceremony, which is a program that engages young aboriginal people to rehabilitate significant areas of bushland across the Georges River catchment. The primary activities involve bush regeneration through weed treatment, natural regeneration and revegetation as well as improving the water quality of the Georges River by cleaning up the waterway through rubbish removal.
4. Councillor Chivers advised that she recently represented the Mayor at Ambarvale High School for the opening of the schools new café which was designed by the schools Special Needs students.

Ambarvale High School has a large contingency of special needs students at the school, and they have been working to raise funds to cater for the café. The students designed the café, designed the packaging, designed the logo and were so proud of their achievements and acknowledged the relationship that Council has with the school. It is important to note that the Café across the road from the school was also extremely supportive of the students, this café provided training and support to the students including coffee machine training.

5. Councillor Lound advised that he recently represented the Mayor at the Netball State Age Championships U12-U15 at Coronation Park, Minto. Competitors in this event travelled from near and far areas and it was a fantastic event and a great honour to be a part of it. Councillor Lound thanked Netball NSW for selecting our facility to host the event, Shirley Connelly for all of her hard work as well as Council staff who always ensure the facility is well maintained and clean.
6. Councillor Hunt that she recently represented the Mayor at the City vs Country Soccer match held at Lynwood Park, noting that it was a very cold day, however City held on to the shield winning it for the third year in a row.
7. Councillor Oates advised that she recently attended the NAIDOC flag raising ceremony noting that it was the biggest crowd she had ever seen with so many young attendees as well as many elders. The performers were fantastic there was a great feel of togetherness during the event.
8. Councillor Oates advised that she recently attended the opening and exhibition of They came by Boat, at the Arts Centre, which displays the private collection of a number of artists and noted that the works are simply stunning.
8. Councillor Oates advised that she recently attended the renaming of the Dr Ivor Thomas Local Studies Room at HJ Daley Library together with Dr Thomas' family, this was such a significant event.

Confidentiality Recommendation

It was **Moved** Councillor Lake, **Seconded** Councillor Thompson:

That the Council in accordance with Section 10A of the *Local Government Act 1993*, resolve to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Council's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

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

The Ordinary Meeting of Council was adjourned at 7.59pm and reconvened as a meeting of the Confidential Committee at 8.00pm.

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Directors of Companies

It was **Moved** Councillor Lake, **Seconded** Councillor Chowdhury:

That the information be noted.

CARRIED

14.2 Sub-Lease 12 Browne Street, Campbelltown

It was **Moved** Councillor Hunt, **Seconded** Councillor Moroney:

1. That Council approve the sub-lease of the top floor office space at 12 Browne Street, Campbelltown to the nominated group as outlined in the body of this report.
2. That any documentation associated with the sub-lease be executed under the Common Seal of Council, if required.

CARRIED

14.3 Request for Extension of Sick Leave

It was **Moved** Councillor Chivers, **Seconded** Councillor Lound:

That Council approve the additional paid sick leave of 15 days to a long standing Council employee in accordance with the Sick Leave Authorised Statement.

CARRIED

Motion

It was **Moved** Councillor Lake, **Seconded** Councillor Lound:

That the Council in accordance with Section 10 of the Local Government Act 1993, move to re-open the meeting to the public.

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

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 8.01pm

Motion

It was **Moved** Councillor Lake, **Seconded** Councillor Lound:

That the reports of the Confidential Committee and the recommendations contained therein be adopted.

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

There being no further business the meeting closed at 8.02pm.

Confirmed by Council on

..... General Manager Chairperson

4. DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

7.1 Member for Campbelltown - Greg Warren MP

Officer's Recommendation

That the letters be received and the information be noted.

Letter from Mr Greg Warren MP attaching correspondence from the Kevin Anderson MP regarding Wedderburn Causeway.

Attachments

1. Letter to the Hon Melinda Pavey MP from Greg Warren MP (contained within this report)
2. Response Letter from Kevin Anderson MP regarding Wedderburn Causeway (contained within this report)
3. Letter from Council to Greg Warren MP regarding Wedderburn Causeway (contained within this report)



The Hon Melinda Pavey MP
Minister for Roads, Maritime and Freight
GPO Box 5341
SYDNEY NSW 2001

Dear Minister,

I write to you in support of Campbelltown City Council's plans to upgrade the Wedderburn Causeway in my electorate of Campbelltown.

The current causeway was constructed after massive floods destroyed the original Wedderburn bridge in 1986 and insufficient funds were available to replace the bridge at the time. It has now been more than 30 years since that time, and since the closure of Lysaght Road – the only other access route in and out of Wedderburn – by Wollondilly Shire Council in 2001, the current causeway and its susceptibility to flooding presents a significant safety risk for Wedderburn residents.

Council has undertaken detailed design and costings processes for the construction of a high level Wedderburn Road bridge, and to date has been able to set aside \$2 million from its own internal reserves towards the new bridge. Council now only requires an additional \$880,000 to be able to completely the construction of the bridge. I am writing to ask you if the NSW Government could contribute the remaining \$880,000 to allow this project to be completed.

I know there are many important road projects underway and waiting to be built across our state, however given the relatively small amount of money Council is seeking I hope that you will give this request strong consideration.

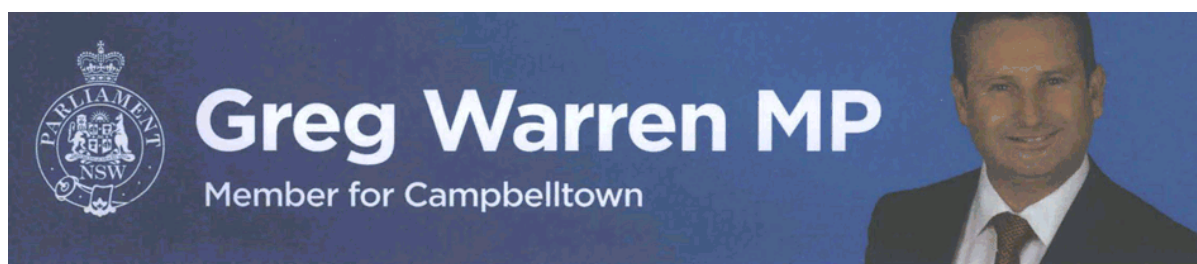
I have attached a letter I received recently from Council which explains this project and the current situation Council faces for your reference.

Thank you in advance for your consideration and I look forward to receiving your response.

Yours sincerely,

SIGNATURE HAS BEEN REMOVED

Office: Shop 3, 72 Queen Street, Campbelltown 2560 **Mail:** PO Box 895, Campbelltown 2560
Phone: (02) 4625 3344 **Fax:** (02) 4626 3640 **Email:** Campbelltown@parliament.nsw.gov.au
f [facebook.com/GregWarrenCampbelltown](https://www.facebook.com/GregWarrenCampbelltown) **t** [@gregwarren_](https://twitter.com/gregwarren_)



Ms Lindy Deitz
General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

JUN30'17 07:51:17 RCUD

Dear Ms Deitz,

The Parliamentary Secretary for Regional Roads, Maritime and Transport, Mr Kevin Anderson MP, advises on behalf of the Minister for Roads, Maritime and Freight, the Hon. Melinda Pavey MLC, that Council is responsible for any improvements to Wedderburn Road and its bridge.

I enclose a copy of the response for your information.

Clearly, a request for some minor financial assistance from the Berejiklian government has fallen on deaf ears. Ensuring the safety of Wedderburn residents apparently is not paramount to the Berejiklian state government.

I commend Campbelltown City Council for its economical foresight to resolve the problem for residents regarding the Wedderburn Road bridge. I am disappointed that the Liberal state government would not provide any funding for this project, especially given that Campbelltown City Council has clearly allocated the majority.

Yours sincerely,

SIGNATURE HAS BEEN REMOVED

Greg Warren MP
Member for Campbelltown

Encl.

28 JUN 2017

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Phone: (02) 4625 3344 **Fax:** (02) 4626 3640 **Email:** Campbelltown@parliament.nsw.gov.au
 [facebook.com/GregWarrenCampbelltown](https://www.facebook.com/GregWarrenCampbelltown)  [@gregwarren_](https://twitter.com/gregwarren_)



Kevin Anderson MP

Parliamentary Secretary for Regional Roads, Maritime and Transport
Member for Tamworth

COPY



Our Ref: 00307343

Mr Greg Warren MP
Member for Campbelltown
PO Box 895
CAMPBELLTOWN NSW 2560

Dear Mr Warren

Greg

Thank you for your correspondence to the Minister for Roads, Maritime and Freight on behalf of Ms Lindy Deitz, General Manager of Campbelltown City Council, about a new bridge over the Georges River on Wedderburn Road, Wedderburn. The Minister has asked me to respond on her behalf.

As Ms Deitz has noted, Wedderburn Road is a local road under the control and care of the Campbelltown City Council. As such, council is responsible for determining, prioritising and funding work priorities on Wedderburn Road, including any bridges.

I hope this has been of assistance.

Yours sincerely

SIGNATURE HAS BEEN REMOVED

Kevin Anderson MP

20.6.2017

GPO Box 5341 Sydney NSW 2001 ■ P: (02) 8574 7300 ■ nsw.gov.au/ministerpavey



14 February 2017

Mr Greg Warren MP
Member for Campbelltown
PO Box 895
CAMPBELLTOWN NSW 2560

Dear Mr Warren

Wedderburn Causeway

I refer to your letter of 2 February 2017 regarding the upgrade of the Wedderburn causeway. Last year Council applied to the Federal Government under the Bridge Renewal Program seeking financial assistance to provide a high level access bridge. Unfortunately, Council was not successful with this grant application. Council reapplied for the funding in the third round of the Program, but to date the successful applicants have not been announced.

For your information, Council has been setting aside funds towards the bridge within our internal reserves. To date, \$2 million has been set aside. Council now only requires approximately \$880,000 to fund the project.

As a way of background the original bridge was destroyed in a flood waters back in 1986 and was replaced with the current causeway as sufficient funds were not available to construct a replacement bridge. Then in 2001 Wollondilly Council closed the Lysaght fire trail which provided an alternate access for Wedderburn residents in time of flood, as the causeway was impassable due to the depth and velocity of the water. In November 2005, the then RTA provided \$800,000 to Council to put toward the bridge construction. However, this money was insufficient to complete the bridge. Council was permitted to use part of this money to fund an initial study into the feasibility of providing a second access via Blackburn Ave. This study identified significant environmental concerns with this option and at the time the Blackburn proposal was not progressed. As the additional funds to build the bridge could not be sourced at the time, the RTA withdrew the remaining funds.

In order to progress the high level Wedderburn Road Bridge, Council has undertaken a detailed design and costing for the bridge. Once the balance of funds is sourced, Council will be in a position to construct the bridge.

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 31 459 914 067

Council would appreciate any assistance you could provide in obtaining funds from the State Government for this project. As detailed earlier, Council requires approximately \$880,000 to undertake the bridge's construction.

Should you require any further information or would like a meeting to discuss this further please contact Mr Wayne Rylands, Director City Delivery on 4645 4636.

Yours sincerely

SIGNATURE HAS BEEN REMOVED

Lindy Deitz
General Manager

8. REPORTS FROM OFFICERS

8.1 Demolition of existing dwelling and ancillary structures, construction of four dwellings and subdivision into four Torrens Title allotments - No. 8 Figtree Crescent, Glen Alpine

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

Officer's Recommendation

That development application 943/2016/DA-RS for the demolition of an existing dwelling and ancillary structures, removal of 24 trees, construction of four dwellings and subdivision into four Torrens Title allotments at No. 8 Figtree Crescent, Glen Alpine, be approved, subject to the conditions detailed in attachment 1 of this report.

Purpose

To assist Council in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

This development application is being reported to Council due to the receipt of five submissions of objection, including a petition containing 64 signatures of objection from occupants of nearby properties in response to the public notification of the proposed development.

Property Description	Lot 913 DP 791145, No. 8 Figtree Crescent, Glen Alpine
Application No	943/2016/DA-RS
Applicant	ES Engineering & Drafting
Owner	Mrs Ivanka Grgic
Provisions	Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
Non-Statutory	Campbelltown 2025 - Looking Forward
Date Received	8 April 2016

Site Inspection

Council resolved at its Ordinary meeting held on 27 June 2017 to defer determination of the development application until such time that an inspection of the site was carried out by the Council.

The inspection was conducted on the evening of 18 July 2017 where Councillors were able to view the site and hear from nearby residents.

History

The original plans received with the subject development application resulted in extensive overshadowing within the development to the private open space of each proposed dwelling and the proposal failed to satisfy Council's solar access requirements.

The overshadowing was caused by the massing and siting of the proposed dwellings with lack of regard to the northerly orientation of the site and the consequential shadows.

The applicant has amended the proposed development to respond to the orientation of the site so as to allow compliant solar access to be received to the private open space areas of each proposed dwelling.

In particular, the applicant has reduced the size of dwellings B, C and D from four bedrooms to three bedrooms and enlarged the width and depth of the side courtyards.

Revised shadow diagrams have been provided illustrating the areas of receivable solar access at half hourly intervals which includes shadows cast by internal boundary fencing.

The issue concerning solar access is considered to have been adequately resolved.

The Site

The site is located in a low density residential zone and has an area of 1,504sqm.

The site is on a ninety degree bend and essentially has two street frontages to Figtree Crescent.

The site currently contains a dwelling, swimming pool, outbuilding, paved areas and landscaping.

The site has fall of approximately 5.8 metres from the north western corner of the lot to the south eastern corner of the lot.

The site is orientated with a north western aspect.

Nearby development predominantly comprises of large detached dwellings up to three storeys in height.

The intersection of Gunyah Place is located diagonally opposite the site which services nine dwellings.

The Proposal

The proposed development comprises four x three bedroom detached dwelling.

A total of nine off-street car parking spaces would be provided including five garage spaces and four hard stand spaces in the driveway.

The eastern most dwelling has been articulated to address both frontages to Figtree Crescent, which bends around the site.

Stormwater is proposed to be discharged to the existing kerb and gutter.

A total of 24 exotic trees are proposed for removal, consisting of ornamental, conifer and palm varieties.

Landscape planting is proposed including a variety of native shrubs and trees.

The proposed allotment sizes range between 361.34 – 401.11sqm.

The development is valued at approximately \$1.5m.

Report

1. Vision

1.1 Campbelltown 2025 – Looking Forward

Campbelltown 2025 Looking Forward is a statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- responds to what Council understands people want the City of Campbelltown to look, feel and function like
- recognises likely future government policies and social and economic trends
- sets down the foundations for a new town plan that will help achieve that future.

The document establishes a set of strategic directions to guide decision making and development outcomes.

The strategic directions relevant to this application are:

- growing the Regional City
- creating education, employment and entrepreneurial opportunities.

The application is consistent with the above strategic directions as the proposal would provide well-located higher density housing that would enable the Regional City to grow as well as providing employment opportunities within the construction industry.

Some of the relevant desired outcomes of the strategic directions included in Campbelltown 2025 include:

- urban environments that are safe, healthy, exhibit a high standard of design, and are environmentally sustainable
- development and land use that matches environmental capacity and capability.

The development is considered to be not inconsistent with the desired outcomes of Campbelltown 2025 specifically in relation to providing a development that is functional and of a high quality design, and one that matches the environmental capacity and capability of the site in accordance with the relevant controls.

2. Planning Provisions

The development has been assessed in accordance with the heads of consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, and having regard to those matters, the following issues have been identified for consideration.

2.1 Campbelltown Local Environmental Plan 2015

The subject site is zoned R2 Low Density Residential under the provisions of Campbelltown Local Environmental Plan 2015 (LEP 2015). The proposed development is defined as multi dwelling housing, which is a permissible form of development within the R2 zone.

Multi dwelling housing is defined as 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The proposed development is considered to be consistent with the following objectives of the R2 zone:

- to provide for the housing needs of the community within a low density residential environment.
- to minimise overshadowing and ensure a desired level of solar access to all properties.

The proposed development would provide for the housing needs of the community within a low density residential environment and maintains an adequate level of solar access to adjoining properties. The proposed development satisfies the applicable objectives of the R2 zone.

Building height

Under Clause 4.3(2) of the LEP 2015, the maximum building height applying to the subject site is 8.5 metres. The proposed development would have a maximum height of 8.5 metres and complies with this development standard.

Floor space ratio

Under Clause 4.4(2A) of the LEP 2015, the maximum floor space ratio that applies to multi dwelling housing in Zone R2 Low Density Residential is 0.45:1. The proposed development would have a maximum floor space ratio of 0.4:1 and complies with this development standard.

Minimum qualifying site area and lot size for certain residential

Under Clause 4.1C(2) of the LEP 2015, development consent may be granted for multi dwelling housing within Zone R2 Low Density Residential if the area of the lot is equal to or greater than 1,000sqm. The lot has an area of 1,504sqm and complies with this development standard.

Under Clause 4.1C(3) of the LEP 2015, development consent may be granted for the subdivision of land for the purpose of multi dwelling housing if the area of the lot to be created is equal to or greater than 300sqm. The proposed lots have an area ranging between 361.34 – 401.11sqm and comply with this development standard.

Height restrictions for certain residential development

Under Clause 4.3A(2) of the LEP 2015 the height of a dwelling that forms part of multi-dwelling housing must not be higher than two storeys. The proposed dwellings are not higher than two storeys and comply with this development standard.

2.2 Campbelltown (Sustainable City) Development Control Plan 2015

The proposed development has been assessed against the relevant development controls of the Campbelltown (Sustainable City) Development Control Plan 2015 (DCP 2015).

Part 2 - Requirements Applying to All Types of Development

Part 2 of the DCP 2015 contains controls that apply to all types of development. Compliance with the relevant controls is discussed below:

Views and Vistas - The proposed development would not obstruct views of any of Campbelltown's important views and vistas.

Sustainable Building Design - BASIX Certificates have been submitted for the proposed development demonstrating the relevant water, energy and thermal comfort targets will be met.

Landscaping - A landscape plan has been provided incorporating native species. The proportion of landscaped area for the site is considered appropriate. Planting would be provided within front setbacks to contribute to streetscape character and soften the bulk of the development. Planting at the rear of the development reduces impacts of the development on neighbouring properties. Landscaping enhances amenity by providing planting around driveways, pedestrian paths, boundary fences and dwelling entries.

Cut, Fill and Floor Levels – The proposal involves minor levels of cut and fill. The extent of earthworks has been minimised through the stepping down of separate building pads which keep the floor levels as close as possible to the natural land form and setting.

Retaining Walls – The proposal does not involve cut and associated retaining walls within 450mm of neighbouring property boundaries. The proposal involves the provision of a new retaining wall setback from the secondary street boundary, to be designed in accordance with engineering specifications. Concerning the proposed zero setback retaining walls located on boundaries within the development, to enable future land owners to maintain the structural integrity of the retaining walls, a condition has been included within the recommended conditions in attachment 1 requiring easements for access and repair.

Stormwater - The proposal involves the drainage of storm water to the kerb and gutter under gravity. The application was referred to Council's Development Engineer for comment.

The proposed method of storm water management and disposal was considered to be satisfactory subject to the recommended conditions of consent provided.

Security - The proposed development is considered to be satisfactory with regard to security. Appropriate delineation between public and private space would be provided and casual surveillance opportunities have been incorporated into the design. Habitable room windows and street front balconies provide passive surveillance opportunities to the public domain.

Waste Management - A Waste Management Plan has been provided for the demolition and construction phases of the development and is considered satisfactory. Adequate space would be available at the kerbside for the presentation of general waste and recycling bins for collection by Council's waste collection vehicles.

Risk Management - The subject site is mapped as being located within a mine subsidence district which requires approval from the Mine Subsidence Board. The applicant has submitted plans that have been stamped by the Mine Subsidence Board, providing the Board's approval.

Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures

Part 3 of the DCP 2015 contains controls that apply to multi dwelling housing and subdivision. Compliance with the relevant controls is outlined in the table below:

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
3.4.1.1 (a) Streetscape	Building design (including façade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, and the desired future character of the residential neighbourhoods.	Building design, setbacks and landscaping is considered not incompatible with the desired future character of the area.	Yes
3.4.1.1 (b) Streetscape	Development on corner sites shall incorporate facade treatments that address both street frontages and achieve	The building located on the corner incorporates articulated facades that contain a variety of	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	positive articulation in building design. Landscaping shall be used to reduce the impact of any privacy fencing.	materials, finishes, balconies and window openings that address both street frontages. Landscape planting would be provided forward of the retaining wall located adjacent to the secondary street boundary. A privacy fence would be provided behind the rear building alignment and setback from the secondary street boundary comprising of masonry pillars and infill panels.	Yes Yes
3.4.1.1 (c) Streetscape	The built form shall relate to the natural landform and setting.	The design is sympathetic to the existing ground levels of the site.	Yes
3.4.1.1 (d) Streetscape	On-site parking areas shall be designed and sited to reduce the visual prominence of garage doors and external parking spaces as viewed from the street or other public place.	Garages are setback behind front porches, columns and balconies and are not excessively dominant in visual appearance.	Yes
3.4.1.1 (e) Streetscape	Garage doors facing a public street shall not be wider than 50% of the width of the building's facade fronting the street (refer to Figures 3.4.1.1).	The combined width of garage doors does not exceed 50% of the combined width of the front façades.	Yes
3.4.1.1 (f) Streetscape	No carports or garages (or like structures) shall be located within 6 metres of the primary street boundary, for additional requirements of setbacks for the various types of residential development refer to section 3.5, 3.6 and 3.7 of this part of the plan.	All garages are setback greater than 6m from the primary street boundary.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
3.4.1.1 (g) Streetscape	No bathroom, ensuite, toilet or laundry windows shall face the primary street of an allotment.	No bathroom, ensuite, toilet or laundry windows face the primary street.	Yes
3.4.1.2 (a) Building Height	The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties and public places.	The shadow diagrams indicate No. 6 Figtree Crescent will be most impacted on by shadows at 9am which will pass as daytime progresses. No. 10 Figtree Crescent will be most impacted on by shadows after noon, peaking at 3.00pm. It is considered that both properties will continue to maintain adequate solar access and amenity.	Yes Yes
3.4.2 (a) Car Parking and Access	The minimum dimensions of any required parking space shall be 2.5 metres x 5.5 metres. If the car parking space adjoins a vertical edge which is 100mm or higher, the minimum width of the car parking space shall be 2.7 metres.	All driveway parking spaces are at least 2.5m x 5.5m.	Yes
3.4.2 (b) Car Parking and Access	The minimum internal dimension of an enclosed garage shall be 3 metres x 6 metres.	All garages exceed 3m x 6m.	Yes
3.4.2 (c) Car Parking and Access	Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.	Transitional grades comply with AS 2890.1.	Yes
3.4.2 (d) Car Parking and Access	The maximum garage floor levels (above or below) for a garage setback 6 metres from the front property boundary shall be in accordance with the requirements contained under Council's Engineering Guide for Development, (Appendix K - Standard Drawings No. SD-R08 and SDR09)	Garage floor levels comply with Council's standards.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
3.4.2 (e) Car Parking and Access	Driveways greater than 30 metres in length as viewed from the street shall be avoided.	All driveways are less than 30m in length.	Yes
3.4.2 (f) Car Parking and Access	Driveways shall be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection (refer to Figure 3.4.2.1).	The driveway of the corner lot is setback 6m from the tangent.	Yes
3.4.2 (g) Car Parking and Access	The minimum width of the driveway at the street kerb shall be: i) 2.5 metres where the driveway provides access for one (1) dwelling	All driveways are at least 2.5m wide at the street kerb.	Yes
3.4.2 (i) Car Parking and Access	Driveways shall be designed and located perpendicular to the road (Figure 3.4.2.2).	All driveways are perpendicular to the road.	Yes
3.4.2 (j) Car Parking and Access	Plain concrete driveways including crossover and layback shall not be permitted. Details of driveway colours and patterns shall be submitted with the development application.	Dark grey concrete.	Yes
3.4.3.1 (c) Acoustic Privacy	On-site noise generating sources including, but not limited to, plant rooms and equipment, air conditioning units, pool pumps, and recreation areas shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5 dBA above background levels at the property boundary.	Air conditioning units not shown on plans. Recommended condition of consent proposed to ensure compliance.	Yes
3.4.3.2 (a) Visual Privacy	No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6 metres of the proposed window or balcony unless	No habitable room windows or balconies would directly face a neighbouring habitable room window, balcony or private open space within 6 metres.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	appropriately screened (refer to Figure 3.4.3.1).		
3.4.3.2 (b) Visual Privacy	Notwithstanding Clause 3.4.3.2a) any window of a living room located on an upper level shall: i) be offset by 2 metres to limit views between windows and balconies; or ii) have a sill height 1.7 metres above the floor level; or iii) be splayed to avoid direct views between windows; or iv) have fixed translucent glazing in any part of the window within 1.7 metres of the floor level.	No upper level living rooms.	N/A
3.4.3.2 (c) Visual Privacy	Notwithstanding 3.4.3.2a), a balcony will be considered where the private open space area of any adjacent dwelling is screened from view.	All balconies are oriented to the street and do not overlook private open space.	Yes
3.4.3.2 (d) Visual Privacy	No wall of a proposed building shall be permitted to be constructed on the boundary for that portion of the boundary that is directly adjacent to an existing required private open space area on the adjoining allotment.	No walls built to side boundaries.	N/A
3.4.4 (a) Solar Access	Living areas shall generally have a northerly orientation.	Living, lounge and dining rooms have satisfactory northerly orientation.	Yes
3.4.4 (b) Solar Access	A minimum 20sqm fixed area of the required private open space shall receive three hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, when measured at ground level.	At least 20sqm of the required private open space of each dwelling will receive three hours of solar access on 21 June, between 9.00am and 3.00pm, when measured at ground level. While the term fixed area could imply an immovable area, understandingly this	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
		would be difficult to achieve for the vast majority of developments having regard to the constant movement of the sun. For the purposes of this assessment the term fixed area is better interpreted as meaning unfragmented area being an area that is not broken and unjoined.	
3.4.4 (c) Solar Access	Development shall have appropriate regard to the impact on solar access to useable private open space and living areas, solar collectors and clothes drying areas of adjoining residential development.	Adjoining properties would continue to receive adequate solar access to private open space, living areas and clothes drying areas.	Yes
3.4.4 (d) Solar Access	Building siting shall take into consideration the range of factors that impact on solar access including slope of land, vegetation and existing building and other structures.	Consideration has been given to factors that affect solar access.	Yes
3.5.1 (a) Fencing	Bonded sheet metal fencing shall not be constructed at any location other than along side and rear boundaries shared with other private property, where such fencing is not highly visible from the street, public reserve or other public place, unless the site is within a bushfire prone area.	No sheet metal fencing fronting the primary or secondary street boundary.	Yes
3.5.1 b) Fencing	Residential fencing along the rear and side boundaries shall be: i) located behind the primary street building line; ii) a maximum 2.1 metres in height (excluding retaining walls); and iii) a maximum 1.8 metres in height, if adjoining a secondary street.	Located behind primary building line. 1.8m high. Recommended conditions of consent to ensure compliance.	Yes Yes Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
3.5.1 (c) Fencing	Front residential fencing shall be max. of 1.2 metres high and complement the design	No proposed front fencing.	N/A
3.5.1 (d) Fencing	Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.	Corner lot fencing is setback behind rear building alignment and does not obstruct sight distances of traffic.	Yes
3.5.1 (e) Fencing	Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.	No apparent obstructions to fencing.	Yes
3.6.6 (b) Multi dwelling housing - general	Multi dwelling housing shall not be erected on an existing battle-axe allotment.	Not an existing battle-axe lot.	N/A
3.6.6 (c) Multi dwelling housing - general	Subject to the satisfaction of other requirements within the Plan, the number of dwellings permitted within a multi dwelling housing development shall not exceed: i) 2 dwellings for the first 700sqm of land area; and ii) 1 dwelling for each 300sqm of land area thereafter.	Four dwellings on 1,504sqm of land area.	Yes
3.6.6 (e) Multi dwelling housing - general	Multi dwelling housing shall only be permitted on a site: i) having a minimum width of 22.5 metres measured along the side boundaries at a distance of 5.5 metres from the primary street boundary; ii) having a minimum width of 10 metres measured between the extended property side boundaries, or in the case of a corner allotment, the secondary street boundaries where they intersect with the kerb line; and iii) where no part of the allotment is within 50 metres	Primary frontage width: 54m. Secondary frontage width: 23m. Vehicle access to site is not obtained from cul-	Yes Yes Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	of the commencement of the head of a cul-de-sac	de-sac.	
3.6.6.2 (a) Multi dwelling housing - setbacks	A multi dwelling housing development shall be set back a minimum of: i) 5.5 metres from the primary street boundary; ii) 3 metres from the secondary street boundary; iii) 0.9 metres from any side boundary for the ground level; iv) 1.5 metres from any side boundary for all levels above the ground level; v) 5 metres from the rear boundary for the ground level; and vi) 10 metres from the rear boundary for all levels above ground level.	All front setbacks are at least 5.5m. The secondary street setback exceeds 3m. All ground level setbacks are at least 0.9m. All upper level side setbacks are 1.5m. All rear boundary ground level setbacks exceed 5m. All rear boundary upper level setbacks exceed 10m.	Yes Yes Yes Yes Yes
3.6.6.2 (b) Multi dwelling housing - setbacks	Notwithstanding 3.6.6.2.a) i) & ii), any garage shall be setback a minimum of 6 metres from any street boundary.	All garages are setback greater than 6m from the primary street boundary.	Yes
3.6.6.3 (a) Multi dwelling housing - living areas	The indoor living areas (i.e family room and lounges) within a dwelling (that forms part of a multi dwelling housing development) shall have a minimum of one unfragmented area that is not less than: ii) (3.5x4)sqm in case of a dwelling with 2 or 3 bedrooms;	The living areas of each of the dwellings exceed 3.5m x 4m.	Yes
3.6.6.5 (a) Multi dwelling housing - parking	Each multi dwelling housing unit shall be provided with a minimum of one (1) single garage.	Each dwelling contains a minimum of one single garage.	Yes
3.6.6.5 (b)	One (1) external additional visitor car parking space shall	All dwellings have direct frontage to street.	N/A

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
Multi dwelling housing - parking	be provided for every two (2) units (or part thereof), unless all dwellings within the development have direct frontage to a public street.		
3.6.6.6 (a) Multi dwelling housing – private open space	Each multi dwelling housing unit shall be provided with an area or areas of private open space that: i) are not located within the primary street setback; ii) have a minimum area of 60 sqm, iii) have a minimum width of 3 metres; iv) include a minimum levelled area of (5x5)sqm; v) have an internal living room directly accessible to outdoor the private open space areas; and vi) satisfy solar access requirements contained in section 3.4.4.	Not located within primary street setback of 5.5m Area exceeds 60sqm. Width exceeds 3m. Includes levelled area of 5m x 5m. Internal living room directly accessible to private open space areas. The rear private open space of dwelling A and side courtyards of dwellings B, C and D receive solar access that satisfies section 3.4.4.	Yes Yes Yes Yes Yes
3.6.6.6 (b) Multi dwelling housing - private open space	No part of an outdoor living area is permitted to be located within the primary or secondary street setback area.	No outdoor living areas within primary or secondary street setbacks.	Yes
3.6.6.7 (a) Multi dwelling housing – presentation to street	Multi dwelling housing shall satisfy the following additional provisions relating to streetscape: i) architectural features (such as balconies, openings, columns, porches, colours, materials etc) and articulation in walls are to be incorporated into the front facade of each dwelling;	Facades incorporate articulation, balconies, porches, columns, openings, differing colours and materials.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	ii) no more than 30 per cent of the area forward of any building line shall be surfaced with impervious materials.	Area forward of building lines approximately 271.3sqm. Area of impervious areas approximately 79.9sqm. Total impervious areas forward of building line 29.5 per cent.	Yes
3.6.6.7 (b) Multi dwelling housing - presentation to street	Multi dwelling housing shall satisfy the following architectural requirements:		
	i) a distinctive architectural outcome that unifies the range of building elements and diversity within the development and which also harmonises with surrounding development;	All dwellings exhibit a high quality design with a range of building elements which would harmonise with surrounding development.	Yes
	ii) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines;	Variations in roof heights and distinct breaks in the first floor component break up ridge lines.	Yes
	iii) incorporation of facade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements; and	Each dwelling has architectural differences when viewed from the street.	Yes
	iv) provision of windows and active spaces in the building ends, to provide additional security and visual interest.	The proposed dwellings have a sufficient amount of windows to create visual interest and passive surveillance.	Yes
3.6.6.7 (c) Multi dwelling housing - presentation to street	Multi dwelling housing shall not incorporate vehicular access that utilises any gate structure/mechanism other than access to basement car parking.	No gates proposed.	Yes
3.6.6.7 (d) Multi dwelling housing - presentation to street	Unless Council can be satisfied that an existing dwelling located on the site makes a positive contribution to the character of the streetscape, that dwelling shall be demolished.	Existing dwelling to be demolished.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
3.6.6.8 (a) Multi dwelling housing - landscaping and deep soil planting	Multi dwelling housing shall satisfy the following requirements relating to landscaping: i) a detailed landscape design plan shall be submitted by a suitably qualified person with the development application; iii) a minimum of 20 per cent of the total site area shall be available for deep soil planting.	Detailed landscape plan provided incorporating native species. Deep soil planting exceeds 20 per cent of site area.	Yes Yes
3.6.6.9 (a) Multi dwelling housing - waste management	Multi dwelling housing development shall make provision for individual waste storage for each dwelling, allocated behind the primary and secondary building lines and out of public view, for the following: i) 1 x 140 litre bin; and ii) 2 x 240 litre bins.	Sufficient space to accommodate three bins per dwelling provided.	Yes
3.6.6.9 (d) Multi dwelling housing - waste management	All waste storage areas shall be appropriately screened from public view.	Waste bins capable of being stored out of public view.	Yes
3.6.6.9 (e) Multi dwelling housing - waste management	The bin storage waste/recycling facility shall not be located in such a place that requires any bins to be transported through any habitable part of the dwelling to reach the collection point.	Side access available for wheeling bins.	Yes
3.6.6.10 (a) Multi dwelling housing - site services	The location, design and construction of utility services shall satisfy the requirements of the relevant servicing authority and Council.	Conditions of consent to comply.	Yes
3.6.6.10 (b) Multi dwelling housing - site services	Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).	Recommended conditions of consent to ensure compliance.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
3.6.6.10 (c) Multi dwelling housing - site services	All site services shall be placed underground.	Recommended conditions of consent to ensure compliance.	Yes
3.6.6.10 (d) Multi dwelling housing - site services	All communication dishes, antennae and the like shall be located to minimise visual prominence.	No communication dishes or antennas proposed.	N/A
3.8 (a) Residential subdivision	Subdivision shall have appropriate regard to orientation, slope, aspect and solar access.	Subdivision pattern has satisfactory regard to orientation, slope, aspect and solar access.	Yes
3.8 (b) Residential subdivision	Subdivision design shall comply with the requirements specified in Council's Engineering Design Guide for Development.	Complies with Council's engineering requirements.	Yes
3.8 (f) Residential subdivision	All allotments within a subdivision that are located adjacent to the intersection of local public roads (existing or proposed) shall provide a splay in accordance with Council's Engineering Design Guide for Development to ensure adequate sight distances and maintain footpath widths.	Existing splay provided for corner lot.	Yes
3.8 (g) Residential subdivision	Residential subdivision shall be designed to address the public domain.	All lots contain dwellings that address the street.	Yes
3.8 (h) Residential subdivision	Wherever possible, subdivision design shall avoid the creation of allotments that have rear boundaries (and fencing) that adjoin the public domain.	No rear boundaries adjoin public domain.	Yes
3.8.7 (a) Subdivision of multi dwelling housing	For the purposes of the subdivision of multi dwelling housing, all allotments to be created shall be part of a Strata Title Scheme.	Proposed Torrens title subdivision.	N/A
3.8.7 (b)	Despite 3.8.7 a) Council will consider a development		

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
Subdivision of multi dwelling housing	application for Torrens Title subdivision of multi dwelling housing, if each allotment satisfies the following standards:		
	i) a minimum depth of 25 metres;	Depth: 27 - 29m	Yes
	ii) all allotments/dwellings within the development have direct frontage to a public street;	All lots have direct frontage to Figtree Crescent.	Yes
	iii) no common property is created;	No common property.	Yes
	iv) a minimum width of 7.5 metres measured between the extended property side boundaries where they intersect with the kerb line; and	Width: 13 – 15m.	Yes
	v) no battle axe allotments are created.	No battle axe lots.	Yes
3.8.9 (a) Subdivision and waste management	Subdivision shall be designed and constructed so that upon completion:		
	i) kerbside waste collection vehicles are able to access bins from the kerbside at a minimum distance of 300mm, and a maximum distance of 1500mm from the left side of the vehicle to the bin;	Collection vehicles capable of accessing bins.	Yes
	ii) adequate space behind the kerb is provided for the occupant of each premises to present 1 x 140 litre bin and 1 x 240 litre bin side-by-side, a minimum 300mm apart;	Adequate space available for presentation of bins to kerb.	Yes
	iii) where it is not possible to provide bin collection points immediately in front of each allotment, a concrete pad shall be constructed at the closest practical location to the allotment for garbage collection;	Collection points in front of each lot.	N/A

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	iv) the location for kerbside presentation provides a minimum 4 metres overhead clearance for the operation of the collection vehicle (eg. no trees or transmission lines overhanging the bins).	Adequate overhead clearance space for collection vehicle.	Yes
	v) waste collection vehicles are not required to make a reverse movement to service bins.	Reverse movement not required.	Yes

The table above demonstrates the proposed development is consistent with the design controls of Council's Development Control Plan.

3. Planning Assessment

Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979* requires the Council to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

3.1 Natural Environment

It is considered the impacts of the development on the natural environment would be minimal.

Tree Removal

The proposed development involves the removal of 24 trees, consisting of:

- six Bangalow Palm
- three Cocos Palm
- three Overtop Palm
- three Himalayan Cypress
- three Mexican Fan Palm
- three Chinese Windmill Palm
- two Canary Island Date Palm
- one Hong Kong Orchid Tree

The application was accompanied by an Arboricultural Assessment and Impact Report prepared by Scott Freeman of Horticultural Management Services to justify the proposed tree removal.

The report is detailed and identifies the trees within the development site, provides information on their individual current health and condition, determines their remaining life expectancy and significance in the landscape and assesses their suitability for retention/preservation.

This assessment takes into consideration the ecological qualities of all trees and vegetation on the site and its biotic, ecological, historical and visual significance.

The report describes the trees as minor ornamental, conifers and palm trees.

The report states the site does not contain any significant trees or trees with heritage significance.

The report affirms the removal of the trees from this site will not have an adverse effect on the environment or Section 5A significant effects on threatened species, populations or ecological communities, or their habitats as defined under the *Environmental Planning and Assessment Act 1979*.

The report recommends the removal of all trees as per the proposed plans and development scope of works.

It is therefore considered not unreasonable to remove the trees in this instance, especially having regard to the proposed landscaping plan, which includes the introduction of a number of native species as replacements.

3.2 Built Environment

It is considered the impacts of the development on the built environment would not cause a significant adverse impact on the built environment.

Character/streetscape

The streetscape contains a variety of building forms. Existing dwellings are one, two and three storeys in height and of varying width, with pitched, hipped, gable and skillion roofs. Facades are predominantly finished in brick or render. Roofs are predominately constructed of tiles, but metal has also been used. External building colours are diverse but are generally neutral and earthy in tone.

Allotments range in size from 602.8sqm–2,008sqm (nos. 3 Gunyah Place and 9 Figtree Crescent, respectively) and are generally irregular in shape. Battle axe lots are prevalent. The local area is exclusively residential, containing detached dwellings that represent a low density residential environment. The form of development is varied and reflects the undulating topography. Some garages are located beneath living areas forming three storey buildings resulting in increased height and bulk. Some dwellings in Figtree Crescent and Gunyah Place have three or four garage doors. One dwelling in Gunyah Place has a width of 12.5m which is not overly different to which is being proposed.

Side and rear building setbacks are varied, but are generally spacious due to additional allotment area. There is no consistent theme of fencing at the street boundary or consistent landscaping within the front setback area, although most properties provide some form of landscape embellishment within the front setback area.

Submissions noted that Glen Alpine was originally developed with the premise that housing allotments would be larger than elsewhere and therefore be able to contain larger dwellings. Submissions detailed the imposition of a developer covenant on properties within the estate that did not allow for the construction of multi dwelling housing. Further, the objections state that a multi dwelling development would be 'out of character' in the locality.

The local area contains several large two and three storey dwellings that are considerably larger in appearance than the buildings proposed in this application. The immediate area of Figtree Crescent and Gunyah Place is dominated by single dwelling houses on lot sizes varying from approximately 600sqm through to lot sizes in the order of 1400sqm. The proposed development will appear, when viewed from the street, as four x two storey dwellings.

The proposed development has been considered against the context of the character of the local area, which is predominantly a low density residential in form. Although it is evident that the size of the proposed dwellings and configuration of the development is of a higher density form than what exists locally, without controls that specifically restrict development of the type proposed within the suburb of Glen Alpine or otherwise specifically separates the suburb from other parts of the Campbelltown LGA, the proposal is of a type that can be approved.

Although visually, the character of the proposed development may not be viewed as similar to that of the existing character of the area (in terms of bulk and scale), the proposal is not inconsistent with the overarching objectives, controls and forms of development contemplated and allowed under the R2 residential zone prescribed within the Campbelltown Local Environmental Plan 2015, and therefore the future desired character of diversified housing forms/options across the LGA.

Notwithstanding the above, it is considered that the proposed building heights, setbacks, landscaping, architectural style and materials are compatible with the built forms and materials used within the area. It is further considered that despite the altered density, the proposed buildings and the use thereof, could exist within the streetscape without any significant adverse impact on the local neighbourhood.

Equally, the form of the development is not inconsistent with the relevant controls found within the Sustainable City DCP, and it is considered that the proposal will provide diversity in the form and equity in the availability of housing available to the market, and assists with the provision of affordable housing across the wider LGA.

3.3 Social and Economic Impacts

It is considered the social and economic impacts of the proposed development will be positive.

Socially, the proposal would contribute to the increase in supply of affordable housing choices within the Glen Alpine area providing for a diversified and equitable housing outcome across the wider LGA.

Economically, it is considered the proposal is beneficial to the local economy overall with workers being employed during the construction phase of the development and future residents spending in the local economy once the buildings are complete.

3.4 Site Suitability

Section 79C(1)(c) of the *Environmental Planning and Assessment Act 1979* requires the consent authority to assess the suitability of the site for the proposed development.

The principal matters for attention are discussed in considering the LEP 2015 and DCP 2015.

It is considered the site is suitable for the development of multi dwelling housing having regard to the zoning of the land, and the proposed design and scale of the buildings. The proposal exhibits a high level of compliance with Council's controls.

4. Public Participation

Section 79C(1)(d) of the *Environmental Planning and Assessment Act 1979* requires the consent authority to consider submissions made to the proposal.

The application was notified between 20 April 2016 and 4 May 2016 to nearby and surrounding properties.

Council received five submissions, including a petition containing 64 signatures, objecting to the development. The issues of objection are summarised and discussed below.

Theme	Detail	Response
Covenant	The development is inconsistent with a covenant imposed on Glen Alpine by the original developer of the land.	<p>The subject site contains a restriction on the title of the land which states that not more than one main building shall be erected or permitted to remain on any lot.</p> <p>As mentioned previously, pursuant to Clause 1.9A(1) of LEP 2015, for the purpose of enabling development in the zone to be carried out in accordance with the Plan, any covenant that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.</p> <p>The covenant is a privately imposed covenant placed on title by the original developers of the land, and the covenant holds no effective legal weight in terms preventing the approval of the development proposal.</p>
Character	<p>The proposal is out of character with the area in terms of topography, streetscape, setbacks landscaping, building height, traffic, car parking and private open space.</p> <p>The proposed designs are not in keeping within the character of surrounding properties, especially the flat roofs and the townhouse design of four linked properties.</p>	<p>The proposal has been considered against the character of the area and is considered to be not incompatible with the character of the area.</p> <p>Existing building design in Figtree Crescent, nearby Wylarah Close and the like is diverse and there is no consistent theme of roof design. The four dwellings are separated by a minimum of 1.8m at ground level and 3m at the upper level which provides visual and spatial relief.</p>
Density	Glen Alpine is a prestigious	The proposed multi dwelling housing

Theme	Detail	Response
	location. The medium density development is inappropriate within a low density, privately owned, exclusive enclave.	is a permissible land use within the zone. The proposal complies with the density requirements including minimum qualifying site area, minimum lot size and maximum floor space ratio.
Families	The development is not in-keeping with the established family area.	The proposal provides for diversified dwelling options that would enable new families to reside in the area and contribute to the neighbourhood.
Traffic	The proposed development will increase traffic along Figtree Crescent and Heritage Way.	It is acknowledged the development will increase traffic within the area, due to the site being intensified from one dwelling to four dwellings. It is considered the increase in traffic is residential in nature and the surrounding road network has the environmental capacity to cater for any increases in vehicular traffic caused by this development.
Traffic safety	Four properties on one block will impact on already dangerous traffic conditions experienced on the corner of the site, including the intersection of Gunyah Place. Residents exiting and entering the new dwellings will have no visibility of the incoming traffic. Residents are faced daily with near misses on the renowned blind corner. Vehicles often exceed the speed limit and cross into the opposite side of the road.	<p>The proposal is considered to improve and address the issue of visibility of vehicles and pedestrians approaching the corner. The site distance provided with this proposal is an improvement on the current sight distance.</p> <p>The site currently contains a retaining wall abutting the secondary street boundary, encroaching within the corner splay and therefore reducing site distance through the corner. Several palm trees and a retaining wall are located adjacent to the corner that reduce the visibility through the bend.</p> <p>As a response to this matter, the proposal involves the removal of the existing retaining wall and palm trees and the provision of a new retaining wall and landscape planting.</p> <p>The proposed retaining wall would be setback from the corner splay and the proposed landscape planting comprises of more suitable low lying shrubs that do not impede clear view through the land.</p> <p>Further to this, it is recommended in order to improve safety at the bend in the road, that the 90deg bend be treated similar to an intersection and with that, permanent parking restrictions through the bend be installed as part of the development,</p>

Theme	Detail	Response
		so as to ensure clear, safe sight lines are maintained through the bend at all times.
Car Parking	There will be three additional households, families and driveways worth of vehicles permanently residing in an already busy street. The proposal would provide insufficient off street car parking and residents will park in the street leading to congestion. Residents within the street already have multiple car ownership and have difficulty in parking their cars in a safe manner. The proposal will only exacerbate parking problems.	The proposal provides sufficient on-site car parking in accordance with Council's controls. Each dwelling would be provided with one garage and associated driveway space which satisfies the DCP requirement of one garage space per dwelling.
Footpaths	There are no footpaths within the street and pedestrians use the road. The proposal will increase traffic and risk to pedestrians.	The street does not contain any sealed footpaths. To avoid conflict with vehicles, pedestrians should use the road reserve. Previous developments within the street were not required to provide footpaths fronting their property.
Solar access	Concern is raised about the reduction in natural light and shadows cast to adjoining properties.	The shadow diagrams show that neighbouring properties would continue to receive adequate daylight to private open space.
Tree removal	The removal of 24 trees is not an insignificant threat to the wildlife of the area. The area is a bird sanctuary. The tree removal will disrupt local fauna and contradicts bush care projects that a prevalent within Glen Alpine.	The trees are not identified as having significant ecological value and are not worthy of retention. The trees would be replaced by new trees/shrubs, including native species.
Construction	The construction phase will be a lengthy process to the detriment of existing residents. Concern is raised about traffic management and noise pollution impacts during the construction process.	It is acknowledged that construction activity will generate additional vehicles and noise impacts; however these impacts from construction traffic to be temporary. Appropriate recommended conditions of consent have been included in Attachment 1 to reduce potential negative impacts on nearby and adjoining residences.
Notification	Residents were horrified they only had 14 days to prepare a response to Council's notification letter.	In accordance with Council's public notification policy, the application was notified for a 14 day period.
Precedent	The development will set precedent for the area and ruin the suburb. It will lead the way for more speculators to change the unique character of Glen Alpine from a well organised and desirable place to live to a planning chaos.	The proposal complies with the relevant planning controls and is a permissible form of development within the area and as such, does not set a precedent. The proposed residential development is considered to assist in the provision of affordable housing opportunities and equity in housing diversity across the LGA.

Theme	Detail	Response
Profiteering	The development is all about profit for the developer with no consideration of the environment or neighbours.	The proposal complies with the statutory planning provisions and this type of development is permitted with consent in the zone and on the land.
Property values	The development will reduce the value of properties within the vicinity. The development is an eyesore.	While nearby property values may decline or rise over time, this is not a matter for consideration under the Act.

5. Conclusion

A development application has been lodged seeking Council consent for the demolition of an existing dwelling and ancillary structures, removal of 24 trees, construction of four x two storey dwellings and subdivision into four Torrens title allotments.

The application has been assessed under Section 79C of the *Environmental Planning and Assessment Act 1979* and the relevant matters for consideration have been discussed within this report.

The subject site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015. The proposal is defined as multi dwelling housing which is permissible with consent in the zone.

The proposal is considered compliant with the Campbelltown (Sustainable City) Development Control Plan 2015 with respect to specific controls for multi dwelling housing and subdivision.

The likely impacts of the development have been considered, including environmental impacts on both the natural and built environments, as well as social and economic impacts in the locality.

The proposal involves the removal of 24 exotic trees of minimal ecological or visual significance.

The design of the development is considered to be not incompatible with the character of the area and not incapable of existing within the streetscape in harmony. The proposal provides for a level of equity and diversity in housing stock and assists with the provision of affordable housing opportunities across the Campbelltown area.

The applicant has obtained approval for the proposal from the Mine Subsidence Board. The development is deemed not unsuitable for the site.

Five submissions and a petition objecting to the proposal were received. The matters raised have been discussed within this report.

The development application is recommended for approval subject to the recommended conditions of consent in attachment 1.

Attachments

1. Recommended conditions of consent (contained within this report)
2. Locality plan (contained within this report)
3. Site plan (contained within this report)
4. A,B,C and D Elevations (contained within this report)
5. Schedule of external materials (contained within this report)
6. Streetscape analysis plan (contained within this report)
7. Shadow diagrams (contained within this report)
8. Landscape plan (contained within this report)
9. Floor plans - confidential for privacy reasons (distributed under separate cover)
10. Notification plan - confidential for privacy reasons (distributed under separate cover)

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 be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Drawing Number	Issue	Author	Dated
15232-02	H	ES Engineering & Design	02.05.17
15232-03	H	ES Engineering & Design	02.05.17
15232-04	H	ES Engineering & Design	02.05.17
15232-05	H	ES Engineering & Design	02.05.17
15232-06	H	ES Engineering & Design	02.05.17
15232-07	H	ES Engineering & Design	02.05.17
15232-08	H	ES Engineering & Design	02.05.17
15232-09	H	ES Engineering & Design	02.05.17
15232-10	H	ES Engineering & Design	02.05.17
15232-11	H	ES Engineering & Design	02.05.17
15232-12	H	ES Engineering & Design	02.05.17
15232-13	H	ES Engineering & Design	02.05.17
15232-14	H	ES Engineering & Design	02.05.17
15232-15	H	ES Engineering & Design	02.05.17
15232-16	H	ES Engineering & Design	02.05.17
15232-17	H	ES Engineering & Design	02.05.17
15232-18	H	ES Engineering & Design	02.05.17
15232-19	H	ES Engineering & Design	02.05.17
15232-20	H	ES Engineering & Design	02.05.17
15232-21	H	ES Engineering & Design	02.05.17
15232-22	H	ES Engineering & Design	02.05.17
15232-22d	F	ES Engineering & Design	22.02.17
15232-22e	F	ES Engineering & Design	22.02.17
15232-22f	F	ES Engineering & Design	22.02.17
15232-22g	F	ES Engineering & Design	22.02.17
15232-22h	F	ES Engineering & Design	22.02.17
15232-22i	F	ES Engineering & Design	22.02.17
15232-22j	F	ES Engineering & Design	22.02.17
15232-22k	F	ES Engineering & Design	22.02.17
15232-22l	F	ES Engineering & Design	22.02.17
L01	E	Online Landscaping	06/05/17
888 – S1/2	D	TAA Consulting Engineers	09.05.2017
888 – S2/2	D	TAA Consulting Engineers	09.05.2017

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. Contract of Insurance (residential building work)

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This clause does not apply:

- a. To the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of that regulation, or
- b. To the erection of a temporary building.

4. Notification of *Home Building Act 1989* Requirements

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor, and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
 - i. The name of the owner-builder, and
 - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notification of the updated information.

5. 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 consistent with BASIX requirements.

Species selected for planting along the Figtree Crescent side boundary frontage (along the retaining wall adjacent to Lot A) shall be of a mature height and spread that screens the fence along the boundary.

6. 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.

7. Fencing

In accordance with the approved plans, a 1.8 metre high fence shall be erected on the site's side and rear boundaries behind the front building alignment at the sole cost of the developer. The secondary street boundary fencing must be constructed of masonry pillars with infill panels with a height not exceeding 1.8 metres. 'Colorbond' style metal fences that face a public space are not permitted.

8. Switchboards/Utilities/Air Conditioning Units

Switchboards, air conditioning units, garbage bin storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

9. Driveway

The gradients of driveways and manoeuvring areas shall be designed in accordance with Australian Standard AS 2890.1 and AS 2890.2 (as amended).

Driveways shall be constructed using decorative paving materials such as pattern stencilled concrete, coloured stamped concrete or paving bricks. The finishes of the paving surfaces are to be non-slip and plain concrete is not acceptable.

10. Unreasonable Noise, Dust and Vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

11. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements set out in the Campbelltown City Engineering Design Guide for Development (as amended).

12. Shoring and Adequacy of Adjoining Property

As the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense:

- a. Protect and support the adjoining premises from possible damage from the excavation, and
- b. Where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

13. 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.

14. 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 days prior to the commencement of any works.

15. Air-conditioning Units

All air-conditioning units associated with the development shall:

- a. not be located on the wall or roof of a building that faces the primary or secondary road, or forward of the building line to the primary or secondary road,
- b. be located at least 450mm from lot boundaries,
- c. not be higher than 1.8m above ground level (existing), and
- d. be appropriately screened to mitigate acoustic emissions.

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.

16. Amended Plans

Amended architectural and engineering plans must be submitted addressing the following issues:

- a) That part of Dwelling D retaining uphill lands must be non-habitable. Walls enclosing habitable areas of the dwelling must not be used as retaining walls.

- b) Plans must be provided showing specific design solutions demonstrating that Dwelling D will not be affected by water, including sub-soil water, surface runoff, and condensation, as a consequence of using a part of the external wall to retain uphill lands.
- c) That part of Dwelling D that will be affected by retaining uphill lands must be designed by a suitably qualified structural engineer.

The amended plans must be provided to the Principal Certifying Authority prior to the issue of a construction certificate.

17. Traffic Committee

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for the provision of a formalised 'No Stopping' area around the bend of the site.

18. Utility Servicing Provisions

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure.

19. Geotechnical Report

Prior to Council or an accredited certifier issuing a construction certificate, a geotechnical report prepared by a NATA registered lab shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.

20. Soil and Water Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

21. 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 for approval. The plan must include resolution of the following specific issues:

- a) The design must be generally in accordance with the stormwater drainage concept plan on Drawing No 888 - S1/2 Issue B prepared by TAA Consulting Engineers and dated 4/11/2016.
- b) Charged or pump-out drainage systems are not permitted. Stormwater drainage must be wholly achieved by gravity.

- c) Stormwater runoff from all areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter of Figtree Crescent.
- d) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.
- e) Overland flowpaths must be provided so that trapped low points are eliminated. The rear landscaped areas must be graded so that bypass flows from the site drainage system are directed to overland flowpaths within the site that discharge to the Figtree Crescent frontage.
- f) A minimum 150mm step up must be provided between all external finished surfaces and adjacent internal habitable floor areas, except where a reduced step is permitted under Section 3.1.2.3 (b) of Volume 2 of the National Construction Code for Class 1 buildings.
- g) Cleaning eyes/inspection points must be provided in accordance with Clause 7.4 of AS/NZS 3500.3: 2015.
- h) Sub-soil drainage lines must be provided to all retaining walls and must be shown on the stormwater drainage concept plan.
- i) Roof gutter systems must be designed to a 100 year ARI standard in accordance with Clause 3.3.4 of AS/NZS 3500.3: 2015. Consequently the stormwater system must be designed to the 100 year ARI standard with the boundary stormwater pits designed as surcharge pits.
- j) All plumbing within the site must be carried out in accordance with Australian Standard AS/NZS 3500.3-2015 Plumbing and Drainage – Stormwater Drainage, the drainage requirements of the National Construction Code, and Campbelltown Councils Engineering Guide for Development (as amended).
- k) Stormwater pits incorporating a silt arrestor and being designed to surcharge must be installed inside the property of each proposed lot, adjacent to the boundary, for all stormwater outlets.
- l) All redundant pipelines within footpath area must be removed and footpath area reinstated.
- m) New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a section height of 100mm.

The stormwater plans and calculations must be certified by a qualified practicing civil engineer and be provided to the Principal Certifying Authority prior to the issue of a Construction Certificate.

22. Work on Public Land

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicants expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

23. 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 \$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.

24. Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority prior to the issue of a construction certificate or any works commencing, whichever occurs first; and

- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

25. Sydney Water

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the Principal Certifying Authority prior to Council or an accredited certifier issuing a construction certificate.

The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.

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.

26. 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.

27. 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
- 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.

28. 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.

29. 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.

30. Vehicular Access during Construction

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

31. Public Property

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

32. Demolition Works

Demolition works shall be carried out in accordance with the following:

- a. Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by the principal certifying authority and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- b. Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.
- c. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be

handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.

- d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works
- e. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifying authority attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.

33. 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.

34. Demolition of Existing Dwelling

Prior to the commencement of any other works, the existing dwelling and all other improvements on the land shall be demolished in accordance with the conditions of this consent.

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.

35. Construction Work Hours

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

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

36. 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.

37. 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.

38. Excavation and Backfilling

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the building from damage; and
- b. If necessary, must underpin and support the building in an approved manner, and
- c. Must, at least seven days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

39. Fill Compaction Requirements

Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98 per cent standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

40. 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.

41. Certification of Location of Buildings during Construction

Prior to the positioning of wall panels/ bricks or block work, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the buildings.

42. Certification of Levels of Buildings during Construction

Prior to the placement of any concrete of the basement/ground floor slab, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing that the formwork levels are in accordance with the approved plan.

43. Excess Material

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

44. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. Council may at any time and without prior notification make safe any such works Council considers to be unsafe, and recover all reasonable costs incurred from the applicant.

45. Compliance with Council Specification

All design and construction work shall be in accordance with:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended);
- b. Campbelltown City Engineering Design Guide for Development (as amended);
- c. Soils and Construction (2004) (Bluebook); and
- d. Relevant Australian standards and State Government publications.

46. Footpath

The footpath adjoining the subject land shall be regraded, topsoiled and turfed in accordance with levels to be obtained from Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels.

47. Residential Driveway and Layback Crossing

The applicant shall provide a reinforced concrete driveways and layback crossing to Council's Residential Vehicle Crossing Specification to each dwelling.

A separate application(s) for this work, which will be subject to a crossing inspection fee(s), fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.

48. Associated Works

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.

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: Under this subheading, for the purpose of issuing an occupation certificate, any reference to occupation certificate shall also be taken to mean interim occupation certificate.

49. Section 73 Certificate

Prior to the principal certifying authority issuing an occupation certificate, a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate.

50. Restoration of Public Roads

Prior to the principal certifying authority issuing an occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

51. 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.

52. Work-As-Executed Plans

Prior to the issue of an occupation certificate, the Principal Certifying Authority must ensure that the stormwater drainage system has been constructed in accordance with this Consent, the design submitted with the construction certificate, and relevant Australian Standards.

A plan showing pipe locations, invert levels, and diameters of the stormwater drainage system, together with certification by a qualified practicing Civil Engineer that the drainage system has been constructed in accordance with this Consent, the design submitted with the construction certificate, and relevant Australian Standards, must be provided to the Principle Certifying Authority prior to the issue of an occupation certificate.

53. BASIX

Prior to the principal certifying authority issuing an occupation certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed.

54. 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.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a subdivision 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 a subdivision certificate.

55. Subdivision Certificate

Prior to the principal certifying authority issuing a subdivision certificate, a final occupation certificate is required to be issued for all buildings on the land.

56. Easements for Access and Repair

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall create easements for access and repairs over all affected allotments to enable the repair of retaining walls that are located within 450mm of property boundaries.

57. Service Authorities

Prior to the principal certifying authority issuing a subdivision certificate, two copies of all servicing plans shall be forwarded to Council in accordance with the following:

Written advice from Sydney Water, Integral Energy and where applicable the relevant gas company, shall be submitted, stating that satisfactory arrangements have been made for the installation of either service conduits or street mains in road crossings, prior to the construction of the road pavement. All construction work shall conform to the relevant authorities specification/s.

The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.

58. Maintenance Security Bond

Prior to the principal certifying authority issuing a subdivision certificate, a maintenance security bond of 5 per cent of the contract value of works in the public area or \$5000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of release of the subdivision certificate, whichever is the longer. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.

The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the Office of State Revenue.

59. House Numbers

Prior to the principal certifying authority issuing an subdivision certificate all house numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using approved pavement marking grade paint.

For all new additional lots created, please contact Council's Land Information Unit on 4645 4465 to ensure the correct house number is stencilled.

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. 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) and 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 3. Smoke Alarms

All NSW residents must have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the Principal Certifying Authority a certificate certifying compliance with AS 3000 and AS 3786.

Advice 4. 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.
 - ii. After installation and prior to commencement of earthworks.
 - iii. As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

Advice 5. Inspection within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

Advice 6. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

Advice 7. Linen Plan and Copies

An original linen plan, administration sheet and if required 88B Instrument together with thirteen copies, including all service certificates shall be submitted to Council prior to the release of the subdivision certificate.

Note the administration sheet is required to include a schedule of lots and addresses in accordance with Section 60(c) SSI Regulation 2012.

Advice 8. Linen Plan Checking Fee

Where Council is the principal certifying authority a linen plan checking fee is payable on submission of the linen plan of subdivision to Council. The exact amount will be calculated at the rate applicable at the time of release of the linen plans for each lot of the subdivision including any residue lots.

Advice 9. 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 - Volumes 1 and 3 (as amended).

Advice 10. 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 11. Dial before you Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

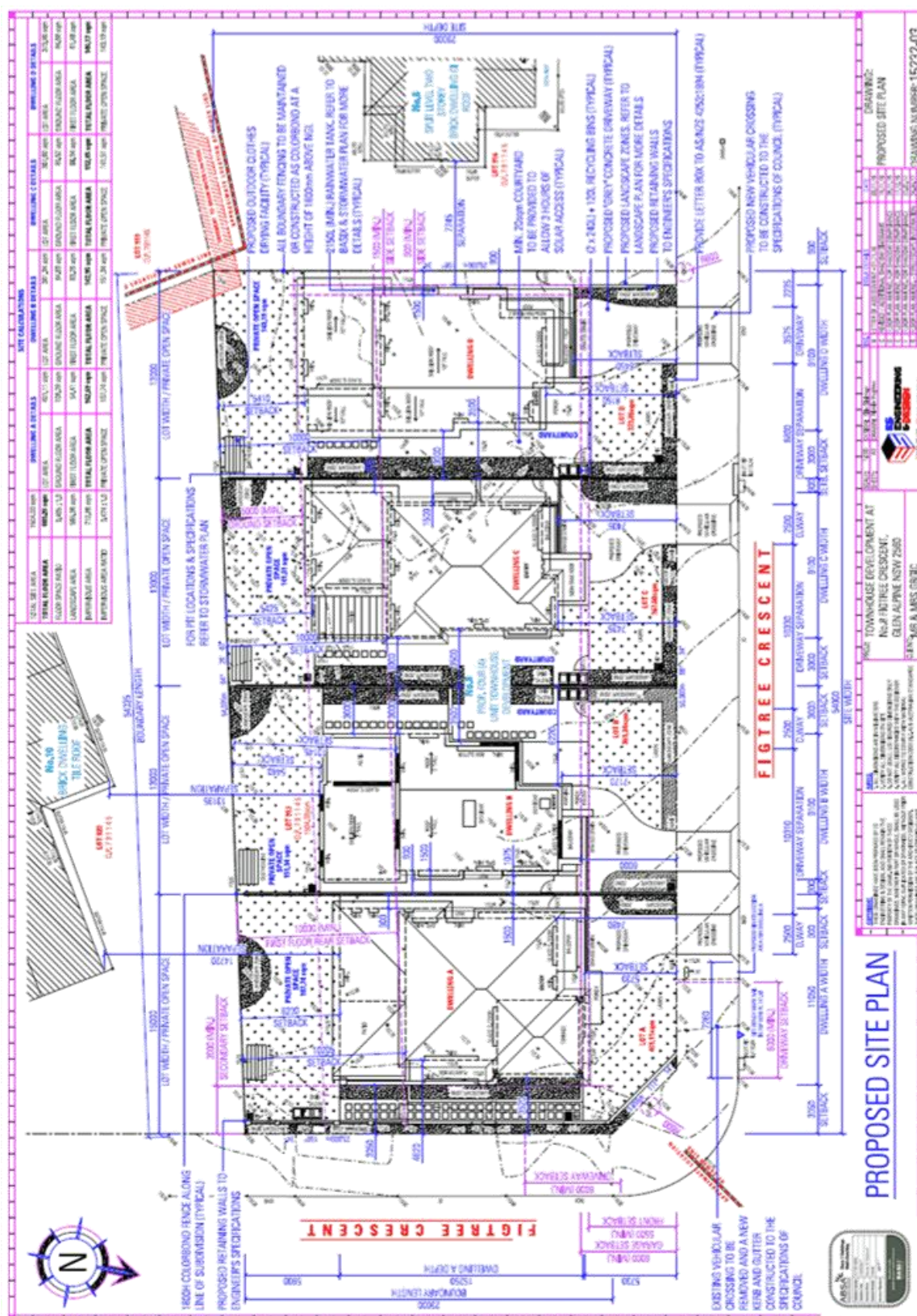
Advice 12. *Telecommunications Act 1997 (Commonwealth)*

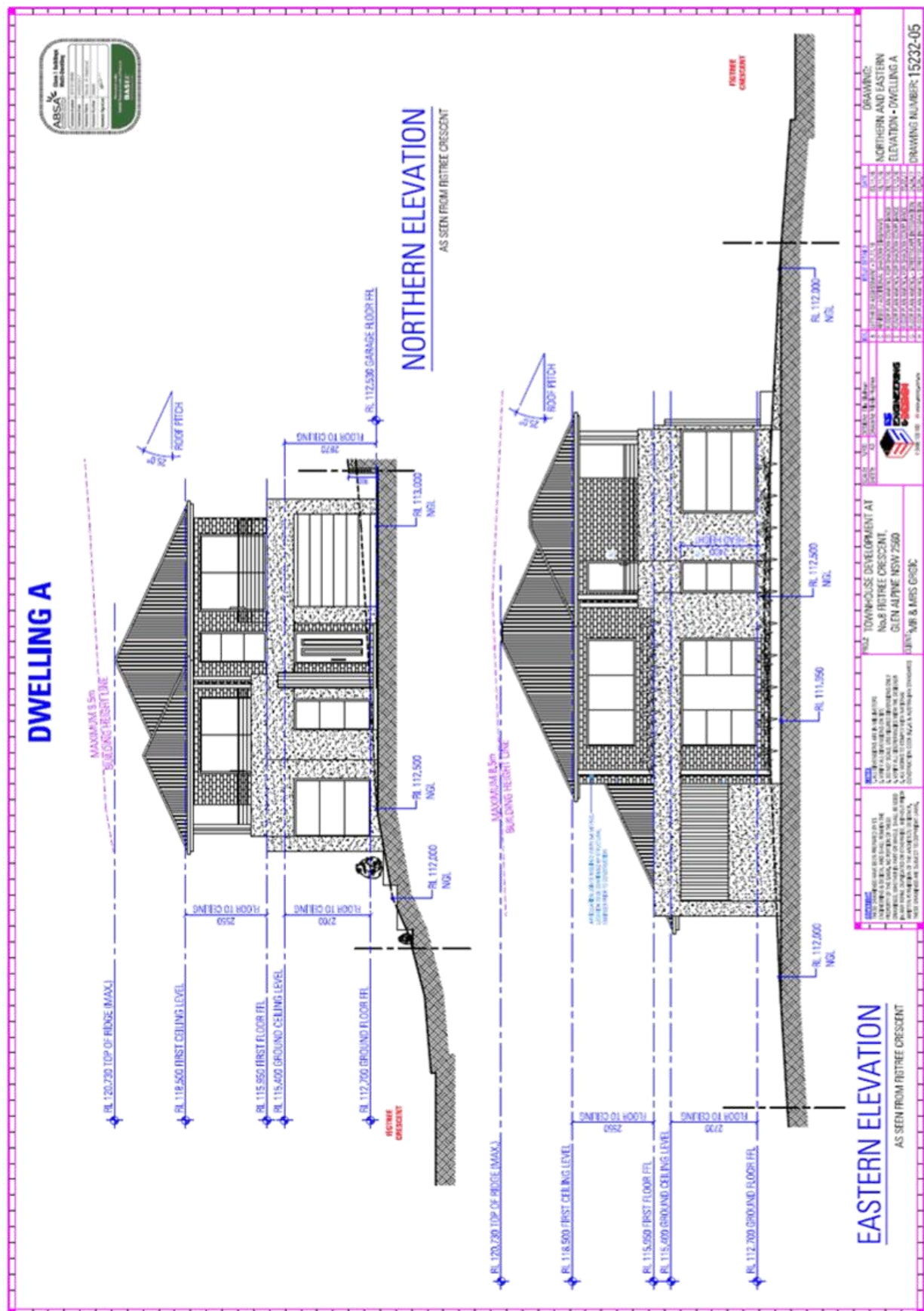
Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995* (Cth) and is liable for prosecution.

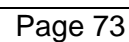
Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

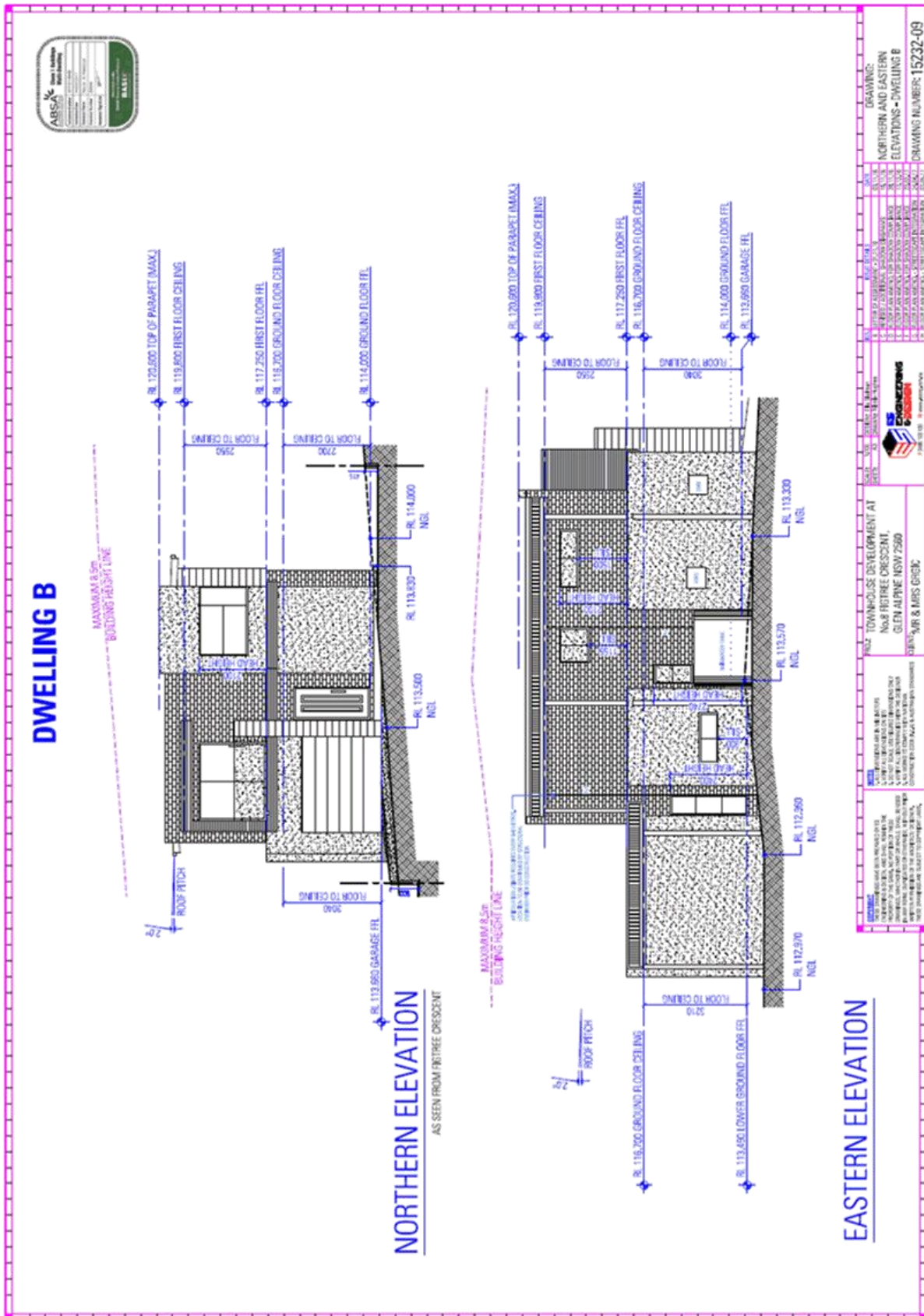
END OF CONDITIONS

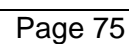


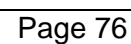


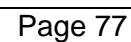


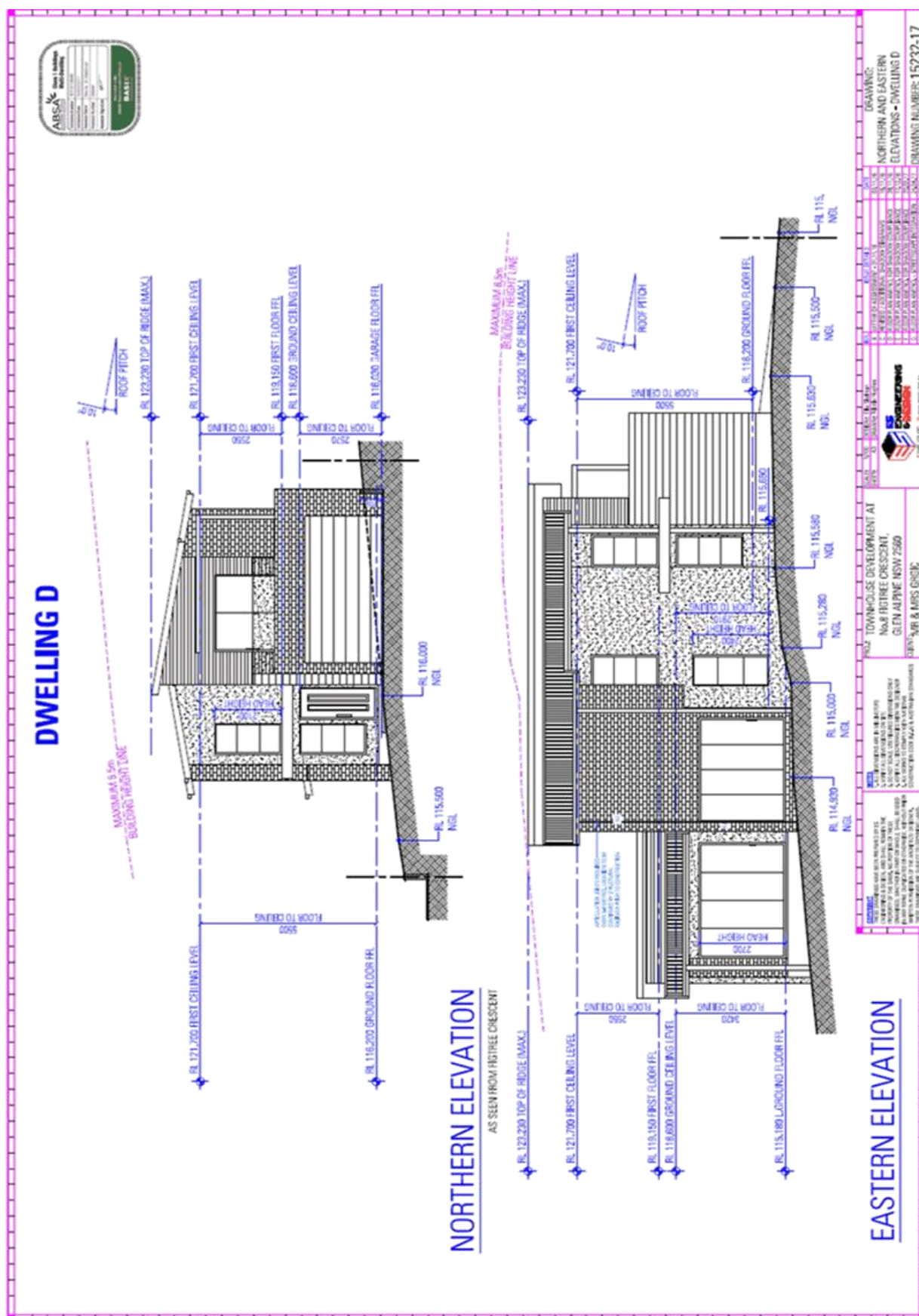


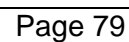












SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

DWELLING A

ALUMINIUM COLORBOND ROOF SHEETING DULUX COLOUR "SHALE GREY"

POWDER-COATED ALUMINIUM WINDOWS AND GLASS DOORS DULUX "BERRY GREY"

SELECTED ALUMINIUM BALUSTRAILING

STAINED TIMBER FEATURE

ALUMINIUM FRAMED GLASS ENTRY DOOR

FACE BRICKS BIRIAL STANDARD COLOUR INOX "VICTORIAN BLUE"

POWDER-COATED ALUMINIUM WINDOWS AND GLASS DOORS DULUX "PEARL WHITE"

FRAMELESS GLASS BALUSTRAILING

STAINED TIMBER FEATURE AWNING

FEATURE COLUMN TO BE DRESSED IN SELECTED STACKED STONE

DWELLING B

ALUMINIUM COLORBOND ROOF SHEETING, GUTTERS AND DOWNPIPES DULUX COLOUR "SHALE GREY"

STAINED TIMBER FEATURE AWNING

CEMENT RENDER AND PAINT EXTERNAL FEATURES DULUX "TRANCOLITE RETREAT"

SOLID CORE TIMBER ENTRY DOORS WITH GLASS FEATURE INWELL PANELS

ALUMINIUM ROLLER GARAGE DOOR SILVER PULPTEX WITH ALUMINIUM FRAME DULUX "PRECIOUS SILVER PEARL" 5725

NORTHERN ELEVATION

AS SEEN FROM FIR TREE CRESCENT

DWELLING C

ALUMINIUM GUTTERS AND DOWNPIPES COLORBOND COLOUR "SHALE GREY"

EXTERNAL CLADDING DULUX COLOUR "NATURAL WHITE"

CEMENT RENDER AND PAINT EXTERNAL WALLS DULUX-OLIOUR "OYSTER LININ"

FACE BRICKS BIRIAL SMOOTH FACE STANDARD COLOUR "OYSTER GREY" ESCURA COLLECTION

ALUMINIUM ROLLER GARAGE DOOR STEEL 4 LINE DECOR DOORS - COLOUR "AUBURN"

DWELLING D

NORTHERN ELEVATION

AS SEEN FROM FIR TREE CRESCENT

APPROVALS

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 15/07/2017

PROJECT INFORMATION

PROJECT NAME: TOWNHOUSE DEVELOPMENT AT FIR TREE CRESCENT, GLEN ALPINE NSW 7560

CLIENT: [Name]

LOCATION: [Address]

NOTES

1. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THIS SCHEDULE.

2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.

LEGEND

1. ALUMINIUM COLORBOND ROOF SHEETING DULUX COLOUR "SHALE GREY"

2. POWDER-COATED ALUMINIUM WINDOWS AND GLASS DOORS DULUX "BERRY GREY"

3. SELECTED ALUMINIUM BALUSTRAILING

4. STAINED TIMBER FEATURE

5. ALUMINIUM FRAMED GLASS ENTRY DOOR

6. FACE BRICKS BIRIAL STANDARD COLOUR INOX "VICTORIAN BLUE"

7. POWDER-COATED ALUMINIUM WINDOWS AND GLASS DOORS DULUX "PEARL WHITE"

8. FRAMELESS GLASS BALUSTRAILING

9. STAINED TIMBER FEATURE AWNING

10. FEATURE COLUMN TO BE DRESSED IN SELECTED STACKED STONE

APPROVALS

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 15/07/2017

PROJECT INFORMATION

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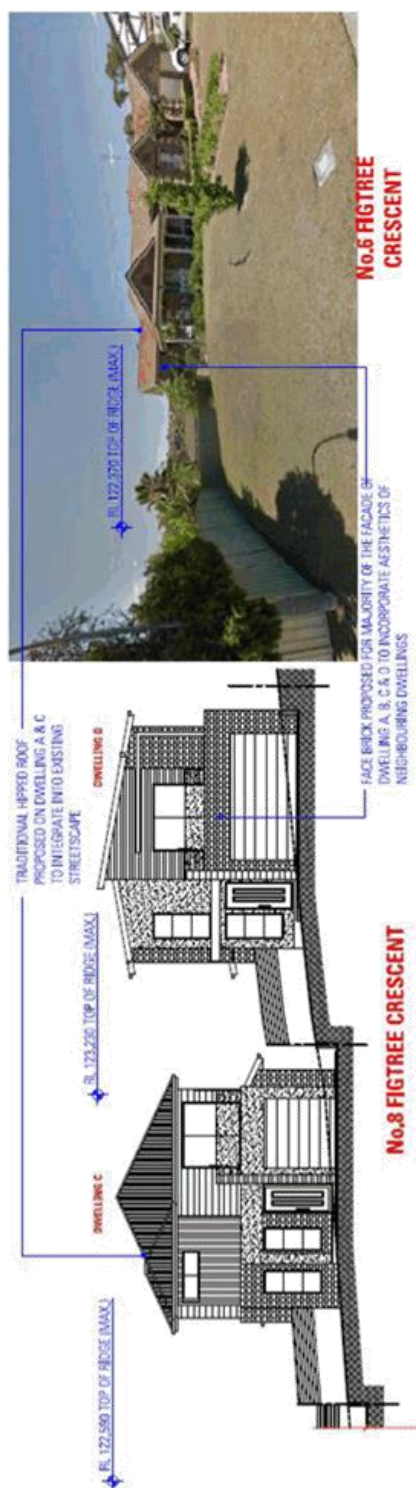
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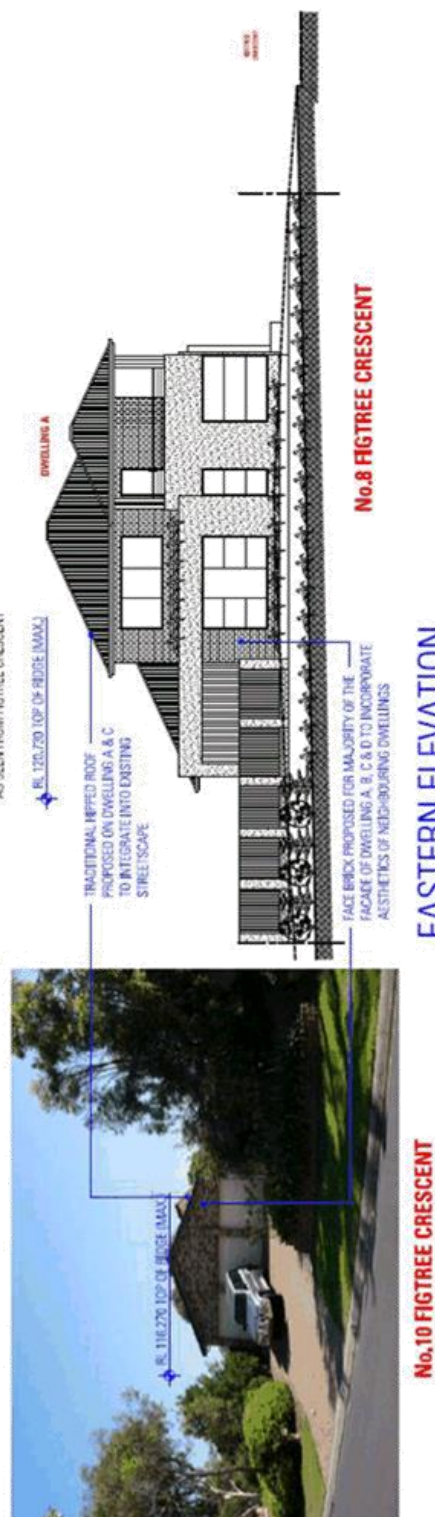
9. STAINED TIMBER FEATURE AWNING

10. FEATURE COLUMN TO BE DRESSED IN SELECTED STACKED STONE

STREETSCAPE ANALYSIS PLAN

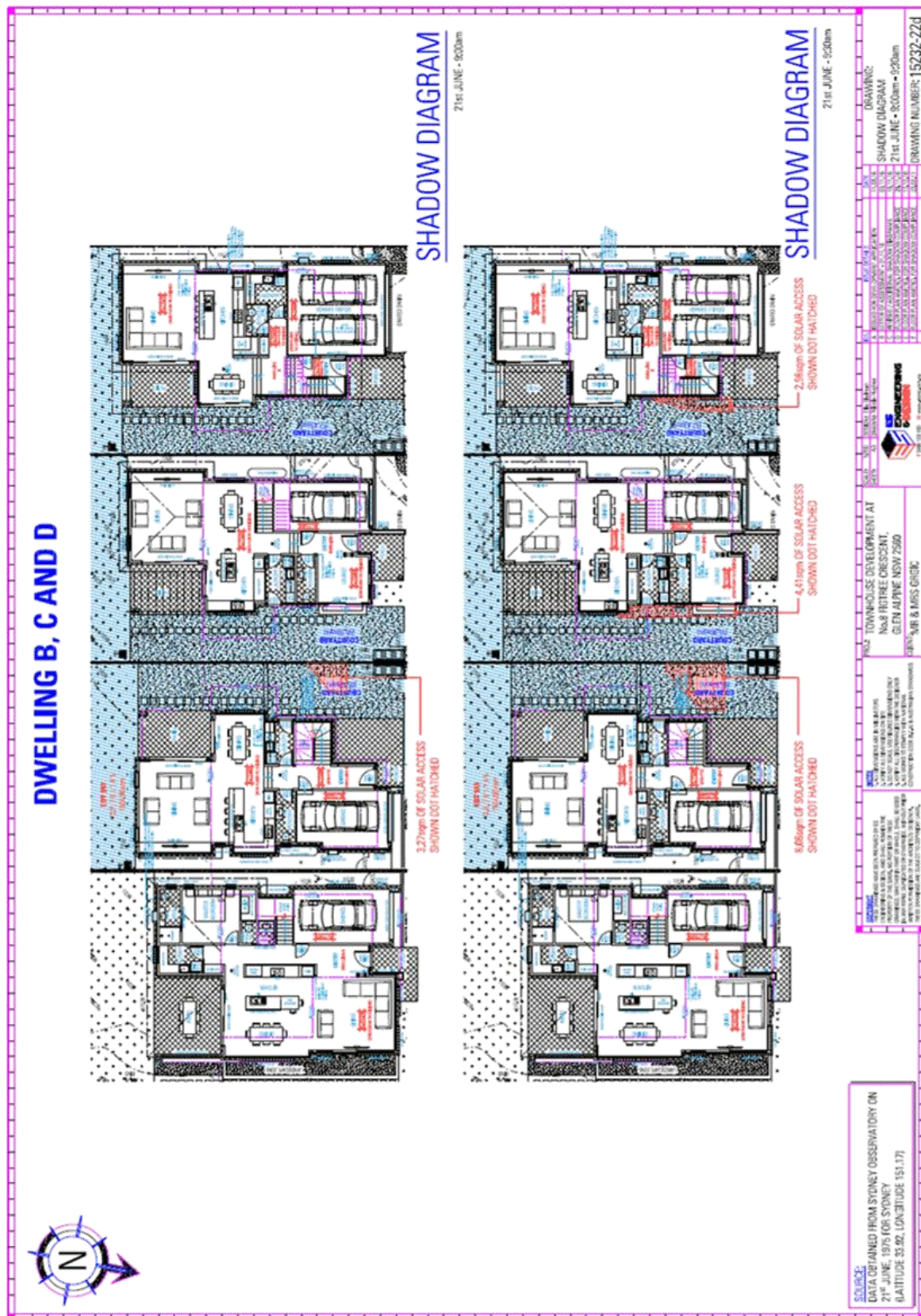


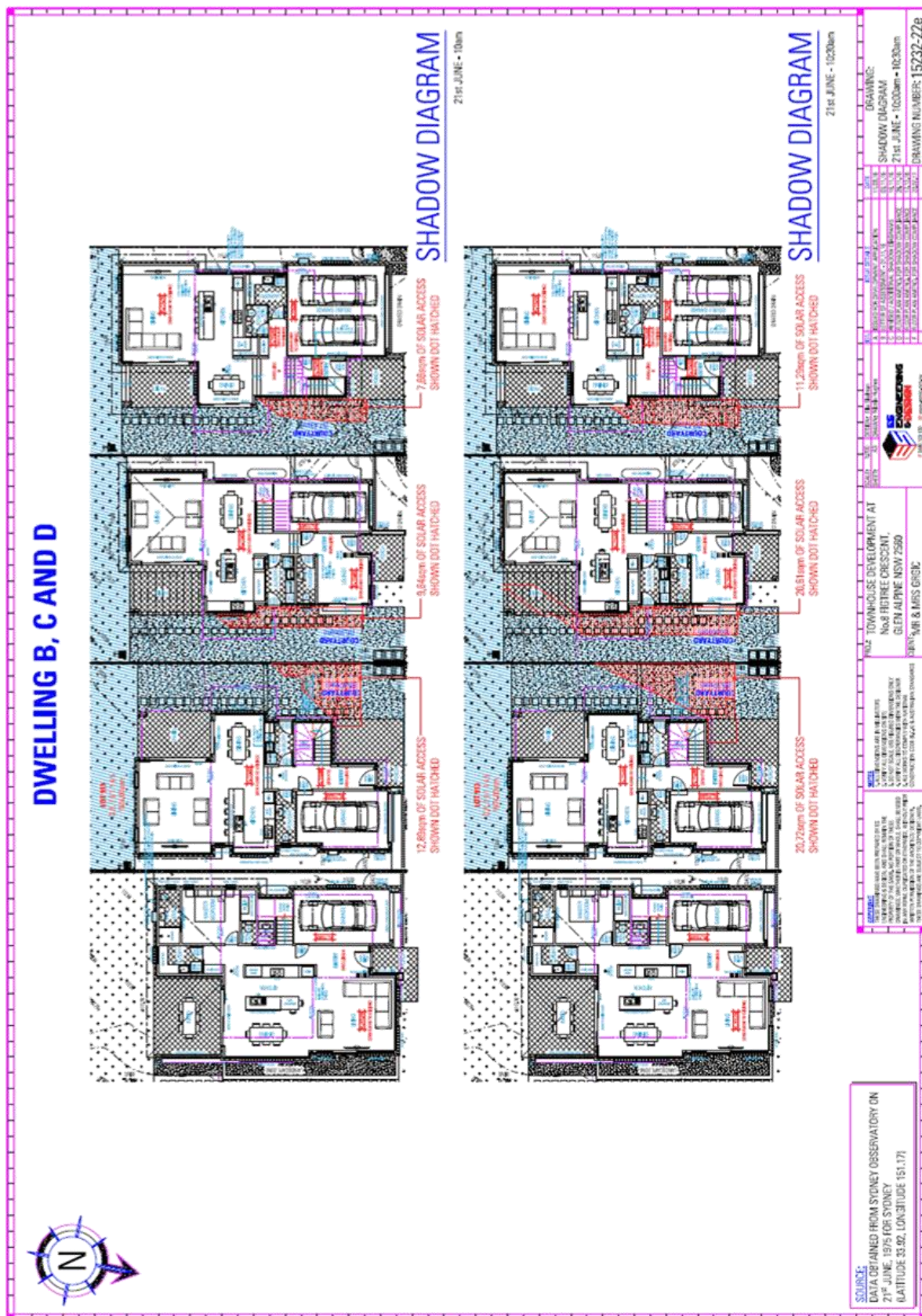
NORTHERN ELEVATION

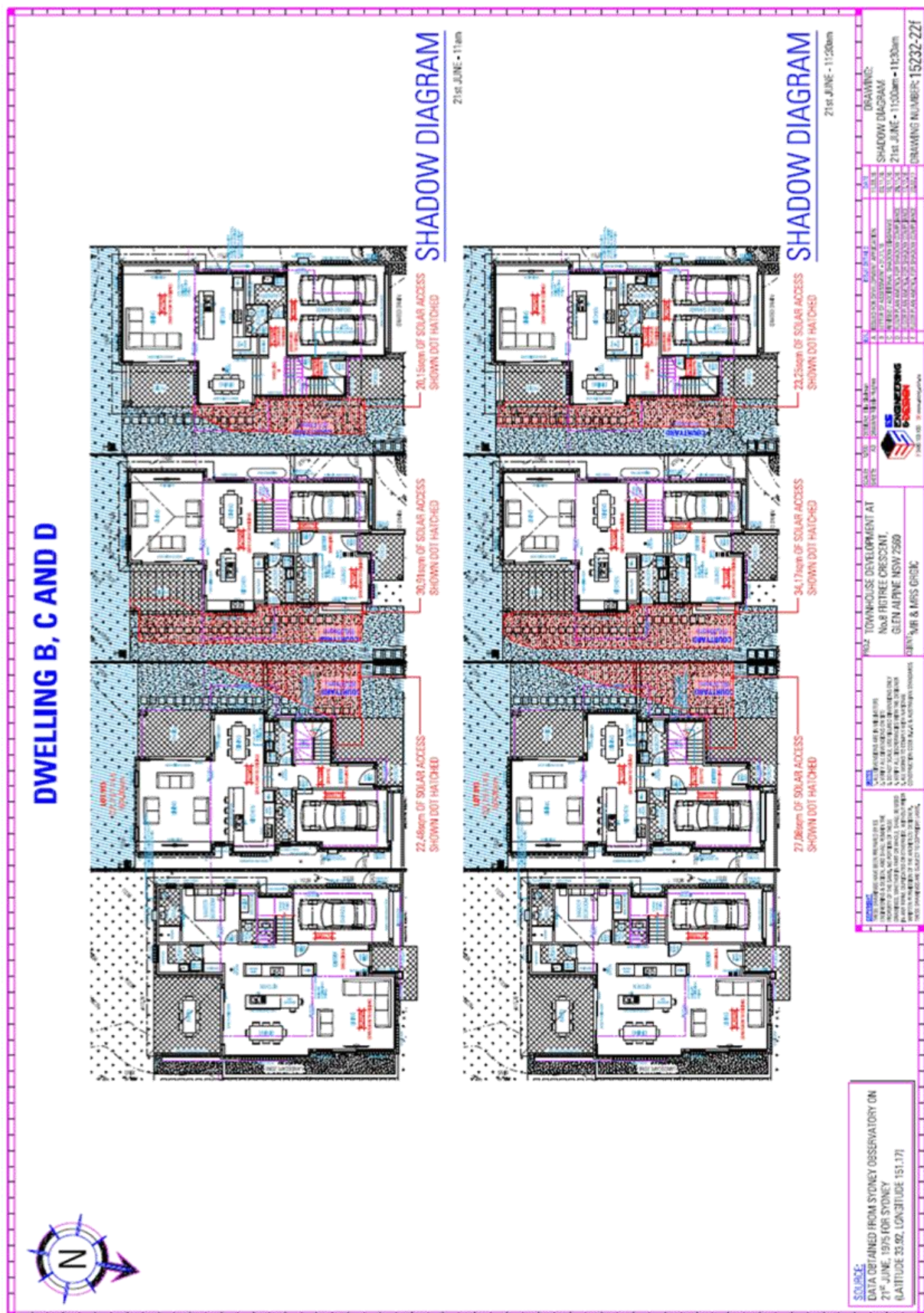


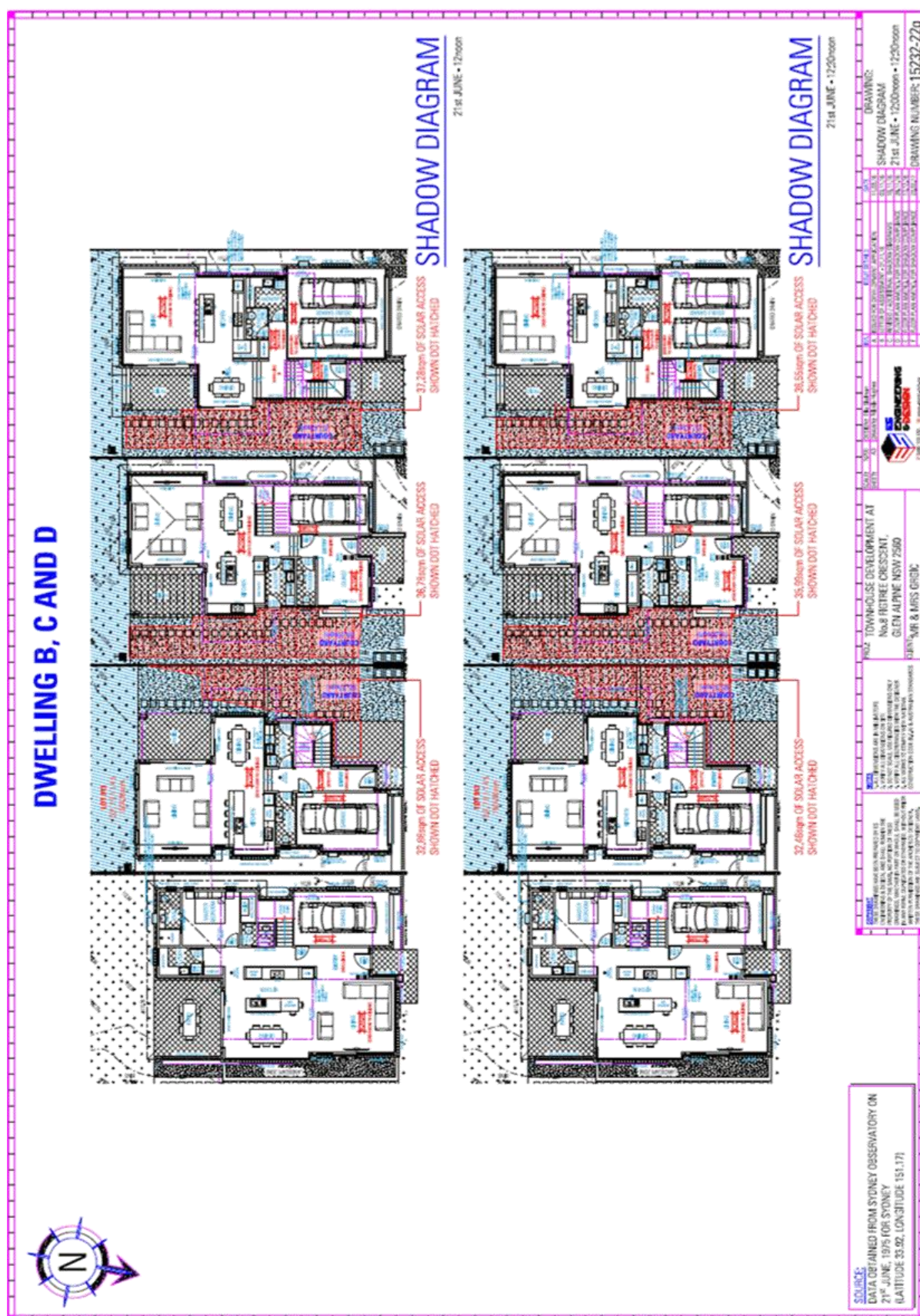
EASTERN ELEVATION

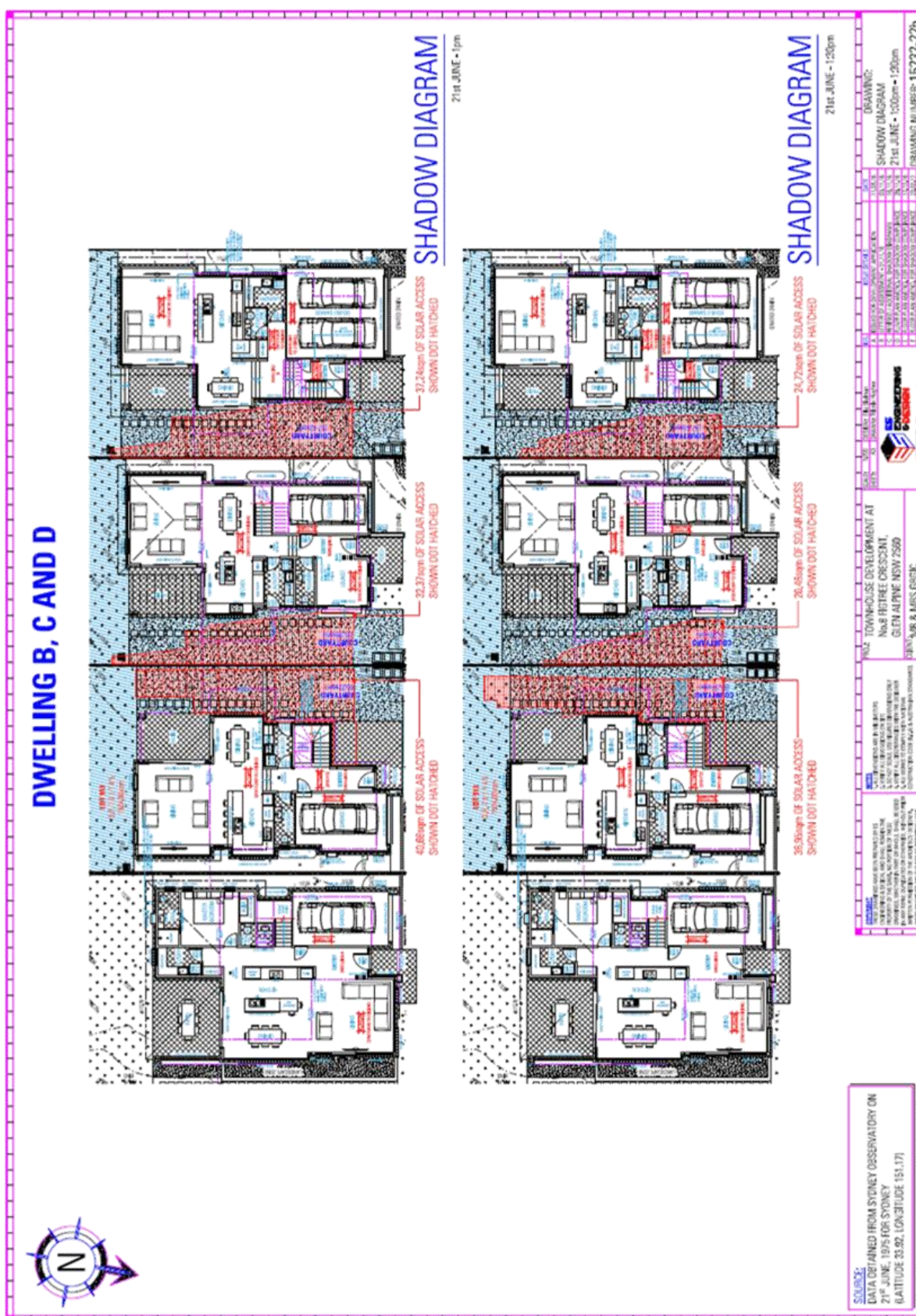


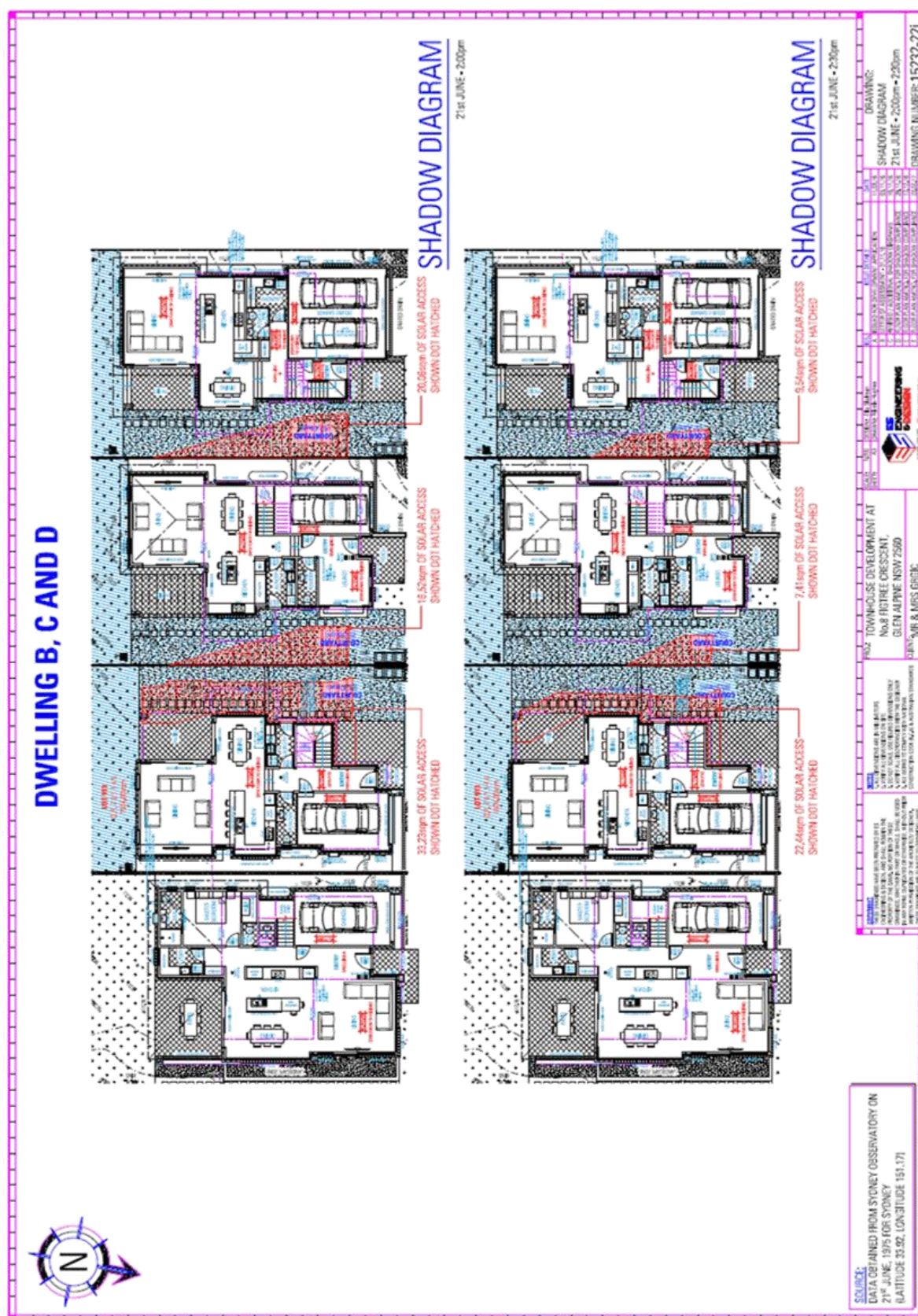


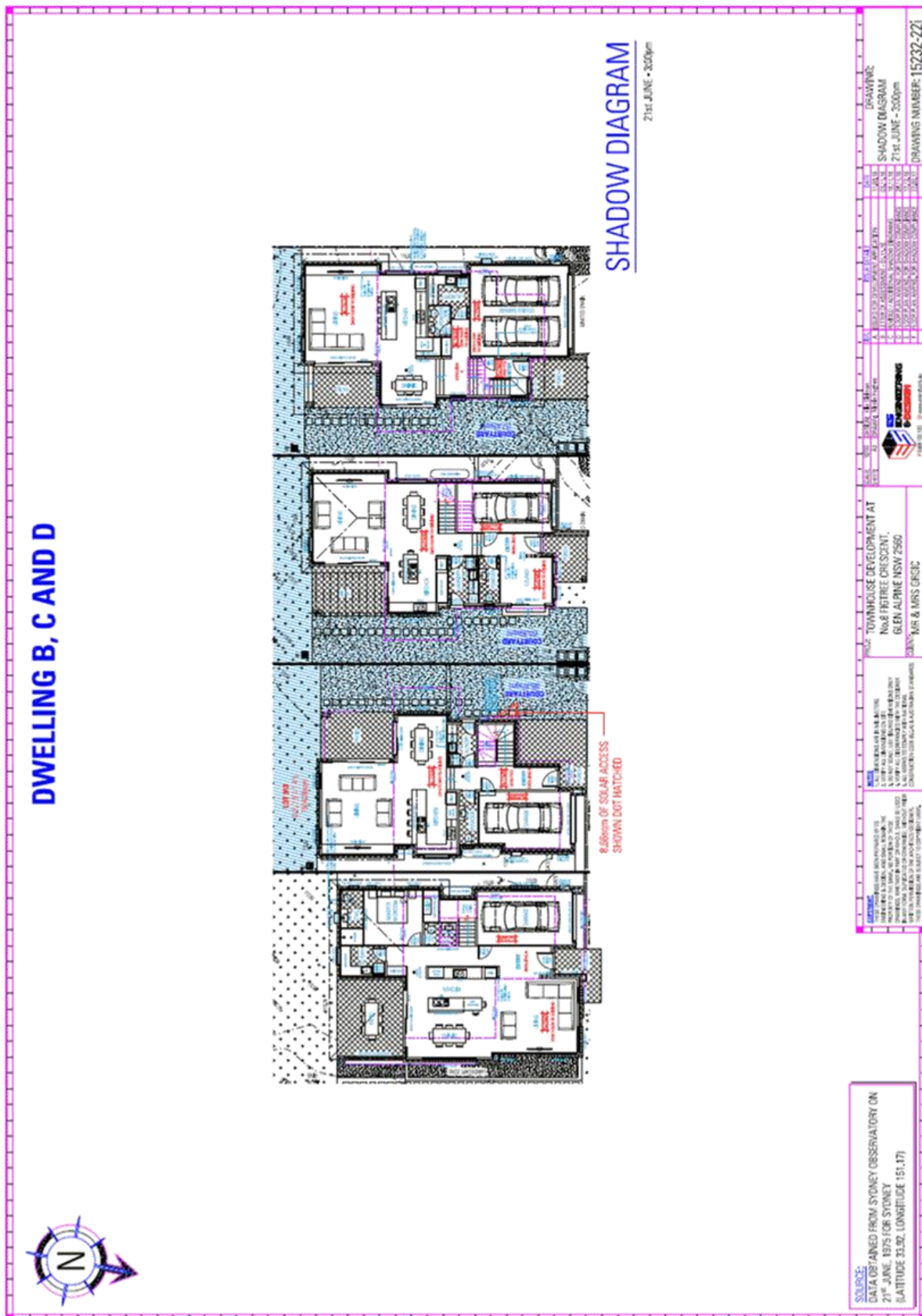


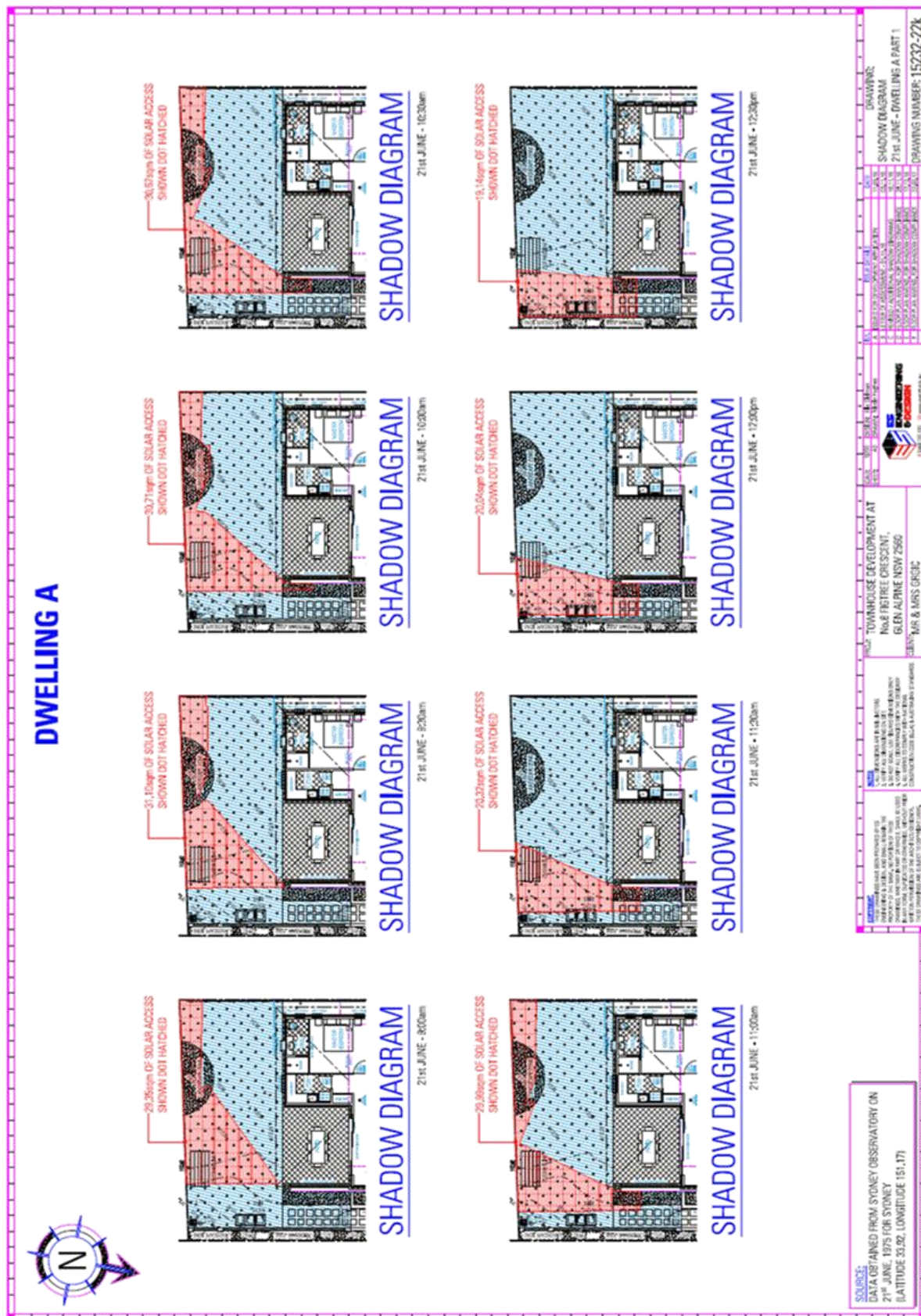


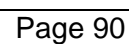


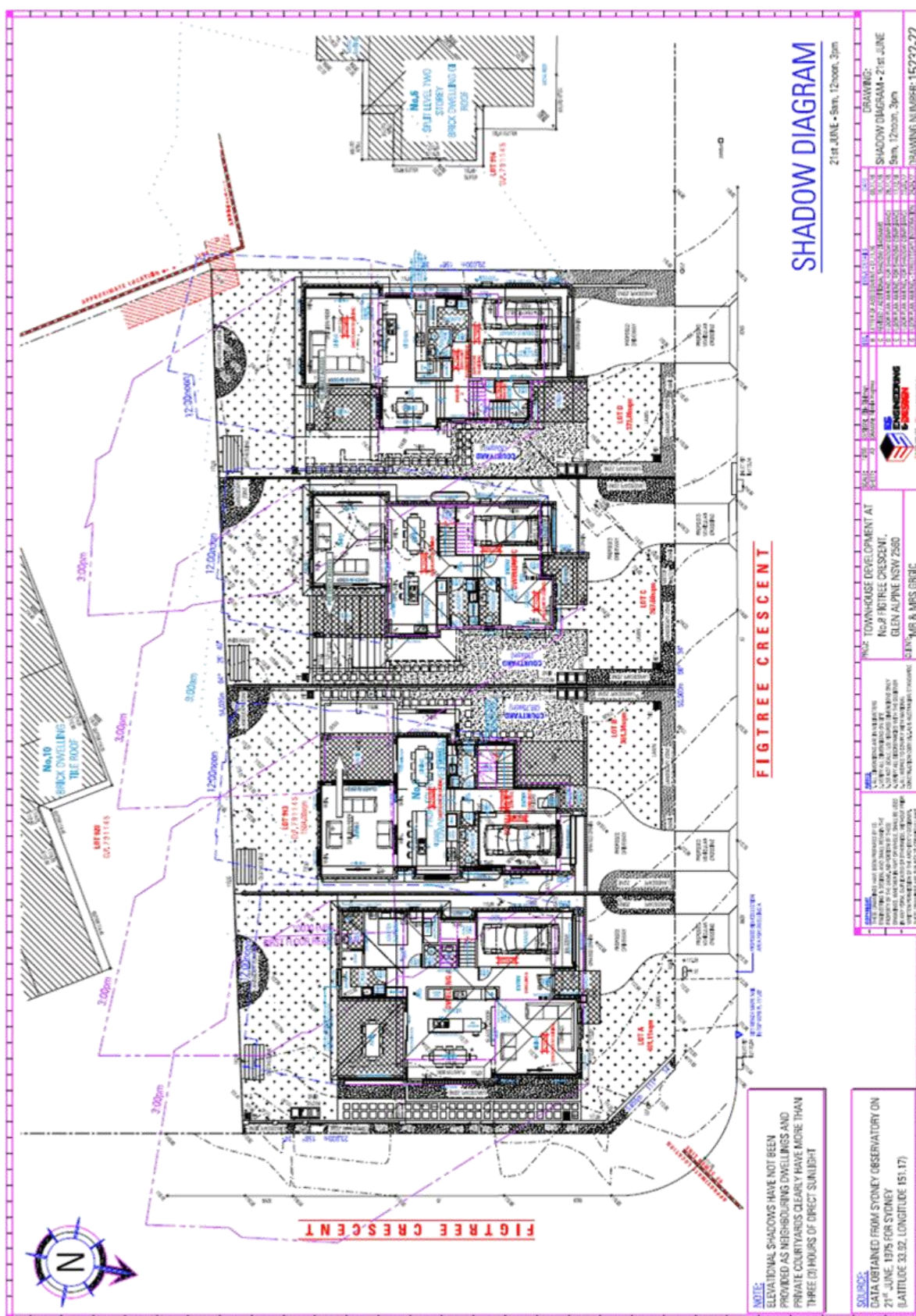


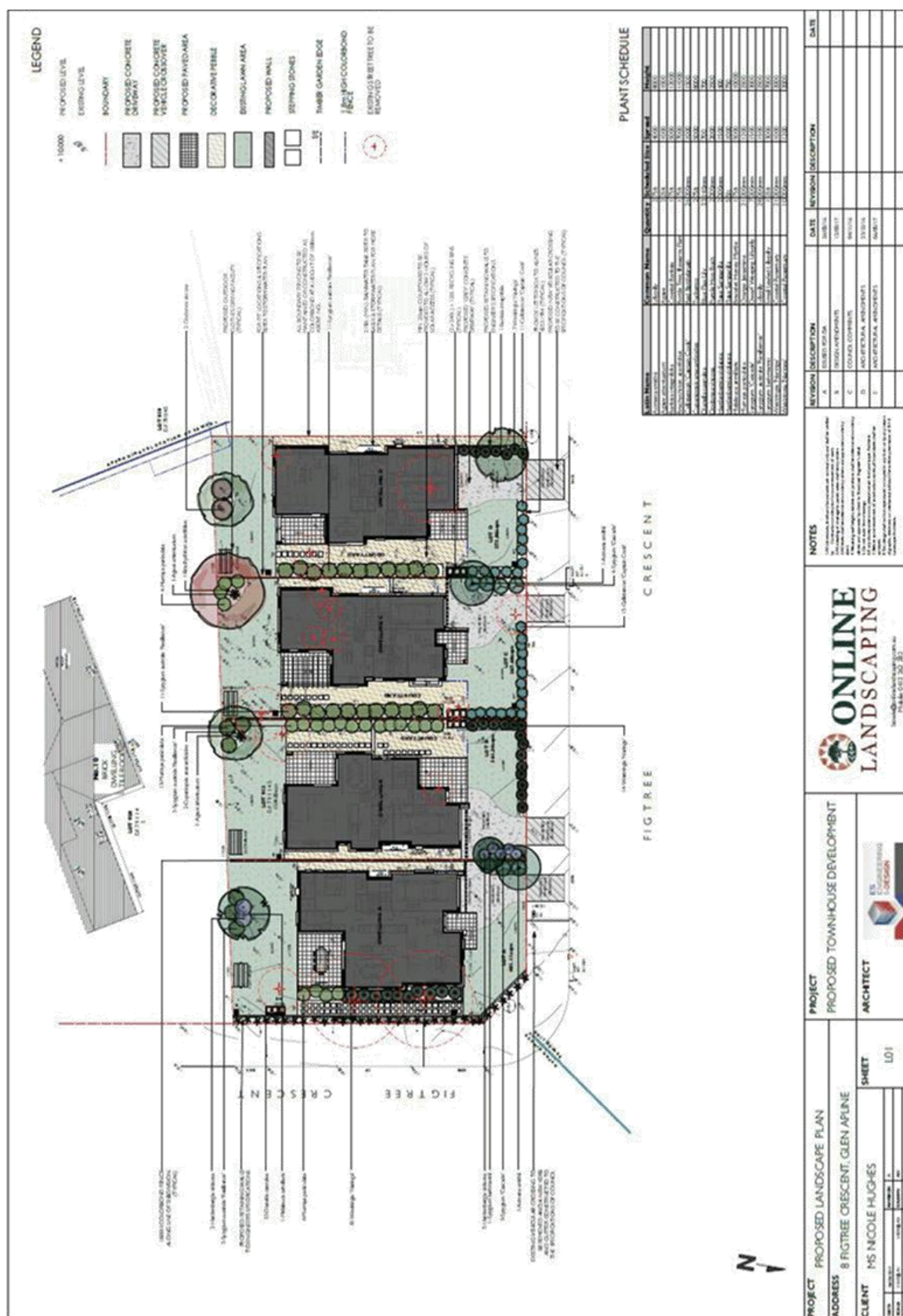












8.2 Construction of a telecommunications facility - Lot 7 Narellan Road, Narellan - south western corner - Western Sydney University

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.2 - Ensure that service provision supports the community to achieve and meets their needs

Officer's Recommendation

That the proposed development be approved subject to the recommended conditions of consent as outlined in attachment 1.

Purpose

To assist Council in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

This development application is required to be reported to Council due to the nature of the proposed development (telecommunications facility).

Property Description	Lot 7 DP 253700 Lot 7 Narellan Road, Campbelltown NSW 2560
Application No	1552/2016/DA-C
Applicant	KAW Consulting Pty Ltd
Owner	Landcom
Provisions	State Environmental Planning Policy (Infrastructure) 2007 Campbelltown Local Environmental Plan 2015 Campbelltown (Urban Area) Development Control Plan 2015
Date Received	24 May 2016

Site Inspection

Council at its meeting held 11 July 2017, resolved to defer determination of the development application until such time that a site inspection was carried out by the Council.

In satisfaction of the resolution, an inspection was conducted by Councillors on the afternoon of 18 July 2017, where the location of the proposed tower and its proximity to nearby existing residences along Menangle Road was established.

Report

The development application was lodged with Council on 24 May 2016, for the construction of a telecommunications facility at Lot 7 Narellan Road, Campbelltown.

The site is 18.71 hectares and is located within the south western corner of the proposed Stage 5 subdivision of the larger Western Sydney University (WSU) residential release area, undertaken as a joint venture between WSU and UrbanGrowth NSW. Stage 5 of the residential release proposes to create an individual allotment for the area surrounding the telecommunications facility.

The site is adjoined to the west by the M31 Hume Motorway and the Eastern Gas Pipeline, to the north by Stage 4C of the WSU residential subdivision and to the south, by a vacant allotment that adjoins the Main Southern Railway.

An existing AGL Energy compound used for gas extraction activities is located on the subject site, approximately 25 metres north west from the proposed telecommunications facility location.

The proposed location of the telecommunications facility is accessed via an unsealed road alongside the northern side of the Main Southern Railway.

The proposed development involves the construction of a 56.4 metre high telecommunications lattice tower, three equipment shelters, removal of vegetation and minor earthworks.

The proposed facility would provide the opportunity for multiple carrier co-location, thereby negating the need for each carrier to build subsequent tower facilities and reducing the proliferation of structures in the area. The proposed telecommunications facility would facilitate provision of wireless mobile phone network coverage to a growing population.

The proposed facility would replace the existing facility (approved under development application 274/2015/DA-O) located approximately 780m north of the proposed location.

1. Vision

Campbelltown 2025 - Looking Forward

Campbelltown 2025 Looking Forward is a statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- responds to what Council understands people want the City of Campbelltown to look, feel and function like
- recognises likely future government policies and social and economic trends
- sets down the foundations for a new town plan that will help achieve that future.

The document establishes a set of strategic directions to guide decision making and development outcomes.

The strategic directions relevant to this application are:

- growing the regional city
- development and land use that matches environmental capacity and capability.

The application is consistent with the above strategic directions as the proposal would support increased wireless mobile phone network coverage to support a growing population.

2. Planning Provisions

2.1 State Environmental Planning Policy (Infrastructure) 2007

The proposed telecommunications facility has been assessed against the relevant provisions of the State Environmental Planning Policy (Infrastructure) 2007. This assessment is presented below:

Clause 55 Development adjacent to corridor

Pursuant to sub-clause 55(1) of State Environmental Planning Policy (Infrastructure) 2007, prior to determining a development application for development adjacent to a gas pipeline corridor, the consent authority must:

- (a) be satisfied that the potential safety risks or risks to the integrity of the pipeline that are associated with the development have been identified
- (b) take those risks into consideration.

The subject site adjoins the Eastern Gas Pipeline. Consequently, the development application was referred to Jemena Gas Networks for comment. A response was received from Jemena Gas Networks stating that no objection was raised to the proposed development subject to recommended conditions of consent in attachment 1.

Clause 85 Development immediately adjacent to rail corridors

Pursuant to sub-clause 85(1), prior to determining a development application, written notice must be given to Sydney Trains if development on land that is in or immediately adjacent to a rail corridor:

- (a) is likely to have an adverse effect on rail safety
- (b) involve the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains
- (c) involves the use of a crane in air space above any rail corridor.

The site is located within close proximity to a Sydney Trains 33kV high voltage aerial transmission cable. The development application was referred to Sydney Trains for comment. A response was received from Sydney Trains stating that no objection was raised to the proposed development subject to recommended conditions of consent in attachment 1.

Clause 115 Development permitted with consent (telecommunications facilities)

Pursuant to sub-clause 115(1), development for the purpose of telecommunications facilities, may be carried out with development consent on any land, except for certain telecommunications facilities that are permitted without consent. The proposed telecommunications facility is not permitted without consent and accordingly, the development application has been lodged.

Sub-clause 115(3), requires consideration to be given to any guidelines concerning site selection, design, construction or operating principles for telecommunications facilities, that are issued by the Director-General for the purposes of this clause.

The NSW Telecommunications Facilities Guideline including broadband (the guideline), dated July 2010, has been issued by the Director-General. The guideline requires that consideration be given to the following principles:

Principles	Proposed	Compliance
Principle 1: A telecommunications facility is to be designed and sited to minimise visual impact		
(a) As far as practical, a telecommunications facility that is to be mounted on an existing building or structure should be integrated with the design and appearance of the building or structure.	The proposed telecommunications facility is a free standing tower.	N/A
(b) The visual impact of telecommunications facilities should be minimised, visual clutter is to be reduced particularly on tops of buildings, and their physical dimension (including support mounts) should be sympathetic to the scale and height of the building to which it is to be attached, and sympathetic to adjacent buildings.	The telecommunications facility is not considered to be visually obtrusive or give rise to visual clutter. See Planning Assessment Section of Report for further discussion.	Yes
(c) Where telecommunications facilities protrude from a building or structure and are predominately backgrounded against the sky, the facility and their support mounts should be either the same as the prevailing colour of the host building or structure, or a neutral colour such as grey should be used.	The telecommunications facility is a free standing tower and is not attached to an existing building or structure. A condition has been recommended for the structure to be finished in a non-reflective material and a recessive/neutral colour.	N/A
(d) Ancillary facilities associated with the telecommunications facility should be screened or housed, using the same colour as the prevailing background to reduce its visibility, including	A condition of consent has been recommended for the ancillary facilities to be finished in a non-reflective material and a recessive/neutral colour.	Yes

Principles	Proposed	Compliance
the use of existing vegetation where available, or new landscaping where possible and practical.		
(e) A telecommunications facility should be located and designed to respond appropriately to its rural landscape setting.	<p>The subject site is zoned R3 Medium Density Housing and is not considered a rural landscape setting.</p> <p>The immediate locality surrounding the proposed telecommunications facility is not considered to be a rural landscape setting.</p> <p>The Main Southern Railway Line and associated transmissions lines infrastructure is located between the proposed telecommunications site and the nearest dwellings located on Menangle Road. The M31 motorway is also located within close proximity to the Menangle Road dwellings.</p>	N/A
(f) A telecommunications facility located on, or adjacent to, a State or local heritage item or within a heritage conservation area, should be sited and designed with external colours, finishes and scale sympathetic to those of the heritage item or conservation area.	The subject site is not a listed State or local heritage item or within a heritage conservation area.	N/A
(g) A telecommunications facility should be located so as to minimise or avoid the obstruction of a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land.	<p>The proposed location of the telecommunications facility (including the equipment sheds at ground level) is not considered to obstruct significant views. The site is not a listed State or local heritage item or within a heritage conservation area and the proposed facility does not obstruct significant views of a heritage item, conservation area or landmark.</p> <p>It is also considered the proposed facility is unlikely to have an adverse impact on the visual amenity of the surrounding neighbourhood due to the facility being setback approximately 180 metres from the nearest residential dwellings on Menangle Road. Further, the orientation of the dwellings located on Menangle Road face south east, away from the proposed tower.</p> <p>In order to further reduce the potential for adverse visual impact, a condition has been recommended that requires the surface of the proposed telecommunications facility to be finished in a non-reflective material that is recessive/neutral in colour.</p>	Yes
(h) The relevant local government authority must be consulted where the pruning, lopping, or removal of any tree or other vegetation would	An Arborist Report, prepared by Naturally Trees, dated 9 May 2017, was submitted in support of the development application. The tree protection measures recommended in the report have been included in the recommended conditions of	Yes

Principles	Proposed	Compliance
contravene a Tree Preservation Order applying to the land or where a permit or development consent is required.	consent provided in attachment 1.	
(i) A telecommunications facility that is no longer required is to be removed and the site restored, to a condition that is similar to its condition before the facility was constructed.	A development application would be required for the demolition of the telecommunications facility. If recommended for approval, conditions of consent would be recommended for the land to be restored as close as practicable to pre-construction condition.	Yes
(j) The siting and design of telecommunications facilities should be in accordance with any relevant Industry Design Guides.	The proposed telecommunications tower is considered to be compliant with the relevant public exposure limits permitted by Australian Radiation Protection and Nuclear Safety Agency. Compliance with the exposure limits has been recommended as a condition of consent in attachment 1.	Yes
Principle 2: Telecommunications facilities should be co-located wherever practical.		
(a) Telecommunications lines are to be located, as far as practical, underground or within an existing underground conduit or duct.	The proposed telecommunications infrastructure is wireless and does not require fixed line infrastructure.	N/A
(b) Overhead lines, antennas and ancillary telecommunications facilities should, where practical, be co-located or attached to existing structures such as buildings, public utility structures, poles, towers or other radio communications equipment to minimise the proliferation of telecommunication facilities and unnecessary clutter.	The applicant has submitted that there is no opportunity for co-location on another facility as there are no facilities or structures located within the proposed location that would offer suitable attachment.	N/A
(c) Towers may be extended for the purposes of co-location.	The tower is proposed to be constructed and is not existing infrastructure.	N/A
(d) The extension of an existing tower must be considered as a practical co-location solution prior to building new towers.	The proposal does not use an existing tower.	N/A
(e) If a facility is proposed not to be co-located the proponent must demonstrate that co-location is not practical.	The applicant submits that co-location is not possible as there are no existing telecommunications structures in the area that would replace the existing tower. The proposed telecommunications facility is intended to be made available for carriers to co-locate.	Yes
(f) If the development is for a co-location purpose, then any new telecommunications facility must be designed, installed and operated so that the resultant cumulative levels of radio frequency emissions of	An Environmental Electromagnetic Energy (EME) Report, dated 7 June 2017, was provided in support of the development application. The report details the maximum EME levels as a result of the anticipated co-located facilities on the tower as being 0.33 per cent of the public exposure limit permitted by Australian Radiation Protection and	Yes

Principles	Proposed	Compliance
<p>the co-located telecommunications facilities are within the maximum human exposure levels set out in the Radiation Protection Standard.</p> <p>NOTE: Co-location is not practical where there is no existing tower or other suitable telecommunications facility that can provide equivalent site technical specifications including meeting requirements for coverage objectives, radio traffic capacity demands and sufficient call quality.</p>	Nuclear Safety Agency (ARPANSA).	
Principle 3: Health standards for exposure to radio emissions will be met		
(a) A telecommunications facility must be designed, installed and operated so that the maximum human exposure levels to radiofrequency emissions comply with Radiation Protection Standard.	An Environmental EME Report, dated 7 June 2017, was provided in support of the development application. The report details the maximum EME levels as a result of the anticipated co-located facilities on the tower as being 0.33 per cent of the public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).	Yes
(b) An EME Environmental Report shall be produced by the proponent of development to which the mobile phone network code applies in terms of design, siting of facilities and notifications. The report is to be in the format required by the Australian Radiation Protection Nuclear Safety Agency. It is to show the predicted levels of electromagnetic energy surrounding the development comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard, and demonstrate compliance with the Mobile Phone Networks Code.	<p>An Environmental EME Report, dated 7 June 2017, has been submitted with the application stating that the proposal satisfies the relevant public exposure limits permitted by Australian Radiation Protection and Nuclear Safety Agency.</p> <p>The application has been accompanied by a report detailing the maximum projected electromagnetic energy (EME) levels at 1.5m above ground level at various distances from the base station. In this regard, it is stated that the maximum EME for the site would only be in the order of 0.33 per cent of the public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).</p>	Yes
Principle 4: Minimise disturbance and risk, and maximise compliance		
(a) The siting and height of any telecommunications facility must comply with any relevant site and height requirements specified by the Civil Aviation Regulation 1988 and the Airports (Protection of	<p>The development application was referred to the Civil Aviation Safety Authority (CASA) for comment regarding the height of the proposed facility.</p> <p>A response was received from CASA stating the tower's overall height did not exceed the maximum permitted and that no objection was</p>	Yes

Principles	Proposed	Compliance
Airspace) Regulations 1996 of the Commonwealth. It must not penetrate any obstacle limitation surface shown on any relevant Obstacle Limitation Surface Plan that has been prepared by the operator of an aerodrome or airport operating within 30 kilometres of the proposed development reported to the Civil Aviation Safety Authority Australia.	raised to the proposed development subject to recommended conditions of consent in attachment 1.	
(b) The telecommunications facility is not to cause adverse radio frequency interference with any airport, port of Commonwealth Defence navigational or communications equipment, including the Morundah Communication Facility, Riverina.	A response was received from CASA stating the tower's overall height did not exceed the maximum permitted and that no objection was raised to the proposed development subject to recommended conditions of consent in attachment 1.	Yes
(c) The telecommunications facility and ancillary facilities are to be carried out in accordance with the applicable specifications (if any) of the manufacturers for the installation of such equipment.	The proposed facility would be installed by licensed carriers in accordance with manufacturer specifications, thereby minimising disturbance and risk associated with the facility.	Yes
(d) The telecommunications facility is not to affect the structural integrity of any building on which it is erected.	The telecommunications tower is free standing and is not proposed to be attached to an existing structure.	N/A
(e) The telecommunications facility is to be erected wholly within the boundaries of a property where the landowner has agreed to the facility being located on the land.	The telecommunications facility, and all supporting equipment, is proposed entirely within the site boundaries.	Yes
(f) The carrying out of construction of the telecommunications facilities must be in accordance with all relevant regulations of the Blue Book - Managing Urban Stormwater: Soils and Construction (Landcom 2004), or its replacement.	A condition requiring that the construction of the telecommunications facility is to comply with the Blue Book - Managing Urban Stormwater: Soil and Construction is contained in attachment 1.	Yes
(g) Obstruction or risks to pedestrians or vehicles caused by the location of the facility, construction activity or materials used in construction are to be mitigated.	The location of the telecommunications facility is unlikely to cause obstruction or risks to pedestrians or vehicles during construction.	Yes
(h) Where practical, work is to be carried out during times that	Construction hours between 7.00am and 5.00pm Monday to Saturday and no work on Sundays or	Yes

Principles	Proposed	Compliance
cause minimum disruption to adjoining properties and public access. Hours of work are to be restricted to between 7.00am and 5.00pm, Mondays to Saturdays, with no work on Sundays and public holidays.	public holidays have been recommended as a condition of consent in attachment 1.	
(i) Traffic control measures are to be taken during construction in accordance with Australian Standard AS1742.3-2002 Manual of uniform traffic control devices - Traffic control devices on road.	It is recommended as a condition of consent in attachment 1 for any traffic control measures (if required) to be carried out in accordance with AS1742.3-2002.	Yes
(j) Open trenching should be guarded in accordance with Australian Standard Section 93.080 - Road Engineering AS1165 - 1982 - Traffic hazard warning lamps.	It is recommended as a condition of consent in attachment 1 for any open trenching to be carried out in accordance with Australian Standard Section 93.080 - Road Engineering AS1165 - 1982 - Traffic hazard warning lamps.	Yes
(k) Disturbance to flora and fauna should be minimised and the land is to be restored to a condition that is similar to its condition before the work was carried out.	An Arboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 9 May 2017, was submitted in support of the development application. The report identifies that trees to be removed were not considered significant or worthy of special measures to ensure their preservation and are recommended for removal. Tree Protection Measures for trees not to be removed are recommended as conditions of consent in attachment 1.	Yes
(l) The likelihood of impacting on threatened species and communities should be identified in consultation with relevant state or local government authorities and disturbance to identified species and communities avoided wherever possible.	The proposed development does not impact upon any threatened species communities.	N/A
(m) The likelihood of harming an Aboriginal Place and/or Aboriginal object should be identified. Approvals from the Department of Environment, Climate Change and Water (DECCW) must be obtained where impact is likely, or Aboriginal objects are found.	An Aboriginal Archaeological Report, prepared by Austral Archaeology Pty Ltd, dated May 2015 (Project No. 1429), for the Stage 5 subdivision of the greater University of Western Sydney site, did not identify any recorded Aboriginal archaeological sites within the area of the proposed works.	Yes
(n) Street furniture, paving or other existing facilities removed or damaged during construction should be reinstated (at the telecommunications carrier's expense) to at least the same condition as that which existed prior to the	The site does not contain existing facilities that would be removed or damaged during the construction of the telecommunications facility.	N/A

Principles	Proposed	Compliance
telecommunications facility being installed.		

In light of the above, it is considered that the proposal satisfies the provisions of Clause 115 of State Environmental Planning Policy (Infrastructure) 2007.

2.2 Campbelltown Local Environmental Plan 2015

The subject site is zoned R3 Medium Density Residential under the provisions of Campbelltown Local Environmental Plan 2015 (CLEP). The permissibility of the proposed telecommunications facility is facilitated through the provisions of sub-clause 115(1) of State Environmental Planning Policy (Infrastructure) 2007 which has been addressed above.

Pursuant to sub-clause 115(1) of State Environmental Planning Policy (Infrastructure) 2007, development for the purpose of telecommunications facilities, may be carried out with development consent on any land, except for certain telecommunications facilities which are permitted without consent. The proposed telecommunications facility is not permitted without consent.

Earthworks

Clause 7.1 of CLEP 2015 requires the consent authority is required to consider the following matters:

- (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development
- (b) the effect of the development on the likely future use or redevelopment of the land
- (c) the quality of the fill or the soil to be excavated, or both
- (d) the effect of the development on the existing and likely amenity of adjoining properties
- (e) the source of any fill material and the destination of any excavated material
- (f) the likelihood of disturbing relics
- (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area
- (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The proposed development involves minimal cut and fill. It is considered that the earthworks are unlikely to result in changes to drainage patterns or soil instability. The site is not within close proximity to waterways, drinking water catchments or environmentally sensitive land.

Further, it is unlikely that relics would be disturbed during construction. An Aboriginal Archaeological Report, prepared by Austral Archaeology Pty Ltd, dated May 2015 (Project No. 1429), for the Stage 5 subdivision of the greater University of Western Sydney site, did not identify any recorded Aboriginal archaeological sites within the area of the proposed works. It is considered that the location of the proposed telecommunications facility would not uncover any aboriginal significant artefacts.

2.3 Campbelltown (Sustainable City) Development Control Plan 2015

Campbelltown (Sustainable City) Development Control Plan (the SCDP) is the relevant development control plan for the site and development type.

Part 2 - General Requirements

The general provisions of Part 2 of the SCDCP, applying to all types of development, have been considered and are discussed as follows:

Views and vistas - The site adjoins the Main Southern Railway line and is in close proximity to the M31 Motorway. The proposed development is not considered to have a significantly adverse impact upon significant views and vistas from and to public places.

Flora and fauna - The proposed development does not seek to remove any significant vegetation.

Demolition - A portion of an existing concrete wall is proposed to be demolished. The plan requires that applications for demolition be accompanied by information concerning the submission of a detailed work plan prepared in accordance with AS2601-2001-The Demolition of Structures (as amended), details of the licensed demolition contractor and details of hazardous substances to be removed from the site. Demonstration of compliance with these provisions prior to any demolition commencing is recommended as a standard condition of development consent.

Risk Management - The plan requires that development on bushfire prone land shall comply with the requirements of planning for bushfire protection (as amended). A bush fire report was submitted with the development application and reviewed by the Rural Fire Service. A response was received from the Rural Fire Service which raised no objection to the development subject to the recommended conditions of consent in attachment 1.

Part 12 - Telecommunications Facilities

Part 12 of the plan sets out controls relating to telecommunications facilities in the Campbelltown Local Government Area.

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015)			
Control	Requirement	Proposed	Compliance
12.3 General Requirements			
General Requirements a)	A network Masterplan shall be provided by the applicant showing the proposal in the context of all other similar infrastructure types in order to identify opportunities for co-location or sharing of facilities.	A network masterplan accompanied the application. Co-location within the vicinity is not available as the existing facility located to the north would be removed after the occupation certificate is issued for the proposed new facility.	Yes
General Requirements b) i)	The applicant shall demonstrate that co-location opportunities have been adequately pursued where new stand alone telecommunication facilities are proposed. This shall include information to	The applicant has submitted that there is no opportunity for co-location on another facility as there are no facilities or structures located within the proposed location that would offer suitable	Yes

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015)			
Control	Requirement	Proposed	Compliance
	demonstrate the possibility of sharing equipment, via the use of combiners or similar technology;	attachment.	
General Requirements b) ii)	The applicant shall demonstrate that co-location opportunities have been adequately pursued where new stand alone telecommunication facilities are proposed. This shall include information to demonstrate that existing towers and poles or other appropriate structures should be investigated for appropriateness for the sharing of antennas.	There are no appropriate structures which are considered suitable to enable co-location.	N/A
General Requirements c)	Transmitting roof top antennas and towers should preferably be located in industrial or business zones, rather than residential zones or areas that include dwellings.	Under CLEP 2015 the site is zoned R3 Medium Density Residential in which residential development is permitted.	<p>No</p> <p>The proposed telecommunications facility is located within Stage 5 subdivision of the larger WSU residential release area, undertaken as a joint venture between WSU and UrbanGrowth NSW. A development application for stage 5 of the residential subdivision (DA-1767/2015/DA-SW) has been submitted to Council, in which it is proposed to create an individual allotment for the subject telecommunications facility.</p> <p>The electromagnetic energy levels would be in the order of 0.33 per cent of the public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency.</p> <p>The Australian Radiation Protection and Nuclear</p>

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015)			
Control	Requirement	Proposed	Compliance
			<p>Safety Agency advises that no adverse health effects are expected from living near broadcast towers.</p> <p>The location of the proposed telecommunications facility is considered acceptable in the circumstances of this case.</p>
General Requirements d)	Telecommunication facilities are to be sited to avoid locations which are visually prominent in the landscape, particularly when viewed from the public domain.	The siting of the facility is considered satisfactory as the facility would be located on the south-western side of the future residential estate and adjacent to the M31 Motorway and the Main Southern Railway.	Yes.
General Requirements e)	For new towers a photomontage of the proposal must be submitted to assist with the assessment of visual impact.	The application has been accompanied by a series of photomontages, depicting the visual context of the facility from various points of view from the surrounding area (attachment 8).	Yes
General Requirement f) i)	The applicant must demonstrate that all reasonable measures to reduce the visual impact of the proposal have been examined, including co-location and use of existing structures;	The applicant has submitted that there is no opportunity for co-location on another facility as there are no facilities or structures located within the proposed location that would offer suitable attachment.	Yes
General Requirements f) ii)	The applicant must demonstrate that all reasonable measures to reduce the visual impact of the proposal have been examined, including innovative design to harmonise with the existing setting.	<p>The existing setting is characterised by vacant land, surrounded by rail and road infrastructure. The nearest residential dwellings are located approximately 180m from the proposed facility.</p> <p>Further, the free standing lattice tower</p>	Yes

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015)			
Control	Requirement	Proposed	Compliance
		design is less visually obtrusive than a solid monopole type structure when viewed from a distance. In order to further reduce the potential for adverse visual impact, a condition has been recommended that requires the surface of the proposed telecommunications tower to be finished in a non-reflective and recessive/neutral colour.	
General Requirements f) iii)	The applicant must demonstrate that all reasonable measures to reduce the visual impact of the proposal have been examined, including use of vegetation for screening;	The subject site is identified as bush fire prone land. As such, an Asset Protection Zone (APZ) is required to be established and maintained around the proposed infrastructure. As such, vegetation cannot be used to screen the ancillary facilities associated with the telecommunications infrastructure.	Yes Landscaping along future residential and/or street edges would be provided for in the Stage 5 residential subdivision. This will assist screening of the site in the future and is also likely to reduce the severity of the site's bushfire affection.
General Requirements f) iv)	The applicant must demonstrate that all reasonable measures to reduce the visual impact of the proposal have been examined, including use of materials and finishes consistent with surroundings; and	Materials/finishes have not been provided with the development application.	It is recommended as a condition of consent in attachment 1 for the applicant to provide a colour and finishes schedule that is non-reflective and recessive/neutral in colour.
General Requirements f) v)	Compact and slim line construction techniques.	The proposed telecommunications tower is a steel lattice design. This design is typical for free standing towers. This design is considered to be relatively compact.	Yes
General Requirements g)	No advertising signs shall be permitted on any telecommunications facilities in industrial areas, rural areas and low-use open space.	Advertising signs do not form part of the development application.	N/A
12.4 Electromagnetic Radiation			

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015)			
Control	Requirement	Proposed	Compliance
Electromagnetic Radiation a)	The applicant in selecting a site for telecommunication facilities, shall demonstrate to Council that a precautionary approach has been adopted with respect to minimising electromagnetic radiation (EMR) exposures to sensitive land uses such as residential areas, schools, child care centres, hospitals, aged care accommodation or areas regularly frequented by groups of children.	Electromagnetic energy levels would be in the order of 0.33 per cent of the public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency.	Yes
Electromagnetic Radiation b)	Where possible, EMR emitting telecommunication facilities, including mobile base stations, shall be located in the following land uses: industrial areas; rural areas; and low-use open space.	The telecommunication facility is not proposed within an industrial area, rural area or low-use open space area.	<p>The applicant has submitted that the proposed location is considered strategically positioned allowing for suitable distances between other existing telecommunications facilities and to provide coverage to the surrounding regions. The strategic selection does not fall within the vicinity of an industrial, rural or low-use open space area.</p> <p>Principle 2 of the NSW Telecommunications Facilities Guideline including broadband (the guideline), states that any new telecommunications facility must be designed, installed and operated so that the resultant cumulative levels of radio frequency emissions of the co-located telecommunications facilities are within the maximum human exposure levels set out in the Radiation Protection Standard.</p>

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015)			
Control	Requirement	Proposed	Compliance
			The electromagnetic energy levels would be in the order of 0.33 per cent of the public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency.
Electromagnetic Radiation c)	Where telecommunication facilities are proposed within 300 metres of a sensitive land use, the applicant shall demonstrate that no viable alternative sites are available.	<p>The applicant has stated that alternative locations were considered including the Botanical Gardens located opposite the highway.</p> <p>Land owners consent could not be obtained from the Botanical Gardens.</p> <p>The applicant submits that the proposed location of the tower at the south western corner of the site would have a less significant visual impact on the WSU subdivision.</p>	<p>Yes</p> <p>The proposed location is considered satisfactory given the strategic location of the facility with respect to other existing facilities in the locality, the benefits in terms of providing higher grade servicing to the local community and that the proposal would replace an existing facility to be removed within the locality. Further to this, given the expected electromagnetic energy levels would be in the order of 0.33 per cent of the public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency, this requirement is considered to have been satisfactorily addressed.</p>
Electromagnetic Radiation d)	For all EMR emitting telecommunication facilities, documentary evidence is required from a suitably qualified person which analyses the cumulative effect of the proposal and demonstrates compliance with the relevant Australian exposure standard.	A report estimating the radiofrequency electromagnetic energy levels accompanied the application, demonstrating compliance with the relevant standards.	Yes
Electromagnetic Radiation e)	Development applications for telecommunications facilities shall include measures to restrict public access. Approaches to the facility must contain appropriate signs warning of EMR and provide	A condition has been included within the consent requiring the provision to restrict access to the site and provide appropriate signs warning of EMR, including contact details	Yes

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015)			
Control	Requirement	Proposed	Compliance
	contact details for the site owner and/or site manager.	for the site owner and/or manager. However, it is noted the electromagnetic energy levels emitted from the proposed facility is very low being estimated to be 0.33 per cent of the public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency.	
12.5 Landscaping			
Landscaping	For standalone telecommunication facilities, a landscape plan must be submitted to Council that provides plantings of a suitable scale to reduce the visual impact of the proposal, and where possible screen the facility from public view.	Landscaping is not proposed to screen the facility from public view.	No The subject site is identified as bush fire prone land. As such, an Asset protection zone is required to be established and maintained around the proposed infrastructure. As such, vegetation cannot be used to screen the ancillary facilities associated with the telecommunications infrastructure. Landscaping along future residential and/or street edges would be provided for in the Stage 5 residential subdivision. This will assist screening of the site in the future and is also likely to reduce the severity of the site's bushfire affection.
12.6 Heritage			
Heritage a)	No telecommunication facilities shall be permitted where the heritage significant of a heritage item may be adversely impacted.	The site does not contain nor is it located near any heritage items	N/A
Heritage b)	Where a telecommunication facility is proposed on a site occupied by or in the vicinity of a listed heritage item, a Heritage Impact	The site does not contain nor is it located near any heritage items.	N/A

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015)			
Control	Requirement	Proposed	Compliance
	Statement shall be prepared and submitted to Council.		

2.4 Campbelltown City Council Section 94A Development Contribution Plan 2011

The Campbelltown City Council Section 94A Development Contributions Plan 2011 applies to the subject site. It is considered that development contributions are not applicable to the proposed development. The proposal is considered to be an exception to the plan being a Class 10 building. Therefore, the payment of a levy is not applicable.

3. Planning Assessment

3.1 Impacts of the natural and built environment

Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979* requires the consent authority to assess the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The key matters for consideration when considering the development's potential impact on the natural and built environment is as follows:

Vegetation removal

An arboricultural impact appraisal and method statement, prepared by Naturally Trees, dated 9 May 2017, was submitted in support of the development application. The report identifies that trees to be removed are not considered significant or worthy of special measures to ensure their preservation and are recommended for removal. Tree protection measures for trees to be retained on the site are recommended as conditions of consent in attachment 1.

Visual impacts

It is acknowledged that the proposed telecommunications facility would be visible from residential properties to the south of the site, namely properties on the northern side of Menangle Road, Glen Alpine. The telecommunications facility is setback approximately 180 metres from the nearest residential dwellings on Menangle Road which is considered to be appropriately setback to reduce the visual impact of the facility. It is also considered the proposed facility is unlikely to have a significantly adverse impact on the visual amenity of the surrounding locality, particularly as the orientation of the dwellings located on Menangle Road face south east, away from the proposed tower.

The proposed free standing lattice tower design is less visually obtrusive than a solid monopole type structure when viewed from a distance. In order to further reduce the potential for adverse visual impact, a condition has been recommended that requires the surface of the proposed telecommunications tower to be finished in a non-reflective material that is recessive/neutral in colour.

The proposed location of the telecommunications tower, and associated ancillary equipment, is not considered to obstruct any significant views. The site is not a listed State of local heritage item or within a heritage conservation area and the proposed facility does not obstruct significant views of a heritage item, conservation area or landmark.

It is important to note that the Main Southern Railway and associated transmission line infrastructure is located between the proposed telecommunications site and the nearest dwellings located on Menangle Road. The M31 Hume Motorway is also located within close proximity to the Menangle Road dwellings. The addition of the telecommunications facility is not deemed to exacerbate the appearance of the existing infrastructure in the area.

3.2 Site Suitability

Section 79C(1)(c) of the *Environmental Planning and Assessment Act 1979* requires the consent authority to assess the suitability of the site for the proposed development.

The key matters for consideration when considering the sites suitability of the site for the proposed development are as follows:

Bushfire prone land

The subject site is identified as bushfire prone lands on the Campbelltown City Council LGA Bush Fire Prone Land Map. In accordance with Clause 79BA of the *Environmental Planning and Assessment Act 1979*, a bush fire report was submitted with the development application. The bush fire report was reviewed by the Rural Fire Service who recommended conditions of consent that are provided in attachment 1.

Aboriginal Archaeological potential

An Aboriginal archaeological report, prepared by Austral Archaeology Pty Ltd, dated May 2015 (Project No. 1429), for the Stage 5 subdivision of the greater University of Western Sydney site, did not identify any recorded Aboriginal archaeological sites within the area of the proposed works. With regard to the above, it is considered unlikely that the location of the proposed telecommunications facility would disturb any significant Aboriginal artefacts.

Contamination

An environmental and salinity site assessment for Stage 5 subdivision of University of Western Sydney, Campbelltown, dated 12 June 2015, prepared by JBS&G Australia Pty Ltd, was reviewed as part of the assessment of the proposed development. A condition of consent has been recommended for the development to comply with the report recommendations.

Height - Civil Aviation Safety Authority (CASA)

The proposed telecommunications tower is within approximately 5 nautical miles of Camden Aerodrome and is also in close proximity to the helicopter landing site at Campbelltown Hospital. Consequently, advice was sought from Civil Aviation Safety Authority (CASA). A response was received from CASA stating the tower's overall height did not exceed the maximum permitted and that no objection was raised to the proposed development subject to recommended conditions of consent in attachment 1.

AGL Gas Infrastructure

An existing AGL Energy compound used for gas extraction activities is located on the subject site, approximately 25 metres north-west from the proposed telecommunications facility location. Correspondence from AGL Energy Limited was submitted with the development. AGL advised that the proposal would not result in land use conflicts or impacts to AGL infrastructure and operations on the site. Further, AGL advised that a site hazard and risk assessment must be undertaken prior to the commencement of works. The response from AGL forms part of the recommended conditions of consent in attachment 1.

4. Public Participation

Section 79C(1)(d) of the *Environmental Planning and Assessment Act 1979* requires the consent authority to consider submissions made to the proposal. The application was publicly exhibited and notified between 28 July and 17 August 2016. During this period Council received three written submissions objecting to the development. Revised plans were received by Council and subsequently the development application was re-notified to the objecting property owners from 18 May to 1 June 2017. During the re-notification period two written submissions were received from property owners who had submitted objections to the development previously.

The issues of objection raised during the notification period and Council's response to these issues, are discussed below.

Theme	Objection Detail	Response
Visual Impact	<p>The height of the tower would dominate the immediate open skyline and will be an eyesore.</p> <p>The tower is proposed to be constructed in the far corner of the site where it is a blight on surrounding properties.</p> <p>I do not want to look over my 5 acres with this ugly tower looking at me. Place the tower where it will not disturb the scenery.</p>	<p>The telecommunications facility is setback approximately 180 metres from the nearest residential dwellings on Menangle Road. This setback is considered sufficient to reduce the visual impact of the facility. It is also considered the proposed facility is unlikely to have a significant adverse impact on the visual amenity of the surrounding neighbourhood, particularly as the orientation of the dwellings located on Menangle Road face south east, away from the proposed tower.</p> <p>A condition has also been recommended for the surface of the proposed telecommunications tower to be finished in a non-reflective material of neutral colour to assist in ensuring that the tower recedes into the background when viewed from a distance.</p>
Higher value and enjoyment of surrounding properties	The development would hinder the value and enjoyment of nearby properties.	No evidence has been submitted to support this claim.
Location	Construct the tower closer to Western Sydney University's own assets instead of locating it in the far corner of Lot 7 Narellan Road.	The development application does not seek to locate the telecommunications facility in another location.

Theme	Objection Detail	Response
Location	The position is not appropriate. It does not work with the topography of the land which results in the extreme height requirement.	The applicant has submitted that telecommunications facilities are strategically located across the Campbelltown Local Government Area. The proposed location is considered strategically positioned allowing for suitable distances between other existing telecommunications facilities and to provide coverage to the surrounding regions.
Exposure to EME	I am not comfortable with the explanations in the EME report or with these levels on my property. I do not want to increase my exposure to such levels. In the future I would like to rebuild my home and do not want to be effected by this development and it determine where my premises can be located on my property.	<p>Emissions from telecommunications facility is regulated by the Australian Communications and Media Authority (ACMA). The ACMA's regulatory arrangements require towers to comply with the exposure limits in the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) standard which is based on scientific research that shows the levels at which harmful effects occur and it sets limits, based on international guidelines, well below these harmful levels.</p> <p>The Australian Radiation Protection and Nuclear Safety Agency advises that no adverse health effects are expected from living near broadcast towers.</p>
Lack of confidence in EME Report	<p>The report states that the maximum EME level calculated for the proposed systems at this site is 2.79 V/m; equivalent to 20.63 mW/m² or 0.33 per cent of the public exposure limit. Yet the table Calculated EME levels at other areas of interest in the supplied EME report shows that for my residence the maximum EME level is 3.11 V/m; equivalent to 25.71 mW/m² or 0.4 per cent of the public exposure limit which is greater than the previously stated maximum EME level.</p> <p>The report is either incorrect in the determination of the maximum EME level for the proposed systems (0.33 per cent) or it incorrect in the determination of the maximum EME level for my residence (0.4 per cent). Until a proper assessment has been performed of the public exposure to RF EMR the development application should not be approved.</p>	<p>An EME report, dated 7 June 2017, was submitted with the application. The applicant has confirmed that 0.33 per cent is the maximum EME levels measured at 1.5m above ground level (the levels at a person's height). However, the residential locations have been assigned a height of 15m (industry standard measurement) in order to measure the 'worst case scenario'.</p> <p>Therefore the EME levels on residential locations are higher than 0.33 per cent with a maximum of 0.40 per cent at 14 Menangle Road, Glen Alpine, due to the EME level measured at 15m above ground level.</p>
Height of telecommunica	At 56 metres this will be the highest telecommunications tower in the	The proposed facility would provide the opportunity for multiple carrier co-

Theme	Objection Detail	Response
tions tower	<p>Campbelltown LGA. If approved, this sets a dangerous precedent for Campbelltown Council. The nature and size of the proposed tower also does not meet the principles specified in the NSW Telecommunications Facilities Guideline. Specifically with regards to:</p> <p>Principle 1: a telecommunications facility is to be designed and sited to minimise visual impact.</p> <p>(e) A telecommunications facility should be located and designed to respond appropriately to its rural landscape setting.</p> <p>(g) A telecommunications facility should be located so as to minimise or avoid the obstruction of a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land.</p> <p>The applicant must indicate how this principle will be met with the construction of an imposing 56 metre tower and should provide examples of other locations where a 56 metre tower has been constructed in a way which meets these guidelines.</p>	<p>location, thereby negating the need for each carrier to build subsequent tower facilities and averting the proliferation of structures in the area.</p> <p>Principle 1 of the NSW Telecommunications Facilities Guideline including Broadband (The Guideline), dated July 2010, issued by the Director-General has been addressed in Part 2 of the report.</p> <p>The electromagnetic energy levels would be in the order of 0.33 per cent of the public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency.</p>
Proximity to residential dwellings	<p>The final stage of the Macarthur Heights development will result in dwellings less than 100 metres from this proposed 56 metre tower. The Local Government and Shires Association has put forward that a 300 metre distance between base stations and residences is an appropriate standard for Councils to set. Many Councils have already adopted this approach (see attached Telecommunications Code from Holroyd City Council). Before a tower of this size and proximity to residential dwellings is approved in the Campbelltown LGA the Council should determine whether they will align with the standard proposed by the Local Government and Shires Association.</p>	<p>Campbelltown City Council does not have any specific development controls that restrict the distance of telecommunications facilities and residential dwellings at this time.</p> <p>The Statement Environmental Planning Policy (Infrastructure) 2007 does not nominate any minimum distance of a proposed telecommunications facility to residential properties.</p> <p>Sub-clause 115(3) of SEPP Infrastructure, requires consideration to be given to any guidelines concerning site selection, design, construction or operating principles for telecommunications facilities, that are issued by the Director-General for the purposes of this clause. Principle 2 of the NSW Telecommunications Facilities Guideline including broadband (the guideline), states that any new telecommunications facility must be designed, installed and operated so that the resultant</p>

Theme	Objection Detail	Response
		cumulative levels of radio frequency emissions of the co-located telecommunications facilities are within the maximum human exposure levels set out in the Radiation Protection Standard. The electromagnetic energy levels would be in the order of 0.33 per cent of the public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency. The Australian Radiation Protection and Nuclear Safety Agency advises that no adverse health effects are expected from living near broadcast towers.
Proximity to operating gas well	The proposed location of the telecommunications tower is within the area currently occupied by several AGL gas wells (MP01, MP02, MP03, MP09, MP10). Are there other examples of a telecommunications tower being placed within this proximity of operating gas wells? There have been several cases of explosions at coal seam gas wells. What would be the impact of an incident like this at the proposed site? Until a comprehensive risk assessment has been performed of positioning a 56 metre telecommunications tower alongside an operating gas well the development application should not be approved.	<p>The gas well was approved as part of the Stage 2H Camden Gas Project, under section 75J of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>Correspondence from AGL Energy Limited was submitted with the development. AGL advised that the proposal would not result in land use conflicts or impacts to AGL infrastructure and operations on the site. Further, AGL advised that a site hazard and risk assessment must be undertaken prior to the commencement of works. The response from AGL forms part of the recommended conditions of consent in attachment 1.</p>

5. The Public Interest

Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979* requires the consent authority to consider the public interest when assessing a development application. The proposed telecommunications facility would provide the opportunity for multiple carrier co-location, thereby negating the need for each carrier to build subsequent tower facilities and averting the proliferation of similar structures in the area. The facility would also facilitate the wireless mobile phone network coverage to a growing population in the Campbelltown area. The development is considered to be in the public interest.

Conclusion

The proposed telecommunications facility at Lot 7 Narellan Road, Campbelltown has been assessed against the relevant matters for consideration within the Statement Environmental Planning Policy (Infrastructure) 2007, Campbelltown Local Environmental Plan 2015 and Campbelltown (Sustainable City) Development Control Plan 2015.

The development's visual impacts are mitigated by the significant setback of the facility to the nearest residential dwellings and through the design of the lattice tower being less visually obtrusive than other tower designs when viewed from a distance. The proposed location of the telecommunications tower, and associated ancillary equipment, is not considered to obstruct any significant views.

Further, the electromagnetic energy levels of the proposed development are within the public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency and is within the Civil Aviation Safety Authorities maximum permitted height.

Having regard to the matters for consideration under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and the issues raised throughout the report, it is considered that the application is generally consistent with the relevant planning legislation and policies and is therefore recommended for approval subject to the conditions detailed in attachment 1.

Attachments

1. Recommended conditions of consent (contained within this report)
2. Locality plan (contained within this report)
3. Site plan (contained within this report)
4. Site layout (contained within this report)
5. Elevation plan (contained within this report)
6. Cut and fill plan (contained within this report)
7. Environmental EME report (contained within this report)
8. Photomontages (contained within this report)
9. Notification plan - confidential - for privacy reasons (distributed under separate cover)

1552/2016/DA-C**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 be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and/or any conditions within.

Drawing Name	Drawing No.	Revision	Prepared by	Date
Site Locality Plan	3400211-P0	A	ADC Alpha Design Consultants	27/03/2017
Overall Site Plan	3400211-P1	C	ADC Alpha Design Consultants	13/04/17
Site Layout Plan	3400211-P2	C	ADC Alpha Design Consultants	13/04/2017
Site Elevation	3400211-P3	C	ADC Alpha Design Consultants	13/04/2017
Compound Levelling and Cut and Fill Site Section	3400211-S2	C	ADC Alpha Design Consultants	13/04/2017

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. Electromagnetic Emissions

The telecommunications facility must adhere to the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard and comply with the Australian Communications Industry Forum Industry Code entitled CIF C564:2004 Deployment of Mobile Phone Network Infrastructure.

4. Eastern Gas Pipeline

The Eastern Gas Pipeline (contained within a 20 metre wide easement) is located on the western section of the site. The following guidelines must be strictly adhered to:

- (i) The gas pipeline easement is not to be used for the storage of construction materials during any works.

- (ii) Where vehicles and equipment are required to traverse the easement, ensure that no damage occurs to the surface and that at all times vehicles are a minimum of two metres away from the pipeline trench defined by the pipeline marker signs.
- (iii) Access to the gas pipeline easement is to be maintained during and post construction of the telecommunications facility.
- (iv) Ensure a Dial Before You Dig enquiry is submitted prior to works commencing on the easement.

5. Development in the Vicinity of Coal Seam Methane Wells

The development must comply with the document titled Locational Guidelines: Development in the Vicinity of Operating Coal Seam Methane Wells prepared by the Department of Infrastructure, Planning and Natural Resources, May 2004.

6. Environmental and Salinity Site Assessment

The proposed works must be carried out in accordance with the recommendations within the Environmental and Salinity Site Assessment for Stage 5 subdivision of University of Western Sydney, Campbelltown, dated 12 June 2015, prepared by JBS&G Australia Pty Ltd.

7. Bush Fire Protection

The following requirements provided by the Rural Fire Service (issued 17 May 2017, Ref: D17/1429 DA17051007225 PE) apply to the development pursuant to Section 79BA of the *Environmental Planning and Assessment Act 1979*.

Construction of the development shall comply with the following:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings and below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

- (i) The land surrounding the facility, south to the property boundary and to a distance of 10 metres in other directions, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

- (ii) New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection.

8. Endeavour Energy

The development is to adhere to the following conditions:

- Any buildings or structures must comply with the minimum safe distances/clearances for voltages up to and including 132,000 volts (132kV) as specified in AS/NZS 7000:2010 'Overhead line design - Detailed procedures' and the 'Service and Installation Rules of NSW'. This applies irrespective of whether or not there is an easement.
- The construction of any building or structure (including fencing) that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with AS/NZS 3000:2007 'Electrical Installations' to ensure that there is adequate connection to the earth.

9. Sydney Trains

- (i) A 33kV H/V aerial transmission line is near to the site and any works, scaffolding and crane movements within 6 metres of the nearest transmission line conductor must be discussed and approved by Sydney Trains beforehand.
- (ii) All works within 6 metres of the nearest transmissions line conductor must comply with the following:
 - ISSC 20 - Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure.
 - The Safe Approach Distances (SADs) in the Sydney Trains Document titled SMS-06-GD-0268 - Working Around Electrical Equipment.

10. Demolition of Existing Telecommunications Facility

- (a) The existing telecommunications facility and ancillary structures/equipment shall be demolished and removed from the site within six months from the date of issue of an Occupation Certificate.
- (b) Development consent 274/2015/DA-O for the existing telecommunications facility and ancillary structures/equipment must be surrendered after the completion of the demolition works.
- (c) The site shall be restored to a condition that is similar to its condition before the facility was constructed.

11. Communications Equipment

The communications equipment to be attached to the telecommunications tower is limited to three structures as indicated on the approved plans containing Council's stamp.

12. Tree Protection Measures

All tree protection measures must be carried out in accordance with the Australian Standard AS4970 and the Arboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 9 May 2017.

13. External Finishes

The surface of the lattice tower and associated equipment attached to the tower are to be finished in a non-reflective material and appear neutral/recessive in colour. The applicant is to provide the Council with a proposed colour and surface finish chart, and obtain Council's written approval prior to the erection of the tower.

14. Traffic Control Measures

Traffic control measures must be carried out in accordance with AS1742.3-2002.

15. Open Trenching

Any open trenching must be carried out in accordance with AS 93.080 - Road Engineering AS1165 - 1982 - Traffic hazard warning lamps.

16. Signage

Signage is to be appropriately erected at the base of the monopole and displayed at all times, warning the public to the electromagnetic radiation hazard and providing contact details of the site manager.

17. Removal of Facility if Facility Becomes Redundant

Should the facility become redundant, the telecommunications facility (tower and associated infrastructure) must be removed within thirty days after the cessation of the use.

18. Graffiti Removal

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

19. Unreasonable Noise, Dust and Vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

20. Shoring and Adequacy of Adjoining Property

If the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense:

- a. Protect and support the adjoining premises from possible damage from the excavation, and
- b. Where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

21. 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 days prior to the commencement of any works.

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.

22. Utility Servicing Provisions

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development and that the proposed development will not interfere with the existing service provisions.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authorities water or sewer infrastructure.

23. Endeavour Energy

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Endeavour Energy for the development and any associated works. The written approval must be submitted to Council's Director City Development.

24. Electromagnetic Emissions

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit the following information prepared by a suitably qualified person to Council:

- A report in the format required by the Australian Radiation Protection Nuclear Safety Agency that shows the predicted levels of electromagnetic energy surrounding the development comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard and;
- A report showing compliance with the Australian Communications Industry Forum Industry Code entitled CIF C564:2004 Deployment of Mobile Phone Network Infrastructure.

25. Development in the Vicinity of Coal Seam Methane Wells

Prior to Council or an accredited certifier issuing a construction certificate, the applicant must submit a report to Council's Director City Development prepared by a suitably qualified professional stating that the development complies with the document titled Locational Guidelines: Development in the Vicinity of Operating Coal Seam Methane Wells prepared by the Department of Infrastructure, Planning and Natural Resources, May 2004.

26. AGL Gas Infrastructure

Prior to Council or an accredited certifier issuing a construction certificate, written approval must be obtained from AGL Energy Limited for the works shown on the approved plans containing Council's stamp and confirmation that the works will not conflict with the existing AGL Gas Infrastructure on the site. A copy of the written approval must be submitted to Council's Director City Development.

27. Obstacle Warning Lighting

Obstacle Warning Lighting must be installed on the approved tower to warn pilots of the presence of the tower in accordance with the standards specified in the section 9.4 of the Manual of Standards Part 139 - Aerodromes.

Council or an accredited certifier must not issue a Construction Certificate for design plans unless those plans include the installation of compliant aircraft Obstacle Warning Lighting on the approved tower.

The ongoing operation of the Obstacle Warning Lighting must comply with the relevant standards for Obstacle Warning Lighting at all times.

Confirmation of the compliant installation and activation of the Obstacle Warning Lighting must be provided to the Council's Director City Development within 28 days of the activation of the lighting.

28. Airspace

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant must provide separate notification in writing to the operator of Campbelltown Hospital Helicopter Landing Site (HLS) as well Airservices Australia (vod@airservices.com), of the proposal to erect the approved tower. The notification is to include an appropriate level of detail that clearly provides an understanding of the proposed timeframes for the erection of the tower, and is to include the design, finishes, physical location and dimensions of the approved tower, as well as the maximum height of the tower above finished ground level.

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant is to obtain a written response from the operator of the HLS confirming that the operator is aware of the proposal to erect the approved tower and that the erection of the proposed tower will not cause an adverse impact on the operation of the HLS.

The applicant is to provide the operator of the HLS and Airservices Australia with information relating to the tower as and when requested. Where the operator of the HLS requires the installation of additional aviation safety devices on the tower, the applicant shall immediately inform Council's Director City Development of the requirement, where a decision will be made as to whether the installation of the device will require separate assessment and approval.

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant must provide a qualified report to Council's Director City Development confirming the following:

- (a) Compliance with any relevant site and height requirements specified by the Civil Aviation Regulation 1988 and the Airports (Protection of Airspace) Regulations 1996 of the Commonwealth, and
- (b) That the development does not penetrate any obstacle limitation surface shown on any relevant Obstacle Limitation Surface Plan that has been prepared by the operator of an aerodrome or airport operating within 30 kilometres of the proposed development and reported to the Civil Aviation Safety Authority Australia.

Note: See the Advisory Circular 139-08(0) entitled Reporting of Tall Structures issued by the Civil Aviation Safety Authority Australia on 5 April 2005 concerning these conditions.

29. Eastern Gas Pipeline

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Jemena Gas Networks for the design and construction information regarding any temporary overhead power supply proposing to run parallel to or within the pipeline easement in consideration to earthing, induction, voltage etc. The written approval from Jemena Gas Networks must be provided to Council's Director City Development.

30. 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's Director City Development.

31. Geotechnical Report

Prior to Council or an accredited certifier issuing a construction certificate, a geotechnical report prepared by a NATA registered lab shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.

32. Soil and Water Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

33. Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

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.

34. AGL Gas Infrastructure

Prior to the commencement of any works on the site, the applicant must prepare a Site Hazard and Risk Assessment in conjunction with AGL HSE Business Partner and the Operations Supervisor for the Camden Gas Project. A copy of the assessment must be submitted to Council's Director City Development prior to any works commencing on the site.

The applicant must provide the commencement date of the construction works to AGL prior to works commencing.

35. Sydney Trains Requirements

Prior to the commencement of any works on the land, written approval must be obtained from Sydney Trains for any works within 6 metres of the nearest 33kV H/V aerial transmission line conductor.

The written approval must be submitted to Council's Director City Development.

36. Consultation with NSW Safe Work Authority

Prior to the commencement of any works on the site, it is the responsibility of the owner to contact NSW Safe Work Authority in writing in respect to any demolition or use of any crane, hoist, plant or scaffolding.

37. Dial Before You Dig

Underground assets may exist in the area that is subject to your application. Prior to the commencement of any works on the land, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW).

38. 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.

39. 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
- 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.

40. 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.

41. 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.

42. Vehicular Access during Construction

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

43. Public Property

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

44. 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 Safe Work 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.

45. Sydney Water

Prior to works commencing, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the Principal Certifying Authority prior to works commencing.

The Sydney Water Tap In service can be accessed at www.sydneywater.com.au

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.

46. Construction Work Hours

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

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 5.00pm
Sunday and public holidays	No Work.

47. Managing Urban Stormwater

Construction of the development must be in accordance with all relevant regulations of the Blue Book - Managing Urban Stormwater: Soils and Construction.

48. 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.

49. 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.

50. Protection of Existing Trees

All trees that are to be retained are to be protected in accordance with AS4970 Protection of Trees on Development Sites and the Arboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 9 May 2017.

The area within the Tree Protection Zone must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.

51. Fill Contamination

Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

52. 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.

53. Certification of Location of Building during Construction

Prior to the positioning of wall panels/ bricks or block work, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

54. Certification of Location of Building upon Completion

Upon completion of the building, the applicant shall submit to the principal certifying authority a qualified practicing surveyors certificate showing the boundaries of the allotment, distances of walls and footings from boundaries.

55. Excess Material

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

56. Earth Works/Filling Works

All earthworks, including stripping, filling, and compaction shall be:

- a. Undertaken in accordance with Council's Specification for Construction of Subdivisional Roads and Drainage Works (as amended), AS 3798 Guidelines for Earthworks for Commercial and Residential Development (as amended), and approved construction drawings;
- b. Supervised, monitored, inspected, tested and reported in accordance with AS 3798 Appendix B 2(a) Level 1 and Appendix C by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and
- c. Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798.

57. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. Council may at any time and without prior notification make safe any such works Council considers to be unsafe, and recover all reasonable costs incurred from the applicant.

58. Compliance with Council Specification

All design and construction work shall be in accordance with:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended);
- b. Campbelltown (Sustainable City) DCP - Volumes 1 and 3 as amended;
- c. 'Soils and Construction (2004) (Bluebook); and
- d. Relevant Australian standards and State Government publications.

59. Eastern Gas Pipeline

During construction, all works must adhere to the following:

- (i) The gas pipeline easement is not to be used for the storage of construction materials during any works.
- (ii) Where vehicles and equipment are required to traverse the easement, ensure that no damage occurs to the surface and that at all times vehicles are a minimum of two metres away from the pipeline trench defined by the pipeline marker signs.
- (iii) Access to the gas pipeline easement is to be maintained during and post construction of the telecommunications facility.

60. Aboriginal Archaeological Relics

If any previously unidentified Aboriginal archaeological relics are exposed during construction works, the Applicant must immediately cease works and notify NSW OEH in accordance with the *National Parks and Wildlife Act 1974* and obtain any necessary approvals to continue work. Works shall not recommence until an appropriate strategy for managing the objects has been determined in consultation with the NSW OEH and the applicant receives written authorisation from NSW OEH.

61. Demolition Work/Plan

All work shall be completed in accordance with the approved demolition work plan designed in accordance with clause 1.7.3 of Australian Standard A52601-2001 The Demolition of Structures.

62. Completion of Construction Works

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

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

63. Imported well-derived fill material

The only waste-derived fill material that may be received at the development site is:

- a) virgin excavated natural material (within the meaning of the *Protection of the Environment Operations Act 1997*); and
- b) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

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: Under this subheading, for the purpose of issuing an occupation certificate, any reference to occupation certificate shall also be taken to mean interim occupation certificate.

64. 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 to be completed to the satisfaction of the principal certifying authority.

65. Airservices Australia

Prior to the principal certifying authority issuing an occupation certificate, the applicant must notify Airservices Australia (vod@airservices.com) to confirm the finishes height and location to allow for entry into the Aeronautical Information Package (AIP).

66. Electromagnetic Emissions

Prior to Council or an accredited certifier issuing an occupation certificate, the applicant shall provide a report, prepared by a suitably qualified person, stating that the operation of the telecommunications facility would comply with the following:

- Compliance with the safety limits for the predicted levels of electromagnetic energy surrounding the development imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard and;
- Compliance with the Australian Communications Industry Forum Industry Code entitled CIF C564:2004 Deployment of Mobile Phone Network Infrastructure.

A copy of the above information must be submitted to Council's Director City Development.

67. Bush Fire Requirements

Prior to the Principal Certifying Authority issuing an occupation certificate, the requirements of the Rural Fire Service (issued 17 May 2017; Ref: D17/1429 DA17051007225 PE) must be implemented.

68. Restoration of Public Roads

Prior to the principal certifying authority issuing an occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

69. 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.

70. Council Fees and Charges

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

ADVISORY NOTES

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

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The *Environmental Planning and Assessment Act 1979* requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 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. 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 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 three metres or has a trunk diameter more than 150mm measured one metre above ground level, and excludes any tree declared under the *Noxious Weeds Act* (NSW).

Advice 3. Buried Waste

Should buried materials/wastes or the like be uncovered during the excavation of footings or trenches on site works, Council is to be contacted immediately for advice on the treatment/removal methods required to be implemented.

Advice 4. Inspection within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

Advice 5. Covenants

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

Advice 6. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

Advice 7. 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 - Volumes 1 and 3 (as amended).

Advice 8. 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 Safe Work 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 Safe Work NSW Asbestos and Demolition Team on 8260 5885.

Advice 9. Dial before you Dig

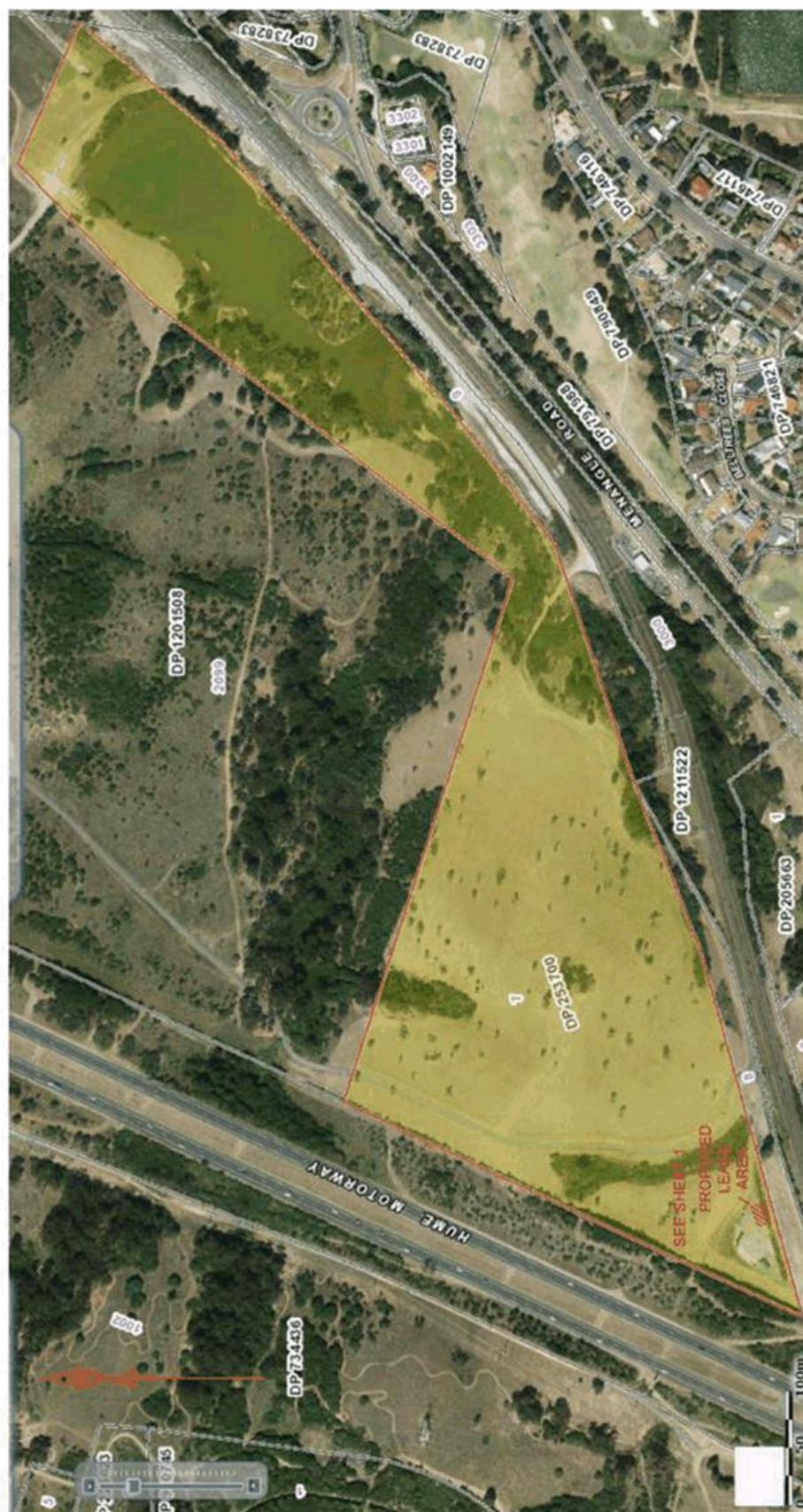
Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Advice 10. *Telecommunications Act 1997 (Commonwealth)*

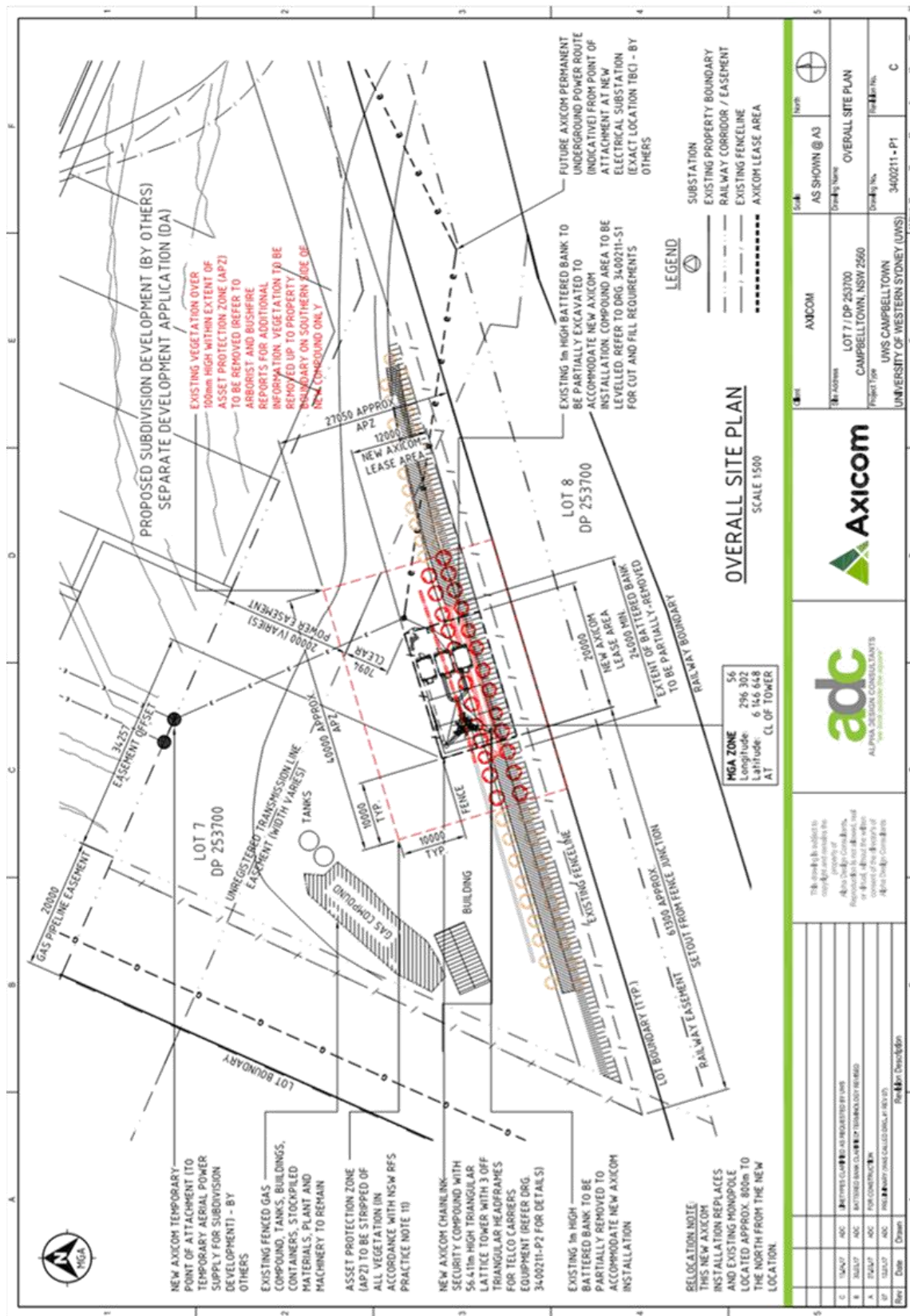
Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995* (Cth) and is liable for prosecution.

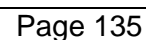
Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

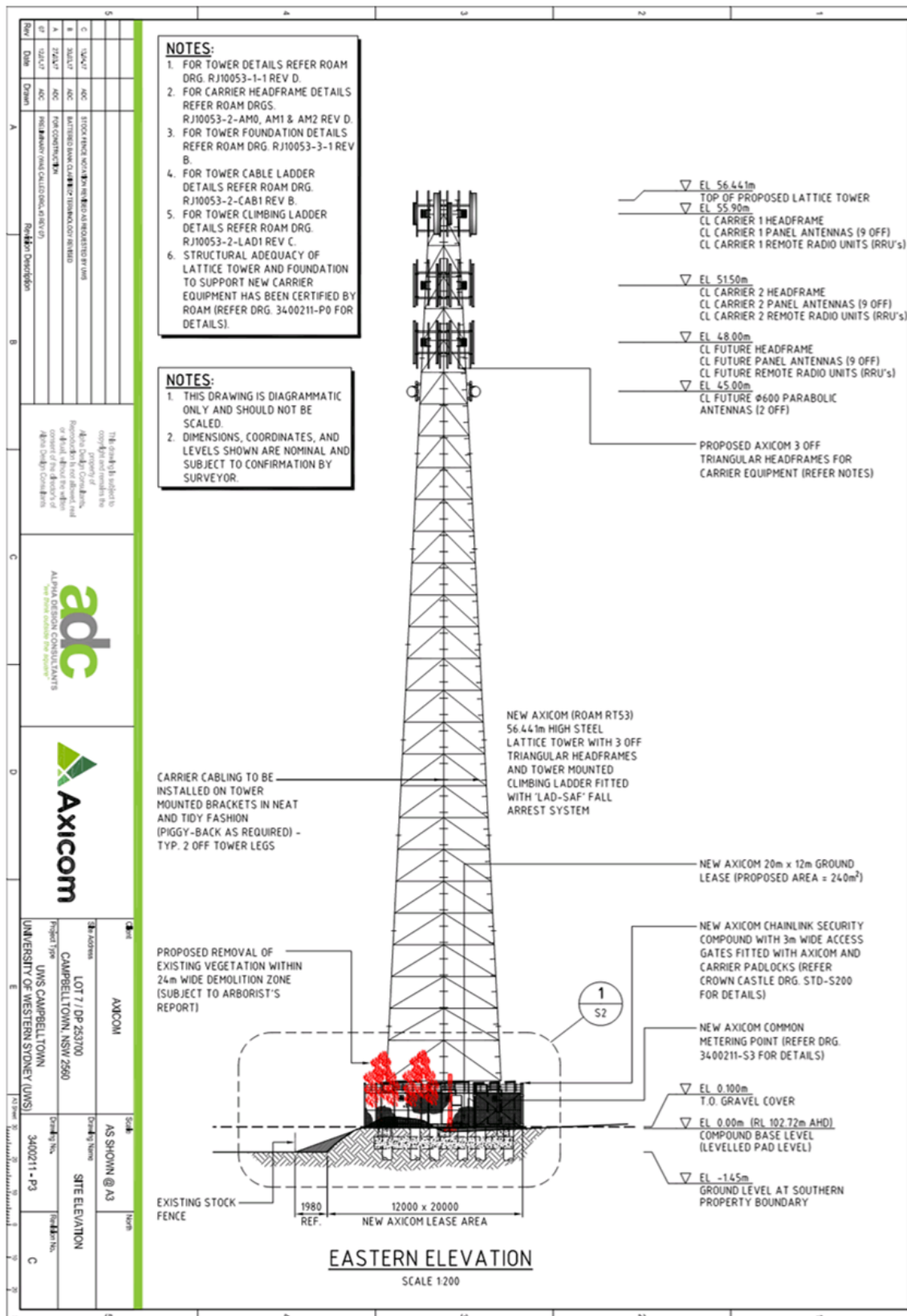
END OF CONDITIONS

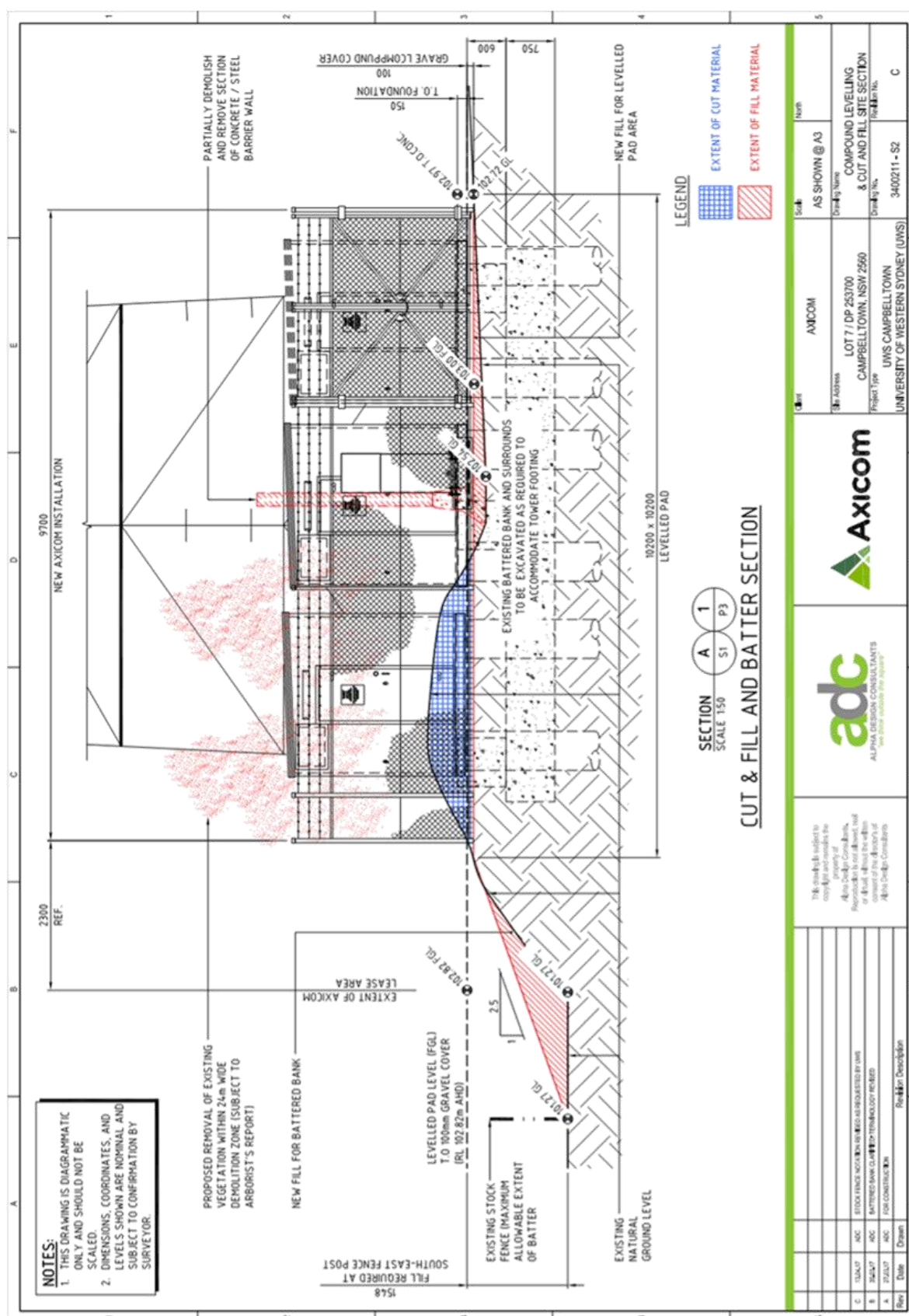


Boxall Surveyors <small>CONSULTANTS IN SURVEYING AND LAND DEVELOPMENT</small> Suite 8/49-51 Elton Street Sutherland Tel: 02 9521 5737 Fax: 02 9545 1092 admin@boxallsurveyors.com.au	FOLIO ID : 7/253700 LOCALITY : CAMPBELLTOWN L.G.A. : CAMPBELLTOWN PARISH : ST PETER COUNTY : CUMBERLAND	SURVEYED: BARTON DATE: 12-07-2016 FILE No: 7195.340028 DWG No: 340028 SS REV. No: F	DRANN: SKM CHECKED: SKL DATUM: AHD ORIENTATION: MGA-RTK SCALE: 1:5000 AT A4	MACARTHUR WSU LOT 7 IN DP 253700 CAMPBELLTOWN NSW 2560 LOCATION PLAN - SHEET 2 OF 2	Axicom BUN 3400211	PARTIAL SITE SURVEY REVISION F	A4 SHEET









Environmental EME Report

Lot 7 DP 253700 University Western Sydney, CAMPBELLTOWN NSW 2560

This report provides a summary of Calculated RF EME Levels around the wireless base station

Date 7/6/2017

RFNSA Site No. 2560036

Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at Lot 7 DP 253700 University Western Sydney CAMPBELLTOWN NSW 2560. These levels have been calculated by Axicom using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.33% of the public exposure limit.

The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <http://www.arpansa.gov.au>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all wireless base station antennas at this site.

The EME levels are presented in three different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m²) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

Results

The maximum EME level calculated for the proposed systems at this site is 2.79 V/m; equivalent to 20.63 mW/m² or 0.33% of the public exposure limit.

Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

Carrier	Radio Systems
Telstra	WCDMA850 (proposed), LTE700 (proposed)
Optus	LTE700 (proposed), WCDMA900 (proposed), LTE1800 (proposed), WCDMA2100 (proposed), LTE2300 (proposed), LTE2600 (proposed)

Calculated EME Levels

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

Distance from the antennas at Lot 7 DP 253700 University Western Sydney in 360° circular bands	Maximum Cumulative EME Level at 1.5m above ground – all carriers at this site					
	Existing Equipment			Proposed Equipment		
	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits
0m to 50m				1.94	9.95	0.14%
50m to 100m				1.94	9.99	0.13%
100m to 200m				1.57	6.5	0.096%
200m to 300m				2.67	18.89	0.32%
300m to 400m				2.79	20.63	0.33%
400m to 500m				2.63	18.35	0.28%
Maximum EME level				2.79	20.63	0.33
	319.91 m from the antennas at Lot 7 DP 253700 University Western Sydney					

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code C564:2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Additional Locations		Height / Scan relative to location ground level	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment		
			Electric Field V/m	Power Density mW/m ²	% of ARPANSA exposure limits
1	18 Menangle Rd, Glen Alpine NSW 2560, Australia	0m to 15m	2.35	14.65	0.26%
2	14 Menangle Rd, Glen Alpine NSW 2560, Australia	0m to 15m	3.11	25.71	0.4%
3	10 Menangle Rd, Glen Alpine NSW 2560, Australia	0m to 15m	2.69	19.17	0.28%

RF EME Exposure Standard

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m²), microwatts per square centimetre (μW/cm²) and milliwatts per square metre (mW/m²). Note: 1 W/m² = 100 μW/cm² = 1000 mW/m².

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Exposure Limit (100% of Standard)
LTE 700	758 – 803 MHz	750 MHz	37.6 V/m = 3.75 W/m ² = 375 μW/cm ² = 3750 mW/m ²
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 μW/cm ² = 4500 mW/m ²
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 μW/cm ² = 4500 mW/m ²
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m = 9.00 W/m ² = 900 μW/cm ² = 9000 mW/m ²
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²

Further Information

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

Information about RF EME can be accessed at the ARPANSA website, <http://www.arpansa.gov.au>, including:

- Further explanation of this report in the document "Understanding the ARPANSA Environmental EME Report"
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; "Radio Frequency EME Exposure Levels - Prediction Methodologies"
- the current RF EME exposure standard
Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, 'Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz', Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia.
[Printed version: ISBN 0-642-79400-6 ISSN 1445-9760] [Web version: ISBN 0-642-79402-2 ISSN 1445-9760]

The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <http://emr.acma.gov.au>

The Communications Alliance Ltd Industry Code C564:2011 'Mobile Phone Base Station Deployment' is available from the Communications Alliance Ltd website, <http://commsalliance.com.au>.

Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive, <http://www.rfnsa.com.au>.



After

Before

09.06.17	ZV	Tower height amended	<p>pixelwise 4035 Murlon St Warrimoo NSW 2686 P: +61 2 9460 2919 F: +61 2 9460 1673 www.pixelwise.com.au</p> <p>KAW CONSULTING Planning and Environmental Services Level 3, 754 Pacific Hwy Crows Nest NSW 2067</p>	<p>Site Address University of Western Sydney Campbelltown NSW 2560</p> <p>BTS Site Name : UWS Campbelltown</p> <p>Site Number : TBA</p>	<p>Approved  Axicom</p> <p>Date : 07.07.14</p>
07.07.16	ZV	Preliminary			
Date	Created	Revision Description			



After

Before

This is a representation only. The final installation may vary slightly in size, shape and/or colour.

Rev	Date	Created	Revision Description	<p>Copyright: The information on this drawing is the property of PixelWise Pty Ltd and is not to be copied in whole or in part without the written approval of PixelWise Pty Ltd.</p> <p>pixelwise 4/35 Morton St Woolloomooloo NSW 2060 P: +61 2 9460 1673 F: +61 2 9460 1673 www.pixelwise.com.au</p> <p>KAW CONSULTING Planning and Environmental Services Level 1, 100 Macquarie Street Cherrybrook NSW 2577 P: 02 8410 1399</p>	<p>Site Address: University of Western Sydney Campbelltown NSW 2560</p> <p>BTS Site Name: UWS Campbelltown</p> <p>Site Number: TBA</p> <p>Drawing No.: M05</p> <p>Drawing Title: Photomontage View 5</p>	<p>Approved: AXICOM</p> <p>Date: 07.07.16</p> <p>Checker: B</p>
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8.3 Wheelchair Accessible Picnic Tables

Reporting Officer

Executive Manager Open Space
City Delivery

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.3 - Ensure that Campbelltown is an inclusive city

Officer's Recommendation

That the information be noted.

Purpose

To inform Council of the feasibility of wheelchair accessible picnic tables, and to provide an update of the various parks across the City that have these tables installed as part of the assets renewal program.

History

Council at its meeting held 23 May 2017 resolved:

That a report be presented to Council outlining the feasibility of including wheelchair accessible picnic tables in any newly constructed parks and any parks undergoing refurbishment.

Report

The Campbelltown Community Strategic Plan has been founded on the principles of social justice where by all people should have fair access to services, resources and opportunities to improve their quality of life. Campbelltown City Council is committed to this through the creation of safe, well maintained, activated and accessible public spaces and creation of an inclusive city.

The provision of open spaces that are inclusive is a community priority and with the use and correct placement of accessible park furniture, we can ensure our open spaces are available to residents of all abilities to enjoy.

To date, wheelchair accessible seating has been installed in various parks across the City as a part of the assets renewal program. This has included Koshigaya Park, Campbelltown and Quirk Reserve, Bradbury. Photographs of the installed furniture are shown in attachment one.

Attachments

1. Wheelchair accessible seating (contained within this report)



Koshigaya Park



Quirk Reserve

8.4 Ingleburn Horticultural Society 90th Anniversary

Reporting Officer

Executive Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.4 - Provide and support exciting and curious events and festivals for the local community and visitors

Officer's Recommendation

That Council write to the Ingleburn Horticultural Society and Garden Club to confirm the agreed support for the Society's 90th year celebrations.

Purpose

The purpose of this report is to advise Council of the outcome of a request from the Ingleburn Horticultural Society for Council to provide support to the Society celebrating their 90 year of continuous operation.

History

Council at its meeting held 14 March 2017 resolved the following:

That Council support the Ingleburn Historical Society and Garden Club in celebrating their 90th continuous year of operation.

Report

The Ingleburn Horticultural Society is celebrating a major milestone of 90 years of continuous operation in 2017. It is one of the many community based organisations in Campbelltown that contribute to the life of the community and amenity of the City.

Council Officers met with the President of the Society in May 2017 to discuss opportunities for Council to support the Society in the celebration of this milestone.

Following this discussion, correspondence was sent to the President outlining the opportunities to support the celebration tying in with the Campbelltown City Garden Competition. Those opportunities include:

- recognition as a category sponsor of the Campbelltown City Garden Competition in 2017, with the view that in lieu of a cash payment, Ingleburn Horticultural Society will provide a prize at the event, being a mentoring session with one event entrant

- the Society provide an expert panel for a Q&A session to be promoted to the entrants and held as part of the award ceremony program
- the opportunity to set up a marketing table at the awards night to run a membership drive and have a small display of plants.

In addition, a copy of the Campbelltown City Garden Competition Partnership Prospectus was provided to the Society with information on benefits offered to sponsors. This document was provided with the view that it would assist the Society to seek and gain support and sponsorship for their future events.

The President of the Ingleburn Horticultural Society was supportive of these opportunities including the sponsorship recognition in the Best New Garden category in the 2017 Campbelltown City Garden Competition.

Conclusion

In support of the celebration of the 90th year of continuous operation of the Ingleburn Horticultural Society, Council has offered a number of opportunities for the Society to participate in, and be recognised through, the Campbelltown City Garden Competition. These include category sponsorship, participation in an expert panel, and marketing opportunities.

The Society has confirmed that it will be taking up the opportunities as detailed in this report and acknowledged their appreciation of Council's support.

Attachments

Nil

8.5 Performance Audits

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

That the information be noted.

Purpose

To provide Council with the program of performance audits to be conducted by the Audit Office of New South Wales for 2017-2018

History

Under the *Local Government Amendment (Governance and Planning) Act 2016*, the Auditor General is the auditor of all NSW councils from 1 July 2016. In addition to auditing council's annual financial statements, the mandate also includes conducting performance audits. The Auditor General has authority to choose the topics for review as well as authority to access the required information in carrying out performance audits.

Report

Performance audits assess whether an agency or council is carrying out its activities effectively, and doing so economically, efficiently and in compliance with relevant legislation.

Activities examined by a performance audit may include an individual program or a service provided by an individual council or group of councils, or it may consider particular issues affecting local government as a whole, having consideration also to the needs and priorities of communities.

The Auditor General has advised NSW councils that in the first year, a sector wide focus, rather than individual councils, will be taken and has determined the following performance audits for 2017-2018.

Reporting mechanisms to the community on service delivery

This audit will be a desk top audit, assessing how well council annual reports communicate achievement of planned outcomes, service level delivery and efficiency of service delivery.

Surveys of fraud controls in place across councils

The objective of this audit is to determine whether councils manage the risk of fraud effectively and have mechanisms in place to identify, investigate, monitor and control suspected or alleged fraud. This will be a self-assessment approach and the results of these surveys of all councils will be analysed against the Audit Office Fraud Control Improvement Kit.

Shared services arrangements

The audit will seek to identify enablers and barriers to effective and efficient shared services arrangements. Such arrangements can include corporate services, waste collection, library services, road maintenance and customer services.

On completion of the performance audits a report by the Auditor General will be issued to the General Manager, responsible Ministers and the Treasurer in accordance with the *Local Government Act 1993*. Audit reports include recommendations to improve accountability and performance. Audit reports are also tabled in New South Wales Parliament and published on the Audit Office website.

The introduction of performance audits by the NSW Audit Office within the local government sector was also reported to the Audit Risk and Improvement Committee on 27 June 2017.

Attachments

1. Letter from Auditor General of NSW (contained within this report)



Mrs Lindy Deitz
General Manager
Campbelltown City Council
PO BOX 57
CAMPBELLTOWN NSW 2560

Contact Audit Office
Phone No 9275 7100
Our Ref
Your Ref

27th April 2017

Dear Mrs Deitz

Initial local government performance audits

As you are aware, recent amendments to the *Local Government Act 1993* have made the Auditor-General of NSW the Auditor of Local Councils in NSW. In addition to auditing Councils' annual financial statements, the new mandate provides for the conduct of "Performance Audits".

I am aware Performance Audits are a new type of audit for Local Government so the purpose of this letter is to tell you a little bit about them and my approach.

Essentially, Performance Audits assess whether selected activities or services are carried out efficiently, effectively and economically. The State Government has provided my Office with funding to conduct two to three Local Government performance audits annually. I have consulted with organisations like Local Government NSW and the Office of Local Government regarding topic selection.

In this first year, I have chosen to focus on the sector as a whole, rather than on any individual council. In this way I hope to improve my Office's understanding of Local Government and to work alongside you to provide some general benchmarking or improvement opportunities. My aim is to support Councils to identify good practice and to make improvements over time.

The first Performance Audit will focus on Councils' own reporting to their communities on service delivery. My Office is conducting a desk top review of reporting in Council annual reports and will select a sample of Councils to profile in more detail.

The second audit will survey fraud controls in place across Councils. And the final performance for the 2017/18 financial year will examine current shared services arrangements.

We will contact you directly if your Council is selected for more detailed examination in any audit.

I am sure it will be helpful if I publish a forward program of possible performance audits for you to provide any feedback on. Matters identified in my annual financial audits will also inform the selection of future topics, which may be a mix of sector wide or more targeted audits. Again, my officers will contact you during the early stages of any audit involving your Council.

Information regarding Performance Audits and my Office's approach to Local Government can be found at <http://www.audit.nsw.gov.au/>. I also enclose our Performance Audit Guide for Local Government for your information.

You may like to view my current program of State Government Performance Audits to get a better insight into the nature of performance auditing. You can also discuss any aspect of the audit of your Council with the Business Team Leader responsible for your Council. Contact details will be provided to you in our Client Service Report.

I am looking forward to working constructively with you and your officers to carry out my obligations under the Act but to also support you in your work. If you have any questions, please feel free to email me (mail@audit.nsw.gov.au).

Please note I have also written to your mayor on this topic. It would be appreciated if you could table this correspondence at a forthcoming council meeting.

With my best regards

SIGNATURE HAS BEEN REMOVED

Margaret Crawford
Auditor-General of NSW

PERFORMANCE AUDIT GUIDE FOR LOCAL GOVERNMENT

INTRODUCTION

Performance audits assess whether an agency or council is carrying out its activities effectively, and doing so economically and efficiently and in compliance with relevant laws.

This Guide provides councils (the audited agency) with information about the NSW Audit Office's performance audit process. The Guide outlines the legislative framework and the NSW Auditor-General's authority, and what to expect of the Audit Office during a performance audit.

The Guide also informs councils of their obligations to assist the performance audit team to effectively and efficiently complete their work.

LEGISLATIVE FRAMEWORK

Auditor-General's authority to conduct performance audits

The *Public Finance and Audit Act 1983* (PF&A Act) sets out the Auditor-General's functions, mandate and powers.

The Auditor-General's independence is assured by key provisions in the PF&A Act. Specifically, the Auditor-General:

- reports directly to NSW Parliament on audits of agency financial reports and performance
- can only be dismissed by a resolution of both houses of the NSW Parliament
- decides on the program of work undertaken by the Audit Office
- is appointed for a non-renewable eight year period. In addition, performance audits are funded by NSW Parliament, not the agency being audited.

Under the *Local Government Amendment (Governance and Planning) Act 2016* (the Act), the Auditor-General is the auditor of all NSW councils and 'council entities' from 1 July 2016 and has the mandate to conduct performance audits.

The Act gives the Auditor-General authority to choose the topics and agencies for review, and to access required agency information.

The Auditor-General is required to report to the head of the audited agency, the responsible Minister and Treasurer on the result of a performance audit. In many cases, this will include the Office of Local Government and its Minister due to their respective roles.

SUMMARY OF KEY POINTS

In conducting a performance audit, the Audit Office is responsible for:

- obtaining sufficient knowledge of the program or activity being audited
- maintaining a constructive relationship with the audited agency and undertaking adequate consultation (see Table 1)
- securing and keeping confidential all agency information obtained in the course of the audit.

The head of the audited agency is responsible for:

- nominating up to two suitable liaison officers to work with the audit team
- providing full and free access to people and information within requested timeframes. This includes providing all information that is relevant to the audit, even if not specifically requested
- a duty of care to the audit team under WHS and anti-discrimination laws, and harassment free workplace policies.

Performance audits and topic selection

Performance audits assess whether an agency is carrying out its activities effectively, and doing so economically and efficiently and in compliance with all relevant laws. Activities examined by a performance audit may include an individual program or service provided by an individual or group of council's, all or part of an individual council, or it may consider particular issues affecting the sector as a whole and may include state agencies as well as council's. Performance audits cannot question the merits of government or council's policy objectives. The Act gives the Auditor-General authority to select performance audit topics and activities to review. We use a strategic approach to selecting performance audits, which balances our performance audit program to reflect issues of interest to Parliament and the community. We include topics that align with the government's policy objectives and reform agenda to assess progress and impacts.

Each year, the Auditor-General seeks input from the heads of government agencies and certain statutory officers, on proposed topics before publishing the performance audit program. The Auditor-General will also take into account performance audit topic suggestions from the Public Accounts Committee, Members of Parliament, local councils and members of the public.

Authority to access Council information

The Act provides the Audit Office with full access to information irrespective of any agency obligations for confidentiality. This overrides any other legislation that might restrict disclosure, such as secrecy or privacy laws.

The Auditor-General is entitled at all reasonable times to full and free access to information requested of the audited agency.

The only exception to this access is information that is Cabinet information as defined in the *Government Information (Public Access) Act 2009* (GIPA Act). However, as a matter of convention the Secretary, Department of Premier and Cabinet, provides relevant Cabinet documents to the Auditor-General when requested.

Agencies must provide the Audit Office with information requested.

Confidentiality requirements

Under the PF&A Act, any information obtained in the course of undertaking a performance audit must not be disclosed by Audit Office staff to any person other than staff of the auditee, with the exception of information relating to improper conduct as detailed in the Act.

All information that the Audit Office receives, and working papers that the Audit Office creates during an audit, are exempt from the GIPA Act.

FOLLOW-UP PROCESS AFTER THE PERFORMANCE AUDIT IS COMPLETED

Approximately 12 months after each performance audit report is tabled in Parliament, the Public Accounts Committee (the Committee) may follow up action taken by audited agencies in response to recommendations made by the Auditor-General. As part of the follow up process, the Committee questions agencies about their response to the recommendations and, if required, conducts public hearings to examine witnesses. The Auditor-General also provides comments on submissions made by agencies to the Committee.

After the performance audit report is tabled, we write to the head of each audited agency to confirm this process and provide a template to assist the audited agency to report to the Committee when requested.

ROLES AND RESPONSIBILITIES**The Audit Office's obligations**

We aim to complete our work efficiently to minimise the impost on each council. The time to complete this work varies depending on the complexity of the audit topic and the number of councils and state agencies that may be involved. This may range from six to 12 months.

Knowledge of the program or activity being audited

The audit team will obtain sufficient knowledge to enable it to identify and understand issues relevant to the program or activity being audited.

Performance audits may be undertaken on topics that require specialised skills and knowledge beyond those possessed by the audit team. In these cases, we engage consultants to provide expert assistance to the audit team and will discuss this with the audited council. The audit team must ensure that any consultant engaged for the audit has the necessary competence, capabilities and impartiality to complete the work required.

No surprises approach

The audit team seeks to establish a constructive relationship with each council so that there are 'no surprises' in the final audit report. The audit team will explain the audit process at commencement and will maintain appropriate communication throughout the audit. Council's General Manager, and executive staff, are encouraged to provide input at appropriate stages of the audit, such as when the audit is being scoped, and when preliminary findings, the draft report and potential recommendations are discussed.

Our audit process outlined in Table 1 provides several formal consultation points for the council to discuss the audit planning, preliminary findings and draft report during the course of the audit. In practice, there is ongoing and frequent communication between the audit team and the liaison officers.

Additionally, the head of the audited council and council executive staff can contact the Auditor General, Deputy Auditor General or Assistant Auditor-General Performance Audit at any time to discuss the audit. Our contact details are provided to the General Manager and council liaison officers at the commencement of the audit.

Audit methodology

Our performance audit methodology is designed to satisfy Australian Audit Standards ASAE 3000 and 3500 on performance auditing. The Standards require the audit team to comply with relevant ethical requirements and plan and perform the audit to obtain reasonable assurance and draw a conclusion on the audit objective. Our processes have also been designed to comply with the performance audit requirements specified in the Act.

Security of agency information

The Audit Office treats all audit-related information as 'in-confidence'. Our computer network has appropriate security measures in place to mitigate unlawful access. Secure arrangements are also in place to store physical documentation.

Sensitive information that, in the Auditor-General's opinion, is not in the public interest will not be included in public reports. This may include commercial in confidence information. Any issues that the council may have about the Auditor-General's powers and the content of the audit report should be discussed with the audit team at the earliest opportunity.

The audit team will discuss with council's liaison officers suitable options and timing to provide information and documentation for the audit. This may include use of a web based secure file transfer facility to enable audited agencies to securely and efficiently provide requested information.

The audited agency's obligations

We aim to use council staff time efficiently and effectively and request the council's cooperation to facilitate our work. In the planning stage of each audit we will consult with council's liaison officers and agree on timely access to people and information (see Table 1).

Nominate up to two liaison officers

Council's General Manager is asked to nominate up to two liaison officers to work with the audit team. The liaison officers' role is important to both the Audit Office and council.

The liaison officer should be a senior member of the council who will keep the General Manager informed of the progress of the audit, and who has authority to make decisions on behalf of the council, for example, when reviewing the draft audit report and discussing potential audit recommendations.

The liaison officer will be asked to assist with the day to day administration of the audit, such as assistance in arranging meetings, access to people and information. Council's General Manager, or the nominated liaison officer, may wish to appoint a second liaison officer to assist the audit team with these matters.

Regular and open communications between the audit team and management of the council help deliver an efficient audit. The audit team will contact the nominated liaison officers regularly during the audit and will direct most questions and documentation requests through them. Refer to Table 1 for more details.

It is essential the audit team receives prompt responses to its questions and requests for supporting documentation.

Prepare early for the audit

The letter sent to the General Manager when a performance audit commences includes an indication of the issues that the performance audit will examine. This is discussed and refined during the planning phase of the audit outlined in Table 1.

The General Manager can prepare early for the performance audit by:

- reviewing relevant plans, records and source data, and making sure these are up-to-date and available for the audit team
- gathering documentation on how council monitors and measures the effectiveness, economy and efficiency of the audited activity and have the most recent results ready.

Provide full and free access to people and information

The General Manager and council's nominated liaison officers are responsible for arranging unrestricted access for the audit team to relevant individuals and documents and for the completeness and accuracy of the information supplied for the audit.

This is particularly important for performance audits. Each performance audit is unique and, as a result, it is difficult for audit teams to know exactly the documentation relevant to the audit. It is therefore the council's responsibility to ensure it provides:

- all information it is aware of that is relevant to the audit, whether or not it is specifically requested
- all information the audit team requests that is relevant to the audit

- unrestricted access to all people in the council from whom it is necessary to obtain audit evidence.

The General Manager is also requested to advise the audit team:

- if they or their council has any knowledge of any actual, suspected or alleged intentional misstatement (such as fraud) or non-compliance with laws and regulations in relation to the audit topic
- whether there has been any internal or external reviews or audits conducted in relation to the audit topic.

Comply with work health and safety (WHS) and anti-discrimination laws, and harassment-free workplace policies

The Audit Office is committed to maintaining a high standard of work health and safety, and our staff are expected to treat each other and council staff with courtesy and respect.

Councils have a duty of care to Audit Office staff under the *Work Health and Safety Act 2011*, Regulation, Codes of Practice and recognised industry standards, as appropriate.

If the audit team fails to adhere to anti-discrimination laws or the harassment free workplace policy, the council liaison officers should advise the Assistant Auditor-General Performance Audit immediately.

The Audit Office has policies and strategies to prevent and deal with discrimination and harassment.

If the audit team is treated contrary to anti-discrimination laws and the harassment free workplace policy by any council staff, the audit team will advise the Assistant Auditor-General Performance Audit immediately. The incident will be raised with the council liaison officers and, if necessary, with the General Manager and the Auditor-General.

Transmission of agency information

Council's may provide working papers in hard copy or electronic format. Our preferred format is electronic documents in Word, Excel, or PDF formats provided by e-mail or through the Audit Office's secure file upload service. Details of e-mail addresses to use, or the file upload service, are provided by the audit team when information is requested.

The audit team may need 'read only' access the council's electronic systems. If this is required, the liaison officer will be asked to arrange the necessary access including log in IDs or access terminals on-site.

PERFORMANCE AUDIT PROCESS

Once initiated, performance audits have three main stages: planning, conduct and reporting. A description of each of these stages, and the extent of our consultation with the audited council, is outlined in Table 1.

Table 1—Performance audit stages and consultation with audited agencies

<i>Planning</i>	<i>Audit commences</i>	An audit team is assigned and the audit is initiated. Commencement letters are issued to the General Manager, Chief Executive, responsible Minister/s, and the Treasurer. The head of each audited council and state agency nominates their liaison officers who will work with the audit team.	<i>Commencement letters</i>
	<i>Scoping work</i>	The audit team meets with council's liaison officers, and other key stakeholders, to gain an understanding of the council and activities relevant to the audit topic. The audit team develops the audit's scope and focus, including the audit objective and potential criteria. The potential audit scope is discussed with council's liaison officers.	<i>Draft audit scope and focus</i>
	<i>Audit plan</i>	The audit team finalises the audit scope and develops the audit plan in consultation with council's liaison officers. In addition to the scope and focus, the audit plan may include: <ul style="list-style-type: none"> the audit procedures, including how and what information is to be collected to answer the audit criteria audit fieldwork and approach, including the people and locations the audit team will visit during the audit audit schedule, including consultation milestones and proposed tabling date. A draft audit plan is provided to the council's liaison officers for feedback before being finalised. Once finalised, the audit plan and audit engagement letter are issued to the General Manager. 	<i>Audit plan and engagement letter</i>
<i>Conduct</i>	<i>Evidence gathering and analysis</i>	Evidence is collected and analysed against the audit criteria. The audit team must ensure they have sufficient and appropriate evidence to answer the audit objective and criteria.	<i>Interviews with relevant council staff</i>
	<i>Preliminary findings</i>	Preliminary findings against the audit criteria are discussed with council's liaison officers. Additional relevant evidence may be requested if needed.	<i>Requests for access to documents and information</i> <i>Preliminary findings discussed</i>

<i>Reporting</i>	<i>Draft report</i>	A draft report is prepared and a meeting held with council's liaison officers to discuss their feedback. The purpose of the draft report is to give the council the opportunity to identify errors of fact or interpretation, and to provide additional relevant evidence that addresses the audit criteria. Responses received from the council are carefully considered and amendments made as necessary. During this process the audit team will also discuss with council's liaison officers potential recommendations to be included in the audit report. The General Manager may wish to meet with the Auditor-General to discuss the draft audit report and recommendations before it is finalised.	<i>Draft report</i>
			<i>Potential recommendations</i>
	<i>Final report</i>	The audit's final report is issued by the Auditor-General to the General Manager, Chief Executive, the responsible Minister/s, and the Treasurer, in accordance with the Local Government Act 1993. The audit report includes recommendations to improve accountability and performance. The General Manager is invited to provide a written response to the audit report and its recommendations that will be published with the audit report.	<i>Final statutory report</i>
		The audit report is tabled in NSW Parliament and published on the Audit web site	<i>Tabled report</i>

8.6 Revised Policy - Media

Reporting Officer

Executive Manager Corporate Support Systems
City Governance

Community Strategic Plan

Objective	Strategy
5. Responsible Leadership	5.2 The smooth running of Council's operations

Officer's Recommendation

1. That the revised Media Policy as attached be adopted.
2. That the policy review date be set at 30 September 2020.

Purpose

To seek Council's endorsement of the revised Media Policy.

History

The abovementioned policy was adopted by Council on 15 November 2005, was last reviewed on 3 July 2012 and is now due for review in accordance with the Records and Document Management Policy.

Report

The abovementioned policy has been reviewed in accordance with Council's Records Management Policy and the adopted procedure for Policy Development and Review. Minor edits were made regarding the Responsible Officer and some content has been deleted to reflect changes to Council's organisational structure.

Attachments

1. Revised Policy - Media (contained within this report)

		POLICY
Policy Title	Media Policy	
Related Documentation	Media Enquiries Procedure	
Relevant Legislation/ Corporate Plan	Nil	
Responsible Officer	Executive Manager Corporate Support Systems	

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

1. To encourage effective relationships with media representatives and ensure the provision of accurate, timely and consistent information regarding Council to the media.
2. To provide staff with clear direction for how to respond if they are contacted by a media representative.

Policy Statement

Campbelltown City Council relies on the support of the media to help communicate information to residents about its initiatives, programs and services. Likewise, the media rely on Council for information about matters of community interest.

This policy in no way limits or attempts to limit media relations between elected representatives and the media. However, it does outline the appropriate processes for responding to media enquiries by Council staff.

It is vital that information provided to the media presents an organisational view that is consistent and accurate. While Council will always seek to provide good news stories for the media, it is equally important that media enquiries from a journalist or reporter are responded to in an appropriate and timely manner, and within the required deadline wherever possible and reasonable.

Council requires positive relationships with the media for many reasons - how Council and Campbelltown is portrayed in the media impacts greatly on how the organisation and the City are perceived; the media are a strong ally in many situations, including to assist with the promotion of Council programs, events and initiatives; in times of crisis when information needs to be conveyed to the public, such as during severe storms and bushfires.

Scope

This Policy applies to all staff members of Campbelltown City Council.

DATA AND DOCUMENT CONTROL		
Division: City Governance Section: Communications DocSet: 1879525	Adopted Date: 15/11/2005 Revised Date: 03/07/2012 Minute Number: 113 Review Date: 30/06/2017	Page: 1 of 2

Principles

1. The only staff members who can provide comment to the media regarding Council business are the General Manager and Directors. The Mayor will also make comment on Council issues as required/recommended.
2. Council staff must only comment on matters of fact, and must not enter political debate or discussion.
3. If staff other than those listed above, receive media enquiries, they must be directed to the Communications Coordinator or Communications Officer immediately. These staff will assist with the enquiry and discuss with the General Manager and/or appropriate Director to determine a suitable response. All media responses must be approved by the appropriate Director and/or the General Manager prior to issue.

Where possible, media enquiries are to be emailed to the above staff so the exact nature of the enquiry can be established.

4. Positive media opportunities will be arranged by the Communications Section, with all information to be approved by the appropriate Director.
5. Wherever possible and appropriate, the Mayor will represent Council in media opportunities organised by Communications. If the Mayor is not available, he/she can nominate a Councillor or staff member to take part.
6. In some circumstances, including if a specific request is made by the media, Council staff such as Directors, Managers and specialist staff, may participate in photographs and media articles or interviews. Prior approval must be granted from the General Manager or the appropriate Director.
7. The Mayor will give final approval for all media releases, which quote him/her directly.
8. All Council staff asked to provide background information to the General Manager, Directors or Communications staff to assist with media enquiries must treat such requests with the appropriate degree of priority. This is to ensure media deadlines are met wherever possible.

Responsibility

The **Executive Manager Corporate Support Systems** is responsible for the implementation and monitoring of the Media Policy.

Effectiveness of this Policy

The Policy will be reviewed in accordance with Council's adopted procedure for Policy development and review to ensure the guidelines to manage effective relationships with media representatives are appropriate.

END OF POLICY STATEMENT

8.7 Proposed Renaming of Racecourse Avenue to Beersheba Parade

Reporting Officer

Geographical Information Officer
City Governance

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.1 - Provide opportunities for our community to be engaged in decision making processes and to access information

Officer's Recommendation

1. That Council approve the proposal to rename the section of Racecourse Avenue in Menangle Park (between Menangle Road and the entrance to the racecourse), to Beersheba Parade.
2. That Council publicly exhibit the proposal for a period of 28 days by placing advertisements in local newspapers, and also notifies the authorities prescribed by the Roads Regulation 2008 and the land owners and residents directly affected by the proposed renaming.
3. That should no objections to the proposal be received during the exhibition period, Council publish notice of the renaming of this section of road in the NSW Government Gazette.

Purpose

To seek Council's approval to rename a section of Racecourse Avenue in Menangle Park to Beersheba Parade.

History

The proposal to rename this section of Racecourse Avenue was included as part of a presentation to Councillors at the briefing night on 20 June 2017, in conjunction with the proposed construction of a Beersheba Memorial in Menangle Park.

Report

In 1916, a camp for about 2000 Light Horseman was established near to the racecourse at Menangle Park and over the next two years various units of the Australian Light Horse entered the camp for training. During this time race meetings continued to be held, with the Light Horse Band sometimes providing entertainment for racegoers.

The Battle of Beersheba took place on the 31 October 1917. The final phase of this all day battle was the famous mounted charge of the 4th Light Horse Brigade. Commencing at dusk, members of the brigade stormed through the Turkish defences and seized the strategic town of Beersheba. The capture of Beersheba enabled British Empire forces to break the Ottoman line near Gaza on 7 November and advance into Palestine.

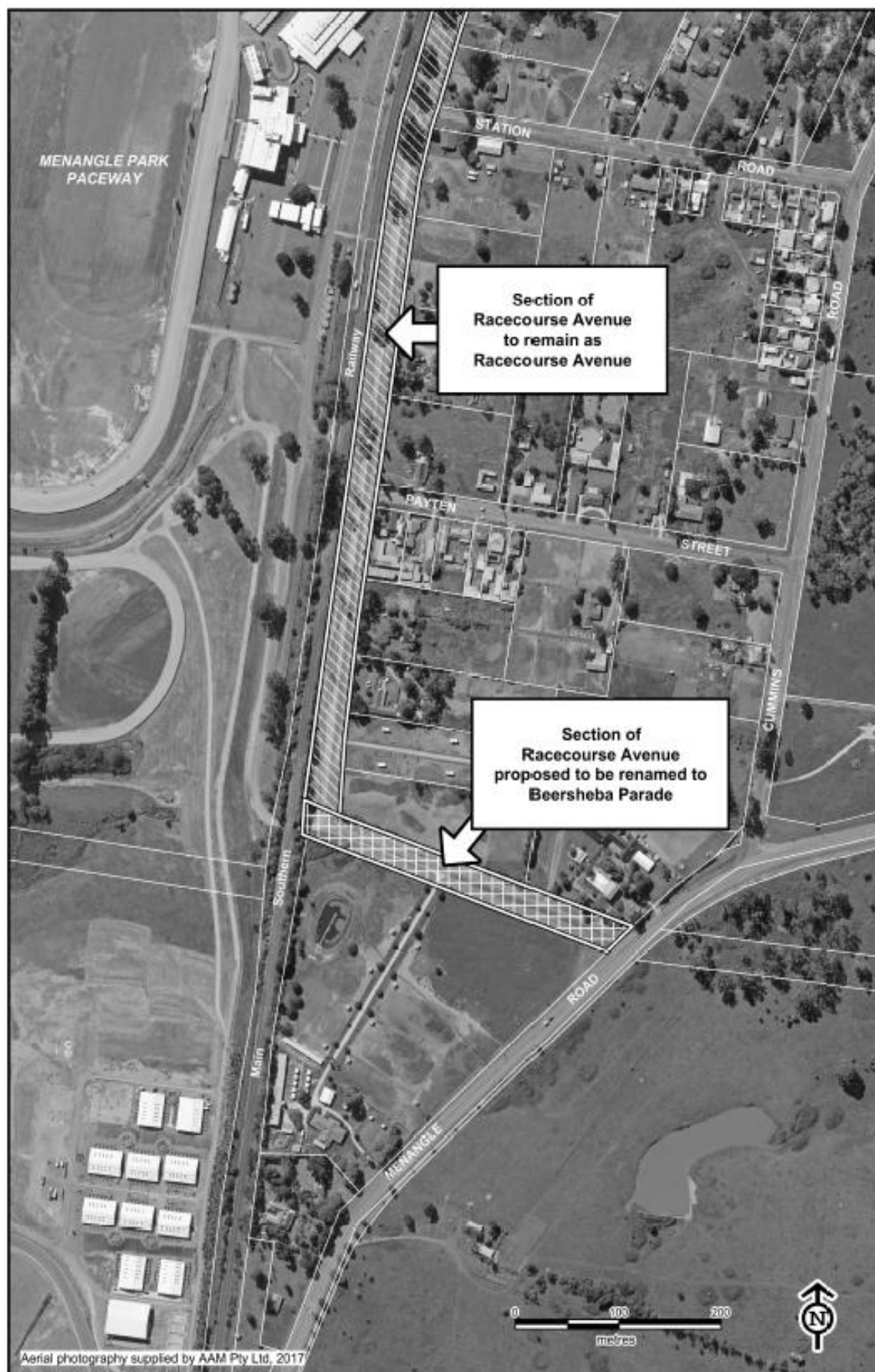
As part of the commemorations of the 100th anniversary of the Battle of Beersheba, and in recognition of the historical connection between Menangle Park and the Australian Light Horse, it is proposed to rename the section of Racecourse Avenue between Menangle Road and the entrance to the racecourse to Beersheba Parade. A location map showing the section of road proposed to be renamed is included as an attachment to this report.

Division 2 of Part 2 of the Roads Regulation 2008 (the Regulation) outlines the procedure that Council must follow when naming or renaming public roads under its control. In accordance with these procedures, Council must publicly exhibit any proposal in local newspapers and notify Australia Post, the Registrar General, the Surveyor General and all emergency services specified by the Regulation of its intention to name or rename a road.

It is therefore recommended that Council publicly exhibit the proposal to rename a section of Racecourse Avenue to Beersheba Parade by placing advertisements in local newspapers and Council's website. It is also recommended that Council notify the authorities as required by the Regulation and any land owners and residents directly affected by this renaming proposal. Should no objections be received as a result of the exhibition and notification of this proposal, it is further recommended that Council complete the road renaming process by publishing a notice of this new road name in the NSW Government Gazette. Should any objections be received during the exhibition period, a further report on this matter will be presented to the next available Council meeting.

Attachments

1. Racecourse Avenue renaming location map (contained within this report)



8.8 Reports and Letters Requested

Reporting Officer

Director City Governance
City Governance

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.3 - Ensure that Campbelltown is an inclusive city

Officer's Recommendation

That the information be noted.

Report

Attached for the information of Councillors is a status list of reports and letters requested of Council as at 11 July 2017.

Attachments

1. Reports and Letters Requested (contained within this report)

Reports Requested as at 11 July 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
City Lifestyles			
29.7.14 PL 3934158	CG3.3 - Report identifying alternative methods for managing the hire of Council's sporting fields. Comment: To be considered following the adoption of the Sport and Recreation Strategy	CL	Nov 2017
16.08.16 GB 4976615	NM17.3 - That Council prepare a feasibility report into a possible Vivid Lighting Event or similar event during the Fishers Ghost Festival, with a ghost theme, to assist in promoting a night time economy/entertainment for Campbelltown. Comment: To be considered in 2017 upon the appointment of the Executive Manager Community Life to ensure that the investigation of all options is undertaken prior to presenting to Council for consideration.	CL	Nov 2017
16.08.16 RK 4962373	PE5.2 - That Council be provided with a report outlining how the 200th anniversary of Campbelltown's founding in 1820 will be celebrated.	CL (CG)	Nov 2017
08.11.16 M Chivers 5095789	ORD - 11.4 That Council officers investigate and report on how to provide a program that could be trialled through Library Services that caters for children on the autism spectrum, which includes but is not limited to: a. considering timing options for the program (eg opening a library one hour earlier on a Saturday to run the trial program) as well as how best to promote such a program to targeted audiences b. obtaining advice from experts in programming for children on the autism spectrum on how this can be best delivered (including programs involving therapy dogs and shadow puppet shows) and c. providing a collection of resources for parents and carers of children on the autism spectrum (if Council does not already have same) to supplement such a program. Comment: The matter was deferred by Council at its meeting held 18 April 2017 in order to gain more information for consideration. Further meetings have been held with agencies to support the implementation of the project which will now be rolled out in 4th term.	CL	Sept 2017
22.11.16 GB 5116854	ORD - 11.1 - That Council seeks a report on the feasibility of creating a BMX track at the St Helens Park skate park and other sites, taking into consideration using the soil from the civil works creating the car park at that location.	CL	Sept 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
22.11.16 PL 5116854	<p>ORD - 11.2</p> <p>That a report be presented to Council investigating financial incentives to encourage sporting teams and other events to utilise Campbelltown Sports Stadium and with the funds to be included in future budgets. The report should address how to build the Region's competitive advantage to host major events at Campbelltown Sports Stadium (CSS) and how this would boost the reputation of the City and its' economy. It should also include and not be limited to:</p> <ul style="list-style-type: none"> i) ways which funds could be used to attract major events ii) benefits to the residents of Campbelltown and the region iii) employment benefits iv) benefits to the local business community v) potential sponsorship with private partners vi) the potential for value capture and revenue generation. <p>Comment: An initial confidential report was provided to Council at its meeting held 27 June 2017, with a further report to be provided in September.</p>	CL	Sept 2017
14.02.17	3. That a further report be provided to council when the outcomes of the Asian cup applications are known for further consideration and confirmation of council's contribution	CL	August 2017
14.03.17	<p>2. That a further report be provided to Council once advice is received from the NSW Department of Education in relation to the Start Strong program outlining impacts on Council's services.</p> <p>Comment: Information has now been received from the Department and is currently being assessed and will be presented to Council in October.</p>	CL	October 2017
14.03.17 MO	NM11.3 - That a report be presented investigating the feasibility and funding options to commission a suitably qualified muralist artist to create portraits of local Aboriginal and colonial residents on the historic silos located on Appin Road.	CL	Sept 2017
28.03.17 BM	That a report be presented to Council outlining the costs and benefits/disadvantages of incorporating gender-inclusive language options (for example: Male, Female, Neither, Other) as choices in all future surveys, community consultation documents, records and data collection and incorporation of gender-neutral language options into existing records and systems as they are updated.	CL	August 2017
11.07.17 MO	That a report be presented on practical ways to include local Indigenous cultural perspectives into Council's Citizenship ceremonies.	CL	Oct 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
City Delivery			
21.06.16 FB 4851108	CW1.3 - 3. - That following completion of the Floodplain Risk Management Study and Plan, a further report be tabled for Council's consideration.	CD	August 2018
08.11.16 MO 5095792	ORD - NM - 11.1 1. That a report be presented to Council investigating the potential to establish a Georges River Bush Cycle Track from Glenfield to Wedderburn. 2. That this report include: <ul style="list-style-type: none"> • possible route and various access points • potential and existing sources of funding - Local, State, Federal and Non-Governmental Organisation • estimated initial construction costs and ongoing maintenance costs • suggested time frame and schedule • potential impediments to the development • an assessment of environmental issues. 	CD	October 2017
18.04.17 GB 5311171	ORD - NM - 11.1 1. That a report be presented on the implementation of a roundabout beautification program, which would include at least one large tree and other lower level plantings, on larger roundabouts within the Campbelltown Local Government Area. 2. That the report include costings and timeframes.	CD	October 2017
18.04.17 KH 5311169	ORD - NM - 11.3 1. That Council identify appropriate park spaces in all sections of the Local Government Area that are suitable for the installation of accessible perimeter pathways for use by residents of all ages. 2. That a report be presented on the costs and possible time frame for providing such pathways.	CD	October 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
18.04.17 RM 5311168	ORD - NM - 11.4 1. That Council investigate and review the Campbelltown Boundary Signs/Markers on all roads going into the City entry/exit points e.g. • Welcome to Campbelltown - landscaping or entry statement • Thank you for visiting or Campbelltown Exit Statement. 2. That Council provide alternative designs, perspective layout/blueprints, appropriate entry and exit wordings, list of specific locations and cost estimates. 3. That a comprehensive report be presented at a future Briefing evening for consideration.	CD	Sept 2017
18.04.17 DL 5311167	ORD - NM - 11.5 - That a report be presented on the feasibility of providing a footpath along St Andrews Road from Ballantrae Drive to Midlothian Road, St Andrews.	CD	Sept 2017
18.04.17 GB 5311166	ORD - NM - 11.6 - That Council seek a report establishing a request line/email for use by residents who wish to have an appropriate tree planted by Council on their immediate nature strip.	CD	August 2017
18.04.17 GB 5311165	ORD - NM - 11.7 - That Council seek to create further avenues of trees in significant locations such as Emerald Drive, Eaglevale Drive, Eagle Vale and Campbelltown Road, Woodbine. That a report be provided on the costs and benefits of Council's annual tree planting program.	CD	October 2017
23.05.17 MO	NM11.3 That a report be presented outlining the feasibility and costs involved in formalising the unused roadside space in Pembroke Road, opposite the Leumeah Hotel, to provide angled commuter car parking places.	CD	October 2017
23.05.17 GB	NM11.4 1. That a report be presented to Council outlining the feasibility of trialling Steora Smart Benches or any similar type product in our recreation areas such as skate parks and dog parks. 2. That Council encourages any Councillor who has the opportunity to investigate and interact with the technology (or any other that can be used for the benefits of our community) to do so at their own cost and responsibilities and report back to Council on their findings. Comment: A Steora bench was installed on 9 June as part of the night markets in Mawson Park a report will be presented to Council.	CD	August 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Governance			
14.10.14 RK 4033794	CG2.3 - 4. That a further report will be submitted to Council once a draft VPA/Infrastructure Services Delivery Plan (ISDP) have been finalised which will deal with the compulsory acquisition/land transfer issues concerning the whole of the Claymore Urban Renewal Project. Comment: Still in the process of finalising the VPA/ISDP with Urban Growth.	CG	Sept 2017
23.05.17 BM	NM11.1 1. That a report be presented to Council detailing a procedure for Councillors to request that a delegated decision be called up to a meeting of Council. 2. That a report be presented to Council detailing the procedures for: a. Councillors right and responsibility regarding access to administrative information. b. Councillors right and responsibilities regarding the ability to communicate with staff. c. Councillors right and responsibility to review decisions undertaken under delegated authority and the process to call the decisions to be reviewed.	CG	Sept 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
City Development			
19.04.16 MO 4770730	<p>CS8.1- Old Clinton's development site</p> <p>That a report be presented outlining any action taken by Council with regards to the dead trees on the old Clinton's development site - Queen Street, Campbelltown.</p> <p>Comment: Meeting held with development representatives to discuss financial contribution for street tree damage. Estimate of financial contribution prepared for further consideration and consultation.</p>	CDVP (CS)	Sept 2017
08.11.16 GG 5095788	<p>ORD - 11.5</p> <ol style="list-style-type: none"> 1. That a report and a briefing be presented to Council detailing the cost associated with establishing and running a Design Excellence Panel (DEP) to encourage high quality urban design within the Campbelltown Local Government Area (LGA) including any honorariums, and the feasibility of any other options to ensure the best practice function of the panel. 2. That the report consider establishing a panel to provide an independent and transparent specialist peer review of major urban development and high density dwellings within the Local Government Area based on the following criteria: <ol style="list-style-type: none"> a. The Design Excellence Panel be comprised of five members consisting of, four professionals and one community representative, with membership open to: <ul style="list-style-type: none"> o well-known and respected professionals who are involved in the design of major projects and have extensive expertise in areas of architecture, urban design and/or landscape architecture; and o a community representative with a demonstrated understanding and experience in architecture, urban design, landscape architecture or a related field. o to ensure the panel's independence, a panel member cannot be a Councillor or council employee. b. Expert members must not live or do business in the council area in a related field. Community representatives must live in the area, but not do business in the Campbelltown area in a related field. c. That the panel members' tenure should be limited to two years with an optional extension for another two years. d. That a selection committee be established to undertake the selection of panellists. The selection committee should include the Mayor or his/her Councillor, representative and one other Councillor. Two senior staff members and two distinguished independent people with knowledge of the development assessment system. All members of the selection committee to be approved by a council resolution. e. That the appropriate Policy and Procedure and Code of Conduct be developed in line with ICAC recommendations to ensure the panel demonstrate the highest ethical standards in the exercise of their duties and responsibilities, maintain the integrity of the panel and to provide for fair and transparent dealings in making decisions. <p>Comment: Information currently being compiled.</p>	CDVP	August 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
08.11.16 GG 5095787	<p>ORD - 11.6</p> <ol style="list-style-type: none"> 1. That a report and briefing be presented to Council detailing the cost associated with the establishing and running an Independent Hearing and Assessment Panel (IHAP) including any honorariums, and the feasibility of any other options to ensure the best practice function of the panel. 2. That based on the following points, the report also consider the establishing of a IHAP to provide an independent and transparent specialist peer review of the officers' assessment and recommendations to the Council/Councillors on development applications within the Local Government Area that are significant in size or complexity or have unresolved objections. <ol style="list-style-type: none"> a. A IHAP consisting of five members including the chair of the design panel, two professional members and one community member. b. The chairperson should be a renowned expert in one of the specialist fields or with experience in the Land and Environment Court c. A pool of panel members of at least ten independent experts and four community members should be established to enable random selection d. The pool should include experts in the fields of planning, design, law and environmental science, traffic/engineering, heritage, land economics and social planning e. To ensure the panel's independence and transparency, a panel member cannot be a Councillor or council employee f. That an expert members must not live or do business in the council area in a related field. Community representatives must live in the area, but not do business in the Campbelltown area in a related field g. That the panel members' tenure should be limited to two years with an optional extension for another two years h. That a selection committee be established to undertake the selection of panellists. The selection committee should include the Mayor or his/her Councillor representative, and one other Councillor, two senior staff members and two distinguished independent people with knowledge of the development assessment system. All members of the selection committee to be approved by a council resolution i. That the appropriate Policy and Procedure and Code of Conduct be developed in line with ICAC recommendations to ensure the panel demonstrate the highest ethical standards in the exercise of their duties and responsibilities, maintain the integrity and transparency of the panel and to provide for fair dealings in making decisions. <p>Comment: Information currently being compiled.</p>	CDVP	August 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
13.12.16 MO 5146315	ORD 8.5 - That a report be provided investigating the use of a drone with heat detecting cameras to track and monitor Koala movement in the Local Government Area. Comment: Report is currently being compiled.	CDVP	August 2017
18.04.17 KH 5311170	ORD - NM - 11.2 - That a report be presented to Council that as part of the planning process involving all development applications relating to Appin Road and Gilead, Council include a requirement for Fauna Exclusion Fencing and appropriate tunnels and high crossing points to be provided by the applicant, to enable safe access for fauna through the wildlife corridors. Comment: Awaiting response from Minister for Transport and Infrastructure.	CDVP	October 2017

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City Growth and Economy			

Letters Requested as at 11 July 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
City Lifestyles			
*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
City Delivery			
*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Governance			
11.07.17 RT	ORD 7.2 - 2. That a letter of thanks be forwarded to Dr Freeland.	CG	
11.07.17 BM	NM 11.1 1. That Council extends its sincere sympathy to the victims of the Grenfell Tower fire in Kensington, UK. 2. That Council notes the cladding which contributed to the terrible fire has been in use in Australian medium and high-density developments. 3. That Council write to the local members requesting an urgent state government investigation into the use of similar or same cladding in multi-storey developments across NSW and options available to mitigate potential risks.	CG	
*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Development			
*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Growth and Economy			

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

Nil

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Directors of Companies

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.