



PENRITH CITY COUNCIL BUSINESS PAPER



His Worship the Mayor Councillor Pat Sheehy and Prof David Lamond, Director of the Sydney Graduate School of Management (SGSM) of the University of Western Sydney with Mr Zhang Shijun and other representatives of the Xi Cheng District People's Government of Beijing City at a Ceremony to mark the commencement of a program in Local Government Management being delivered by Council and SGSM to the Xi Cheng District People's Government.



Policy Review Committee Meeting

27 May 2002



Penrith City Council

A COUNCIL COMMITTED TO PROVIDING THE HIGHEST QUALITY SERVICE TO ITS CUSTOMERS

22 May 2002

Dear Councillor,

In pursuance of the provisions of the Local Government Act, 1993 and Regulations thereunder, notice is hereby given that a **POLICY REVIEW COMMITTEE MEETING** of Penrith City Council is to be held at the Harold Corr Community Centre, Cottage Street, Werrington, on Monday 27 May 2002 at 7.00pm.

Attention is directed to the statement accompanying this notice of the business proposed to be transacted at the meeting.

Yours faithfully,

Alan Travers
General Manager

B U S I N E S S

1. **APOLOGIES & LEAVE OF ABSENCE**
2. **CONFIRMATION OF MINUTES**
Policy Review Committee – 29 April 2002
3. **DECLARATIONS OF INTEREST**
Pecuniary Interest (The Act requires Councillors who declare a pecuniary interest in an item to leave the meeting during discussion of that item)
Other Interest
4. **ADDRESSING THE MEETING**
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8. **MASTER PROGRAM REPORTS**
9. **URGENT REPORTS (to be dealt with in the Master Program to which the item relates)**
10. **CONFIDENTIAL BUSINESS**

*Enquiries regarding this Business Paper should be directed to the
Public Officer, Peter Huxley on (02) 4732 7649*

PENRITH CITY COUNCIL
MEETING CALENDAR
June 2002 – December 2002

	TIME	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
		Mon	Mon	Mon	Mon	Mon	Mon	Mon
Ordinary Meetings	7.00 pm	3	1	5	2		11	2
		*17	15	19#	^16 30	14	18#	16
Policy Review Committee	7.00 pm	24	22	26	23	21	25	9

Council has two Ordinary Meetings per month where practicable. Extraordinary Meetings are held as required.

Policy Review Meetings are held monthly.

Members of the public are invited to observe at meetings of the Council. Should you wish to address Council, please contact The Public Officer, Peter Huxley on 47327649.

Meetings at which the Management Plan quarterly review is tabled and discussed.

* Meeting at which the Management Plan for 2002/2003 is adopted

^ Mayoral Election

**REPORT AND RECOMMENDATIONS
OF THE POLICY REVIEW COMMITTEE MEETING OF PENRITH CITY
COUNCIL HELD IN THE PASSADENA ROOM, CIVIC CENTRE, PENRITH
ON MONDAY 29 APRIL 2002 AT 7.06 PM**

PRESENT

His Worship the Mayor Councillor P Sheehy, Councillors J Aitken, J Bateman, D Bradbury (arrived 7.23PM), G Davies, G Evans, R Fowler, J Greenow, A Khan, C O'Neill, C O'Toole, K Paluzzano, S Simat, and J Thain.

APOLOGIES

PR23 RESOLVED on the MOTION of Councillor Greenow seconded Councillor Bateman that apologies be received and accepted from Councillor D Bailey and Councillor D Bradbury.

CONFIRMATION OF MINUTES

Policy Review – 25 March 2002

PR24 RESOLVED on the MOTION of Councillor Davies seconded Councillor Bateman that the minutes of the Policy Review Meeting of 25 March 2002 be confirmed.

DECLARATIONS OF INTEREST

No declarations of interest received.

SUSPENSION OF STANDING ORDERS

PR25 RESOLVED on the MOTION of Councillor Davies seconded Councillor Greenow that Standing Orders be suspended to allow Sister Beverley Bill to address the meeting, the time being 7.10PM.

Sister Beverley Bill a member of the nursing staff of the Immunisation Clinic addressed Council on the Review of Childhood Immunisation Service. She gave a brief history of the immunisation clinics, the service provided and the advantages of the clinics to the community. Sr Bill highlighted issues of the clinic locations and possible alternative locations in St Clair/Erskine Park.

Sister Bill raised concerns of not providing the Immunisation Clinics and the impact on the community.

RESUMPTION OF STANDING ORDERS

PR26 RESOLVED on the MOTION of Councillor Davies seconded Councillor Greenow that Standing Orders be resumed the time being 7.15PM.

REPORTS OF COMMITTEES

M4 Motorway Bridge Naming Working Party – 25 March 2002

His Worship the Mayor, Councillor Sheehy introduced the report and gave an update on possible names received for the bridge.

PR27 RESOLVED on the MOTION of Councillor Bateman seconded Councillor Greenow that the recommendations of the M4 Motorway Bridge Naming Working Party held on 25 March 2002 be adopted with the amendment that the meeting commenced at 5.00PM.

Disability Access Committee – 2 April 2002

Councillor Greenow introduced the report and advised that this was the first meeting of the new committee. She stated that arrangements were being made for Council officers to address the committee on Council operations.

PR28 RESOLVED on the MOTION of Councillor Greenow seconded Councillor Simat that the recommendations of the Disability Access Committee held on 2 April 2002 be adopted.

Development Regulation Working Party – 3 April 2002

PR29 RESOLVED on the MOTION of Councillor Fowler seconded Councillor Simat that the recommendations of the Development Regulation Working Party held on 3 April 2002 be adopted with the following amendments:

The meeting commenced at 12 noon and Councillors Fowler, Sheehy and Aitken were present.

Local Newspaper Advertising Working Party – 3 April 2002

Councillor Greenow introduced the report and advised that a report was presented to Council on the Local Newspaper Advertising Tender on 8 April 2002.

PR30 RESOLVED on the MOTION of Councillor Greenow seconded Councillor Simat that the recommendations of the Local Newspaper Advertising Working Party held on 3 April 2002 be adopted.

Councillor Bradbury arrived the time being 7.23PM.

Children's Services Review Working Party – 3 April 2002

Councillor Davies introduced the report.

PR31 RESOLVED on the MOTION of Councillor Davies seconded Councillor Greenow that the recommendations of the Children's Services Review Working Party held on 3 April 2002 be adopted.

Finance Working Party – 9 April 2002

Councillor Fowler introduced the report.

PR32 RESOLVED on the MOTION of Councillor Fowler seconded Councillor Simat that the recommendations of the Finance Working Party held on 9 April 2002 be adopted.

Penrith Valley Community Safety Partnership Meeting – 17 April 2002

Councillor Davies introduced the report and congratulated the police and council officers involved. He highlighted that there was a lot of support for the action being undertaken.

PR33 RESOLVED on the MOTION of Councillor Davies seconded Councillor Simat that the recommendations of the Penrith Valley Community Safety Partnership Meeting held on 17 April 2002 be adopted.

Services Review Working Party – 23 April 2002

His Worship the Mayor, Councillor Sheehy introduced the report.

PR34 RESOLVED on the MOTION of Councillor Greenow seconded Councillor Davies that the recommendations of the Services Review Working Party held on 23 April 2002 be adopted with the amendment of Councillor Khan not being present at the meeting.

Recreation and Open Space Working Party – 23 April 2002

Councillor Davies introduced the report and stated that there was good discussion and that the Working party was recommending the selection of Urbis Pty Ltd as the preferred tenderer.

PR35 RESOLVED on the MOTION of Councillor Davies seconded Councillor Greenow that the recommendations of the Recreation and Open Space Working Party held on 23 April 2002 be adopted.

MASTER PROGRAM REPORTS

His Worship the Mayor, Councillor Sheehy advised that items 4 and 6 would be dealt with first as there were arrangements made with presenters who were from external organisations.

4 Update on Salinity Project - Presentation by WSROC Salinity Officer

4109-24 Pt4

Council's Building Approvals and Environments Protection Manager introduced the report and Rebecca Nicholson the Salinity Project Officer with WSROC.

Ms Nicholson gave a presentation on Salinity highlighting the following:

- Funding of the Salinity Project
- The production of a Salinity Hazard Map
- Salinity processes, the causes and effect of salinity
- Issues Local Government needs to address regarding salinity
- The Salinity Code of Practice
- Implementation of the findings with developers and Local Government
- Outcomes of the Salinity Project
- Stage 2 of the Salinity Project.

Councillor Greenow requested information on whether a response had been received from the Hon. Jackie Kelly MP.

Council's Building Approvals and Environment Manager advised that he would take the question on notice and respond to Councillor Greenow on the matter.

Councillor Greenow advised that it was evident from the Salinity Conference that there was focus on salinity in country areas and there was a need to ensure salinity in urban areas is addressed.

Councillor Fowler requested information on the cost to Wagga Council and the action plans they undertook.

Ms Nicholson advised that the cost was an annual recurring cost and that a 5 year action plan was undertaken which involved de-watering of ground water for playing fields, massive tree planting and an education awareness program.

Councillor Fowler requested that advice be sought from WESPOOL regarding the rewording of S149 certificates.

Councillor Paluzzano requested clarification of whether the database was two way and information on infill development.

Ms Nicholson advised that the database was one way communication and the information was gathered for regional use. She also advised that it was not intended to place a burden on the developers but to look at categorising the problem as a large or small site.

Councillor O'Toole requested that a copy of the Salinity Map be provided to all Councillors.

PR36 RESOLVED on the MOTION of Councillor Greenow seconded Councillor Paluzzano that the report and presentation on the Salinity Project and draft Salinity Code of Practice be received.

6 Review of Council's Childhood Immunisation Service

7003-4 Pt 22

Councillor Simat left the meeting the time being 8.12PM.

Council's Building Approvals and Environment Protection Manager introduced the report and introduced Dr Krishna Hort – Director Public Health Services Western Area Health Services, Dr Ken Lim, Nepean Division of General Practitioners and Shaun Eatherington.

Dr Hort addressed issues raised by Sister Bill and gave an overview of the problems associated with immunisation. He outlined immunisation statistics and processes undertaken by the Health Insurance Commission regarding notification to parents.

Dr Hort advised that there was a need to readdress the way that immunisation is delivered by providing a better access to the service through medical practitioners and Council taking a more educational role.

Councillor Simat returned to the meeting the time being 8.15PM.

There was considerable debate regarding this issue with Councillors raising the following concerns:

- targeting parents whose children were not yet immunised
- ability of parents to pay up-front
- proportion of medical practitioners that bulk bill
- insurance liabilities
- the role of the Nepean Division of General Practitioners
- accessibility of immunisation
- ramification for current staff
- future contribution of the Wentworth Area Health Service to Council for promotional/education program
- percentages of children immunised
- reality of opportunistic immunisation by general practitioners

Dr Hort and Dr Lim responded to Councillor concerns and advised that there was a need to relook at how the service is provided to ensure maximum immunisation.

PR37 A MOTION was MOVED by Councillor Aitken seconded Councillor Khan that subject to the establishment of a Council, Wentworth Area Health Service and Nepean Division of General Practice working party to oversee the transition:

1. Council adopt option (d) from the review and move towards a health promotion focus for childhood immunisation;
2. a media and education program be undertaken to advise the community of the alternative arrangements for immunisation;
3. all those involved be thanked for their contribution to immunisation provision over the years.

An AMENDMENT was MOVED by Councillor O'Toole seconded Councillor Greenow that the matter be deferred pending a further report addressing the issues raised.

The AMENDMENT was put and CARRIED.

The MOTION was CARRIED

1 WSROC Western Sydney Regional Vision and Planning Framework

19/7 Pt 9

The Environmental Planning Manager, Roger Nethercote, introduced the report and outlined the concept of the Regional Planning framework.

Councillor Paluzzano left the meeting, the time being 8.40PM.

Roger provided details of the project as outlined in the report.

Councillor Paluzzano returned to the meeting the time being 8.42PM.

Councillor Evans left the meeting, the time being 8.43PM.

The Environmental Planning Manager outlined the composition of the project steering committee.

Councillor Davies commented that the issue was of great importance to the City.

Councillor O'Toole stated that it was important to get the planning right and cited that at a recent WSROC meeting, the Minister for Planning had said that Western Sydney could expect up to 89,000 housing lots in the next 15 years.

Councillor Bradbury requested a report on the "Bringelly" urban development proposal including land ownership details.

Councillor Evans returned to the meeting, the time being 8.50PM.

Councillor Fowler asked about the commitment of State Government to the provision of services.

The Environmental Planning Manager stated that Planning NSW would be assisting in the funding of the project, however the level of funding was yet to be resolved.

Councillor Fowler enquired about the level of participation of other government departments such as the Department of State and Regional Development and Department of Transport. The environmental Planning Manager said that the makeup of the participants had not yet been determined.

Councillor Davies asked that further information be provided about the level of commitment required from Council before asking Councillors to nominate for participation on the Regional Planning Advisory Committee.

PR38 RESOLVED on the MOTION of Councillor Davies seconded Councillor O'Neill

That:

1. Council endorse and actively participate in WSROC's proposal for the development of a Regional Vision and Planning Framework for Western Sydney.
2. Council enter into the Memorandum of Understanding with WSROC.

2 Proposed Southern Expansion of Glenmore Park

4122/49

Councillor Thain left the meeting, the time being 8.54PM.

Councillor Paluzzano asked that the following considerations be added to the consultant's brief:

- Transport and Access in Study Area 4.
- The road structure.
- Access into and out of the area.
- Access within the area.

- The provision of active open space.

Councillor Thain returned to the meeting, the time being 8.55PM.

PR39 RESOLVED on the MOTION of Councillor Davies seconded Councillor Bateman

That:

1. Council resolve to prepare a Local Environmental Study, pursuant to Section 57 of the Environmental Planning and Assessment Act, as amended.
2. Council endorse the study process outlined in the report and adopt the draft Consultants brief attached to this report.
3. Council commence the tender process, in accordance with Council's Supply Policy and Guidelines and PCC's Best Practice Guidelines for Engagement of Consultants and other Professional Service Providers.
4. A further report be presented to Council to endorse the selected Consultant.
5. All stakeholders and landowners be informed of Council decision.

3 Hawkesbury Lower Nepean Catchment Blueprint

4121/9 Pt 4

Councillor O'Toole raised concerns about how the blueprint fits into all of the existing plans that cover the Hawkesbury/Nepean Catchment, in particular how it fits with the recommendations of the Healthy Rivers Commission and the Hawkesbury/Nepean Statement of Joint Intent.

Councillor Fowler left the meeting the time being 8.58PM.

Councillor O'Toole also said that the blueprint did not mention the State Water Management Outcome Plan and was unclear about the relationship of the blueprint to existing Regional Plans.

Councillor Fowler returned to the meeting, the time being 9.00PM.

Councillor Bateman left the meeting at 9.00PM and did not return.

Councillor O'Toole went on to say that funding was a big issue as was the provision of infrastructure and services. Councillor O'Toole went on to say that Sydney Water was spending \$50 million on its current water management program and that the involvement of other agencies such as Transport, Planning and DLAWC would be needed as well.

PR40 RESOLVED on the MOTION of Councillor O'Toole seconded Councillor Paluzzano

That:

1. The report on the draft Blueprint for the Hawkesbury Lower Nepean be received.

2. Council write to the Minister of Land and Water Conservation expressing support for the draft Blueprint and request the Minister to support Council in any future applications to the Department of Local Government for enhanced levels of funding to implement the Blueprint.

5 Proposed Structure for a Children's Services Co-operative

31/35

Council's Children's Services Manager, Denise Gibson introduced the report and gave a presentation, highlighting the main points of the process undertaken and the next steps towards the formation of a Co-operative.

Councillor Evans left the meeting, the time being 9.06PM.

Denise outlined the consultation meetings that had been held and the draft rules that had been developed.

Councillor Davies left the meeting, the time being 9.10PM.

Denise Gave a detailed outline of the proposed structure of the Co-operative.

Councillor Davies returned to the meeting, the time being 9.13PM.

Councillor Evans returned to the meeting, the time being 9.15PM.

Councillor Greenow left the meeting, the time being 9.16PM.

Denise concluded her presentation with a brief outline of the process to be followed to commence the Co-operative.

Councillor Davies congratulated Denise on the way the consultations had been conducted.

Councillor Greenow returned to the meeting, the time being 9.18PM.

Councillor Bradbury enquired as to whether Child Care payments were linked to a child's immunisation status and whether immunisation was promoted in Council's Child Care Centres.

Denise Gibson said that Child Care Benefits were linked to immunisation and that the Centres did promote immunisation. Centres are also required to keep registers.

PR41 RESOLVED on the MOTION of Councillor Davies seconded Councillor Fowler

That Council:

1. Accept the information in this report.
2. Endorse the proposed structure for a Co-operative for the future management of Children's Services.

3. Accept the draft project plan and a future report be provided detailing the resourcing requirements for a transition to the proposed Co-operative for the future management of Children's Services.
4. Seek approval from the Minister for Local Government for the formation of a Co-operative as outlined in this report.

7 Review of Council's Code of Meeting Practice

21/13

Councillor Bradbury asked about the clause that referred to no privilege afforded to members of the public that wished to address the Council and what the criteria was that determined defamation.

The Legal Officer responded that the clause was inserted as a mechanism to allow Council to regulate a situation where a person may be saying an inappropriate comment to a meeting. It was a discretionary power. The Legal Officer went on to say that if it was written in a way that put an obligation on Councillors, then it would have to be reworded.

Councillor Bradbury indicated that the inclusion of such a clause needed to be reviewed.

The Legal Officer said that a clause was required or persons intending to address the Council may think that Council Officers were in some way deterring people from addressing the Council.

The Executive Officer suggested that the second paragraph in Clause 11 (7) be amended and reported to Council.

PR42 RESOLVED on the MOTION of Councillor Greenow seconded Councillor Aitken that the attached draft Code of Meeting Practice, as amended, be reported to Council at its next meeting.

8 Development of Council's 2002-2003 Management Plan

The Director - City Strategy introduced the report and outlined the process undertaken to date in the preparation of the Management Plan.

The Chief Financial Officer provided details about the financial makeup of the Budget and outlined some of the matters to be discussed by the Finance Working Party at their meeting on 30 April 2002.

Councillor Davies asked about the process for showing specific rates separately on the rate notice as information to ratepayers.

Council's Chief Rates Clerk stated that the Department of Local Government had suggested that a special rate not be used.

The Director – City Strategy stated that ways of communicating what the rates would be used for could be issued with the rates notice.

Councillor Aitken asked whether there were any benchmarks for salary costs in local government. Councillor asked for a memo providing details.

The Chief Financial Officer responded that the award provided for an increase of 3.2% and that most Councils had enterprise agreements.

Councillor Greenow asked that the following be included as a task in the Management Plan.

“Council call upon the relevant Ministers to compel all councils in metropolitan Sydney to develop and implement environmental management programs which integrate with the activities of other authorities and deliver the catchment blueprint action plans.”

PR43 RESOLVED on the MOTION of Councillor Simat seconded Councillor Fowler

That:

1. finalisation of the Draft Management Plan occur in line with the commentary and recommendations contained in this report;
2. preparation of a proposal for a Special Variation to general rate income in the terms included in this report be endorsed;
3. other amendments to the Draft 2002-2003 Management Plan arising from this report be included in the Draft Management Plan documents for presentation back to Council's Ordinary Meeting of 6 May 2002;
4. a report be presented to the Finance Working Party on 30 April 2002 addressing matters discussed in this report including Asset Management funding and the allocation of the funds of \$142,000 resulting from the higher than predicted statutory rate increase.

There being no further business the Chairperson declared the meeting closed the time being 10.04PM.

Confirmed
Chairperson

**REPORT AND RECOMMENDATIONS
OF THE FINANCE WORKING PARTY OF PENRITH CITY COUNCIL HELD IN
THE PASSADENA ROOM CIVIC CENTRE, PENRITH
ON TUESDAY 30 APRIL 2002 AT 12.07 PM**

PRESENT

His Worship the Mayor Councillor P Sheehy, Councillors J Bateman, R Fowler and S Simat.

APOLOGIES

FWP11 RESOLVED on the MOTION of Councillor Sheehy seconded Councillor Bateman that apologies be received and accepted from Councillors J Aitken and J Greenow

CONFIRMATION OF MINUTES

Finance Working Party – 9 April 2002

FWP12 RESOLVED on the MOTION of Councillor Sheehy seconded Councillor Bateman that the minutes of the Finance Working Party Meeting of 9 April 2002 be confirmed.

DECLARATIONS OF INTEREST

No declarations of interest.

MASTER PROGRAM REPORTS

2 Organisation Capacity Review - Long Term Objectives 27/18

The Economic Development and City Marketing Manager, Geoff Shuttleworth, introduced the report and referred to the draft action plan. Geoff said that progress reports would be brought to the Working Party.

The Director – City Strategy reported that there would be a concerted effort on addressing this task so that it is completed by December 2002. The outcomes would then be fed into the 2003/2004 Management Plan.

FWP13 RECOMMENDED on the MOTION of Councillor Bateman seconded Councillor Sheehy that the Finance Working Party endorse the activity plan for the Long Term Objectives of the Organisation Capacity Review.

1 Asset Management Funding 31/40

The Chief Financial Officer, Barry Husking made a presentation on Asset Management Funding and the distribution of surplus 2002/2003 budget funds of \$142,000.

Barry provided details of the estimates of the total additional funds required to maintain road and building assets in their current condition and arrest any further deterioration. This was estimated at \$2.4 million per annum for road maintenance and \$450,000 per annum for building renewal. The suggestion was that a significant proportion of both these requirements be met in 2002/03, in line with Project Evaluation bids submitted as part of the Management Planning process.

In 2002/03 Council could finance a \$610,000 increase in the road asset maintenance program by way of transfer from Sinking Funds held for loan repayments. The Sinking Funds would be reimbursed in future years from debt servicing savings and still be capable of meeting loan repayments as they fall due. This suggested initiative is consistent with Council's debt management policy of allocating 50% of debt servicing savings to infrastructure.

In addition, it was proposed that the Property Development Reserve be used as the appropriate funding source for a \$150,000 addition to the building asset renewal program in 2002/03. The allocation can be accommodated from within the Fund, assisted by significant contributions to loan repayments from the Fund ceasing after 2002/03.

The current projected budget surplus of \$142,000 could be utilised to accelerating the following:

- Road Asset Maintenance.
- Building Asset Renewal.
- Penrith Valley Community and Cultural Precinct at St Marys.
- Other.

Councillor Bateman suggested that in view of the material presented that the projected budget surplus be directed towards the Penrith Valley Community and Cultural Precinct at St Marys.

FWP14 **RECOMMENDED** on the MOTION of Councillor Bateman seconded Councillor Sheehy That:

1. Council allocate additional funding in 2002/2003 for asset maintenance and renewal and other projects as follows:
 - Council finance a \$610,000 increase in the road asset maintenance program by way of transfer from Sinking Funds held for loan repayments.
 - The Property Development Reserve fund a \$150,000 addition to the building asset renewal program
 - The current projected budget surplus of \$142,000 be allocated to accelerating the delivery of improvement works within the masterplan for the Penrith Valley Community Arts Precinct at St Marys.
2. The recommendations be included in the Draft Management Plan to be considered by Council on 6 May 2002.

There being no further business the Chairperson declared the meeting closed the time being 1.37PM.

Confirmed
Chairperson

**REPORT AND RECOMMENDATION
OF THE WARD BOUNDARIES WORKING PARTY OF PENRITH CITY COUNCIL
HELD IN THE PASSADENA ROOM, CIVIC CENTRE, PENRITH
ON THURSDAY 16 MAY 2002 AT 8.38 PM**

PRESENT

His Worship the Mayor Councillor P Sheehy, Councillors, D Bradbury, G Davies, J Greenow, C O'Neill, C O'Toole (from 8.48PM), K Paluzzano, S Simat, and J Thain

APOLOGIES

WB1 RESOLVED on the MOTION of Councillor Greenow seconded Councillor Davies that apologies be received and accepted from Councillors J Aitken and R Fowler.

CONFIRMATION OF MINUTES

Ward Boundaries Working Party – 22 June 1998

WB2 RESOLVED on the MOTION of Councillor Sheehy seconded Councillor Davies that the minutes of the Ward Boundaries Working Party of 22 June 1998 be confirmed.

DECLARATIONS OF INTEREST

No declarations of interest.

1 Options for Review of Ward Boundaries and Associated Electoral Issues

27/9

The Executive Officer outlined the format and purpose of the report. He said that the purpose of the report is to narrow down the range of possible options in reviewing ward boundaries and associated electoral issues.

He went on to say that consideration of these reports would address Section 211 of the Act which required Council to keep its Ward Boundaries under review and the matter raised by Council about the question of a popularly elected Mayor.

In respect of Section 211, the Executive Officer pointed out that there was no compulsion to vary Ward Boundaries, even if the variance between the Ward with the largest number of voters and the Ward with the lowest exceeded 10%. The only obligation on Council was to review the Ward Boundaries.

The General Manager highlighted a number of principles that needed to be taken into account when determining Ward Boundaries. The first was the need to align the boundaries with Census Collector Districts, as far as practicable.

Councillor O'Toole arrived, the time being 8.48PM.

The Executive Officer described the recent history of the changes to Council's Ward Boundaries. The executive Officer stated that from the research undertaken, it would appear

that if adjustments were to be made to boundaries, they would need to occur with a transfer of electors from South Ward to East Ward.

WB3 RESOLVED on the MOTION of Councillor Simat seconded Councillor Greenow

That:

1. The report on Options for review of Ward Boundaries and Associated Electoral Issues be received.
2. A further report detailing the options discussed for relocating the Ward Boundaries between East Ward, South Ward and North Ward be presented to the next meeting of the Working Party.

2 Retain 15 Councillors 27/9

WB4 RESOLVED on the MOTION of Councillor Greenow seconded Councillor Thain

That:

1. The number of Councillors elected to represent the Penrith local government area remain at fifteen.
2. All Councillors be elected as Ward representatives, with no Councillors to be elected to represent the City "at large".

3 Reduce Total Number of Councillors 27/9

WB5 RESOLVED on the MOTION of Councillor Davies seconded Councillor Paluzzano that the report regarding the option of reducing the number of Councillors be received and noted.

4 Changes with Popularly Elected Mayor 27/9

Discussion focussed on the relative advantages and disadvantages of having a popularly elected Mayor. The issues discussed included:

- Continuity
- Legitimacy
- Support of the position from Council
- Variety
- Differences between the State/Federal and Local Government
- Value of having former Mayors in the Council
- Leadership
- Role of the Council
- Personality
- The Council as a Team

WB6 RESOLVED on the MOTION of Councillor O'Neill seconded Councillor Bradbury that a further report be prepared providing more information on the arguments for and against the option of having a popularly elected Mayor.

5 Eliminate Wards Altogether 27/9

WB7 RESOLVED on the MOTION of Councillor O'Toole seconded Councillor Greenow that the report regarding the elimination of Wards be received and noted.

6 Change Number of Wards 27/9

WB8 RESOLVED on the MOTION of Councillor Greenow seconded Councillor Bradbury that Council retain the present 3 Ward structure.

7 Retain 3 Wards, but change Current Ward Boundaries 27/9

WB9 RESOLVED on the MOTION of Councillor Greenow seconded Councillor Bradbury that a further report detailing the options discussed for relocating the Ward Boundaries between East Ward, South Ward and North Ward be presented to the next meeting of the Working Party.

There being no further business the Chairperson declared the meeting closed the time being 9.48PM.

Confirmed
Chairperson

POLICY REVIEW COMMITTEE MEETING

MONDAY 27 MAY 2002

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MASTER PROGRAM REPORTS

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The City in Its Environment

1 Status of the City's Major Policy Program and Key Policy Projects

##

Compiled by: Ruth Goldsmith, Planning Policy Unit Co-ordinator, David Leavett-Brown, Public Health Unit Co-ordinator and Wayne Mitchell, Environment Management Unit Co-ordinator

Authorised by: Roger Nethercote, Environmental Planning Manager, Craig Butler, Building Approvals & Environment Protection Manager, Craig Ross, Design & Technical Advice Manager and Peter Coyte, Local Economic Development Program Manager

Management Plan 4 Year Outcome (Page 22): *Development enhances the City's living and working environments.*

01/02 Critical Action: *Implement policy and regulatory responses to achieve quality urban outcomes (e.g. 3D modelling).*

Purpose:

The purpose of this report is to advise Council of the status of our major planning policy projects and emerging strategies outside of the Urban Development Program.

Background

Council, in its considerations for the strategic direction of the City, has emphasised the need to ensure Penrith remains a place with a distinct character and identity. It has also recognised that indiscriminate urban development, without a clear planning framework, will threaten that attraction.

Setting limits to the extent of that growth and arresting its impact on an already stressed and depleted environment are recognised as issues which must be resolved in partnership with Government and the development industry. There is a strong need for an integrated Transport Strategy on which to base our future growth, and articulated strategies for managing issues such as biodiversity conservation, stormwater catchments and salinity. Pursuing quality urban outcomes for the significant number of new release areas proposed across the City is also a substantial area of endeavour. The principles for managing these and other significant issues throughout the City remain the focus for our planning response.

Council recently received a report in relation to the status of the major new urban release areas which we are planning. Future reports will be provided to Council in regard to the status of those projects. This report therefore focuses on the array of other significant policy responses which are being advanced, primarily within the City Planning Directorate.

Commentary outlining the context, current status and future actions for each of the major projects we are currently pursuing is provided below. There is a range of other more minor projects, including rezoning requests, which have also been identified for advancement. The full projects list is included in the appendix.

The opportunity is afforded for Councillors to raise any queries they have in regard to the projects. We will also be providing some short presentations at the meeting on the State of the Environment, Penrith City Centre and Sustainable Penrith projects.

Current Strategies

1. Sustainable Penrith

The Sustainable Penrith Strategy is an integrated environmental management process, in which the principles of Ecologically Sustainable Development (ESD) are implicit. The Strategy involves a range of initiatives to assist our path to sustainability.

The Sustainable Penrith Strategy aims to:

- Achieve comprehensive links between the planning process and key environmental, social and economic outcomes,
- Focus on long term sustainable outcomes, and
- Involve all sectors of the community and build partnerships.

Council has continued to recognise the principles of ESD in the development of the Council's Strategic Plan "Penrith City 2000+". The Strategic Plan which is the principal policy document and defines Council's four-year program, highlights a full range of environmental, social and economic issues affecting the life and well-being of the City and its communities.

A wide range of opportunities exist to promote Penrith as a 'Sustainable City', in terms of its commitment to innovative solutions, and sustainable living and working environments. Penrith Council has demonstrated its commitment to sustainability through a range of achievements which include:

- Promotional/Partnership initiatives
 - Mayoral community sustainability forum (Penrith 2020: Our Responsibility, Our Children's Future).
 - Penrith Enviro Adventure during Western Sydney Environment Week.
 - Council Open Day displays and information.
 - Business Breakfast, in partnership with Clean Up Australia which discussed with businesses how they can reduce waste, help the environment and save money.
 - Local Government Forum on ESD during Environment Week in conjunction with WSROC and the HNCMT.
 - Mayoral Youth Forum where a presentation and workshops were conducted on ESD issues.
 - University planning student forums and study tours of the Penrith LGA have been undertaken which emphasise the sustainable planning initiatives we are pursuing throughout the City.
 - Web pages are being developed which will better promote Sustainable Penrith initiatives and will be linked to Council's central web site.
 - Green Energy Learning Program forum was conducted on 22 May 2002 for staff focussing on sustainable energy management and the means by which our energy costs can be reduced with wins for our environment.
 - Greenhouse Strategy Group will soon be formed to provide a community and business focussed reference group to pursue the greenhouse action plan and develop related initiatives.
 - Solar boat race sponsored in conjunction with SEDA.

- Cities for Climate Protection – Council joined the program early 2000 which aims through a five-step milestone process to produce positive actions for reducing greenhouse gas emissions. Council has achieved three milestones being the development of a greenhouse inventory, the setting of an emission reduction goal and the development and implementation of a local action plan (LAP).
- Release area planning – introducing a whole range of ESD principles into the planning responses for the new urban developments which will be occurring in the City.
- Sustainability self assessment audit has been undertaken across Council Departments as a first stage in the wider examination of the sustainability of Council's practices and activities. The second phase of the audit will be the engagement of an independent expert consultant to continue the sustainability review across Council and to develop appropriate mechanisms to promote sustainable outcomes widely in Council endeavours. A consultant appointment will be made shortly.
- Energy performance contract currently being finalised for the up-grade of Council offices.
- Participating with Sydney Water 'Every Drop Counts' project which is auditing Council's water consumption and will develop recommendations for ways in which water use can be reduced.

2. *Recreation, Cultural, Infrastructure, Facilities, Services Needs Study*

Penrith City Council takes a lead role in the planning and provision of recreation and cultural facilities and activities in the local government area. Council recognises that there are shortfalls in the delivery of recreation and cultural facilities across the City and that also, some facilities could be used more effectively. The Study will focus on these aspects and on the future planning, provision and management directions for recreation and cultural activities in the City. The Study also examines the infrastructure needs of the established residential areas of the City.

The Study will be conducted in two main parts over an estimated eight month period. Part A will provide a comprehensive analysis of general City-wide community aspirations / expectations of recreation and cultural needs. The future development of key sites and existing facilities will be examined in the context of recreational and cultural activities across the City. Part A will also undertake an analysis of infrastructure, facilities and services needs in established residential areas.

Part B will develop strategies to meet the recreational and cultural needs through the development of a City-wide Recreation and Cultural Facilities Strategy. The infrastructure, facilities and services needs in the City's established residential areas will be addressed through the development of an Established Residential Areas Community Infrastructure, Facilities and Services Strategy, and related Section 94 Development Contributions Plan. The effective long term and sustainable management of the identified recreational and cultural facilities along with the relevant financial and implementation options will be addressed in Part B of the Study.

An open tender process has been conducted and Urbis Pty Ltd has been recommended as the preferred tenderer for endorsement. Council endorsed that recommendation at its meeting on 20 May 2002. Discussions are underway with the successful tenderer to finalise the contract arrangements and commence the project in early June 2002. The final strategies and project completion are expected by the end of February 2003.

3. *Employment Lands Review*

Council's Management Plan requires an assessment of the City's medium term requirements of employment lands, and consideration of opportunities to provide an assured supply consistent with identified demands. This task was commenced late last year with the appointment of Leyshon Consulting, to undertake the first stage of that Study. This first stage is primarily an employment demand analysis for Penrith, which requires the consultant to:

1. Review historical provision of employment in the LGA and region, across key industry sectors
2. Analyse and quantify existing and medium term demand for employment in the Penrith LGA
3. Analyse current and emerging trends and opportunities that will influence the generation of employment, both in the broader region and LGA
4. Conduct a focussed examination of employment opportunities
5. Forecast future employment opportunities, within the LGA, across all industry sectors
6. Quantify spatial demands for employment uses required to capture those opportunities, and
7. Identify key land attributes that are needed to capture those opportunities eg infrastructure, transport linkages.

The consultant is nearing completion of the first stage of this study, and it is anticipated that the findings of that study will be reported to Council in the near future. Funding has been incorporated in next year's budget to advance Stage 2 of the review process which is intended to focus on:

1. Determining the existing supply of employment lands
2. Assessing existing employment land stock against key land attributes required to capture employment opportunities (identified in stage 1)
3. Determining the ability to meet identified demand for employment lands, including urban release areas
4. Identifying locations in the City where further employment opportunities should be focused and the impediments to those precincts being brought on-line, and
5. Determining infrastructure requirements for identified future employment precincts

4. *Biodiversity Conservation Strategy*

Biodiversity in its simplest expression means the variety of all life forms. It includes the different plants, animals and micro-organisms, the genes they contain, and the ecosystems of which they form a part.

The loss of biodiversity is of national concern and has been identified by Council as a serious environmental problem in Penrith. The purpose of the Strategy is to address the continuing decline and loss of biodiversity in Penrith.

The goal of the strategy is to protect biological diversity and maintain ecological process and systems. The strategy will be supported by a range of principles to achieve specific objectives and actions.

To ensure an integrated, comprehensive approach to biodiversity conservation in Penrith, the Strategy will include the following elements:

- Identification of the conservation and management framework in Penrith;

- Integrating biodiversity conservation and natural resource management (agriculture, pastoralism, water, tourism, recreation);
- Managing threatening process (land clearing, pest species, pollution control, fire, rehabilitation);
- Improving our knowledge;
- Community involvement; and
- Implementation.

A related aspect will be the review of our current GIS and mapping system to develop the means by which we can introduce a vegetation monitoring system which will over time provide us with a clearer picture of the cumulative loss (and in some cases gains) in biodiversity habitat.

5. Rural Lands Strategy

Council has been under increasing pressure to identify and promote appropriate land-uses in the rural areas and thus give a level of certainty for the residents about the future of their area. In order to preserve the distinctive character and environmental values of Penrith's rural areas, careful management is essential.

In 1997 Penrith City Council adopted a Residential Strategy which promotes a compact City and defines Penrith's urban growth limits. The Strategy confirms that expected residential growth for at least the next 25 years can be accommodated within the existing and currently planned urban areas without resorting to proposed urban release areas such as the North West Sector, and South Creek Valley. With residential growth targets confirmed, it was timely for Council to review its planning policies and regulations for Rural Lands. In 1999, Council resolved to progress the Rural Lands Study with the assistance of a consultant.

In its original brief, Council emphasised the need for consultation with all stakeholders of Penrith's rural lands. These included Council Officers, Government Agencies and the community. An issues paper was prepared in December 1999 as the basis for discussion at the first round of community consultation, which was held in February and March 2000. Workshops were held with Government Agencies and Council staff as well as 5 workshops with the community. The workshops were attended by more than 800 people and were held in the following locations: Londonderry, Penrith Civic Centre, Mulgoa, Luddenham and Orchard Hills.

The outcomes of the first round of workshops in conjunction with the issues outlined in the issues paper contributed to a series of rural strategies for the future. These were reported back to the community in the second round of community consultations in June 2000. The second round of consultations were attended by more than 660 people and were held in Castlereagh, Penrith Civic Centre, Londonderry, Mulgoa, Orchard Hills and Luddenham.

The Study and Draft Strategy was placed on public exhibition in August and October 2001. Local Community Information Sessions were also held at various venues around the City during August and September 2001. These sessions attracted about 500 people. Council invited written comments on the exhibited Study and draft Strategy until the end of October 2001. Over 180 written submissions have been received in response to the public exhibition.

We are currently finalising the analysis of submissions received in response to the public exhibition. Council has received considerable feedback in response to the public exhibition of the Study and Draft Strategy late last year. To date over 180 written

submissions have been received from rural land owners and a range of Government agencies. Regular telephone and counter enquiries also continue to be received.

A number of detailed submissions prepared by or on behalf of landowner groups or major land holdings, have raised particular issues, which are currently being examined. Particular interest in expansion of rural residential development opportunities was received from the Kemps Creek locality. It has been considered prudent to engage a separate consultant to review the thrust of the Penrith Rural Lands Study and draft Strategy as it applies to this locality in light of the commentary received from that community. That examination has recently commenced.

Following the consideration of submissions, including an independent assessment of the Kemps Creek locality, it is envisaged that final draft recommendations will be brought back to Council for its consideration. Once a final strategy is agreed upon, work will commence on a new consolidating rural local environmental plan for the City.

A workshop to review these issues with Councillors has been scheduled for 5 June 2002.

6. Arterial Roads Study

A consultant has been appointed to undertake an Arterial Roads Study. That study involves the development of a regional traffic network model to analyse the capacity of the existing network. The approach being taken by the study involves the development of a notionally upgraded existing network that would meet satisfactory levels of service. The traffic associated with the future release areas is then overlaid on this network, and any further upgrades to the network to meet the release area traffic demands are then identified. This then enables the upgrades to the network associated with the release areas to be identified, costed and apportioned to each release area. The timeframe for the delivery of each component of the upgrade is also identified.

This will enable developer agreements to be made with the future release areas that will holistically cover all of the identified network upgrades. It will also identify any components and timeframes that will need to be delivered by State Agencies in the developer agreements.

This will enable Council to press for the State Agency components to form part of any future developer agreement.

The Arterial Roads Study will become a background document to the Integrated Transport & Land Use Strategy, when this is progressed. It is anticipated that this Study will be finalised within the next few months. It is presently being revised due to the change in scale of the ADI development.

7. Integrated Transport & Land Use Strategy

The need for this Strategy has been identified in State Government Strategic Plans (Cities for the 21st Century and Shaping Western Sydney). Despite numerous requests to the State Agencies, such a study has not progressed.

More recently the need for the study was raised in a deputation to the Minister for Roads and the Minister for Transport, however to date, a formal response from the Minister has not been received.

We impressed on the Minister the importance of being able to identify developer responsibility for upgrading of transport infrastructure. This point was well appreciated by the Minister.

As indicated above, the Arterial Roads Study will be a support document to the Integrated Transport & Land Use Strategy together with other components that have been advanced by Council such as the Bike Plan, PAMP and Local Peak Hour Transport Plan.

8. *Catchment Management Strategy*

The importance of the Nepean River to Penrith is well defined and is integrated into Council's Strategic Plan. The health of the river system has been gaining more importance over recent years and has been the subject of primary focus of the Hawkesbury-Nepean Catchment Management Trust (now administered by DLWC) and other State Agencies.

Notwithstanding the efforts of these organisations, Local Government has been identified as having a major role in catchment management. To date, Council's primary focus to catchment issues has related to water quantity.

River health is now being addressed in a major review of Council's catchment management systems and the need for new works and services has been identified. An appropriate funding mechanism to achieve these works and services is included in the Management Plan.

A major study of the catchments citywide is about to commence. This work is being jointly funded by Council and Department of Land & Water Conservation. The \$600,000 study will be carried out over 2 years and will address both water quantity and quality issues.

Council has, through a co-operative programme with the UWS, progressed detailed investigation of the water quality requirements for the Surveyors Creek/Peachtree Creek system and the systems in Emu Plains.

These investigations will identify capital works that need to be delivered to achieve targets that have been identified in the Hawkesbury-Nepean Catchment Management blueprint.

9. *City Centre Review*

The Penrith City Centre is of critical importance as the centre of business and community activity and social hub for the City. This has been reflected over the years by Council proactively introducing policies and actively promoting investment in the City Centre to meet and pre-empt its changing needs.

Penrith has for some time now witnessed significant growth and expansion in its population and employment, and the need for provision of major services and facilities. Parallel with that, Penrith City Centre is evolving into a much more complex Centre with an increasing commercial emphasis, social and residential focus.

It is timely that a review of the vitality and viability of the City Centre be conducted. That examination should stimulate debate about the future directions the City Centre can viably pursue and establish a planning framework in which strategic policies will be set to guide those directions and respond to changing needs.

The Penrith City Centre Vitality and Viability Study aims to:

- Reflect the views of the community, stakeholders and Council;
- Identify a vision for the City Centre and a clear direction as to where it is going;
- Describe the current initiatives and priorities for future action;
- Promote and market the city Centre;
- Give a context and direction for the City Centre Management companies / associations;
- Provide a clear agreed framework to guide public and private investment;
- Give confidence in the future direction of the City Centre.

Great emphasis should also be placed on ensuring that the development of the resultant Strategy for the Centre is realistic in order to avoid the risk of it not being fully implemented. The Strategy will aim to represent a carefully considered and tangible package of initiatives. These will make a positive impact on the economic and social development of Penrith City Centre, and indeed the surrounding region.

This approach leads to a number of elements being identified which should be highlighted in the Strategy development. Principally those should emphasise deliverability, adding value, be based on partnerships, producing an integrated package and be built upon community spirit and pride that characterises Penrith.

To provide a clearer understanding of how well the City Centre is fulfilling its role as a major sub-regional centre, broader issues that significantly influence the function and enjoyment of the Centre need to be identified and assessed. Five key themes have been identified as pertinent issues upon which to base the strategy and encapsulate a broad understanding of the strategic framework and future direction of the City Centre. Those themes are:

- A regional business and commercial centre
- A living centre
- A safe and attractive centre
- An accessible centre
- A social and culturally vibrant centre

A number of sub-strategies are proposed to also be developed for the public domain/urban design approach, transport and access, economic viability, social and cultural elements, and residential development.

A study brief is being finalised for advancement of the project next year. That draft brief is included in the attachments for Council's information and comment. It is also intended to elicit comments from CBD stakeholders. A more comprehensive report will be presented to Council following the round of consultation on the Study Brief.

10. Heritage Review

The Penrith Heritage LEP was gazetted in 1991. It was based on a heritage study carried out in 1986/87. Since that time community attitudes and understanding about what constitutes heritage has evolved and changed as new information about heritage places has emerged. In recent years, the community has identified new places that it believes should be listed and protected as heritage items and several statutory limitations and omissions have been detected within the current LEP.

To improve Council's protection and management of places of heritage significance to the community, it is proposed to review the previous heritage study and Heritage LEP in the next management plan period. This will involve the engagement of a heritage consultant to re-assess the places of heritage significance identified in the 1986/7 heritage study inventory and identify new places of heritage significance worthy of protection under a new heritage LEP. All information collected will be presented in accordance with the NSW Heritage Council heritage assessment criteria and format. This will embrace Aboriginal cultural heritage, European heritage and significant natural environmental heritage aspects of the City's makeup.

The identification and assessment processes will be conducted in a manner which ensures that the local community's knowledge is captured. Council's Heritage Advisory Committee will also play a role in bringing forward issues for examination.

Council will undertake the preparation of the new heritage LEP. It will be based on the NSW Heritage Office's model heritage LEP modified to meet Penrith's specific needs.

It is envisaged that the review of the Heritage Study and inventory will take about 12 months. This will be followed by the LEP preparation and public consultation process that is expected to take an equivalent period of time

11. 'PlanFirst' Response

On 14 May 2001, Council received a report on the State Government's proposal for the reform of the plan making system in NSW – PlanFIRST. That report described the detail of the PlanFIRST White Paper and recommended that a submission be made to the Minister in response to the public exhibition of the White Paper reforms.

The PlanFIRST White Paper proposes a simpler and more coherent plan making system. It retains a three tier planning hierarchy comprising State policies, Regional strategies and Local Plans, while proposing that access to all relevant information on land management and control is contained and administered in a single local plan for each local government area.

The principles and objectives of the PlanFIRST White Paper appear generally sound. It is timely that the plan making system is reviewed given recent legislative reforms to other parts of the Act, and the complexities of land use planning that have evolved since the commencement of the Act.

The general approach of co-ordinating local, regional and state planning initiatives that are more inclusive of economic, community and environmental aspects of land use management is supported. However, because of the simplicity and lack of detail regarding the intended role and practical use of a local plan, it is recommended that some modelling or piloting of the operational systems is undertaken.

The White Paper's key outcomes such as reduced complexity and efficient processes are desirable goals. However these are essentially procedural outcomes that should be secondary to the need to deliver better environmental, social and economic outcomes.

Our comments to the State Government in May last year have been considered, and since that time a draft Bill has been prepared for tabling in Parliament in the current session.

In a more recent report to Council it was outlined that WSROC is coordinating a project that aims to prepare a regional planning vision and policy framework for Western Sydney by the end of 2003.

The project will involve the preparation of a regional vision and planning framework, and supporting submissions and papers, to clearly articulate local government and regional views about the direction that development of the region should take. This will include a regional vision and identify preferred options for resolving major regional strategic choices. It will also present a spatial framework for policy decisions and influence the development of regional planning and infrastructure decisions for Western Sydney by the NSW Government (potentially under the Draft PlanFirst Bill).

The subject region will be the WSROC Councils (11). It is proposed that there is liaison on key regional issues with MACROC Councils as part of the process.

The regional vision and framework will be the basis for the preparation, in cooperation with the NSW Government, of a regional strategy and associated infrastructure plans for Western Sydney under the proposed PlanFirst legislation. This will establish a framework for regional planning decisions to ensure that they are not made in isolation and benefit the region. Local Government will have a key role in monitoring the implementation of these strategies and ensure that commitments by Government occur.

Council's Director - City Strategy and Environmental Planning Manager are actively participating in WSROC's Steering Committee which is advancing the project. A Councillor reference group is proposed to be established early in the next financial year.

12. SoE Report

Local Government plays a significant role in environmental management through the planning and development approval processes, operational activities (such as waste collection and stormwater control), policy development and involvement in regional programs such as Total Catchment Management. As part of that role, Local Government in New South Wales has legislated responsibility to prepare an annual State of the Environment (SoE) Report.

The SoE Report seeks to:

- identify new environmental impacts that have occurred since the last report;
- deliver useful information and assessments about Penrith's environment;
- facilitate environmentally related decision-making;
- contribute to education about the local environment and natural resources;
- enhance the quality, accessibility and relevance of data relating to Penrith's environment;
- progress towards achieving and monitoring ecological sustainability.

Council published its first SoE Report in 1993. The primary objective of that report was to document Council's current knowledge of the local environment. It was envisaged that with the preparation of subsequent reports, baselines of environmental quality would be established, against which trends could be assessed.

Many of the issues identified in that first SoE Report remain relevant today and during the eight years intervening that report and this, a number of trends have emerged. This is particularly true of issues such as population growth, increasing urbanisation and the associated debilitating effects upon our land, air, noise and water environments. However, the environment and our community are complex and determining trends for many aspects of Penrith's environment is difficult. For many issues, such as community health, there still remains inadequate data for trends to be accurately measured. There is a

clear need for further research and data with respect to many health and environmental issues facing our community and these needs are identified throughout this report.

The preparation of the SoE Report is a major annual policy activity. Councillors have previously been provided with a copy of the 2000-2001 SoE Report. An overview of the report's findings is included as an appendix to this report and will be expanded upon during the presentation at tonight's meeting.

13. Health Indicators Project

When people think about health, they generally think of hospital services or their local family doctor or the child health centre in their community. In fact, over 90% of the funds spent on health in our society are invested in these services, which meet the health needs of individuals. However, a very important function of the health system is to work with communities and organisations in our society to create circumstances that promote and protect health and prevent injury, ill health, and disease. These activities which are collectively referred to as public health, generally target the whole population or groups within the population, rather than individuals.

Public health is not just the responsibility of the health system. A wide range of interconnected personal, social and cultural factors influences the health of each person. The personal factors include genetic makeup, behaviours and lifestyles, self-esteem and sense of control over one's life and circumstances. The societal factors include income, education, the physical environment, the working environment, the family environment, social supports and networks, and access to services. Many of the factors that influence the health of the individual are partly or wholly outside the control of the individual.

Public health aims to:

- make it possible for individuals to make decisions and to choose actions which support their health
- create social and physical environments which promote health and support those individual choices

Promoting and sustaining the health of the public is one of the most important functions of Government – including, of course, local government.

Local Councils

Local Government plays an important role in protecting and promoting health in New South Wales. The Local Government Act 1993 sets out clear and comprehensive responsibilities for Councils in relation to environment protection and sustainable development and states that Councils are 'to promote and to provide a plan for the needs of children'. Councils have public health responsibilities under various other Acts such as:

- The Food Act 1989 (inspection of food; inspection and closure of food premises;
- The Public Health Act 1991 (inspection of systems for the purposes of microbial control such as the maintenance and use of air conditioning systems);
- The Noise Control Act 1975 (noise control);
- The Swimming Pools Act 1992 (restriction of access to swimming pools)

Councils also have a general power to require someone to cease an activity if the activity constitutes a threat to public health.

Council is working in collaboration with the other principal health service providers, the Department and Wentworth Area Health Service to:

- Provide information about health status in the City
- Co-ordinate the public health effort in the City
- Provide the evidence base for and advice on approaches to public health problems
- Contribute a timely public health perspective to Council's planning activities

Special areas of Council's partnership with other health services providers include immunisation, food safety and control of arboviruses and Legionnaire's disease and the development of indicators of the health status of our community. Three health policy priorities for Council in the year ahead are outlined below:

1. Develop Health Indicators and Determinants

Council in conjunction with Wentworth Area Health Service has been working on the development of health indicators to be used in future health planning for the city. Information has been assessed and analysed for its relevance, importance and potential to provide the necessary insight into our City's health status. It is envisaged that such indicators will enable improved planning for better health outcomes and community well being. It is proposed that a separate presentation on the findings of the health indicator development be made to Council in the future

2. Breastfeeding

Penrith has one of the youngest populations in Sydney with 14, 613 children or 9% of the total population being between the age of 0-4 years (1996 Census). In the year 2000 there were almost 3000 babies born in the Penrith Local Government Area. Breastfeeding is the physiological norm for feeding infants. Exclusive breastfeeding is recommended for the first six months with introduction of complementary foods and continued breastfeeding thereafter until at least twelve months of age.

There are social, health, environmental and financial benefits associated with breastfeeding. Breastfeeding is associated with improved general health, physical growth and mental development of infants and protection against a number of acute and chronic diseases during childhood and adult life. Breastfeeding is usually beneficial to women's physical and mental health.

To support breastfeeding and parents of nursing children in Penrith a Baby Care Room DCP is being developed. The promotion of breastfeeding is a preventative health policy, which will result in reduced health care costs in the long term, but more importantly the plan seeks to minimise barriers to breastfeeding in public places and breastfeeding duration generally. The goal is to increase the number and promote the accessibility of such facilities in Penrith thereby supporting parents with nursing children throughout the City.

3. Mobile Food Vending and Temporary Food Status LAP

Council's approach to controlling mobile food vending and temporary food stalls is also under review with a Local Approvals Policy being developed. This health protection measure is necessary to protect consumers, as it will provide Council with greater controls over these types of food outlets. Through minimising the potential risk of food contamination and / or foodborne disease transmission from these sources better health outcomes can be achieved and foodborne illness reduced.

Summary

We are actively advancing our strategy for achieving more sustainable outcomes for the City and those elements will be paramount in the way we look at the growth of the City and intrinsic to our planning responses to both new and existing urban areas. It is also critical that we continue to strive for quality urban outcomes in the planning and development of all urban areas in the City.

The enhanced Environmental Management Program proposed for next year will bring with it an expanded need for inputs from the technical and professional staff involved in the policy development area. As has been recently outlined to Council, this is a major initiative in responding to the growing demands for emphasis to be given to a wide range of environmental improvements across the City and will command close attention.

The range of planning policy projects which are required to be advanced is extensive and our related resourcing is now at full capacity. There is a range of more minor projects on the task list which cannot be addressed immediately, but it is anticipated can be responded to over the next two years. We are now at a point where we cannot absorb more policy development work for the foreseeable future.

At relevant stages in the planning for these projects, there will need to be more detailed discussions, which we will facilitate through regular reports to Council's Policy Review Committee and project-specific Councillor Workshops.

RECOMMENDATION

That the report on the Status of the City's Major Policy Program and Key Policy Projects be received.



Directorate Strategic and Policy Tasks

City wide Strategies	Education Strategies
Sustainable Penrith Strategy State of the Environment Report (SOE) Plan First and regional issues / strategies Integrated Transport and Land Use Strategy	Sustainability awareness, education, training Environmental awareness, education, training Heritage awareness, education, training Health programs, initiatives, promotions
Land Use Strategies	Site Specific LEPs
Rural Lands Study & Strategy Penrith City Centre LEP, review Heritage LEP review Employment lands supply & location Kingswood / South Werrington UIP precinct Bulky Goods Review Cultural Facilities Section 94 Plan Arterial Roads Study	Vincent Rd, Cranebrook (fire station) 14 - 20 GWH, St Marys (shops) Lavin Crescent, Werrington (shops) 86 - 88 GWH, Colyton (parking, access) Elizabeth Drive, Kemps Creek (recycling) Panthers (consolidating LEP) Anglican School, Orchard Hills (oval extension) Industrial LEP (minor amendments) Residential LEP (minor amendments)
Environmental Strategies	Environmental Policies
Biodiversity Conservation Strategy Bushland conservation & management Water conservation and reuse Salinity guidelines Catchment Management Strategy Flood Management Policy Review	Environmental Noise DCP Bushfire DCP Waste Not DCP review
Health and Community Strategies	Health and Community Policies
Recreation Needs Assessment & Strategy Integrate Penrith Food Project strategies Develop health indicators & determinants Audit community health & well-being	Mobile Food Vending & Temp Food LAP Parenting Facilities DCP CPTED DCP Child Friendly Environment

2000-2001 Local State of the Environment Report

Overview State of the Environment

Land

State

Land within the LGA is used for a variety of purposes including agricultural and rural activities, recreational and open space pursuits, industrial and commercial developments and residential zones.

Pressure

Urban expansion
Reduction of productive rural lands
Salinity
Illegal land filling and waste disposal
Land contamination

Response

Council lobbies DUAP to limit urban growth
Rural Lands Study and Strategy
NSW Salinity Strategy / WSROC Salinity Working Group
RID Squad
Land remediation

Potential Responses

- Limit future urban growth
 - Proper recognition of Western Sydney as a priority area in the National Salinity Action Plan
-

Air

State

Western Sydney as a whole is particularly susceptible to air pollution and is affected by pollutants generated throughout the metropolitan area and beyond.

Pressure

Population growth
Vehicle emissions
Tree removal
Greenhouse effect

Response

Integrated Transport and Land Use Plan
Public transport improvements
Tree planting and revegetation works
Cities for Climate Protection
Penrith Energy Smart Homes Policy 2000

Potential Responses

- Establishment of a Greenhouse Strategy Group
 - Implementation of Actions in the Penrith City Council Greenhouse Gas Reduction Local Action Plan
-

Water

State

Penrith's water systems fall entirely within the Hawkesbury-Nepean Catchment. Increased population growth and subsequent urban expansion continues to increase the magnitude and velocity of stormwater runoff and impact on water quality. Monitoring in recent years indicates overall waterway deterioration in the Hawkesbury-Nepean Catchment.

Pressure

Stormwater quantity and quality

Water extraction
STP discharges
Effluent disposal in unsewered areas

Response

Stormwater Management Plans
Stormwater improvement and management projects
Wastewater reuse
Sydney Water – Water Plan 21
On Site Sewage Management Strategy

Potential Responses

- Increase wastewater reuse
 - Water sensitive urban design
-

Biodiversity

State

Penrith's location, underlying geology and the presence of the Hawkesbury-Nepean River has resulted in a vast range of animal and plant species, many of which are now rare or threatened with extinction.

Penrith remains a major repository of the remnants of Sydney's natural environment, in particular, the Cumberland Plain Woodland and Castlereagh Woodlands.

Pressure

Removal and degradation of native vegetation
Introduced weeds

Response

Penrith Flora and Fauna Conservation Plan
Bushcare and Landcare activities

Potential Responses

- Increased commitment by Council to the Bushcare Program
 - Prepare and implement plans of management for Council's bushland reserves
-

Noise

State

Penrith, like Western Sydney as a whole, continues to experience an increase in environmental noise. Major noise sources are road and rail traffic, industrial and commercial developments, the residential community and sporting and recreational facilities.

Pressure

Land use activities
Potential airport at Badgerys Creek
New residential development

Response

Penrith Control of Environmental Noise DCP
Opposition to any airport proposed at Badgerys Creek
Penrith Residential Development Control Plan 2000 – Acoustic Controls

Potential Responses

- Establish database of acoustic reports to record existing and projected noise levels for new developments or expansions to existing developments
-

Waste

State

There are four solid waste landfill sites in the Penrith LGA. During 2000/01 about 55,033 tonnes of household waste was collected from households within the LGA. The rate of recycling by Penrith households has remained steady over the past two years with about 19% of the total domestic waste collected being recycled.

Pressure

Household waste
Construction and industry waste
Illegal dumping and waste disposal

Response

Education and the promotion of composting and worm farm use
Appointment of a Council Waste Officer
Penrith DCP 2000 – Controls for the Management and Minimisation of Waste
Clean-up Campaigns
RID Squad

Potential Responses

- Continued policy development and revision
 - Continued support to decrease waste in construction and demolition industry as population growth increases
 - Work closely with industry bodies and developers
 - Commitment to monitoring and compliance of existing systems used to decrease construction and demolition waste
-

Aboriginal Heritage and Culture

State

There are many “nations” represented in the local Aboriginal and Torres Strait Islander communities with residents having family networks extending all over NSW and beyond. These family networks including Darug descendants and active Darug descendant organisations operate in Western Sydney today.

What are the key Aboriginal Heritage and Culture issues in the Penrith LGA in 2000/01?

Aboriginal and Torres Strait Islander people have unique needs. This is as a result of dispossession of their land, being hunted and in some cases killed, destruction of their culture, racism, separation of children from their family networks, and their ongoing struggle for survival.

On a range of socio-economic indicators Aboriginal and Torres Strait Islander residents are particularly disadvantaged. These indicators include education, employment, income, and health. This level of disadvantage impacts negatively on the capacity of Indigenous people to participate in their local communities and be represented in local government, as well as Federal and State parliaments.

What are the key responses in 2000/01?

- Support Aboriginal Community service providers and activities
- Support reconciliation activities
- Support the operation of the Indigenous consultation committee
- Council’s Aboriginal Employment Program

What are the potential responses?

- Improve and extend consultation with the Aboriginal and Torres Strait Islander communities
 - Undertake specific initiatives that meet the particular needs of regional and local Indigenous organisations, and the City’s Indigenous residents
-

Community

State

The social character of Penrith continues to be shaped by growth and change and there are indications of wide differences in social advantage between and within communities.

In terms of health, some of the key issues affecting the Penrith community are the impacts of urban development, arbovirus diseases, access and equity issues, cumulative health impacts and drug issues.

There is growing concern with the issue of community safety in the LGA with graffiti, vandalism and anti-social behaviour of particular concern.

Penrith has a healthy economy with a broad range of industry mix throughout the LGA. Penrith continues to maintain an unemployment rate below that of Western Sydney, Metropolitan Sydney and the national average.

Pressure

Population growth and associated service needs

Environment degradation

Health status

Employment self-sufficiency rate

Community Safety

Response

Penrith City Council's Social Planning Framework

Community development initiatives

Community consultation

Environmental management and enhancement programs

Community Health Indicators Project

EDEC Five Year Economic Development Strategy

Penrith Valley Community Safety Plan

Potential Responses

- Greater commitment by State and Federal Government to adequately funding community social services
 - Develop and implement a local Drug Action Plan
-

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The City Supported by Infrastructure

2 IPART - Fare Increases for Public Transport Services

9001/8 Part 16

Compiled by: Walter Sinnadurai, Transportation Planner
Authorised by: Craig Ross, Design & Technical Advice Manager
Requested by: Councillor O'Toole

<p>Management Plan 4 Year Outcome (Page 94): <i>Public transport infrastructure improved.</i> 01/02 Critical Action: <i>Lobby State Government for the equitable provision of affordable bus services.</i></p>
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Purpose:

The purpose of this report is to advise Council of a review of public transport fares by the Independent Pricing and Regulatory Tribunal (IPART) and to seek endorsement of a submission lodged on the proposal.

Background

IPART has received submissions for public transport fare increases from the Charter Vessel Association, Taxi Council and Bus and Coach Association. Council and the general public have been invited to lodge submissions on the proposal together with any other comments on public transport fares. It was understood that the closing date for submissions was the end of this month, however subsequent advice from IPART indicated that the submissions needed to be lodged by the 17th April.

The attached submission has been forwarded to the Tribunal and a request has been made for any supplementary submissions to be also considered.

The Tribunal has been requested under Section 9(1)(b) of its Act to assist the Minister for Transport in the setting of fares for taxi services, private buses and private ferries.

The submissions from the Charter Vessel Association, Taxi Council and Bus and Coach Association are summarised below. A copy of the submissions paper can be obtained by downloading it from the department's Web site at www.impart.nsw.gov.au.

NSW Taxi Council – Submission

Last year, the NSW Taxi Council engaged PriceWaterhouseCoopers to develop a comprehensive taxi fare cost index model. The intention was that a coherent, robust and ongoing method of determining taxi fare movement would be adopted in consultation between industry and regulator.

The proposed fare increase for urban fares is 5.45% and for country fares is 5.77%.

Bus and Coach Association – Submission

An application has been submitted from the Bus and Coach Association for a fare increase of 4.18% (plus a tax adjustment of 1.85%) and a separate increase in rate of payment for dedicated school buses (non-commercial contracts).

The submission paper outlines the Industry Characteristics, Regulatory, Framework, Approaches to Price Regulation, Fares Levels and Structure and Service Quality. The fare increase is made up of the following components:

Cost Components	%
Bus Capital Cost	1.52
Labour Cost	2.25
Insurance & Registration	0.66
Fuel	-0.83
Bus Repairs & Maintenance	0.16
All other costs (CPI)	0.42
Sub Total	4.18
Tax Adjustment	1.85
Total Claim	6.03

Charter Vessel Association - Submission

An application has been put forward for a fare increase of 10.00% for the year 2002 – 2003. This submission has not been addressed as the service does not directly impact on the Penrith LGA.

Current Situation

The submission lodged with the Tribunal raised concerns in the areas of attractiveness and equity of public transport services.

The attractiveness relates to the disincentive that fare increases will have on the use of public transport. The State Government is encouraging public transport use and has outlined such a strategy in the State Government Transport Planning document, “*Action for Transport 2010*” and the State Government’s Air Quality Improvement Strategy, “*Action for Air*”. In view of these documents, a significant increase in public transport fares would be contrary to the initiative for encouraging public transport use.

Council has previously raised concerns about inequities associated with the current public transport concessions in the bus services in the Penrith LGA compared to State provided services elsewhere in the Metropolitan area with the Department of Transport. This inequity particularly relates to the excursion tickets available to seniors/pensioners living within the Sydney Metropolitan Area serviced by State Transit. They have greater access to public transport services and therefore receive greater benefit from their eligibility for the Pensioner Excursion Ticket, while such tickets are not available to pensioners and seniors living in the areas serviced by private operators. The excursion tickets cost \$1.10/day and cover all forms of State provided public transport.

Council, WSROC and the Bus and Coach Association have previously raised these inequities in a number of submissions to the Department of Transport, the Minister and IPART. Any increase in fares without concessions for pensioners would exacerbate those inequities.

Other inequities relate to longer trips and multi-mode travel. Short trips for single purchase fares and school travel times are generally consistent between private operators and State services.

The submission has requested IPART to benchmark the services provided by private operators in the Penrith LGA against those services provided by the State. Such benchmarking should not be limited to the Pensioner Excursion Tickets but would cover all aspects of the provision of the service including frequencies, service levels, costs and any subsidies provided to the service.

Council, through the Public Transport Forums has received representations regarding the provision of Wheelchair Accessible Taxis (WAT). Concerns have been raised that the number of these taxis are in decline in the Penrith LGA and that they are not meeting the demand. Whilst confirmation of the number of such taxis has not been able to be made, the submission includes the WATs as part of the benchmarking and requests IPART to make an evaluation of their provision.

WSROC Submission

The proposed fare increase has an impact on public transport, which is a critical issue of concern for the Western Sydney Region, especially in light of inequities. The WSROC Board has resolved to review and submit a regional response to IPART. A copy of the WSROC submission is attached and it is noted that it raises similar concerns as Council with regard to equity issues.

The WSROC submission also opposes the use of the cost index method for determining increases and suggests an alternate model that addresses equity, revenue for operators and subsidies.

RECOMMENDATION

That the submission made to IPART on public transport fares be endorsed.



PENRITH CITY COUNCIL - SUBMISSION TO IPART REVIEW OF FARES FOR TAXIS, PRIVATE BUSES AND PRIVATE FERRIES IN NSW

Council appreciates the opportunity to comment on fares for private transport providers in Western Sydney. Council supports the concept of the Independent Pricing and Regulatory Tribunal assisting the Minister for Transport in setting fares for the private transport industry, particularly in regard to private buses in Western Sydney, which are a major public transport provider for residents in the region.

The importance of public transport has been recognised in State strategies and has been reflected in the State Government's Transport Planning document, "*Action for Transport 2010*" and the State Government's Air Quality Improvement Strategy, "*Action for Air*".

In the last twenty years, the Penrith LGA has experienced a significant population growth. This growth has been predominantly in the residential sector (as in other growth areas in the greater western Sydney Region) and has not been matched with employment generating developments.

The lack of local employment opportunities in the Penrith LGA, compared to the workforce, has led to a need for the workforce to travel long distances (beyond the City boundary). While the number of jobs in the Penrith LGA has increased over the last 5-10 years, the 1996 Census Data still identifies that over 62% of the local workforce commutes to employment centres in Parramatta, central Sydney, North Sydney, and generally to the centres in eastern and northern Sydney.

In addition to the imbalance between residential and employment generating developments, the traffic network and public transport system has not kept up with the population increases, and further burdens the journey to work. Changes to travel behaviour over the last twenty years have also seen a threefold increase in car usage compared with population increases.

Council has been responding to this issue with strategies that will encourage greater use of public transport as an alternative mode to the single occupant motor car. Council's current four year (2000 to 2004) Strategic Plan, has re-emphasized the need to improve accessible transport to the City and has included in its Management Plan actions to secure improved regional and local transport links and services to accommodate existing and future urban developments.

Council has been faced with further burdens in improving public transport given that the future release areas are all located remote from major public transport nodes such as the Western Railway Line. This has highlighted the need for effective, efficient and attractive public transport services to provide the appropriate connections between these areas and the major nodes.

Council has reviewed the public transport fares by the Independent Pricing and Regulatory Tribunal (IPART) and raises concerns in the areas of attractiveness and equity of public transport services.

- ***Charter Vessel Association - Submission***

The Penrith LGA is not serviced by ferries and Council has not provided comments on this issue.

- **Bus and Coach Association - Submission**

The Penrith LGA is serviced by two private operators, Pearce and Westbus and does not have any bus operations provided by Government run services.

Council has raised concerns regarding the potential inequities associated with this arrangement where subsidies may be applied to the Government run facilities that are not equally applied to those in the Penrith LGA that are provided through private operators. Council requests that IPART examine the differences between these areas and benchmark the services provided by the private operators against those State provided.

Council is aware of inequities in this area that relate to the availability of excursion tickets for seniors/pensioners and have previously raised this issue with IPART, the Department of Transport and the Minister. There may well be other inequities that relate to frequency, levels of service and fare structures.

Given the nature of the public transport problems that face Penrith LGA and, indeed Western Sydney, that have been outlined above, the encouragement of the use of public transport may well require consideration of some form of subsidy to achieve the mode shift that Council and the State Government is seeking. Whilst Council acknowledges that cost increases have occurred and these need to be reflected in the financial arrangements for the private operators, consideration of the cost to the user for public transport needs to be made in determining fares that will result in those services being attractive to the commuter.

Council does not support the increase in fares for Western Sydney bus passengers without a rectification of existing inequalities between private and Sydney Buses in the metropolitan area. In general, private bus operators' fares are consistent for short trips with Sydney Buses for single purchase fares. However, they have considerably higher fares for longer trips and do not offer the discount for multiple trips and multi-mode travel that Sydney Buses provides. In general, this equates to residents in Western Sydney paying higher fares and having less flexibility to use multi-modal public transport (ie, combined bus and train journey).

- **NSW Taxi Council - Submission**

The Penrith LGA has a metropolitan area boundary (Nepean River) running through it and Council has been made aware that taxi services have a fare provision that burdens the passenger when they travel across that metropolitan boundary. Council sees this as a significant disincentive, particularly for residents within the LGA. Whilst full details of this fare provision have not been provided to Council, it is understood that passengers are required to negotiate fares with the taxi driver on journeys that cross the river. This is considered to be neither fair nor equitable when comparisons are drawn with services provided within other locations in the metropolitan area.

Concerns have also been raised with Council through public transport forums that have been held regarding the provision of Wheelchair Accessible Taxis (WAT). These concerns relate to the number of taxis that are provided. The public transport forums have been advised that there is not a sufficient number of such taxis and additionally that these numbers, for the Penrith LGA, are declining.

Council requests that IPART examine the provision of Wheelchair Accessible Taxis and comment on the proposed 10% provision of such taxis in fleets servicing the area and whether this is adequate and is indeed being achieved in the Penrith LGA.

In conclusion, Council is concerned about the justification for the fare increase for the private bus industry under the cost index approach, and would like to see a more complete assessment of the industry, subsidy regimes, concession fares and equity of service provision across the Sydney metropolitan area. Similar concerns are raised with the provision and fare structure for taxis.



WSROC Submission TO IPART REVIEW OF FARES FOR TAXIS, PRIVATE BUSES AND PRIVATE FERRIES IN NSW

INTRODUCTION

Western Sydney Regional Organisation of Councils (WSROC) Ltd represents 11 local councils in Western Sydney including Auburn, Bankstown, Baulkham Hills, Blacktown, Blue Mountains, Fairfield, Hawkesbury, Holroyd, Liverpool, Parramatta and Penrith Councils.

WSROC appreciates the opportunity to comment on fares for private transport providers in Western Sydney and supports the concept of the Independent Pricing and Regulatory Tribunal assisting the Minister for Transport in setting fares for the private transport industry, particularly in regard to private buses in Western Sydney that are a major public transport provider for residents in the region.

The NSW Government should consider the issues that are raised in this submission, either through advice directly from the tribunal or separately as appropriate. As such a copy has also been forwarded to the Director general of Transport NSW for information.

In general, WSROC does not support the increase proposed by the BCA of private bus fares (of 6.03%) in the metropolitan area based on a cost index approach. WSROC would have to review its position following the development of a fare level under an alternate model that should be developed by IPART as part of this process. This model must look at issues of equity, revenue and potential modifications in the NSW Government social program of subsidies and subsidy regimes.

WSROC does not support the increase in fares for Western Sydney bus passengers without a rectification of existing inequalities between private and Sydney Buses in the metropolitan area. It is important the residents in Western Sydney have high quality and fairly priced public bus transport and that concessions are offered in line with what is offered to residents in other metropolitan areas.

The fact that private buses service the vast majority of Western Sydney should not mean that either poorer quality services or generally higher and less flexible fares applies.

This submission deals primarily with issues regarding the private bus industry and suggests that these comments are relevant to bus operators in metropolitan areas, with differences being acknowledged for operators in other regions. For this hearing WSROC has not developed a detailed position on either the taxi or private ferry operators.

CONTEXT FOR PRIVATE BUS FARES DETERMINATION

IPART has been requested to provide advice to the Minister for Transport to assist in his consideration of fares under the Passenger Transport Act 1990. This is a separate process to the consideration of the rail, bus and ferry fares for STA and SRA under section 11(1) of the Independent Pricing and Regulatory Tribunal Act 1992.

The fares assessment deals with ferries, buses and taxis, however, this submission will deal primarily with the private bus industry.

In Sydney the private bus industry operates services in western, north-western and south western districts within the WSROC region and is a major public transport provider for Western Sydney residents. In Sydney there are 42 existing private bus companies ranging from those with greater than 50 buses to small operators. This patchwork and the complexity of this industry are a concern.

Under the Passenger Transport Act 1990 bus operators are given exclusive operating rights for 5 years and ongoing renewal if the terms and conditions of the contract are met (these include minimum service levels and maximum designated fares).

Contracts are in two categories:

- commercial contract where revenue is generated by fare paying passengers; and
- non-commercial contracts where the DoT enters into contract to provide service (i.e. school students).

The review of the fares in the private bus industry has used a cost-index approach for commercial contracts that identifies major cost elements such as capital costs and people/labour costs. Disadvantages of this approach are that it does not promote or recognise efficiency improvements by the bus operators or even consider the revenue/return side of the operation. This approach will always lead to fare increases that may not be appropriate when revenue is considered – and potential fare decreases may be warranted.

In general, private bus operators' fares are consistent for short trips with Sydney Buses for single purchase fares. However, they have considerably higher fares for longer trips and do not offer the discount for multiple trips and multi-mode travel that Sydney Buses provides. In general, this equates to residents in Western Sydney paying higher fares and having less flexibility to use multi-modal public transport journeys without considerable cost (i.e. combined bus and train journey).

As 39% of private bus users catch trains after their bus trip the lack of common multi-modal tickets is a major concern and means that Western Sydney residents are paying high costs for public transport.

It should be noted that some private bus operators, particularly in metropolitan areas, do not charge the maximum fares available under contracts but it is unclear to what extent this applies.

OVERVIEW OF PROPOSAL BY BUS AND COACH ASSOCIATION

The submission by the Bus and Coach Association on behalf of the private bus industry proposes a 4.18% base and 1.85% ANTS adjustment with a total fare increase of 6.03% to the maximum fares for the private bus industry.

The bus industry operates under the Passenger Transport Act 1990 that requires a service contract to be negotiated between bus operators and the NSW Transport Department. This was amended in 1996 to include a performance assessment regime as a contestable benchmark. It is understood that the PAR has not been implemented to date.

Main issues raised in the submission included:

- Identified inequalities in subsidies and services between bus passengers in Western Sydney and in STA serviced areas;
- That the PAR has not been implemented and NSW Transport have not met commitments to data collection and auditing of the private bus industry;
- In general major costs for the private bus operators are staff related costs (over 50% of total costs) and capital costs (nearly 15%);
- Increased costs are being incurred due to road congestion, toll roads and legislative compliance requirements but these have not been quantified;
- The submission identifies that it is difficult to represent individual costs of operators with limited existing information;
- Funding regimes for public and private bus sectors are issues that means that inequalities in fares (particularly some concession fares) arise in service areas; and
- It is suggested by the BCA that State and Federal Government have not sufficiently introduced measures to encourage modal shift, which is adversely affecting private bus operators.

DETAILED COMMENTS ON FARE REVIEW

The following comments apply to private bus fares and operations in Western Sydney.

Fare Determination

WSROC does not support the proposed increase of private bus fares (of 6.03%) in the metropolitan area based on a cost index approach.

WSROC reserves the right to review its position following the development of a fare level under an alternate model that should be developed by IPART as part of this process. This model must look at issues of equity, revenue for operators and potential modifications in the NSW Government social program of subsidies and subsidy regimes.

In addition, WSROC does not support the increase in fares for Western Sydney bus passengers without a rectification of the existing inequalities between private and Sydney Buses in the metropolitan area. It is important the residents in Western Sydney have high quality and fairly priced public bus transport and that concessions are offered in line with those offered to residents in other metropolitan areas.

Approach to Fare Determination

WSROC would support IPART in the development of an alternate approach to fare determination for private buses as opposed to a reliance on the cost index approach. It is essential that, particularly for operations in metropolitan areas, assessments of revenue as well as costs are included in fare determination assessment. In addition, assessment of equity for bus passengers across metropolitan areas also needs to be considered in the development of this new approach.

It is unclear at this stage whether appropriate information is available to allow this to occur. Preparation and assessment of appropriate information on the complex private bus industry may be identified as a requirement for future fare determinations.

In addition, it is unclear why a performance assessment regime (PAR) has not been implemented for the private bus operators so that the outcomes of auditing of the industry standard and performance can be managed. Management of service quality and minimum service levels are essential components of ensuring that private bus passengers get appropriate public transport service.

Regulation of Private Buses

WSROC strongly supports continued regulation of the maximum fares and minimum service standards within commercial contracts for the private bus industry. The private bus services in Western Sydney are an essential public service or public good. These services provide the only public transport and access to services and facilities for many low-income residents of Western Sydney. The low density urban environment of many areas and the lower concentration of population may mean that an unregulated environment would lead to a reduction in the “unattractive” services to outer metropolitan areas and “cherry picking” of routes leading to less access to bus services for residents in the region.

However, WSROC would support an assessment being completed of the benefits and costs associated with changes to the subsidy regime for private bus operators in Western Sydney.

This could investigate issues such as: the costs to government and benefits to passengers of applying either the funding regime that applies to Sydney Buses to the private bus operators in Western Sydney; and/or consideration of the potential for state government buses to take over the provision of bus services in the region. This is an important question that cannot be ignored in the Tribunal’s assessment of the costs of regulation for the private bus industry.

Amongst other benefits this change in subsidy regime may lead to access for Western Sydney residents to the full range of government concessional subsidies that are available in areas which have state operated bus services.

Fare Levels and Structure

WSROC would like to see greater consistency between the fares for private buses and Sydney Buses, which may involve greater subsidy by the NSW Government under its social policy program for private buses to promote greater equity, particularly in metropolitan areas.

Of particular importance would be the flexibility under the commercial contracts for wider application of concession fare options and greater integration of private bus tickets with rail tickets to reduce costs for multi-modal trips. These would allow for greater equity for private bus passengers and allow for development of products that attract greater patronage to private buses in metropolitan areas such as Western Sydney.

Western Sydney residents should be able to access the full range of concession and flexible fares and there should be greater integration in services and product between private and state transport services (ie integrated tickets).

This style of government subsidy would then be able to be considered as a potential benefit for users, influencing the revenue side of private bus operators and therefore to be assessed in fare level determinations.

Service Quality

Information is not available to WSROC on service levels in Western Sydney. It is unclear whether adequate information collection and monitoring systems are in place and whether the recommendations of the Tribunal should include a requirement for these to be better developed by the BCA and Transport NSW.

The Tribunal should note that there has been considerable population and urban expansion in Western Sydney, which is continuing to grow rapidly. This raises a number of issues for service levels.

The first is that the “nett patronage potential” in service areas needs to ensure that rapid population growth is acknowledged and contract information maintained up-to-date. For example, the population of western Sydney has increased by approximately 320 000 people from 1986 to 1998 (ABS derived) and the population growth per year across the Sydney metropolitan area is 50 000 – 60 000 people (DUAP 2000).

The second is that there is a major issue in timing of bus service provision to newly developing greenfields land releases in Western Sydney. The question of early provision of services is essential for these areas, however, it is unclear how the service contracts are modified to provide for minimum service levels in these areas and whether greater subsidy regimes could be developed in “start-up” phases of these developments.

Other

Finally, WSROC is concerned regarding inequality within the metropolitan areas between bus services available in Western Sydney (by private bus operators) and in areas that have Sydney Buses. Any fare review should also include measures to ensure greater equity in service levels, quality and fares where possible.

CONCLUSION

In summary, WSROC is concerned about the justification for the fare increase for the private bus industry under the cost index approach, particularly after the rise in maximum fares last year, and would like to see a more complete assessment of the industry, subsidy regimes, concession fares and equity of service provision across the Sydney metropolitan area.

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Council's Operating Environment

3 Supply Policies

Compiled by: Mal Ackerman, Supply Co-ordinator

Authorised by: Barry Husking, Chief Financial Officer

<p>Management Plan 4 Year Outcome (Page 112): <i>Maintain a sound financial position and liquidity.</i></p> <p>01/02 Critical Action: <i>Develop an organisational Asset Utilisation and Disposal Strategy.</i></p>

Purpose:

This report introduces the proposed implementation of revised Supply Policies and Guidelines that will assist the organisation in fully documenting Councils best practice approach to Tendering for goods and services and disposal of assets.

Background

A new Supply Policy and Guidelines manual was implemented within Penrith City Council in July 1998 with little review since that time.

In July 2000 changes were made to one of the Policies in regard to the methods of procurement and levels of expenditure. This resulted in a number of efficiencies in the ordering process, particularly for low value purchases.

Current situation

Tendering

Tenders issued annually by Council have an estimated value of \$20 million. Local Government Regulations are in place covering the Tender process at a high level and this need to be supplemented by Council Policy and Guidelines.

The intention of the review is to fully document in one Policy the Tender process, incorporating a set of Tendering Guidelines.

The existing guidelines contained in the Supply Policy Manual only deal with specific aspects of the Tendering process (Specification writing and Tender Evaluation). All of the information contained in these documents is useful and can be taken into consideration as part of the review.

The Tendering process within Council requires a consistent approach to the development and preparation of tender documentation, the evaluation of tenders and the performance monitoring of selected Contractors/Suppliers to Penrith City Council.

The key areas that are to be included for review and documentation are as follows:

- Standard Tender Templates
- Fully documented Tender process
- Probity issues
- A set of Standard Contract terms and Conditions relevant to the Service, work or goods Tendered.
- Methodology for Evaluation and standard tools for evaluation of Tenders
- Administration of Tenders
- Advertising Tenders – including e tendering
- Standard format for reporting Tender outcomes
- Awarding of Contracts/Tenders
- Performance monitoring and reporting

Several meetings have been held and some preparation work has begun on Tendering Guidelines along with the Standard templates.

The document preparation is approximately 40% complete.

Disposal

The existing Policy document does not fully cover all aspects of the Disposal process. In the review of the Disposal Policy it is intended to address the following items in detail and to incorporate these into new Disposals Guidelines.

- Approval process
- Selling process
- Transfer of ownership process section
- Ownership of goods & materials to be disposed
- Internal and external advertising
- Environmental and OH&S procedures
- Land and Building disposal
- Disposal of Motor Vehicles
- Disposal of IT & T Assets
- Disposal of strategic and commercially sensitive items
- Items of Heritage value
- Tax payable on disposal
- Waste disposal process
- Approval for property access
- Retention of Sales Documentation

A draft document is in the process of being completed, it is approximately 85% complete and will be ready to distribute for comment by 31 May 2002.

Proposed Timetable

Target Dates

Milestone	Disposal	Tendering
Finalise Draft Documentation	31 May 2002	29 June 2002
Circulate for comment (return by date)	14 June 2002	31 July 2002
Review and update where necessary	17 June 2002	5 August 2002
Policy Review	24 June 2002	26 August 2002
Council Ordinary Meeting	15 July 2002	16 Sept 2002
Presentation to Managers	14 Aug 2002	9 October 2002

Following final endorsement of both sets of documentation a series of information seminars will be held for all relevant staff to communicate the changes.

RECOMMENDATION

That the review and documentation of Tendering and Disposal Policies and Guidelines be noted for further action.



Council's Operating Environment

4 Finance Health Check

6035/17

Compiled by: Vicki O'Kelly, Senior Financial Accountant

Authorised by: Barry Husking, Chief Financial Officer

Management Plan 4 Year Outcome (Page 112): *Maintain a sound financial position and liquidity.*

01/02 Critical Action: *Ensure the timely provision of financial advice and information to support Council's decision making processes.*

Purpose:

To introduce and explain the Local Government financial Health Check that has been developed by the LGMA.

Background

A recent initiative of the Local Government Managers Association is the development of a set of financial indicators called the Local Government Financial Health Check. This was developed after consultation with the Minister, and in concert with the Department of Local Government and the Local Government and Shires Association. A working party was established made up of a diverse group of finance professionals and practicing General Managers to develop a set of Financial Indicators that endeavour to concisely and consistently show Councils the state of their financial health. It is intended that these indicators can be readily understood and interpreted by Councillors and Managers, whether or not they have a financial background.

The LGMA is currently running a number of seminars explaining the Local Government Financial Health Check and the financial indicators. The next seminar is in Sydney on 24 June 2002.

It is suggested that councils are categorised into either Developing/Growing Councils that require significant resources and funding to conduct and achieve the growth that is expected from them or Developed/Maintenance Councils that don't have the same demands but need to maintain existing infrastructure without the growth revenue that has in the past funded their operations. The importance of the relevant indicator and the relative rating or level of the indicator depends on the appropriate categorisation of the Council. This categorisation will assist in benchmarking between councils.

Where possible all indicators reflect a trend analysis based on three years plus the current year. This may be using either historical data or future projections depending on the individual indicator.

Indicators

The following indicators have been identified as party of the Health Check:

- **Revenue Sources**
This information points to a reliance on certain revenue sources and the risk to council should they fluctuate or no longer be available.
- **Cash/Liquidity Position**
Ability of Council to meet current obligations or liabilities as they fall due from current assets and funds available.
- **Operating Result**
Reflects the long-term ability of council to maintain existing programs and expand into future programs.
- **Asset Condition management**
This is intended to reflect the extent to which council is maintaining the condition of its assets, either through repairs and maintenance or the adequacy of its provision to replace those assets as they become due.
- **Debt and Debtors Management**
Council does not over commit itself to debts and is also efficiently collecting any funds due to council.
- **Re-votes of Expenditures**
The existence of significant re-votes can indicate that the planning and utilisation of resources has not been well co-ordinated.
- **Financial Data/Budget/Compliance.**
Timeliness and accuracy of financial information which is indicative of good business practice.

Summary

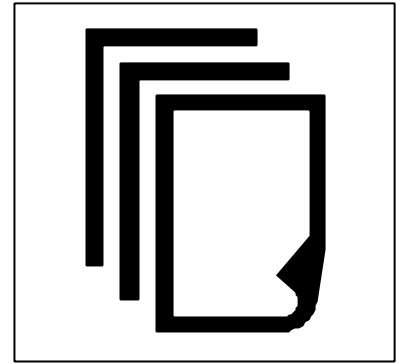
The LGMA Financial Health Check brings together some of the traditional financial indicators currently reported in the Annual Statements with other more topical issues such as asset renewal versus asset maintenance. Financial Services is actively working towards incorporating these indicators into regular reporting to Council and CMT. It is an opportunity to provide relevant and meaningful financial information on a regular basis and facilitate easier benchmarking across similar councils.

RECOMMENDATION

That the information in this report be noted.



ATTACHMENT



Date of Meeting: 27 May 2002

Master Programme: City in its Environment

Programme: Urban Environment

Report Title: **THE STATUS OF THE CITY'S
MAJOR POLICY PROGRAMME
AND KEY POLICY PROJECTS**



Penrith City Council

Penrith City Centre: Vitality & Viability Strategy

Penrith City Centre: Vitality & Viability Strategy

Consultant Brief



PENRITH VALLEY
River Mountains Lakes

PENRITH CITY CENTRE ~ VITALITY AND VIABILITY REVIEW

Draft Consultant Brief

1.0 INTRODUCTION

Penrith City Centre has always been important to the City Council and its residents. This has been reflected over the years by Council being proactive, introducing policies and investing in the City Centre to meet and pre-empt its changing needs.

During the 1980s and 1990s, a number of significant planning studies were undertaken to look at the overall development within the City Centre. In 1995 Council, as a first stage in the development of a new planning approach, prepared a draft LEP and DCP (Floor Space Controls) for the City Centre, which was accompanied by a Discussion Paper that set out Council's vision and planning approach and identifies those issues and opportunities.

Nevertheless, Penrith for some time now, is witnessing significant growth and expansion in its population and employment, and the need for provision of major services and facilities. Parallel with that, Penrith City Centre is evolving into a much more complex Centre with an increasing commercial emphasis, social and residential focus.

However, concerns have been expressed about the dynamics of the changes occurring in the City Centre, particularly the leakage of retailing activities to peripheral centres and the consolidation of major retail and recreation functions to the western end of the City Centre.

It is felt timely that a review of the vitality and viability of the City Centre be conducted to stimulate debate about the framework, direction and planning of the City Centre.

Subsequently, in contemplating the function of the City Centre it is important to recognise elements of sustainability, vitality and viability. Marketing and providing incentives for the City Centre as a destination for new businesses and residential ventures, and making it a more attractive place to live, learn, play, shop, socialise, visit and conduct business should be a major focus and objective of this study.

The Penrith City Centre: Vitality and Viability Strategy aims to develop a framework and provide future direction for the planning of Penrith City Centre by which Council can effectively respond to changing needs.

2.0 PENRITH CITY IN CONTEXT

2.1 Penrith Council's Vision

"Council's vision is one of a prosperous region with a harmony of urban and rural qualities and a strong commitment to environmental protection and enhancement. It would offer both the cosmopolitan and cultural lifestyles of a mature city and the casual character of a rural community."

Penrith is distinguished by its natural setting, one of the finest in Western Sydney. Its western edge is defined by the Nepean River and the rise of the Blue Mountains. The river flows through the Nepean gorge, areas of bushland and, rural and historical landscapes abound, adding to its character.

Penrith City is the product of its historic rural past, the natural growth of the long established towns of Penrith and St Marys, the growth of villages into larger neighbourhoods and over the last 30 years, the settlement of much of the Sydney Region's growing population in new suburbs.

That evolution has produced many individual communities each with unique perceptions, needs and differing historical associations with the City.

However, Penrith has retained its identity and sense of place as it has grown and developed. Today it is a large and vibrant urban community with a population of over 175, 000 people in a natural setting. It is also the western gateway to Sydney City.

The City has developed a vigorous culture receptive to change and tolerant of new ideas. These qualities have made Penrith one of the most forward looking cities in NSW. The result is a City where a harmony of urban and rural qualities give the City a relaxed yet cosmopolitan lifestyle.

Penrith City is recognised as a major economic, social and administrative centre within metropolitan Sydney providing leadership to the region.

2.2 Penrith City Centre ~ Strategic Context

Over the past few of decades Penrith area has experienced significant growth and expansion in its population and employment base and provision of major services and facilities it provides.

Consistent with Penrith's growth and expansion Penrith City Centre is evolving into a much more complex centre with an increasing commercial emphasis, social focus and range of services.

Over the last 15 – 20 years change has accelerated with the completion of major developments, such as the Penrith Plaza and Australian Taxation Office building. Change will continue. Floor space will increase, consequently increasing the number of workers, shoppers and visitors using the centre, and the number of cars coming to the centre.

Penrith City Centre's importance as a central focus for regional activities and services in the Sydney Metropolitan area can be summarized as follows:

It is the centre for, and surrounded by:

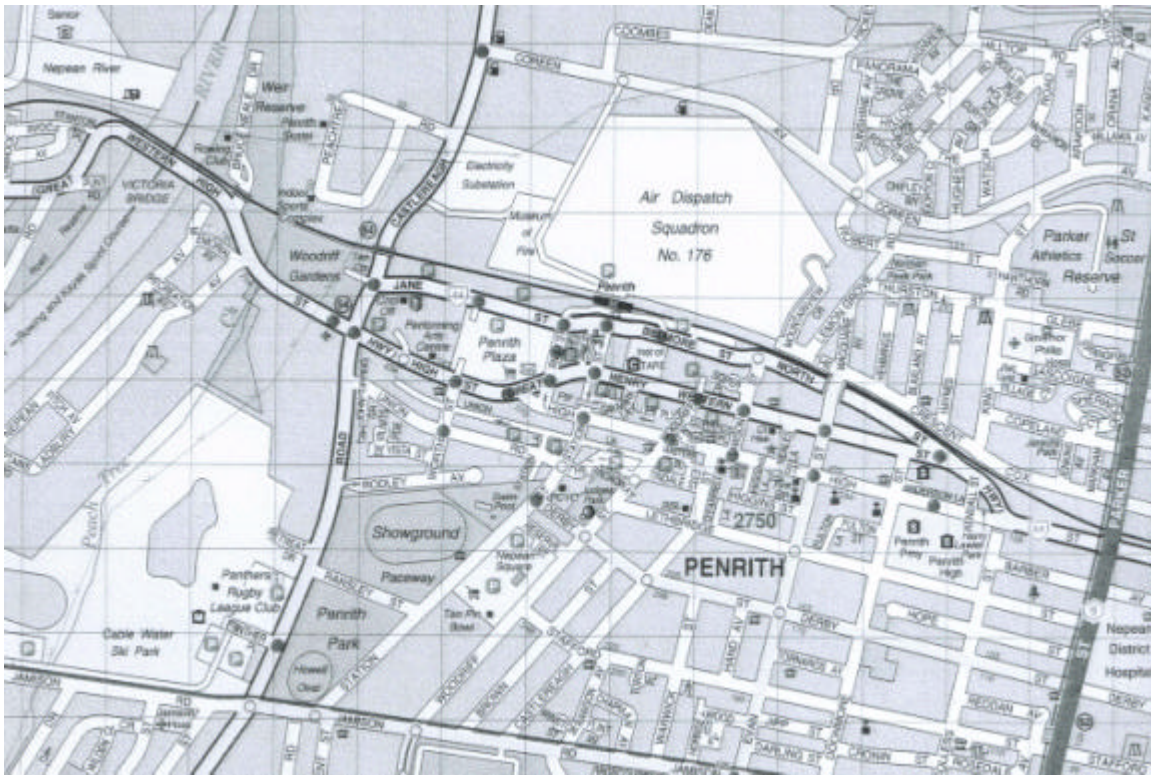
- A wide range of cultural and community resources
- A developing university surrounded by sophisticated education system and wide range of community health support systems
- A varied physical environment which distinguishes it from many other areas in Western Sydney.
- A rapid population growth which has seen the City of Penrith expand from some 33 000 persons in 1961 to over 175 000 in 2002.
- Significant business and community resources
- A young and relatively well educated workforce

2.3 A Vision for Penrith City Centre

It is important that all stakeholders, including consultants undertaking planning studies, have a clear understanding of the strategic direction that Penrith City Centre will move toward and a shared vision of what the City Centre will attain in the future. To that end, an agreed a strategic planning vision should be developed and adopted. The following elements should provide a basis upon which this vision can be developed.

- A. **General:** To enhance and promote the Penrith City Centre as a centre of community, culture, commerce, retail, education, celebration and environmental excellence and sustainability for the existing and future citizens of Penrith and the broader community. To make the City Centre a great place to:
- Live
 - Work
 - Play
 - Shop
 - Socialise
 - Invest
 - Visit
 - Learn
- B. **Economic Development:** To encourage the widest range of viable commercial, retail, service, educational, residential and other business activity to locate within the City Centre, and to promote the City Centre accordingly.
- C. **Living:** to enhance and actively promote the City Centre as a safe and attractive environment with a diversity of housing types, densities and occupants/residents.
- D. **Social interaction and wellbeing:** To encourage and promote arts, cultural, heritage, leisure and entertainment activities within the City Centre and to enhance social interaction and safety.
- E. **Community focus:** To establish and promote links with stakeholders (eg. Residents, workers, business owners, visitors); community support and social services; educational facilities in addressing community concerns within the City Centre and to encourage ongoing involvement in planning for their own community.
- F. **Transport accessibility and safety:** To enhance pedestrian, cyclist, and public transport accessibility and safety in and around the City Centre, maintain vehicle access and parking, but reduce its dominance of some parts of the City Centre and also ensure good links with the wider metropolitan area.
- G. **City Centre identity:** To promote and enhance a recognisable, positive and clearly distinguishable identity for the City Centre, that is unique to our environment and culture.
- H. **Sustainability:** to sustain, safeguard and enhance the environmental quality, natural features and visual amenity of the City Centre.
- I. **Infrastructure:** To promote efficient use of existing infrastructure within the City Centre and linking it with the wider metropolitan area.

3.0 STUDY AREA



Penrith City Centre ~ Study Area

Study Area

The study area extends from the Northern Road / Parker Street as the eastern boundary to Mulgoa Road to the west, and extends from Coreen Avenue to the north, to Jamison Road to the south.

City Centre Sectors

Assessment in previous City Centre planning studies (**Appendix 1 – City Centre Discussion Paper ~ Update 2002**) has been based on convenient and broad divisions of the City Centre into a number of sectors.

4.0 STUDY AIMS AND OBJECTIVES

The *aim* of this study is to review and prepare Penrith City Centre's strategic framework and vision, articulated by the aspirations held by stakeholders, the community and Council. The *objective* of this study is to conduct a comprehensive examination of the City Centre and produce an agreed vision and action orientated strategy for it, which will help sustain and improve its level of performance and competitiveness well into the future.

This leads to a number of key themes and challenges being highlighted. A number of sub – strategies will be put forward to address these challenges. Finally, this study should aim to identify the action that is required to realise the strategy and the partners whose involvement is necessary to make it work.

The *Penrith City Centre Vitality and Viability Strategy* aims to:

- Reflect the views of the community, stakeholders and Council
- Identify a vision for the City Centre and a clear direction as to where it is going
- Describe the current initiatives and priorities for future action
- Give a context and direction for the City Centre
- Provide a clear agreed framework to guide public and private investment
- Contributes to business confidence in the overall future direction of the City Centre

Great emphasis and effort should also be placed on ensuring that the planning of this Strategy is realistic in order to avoid the risk of it not being fully implemented. The Strategy should aim to represent a carefully considered and tangible package of initiatives aimed at making positive impact on the economic and social development of Penrith City Centre and indeed the region.

The Strategy should incorporate the following elements:

1. **Deliverability:** The strategy should be measurable, realistic and pragmatic.
2. **Adding Value:** Increasing private investor confidence by providing a well described strategy. The improved image of the town, greater investment and economic development and increased tourism will have a positive impact on the whole of the region and catalysing economic development over a wider area.
3. **Based on Partnerships:** Strategies cannot be implemented by one single agency. Partnerships are the only way to successfully implement strategy and gain ownership for the overall product.

4. **An Integrated Package:** *The Penrith City Centre: Vitality and Viability Study* should be an integrated package of sub-strategies, which seek to establish synergies between the various components and themes.
5. **Built on Community Spirit and Loyalty:** It is essential to emphasise the outstanding level of community spirit and pride that characterises Penrith.

A number of **sub – strategies** are anticipated, namely:

- An Economic Strategy (Marketing, Investments etc)
- Public Domain Strategy
- Transport / Access Strategy
- A Social / Cultural Strategy
- A Residential Strategy

5.0 STUDY THEME AND ELEMENTS

To provide a clearer understanding of how well the City Centre is fulfilling its role as a major sub-regional centre, broader issues that significantly influence the functioning and enjoyment of the Centre need to be identified and assessed. The following five themes have been identified as pertinent issues, which would in turn encapsulate a broader understanding for the strategic framework and direction of the City Centre.

1. A Regional – Business and Commercial Centre

Desired Outcomes

- Promote Penrith City Centre as the key regional focus for retail, commerce and tourism through development, management and marketing of the City Centre.
- Continue genuine partnership between stakeholders in the Central City in retail, commerce and tourism.
- Investigate opportunity for further investment
- Established framework to guide public and private investment identified.
- Identified relationships with external nodes such as Panthers, Mulgoa Road Bulky Goods Precinct, North Penrith Army Land and Showground Precinct.
- Identify servicing constraints and development opportunities within the City Centre.
- Continue effective communication channels with all stakeholders
- Allow for a diversity of business activity within the City Centre
- Diversifying the range of retail and leisure attractions
- Keeping abreast of market trends and customers' needs

Study Tasks

- Literature review of recent City Centre studies
- Identify strengths, weaknesses, opportunities and threats that are perceived for the Penrith City Centre as a business and commercial centre.
- Analyse and quantify existing and medium term demand / supply for business and commercial land within the City Centre.
- Analyse current and emerging trends and opportunities that will influence the generation of business and commercial activity.
- Forecast future business / commercial activity.
- Quantify spatial demands for business / commercial activity uses required to capture identified opportunities.

Output

- Develop a City Centre Economic Strategy

2. A Living Centre

Desired Outcomes

- Sustainable increase in resident population
- Diversity of housing types to respond to a range of resident population
- Resident accessibility to employment, business, leisure and other activities and community facilities
- Diversity of social interaction
- Stronger neighbourhood identity
- Residential amenity consistent with medium to high density City Centre living
- Maximisation of use of existing infrastructure
- Increased market for business activities through higher residential density
- Conversion of under utilised buildings to residential accommodation.
- A vibrant and cosmopolitan environment conducive to residential living

Study Tasks

- Identify strengths, weaknesses, opportunities and threats for residential development within the City Centre.
- Identify opportunities for residential development within the City Centre.
- Identify impacts on residential opportunities by the private sector.
- Review opportunities and innovative schemes to attract private investment for residential development in the City Centre.
- Review literature related to Penrith City Centre ~ residential opportunities.

Output

- Develop a City Centre Residential Strategy

3. A Safe and Attractive Centre

Desired Outcomes

- Attractive and active streetscapes – creation of local distinctiveness
- A clean, healthy environment
- A safe City Centre for all: during the day and night
- Enhanced City Centre gateways
- Adequate provision of quality green spaces
- Safe and attractive public domain
- Quality and innovative urban design
- Sustainable built form
- Create a vibrant, diverse evening economy

Study Tasks

- Analyse the existing City centre structure, form and character and document / map the outcome.
- Identify and document/map the existing design characteristics affecting the City's environmental quality.
- Establish urban design objectives for relevant city centre precincts consistent with the character analysis and identified characteristics of their built environment. These objectives would have a direct bearing upon the quality, comfort, convenience and attractiveness of the City, taking into account all public and private areas, building and landscapes and at the same time ensuring high standards of amenity and safety.
- Incorporate Penrith City Council's Community Safety policies into this Strategy

Output

- A Public Domain Strategy / Urban Design Guidelines

4. An Accessible Centre

Desired Outcomes

- Create and expand pedestrian priority streets
- Raise the quality of City Centre Carparks
- Persuade more City Centre employees to walk, ride, or use public transport
- An integrated transport system and a more “liveable” City Centre, with viable and supported alternatives (ie public transport, cycling, walking) to the car
- Improve the use of parking as a tool to reduce traffic congestion
- A viable and accessible transport network
- To utilise transport planning, policies and projects to support City Centre redevelopment.
- Providing reasonable vehicle access while improving pedestrian amenity and long term increasing use of use of alternative transport.
- Optimise the viability and accessibility of the transport networks.

Study Tasks

- Identify current parking codes for the City Centre and identify provision for parking supply for the future.
- Identify links with the State Government’s “Shaping Western Sydney – Integrated Landuse and Transport Plan”
- Review current carparking in the City Centre
- Identify peak hour transport issues
- Review Council’s Access Mobility Map
- Identify and develop elements for good access

Output

- A Transport and Access Strategy for Penrith City Centre

5. A Social and Culturally Vibrant Centre

Desired Outcomes

- A socially and culturally aware population
- A social and cultural environment friendly to people with particular needs
- A vibrant and diverse range of cultural industry within the City Centre
- Promote an outdoor dining and café culture
- Celebration of Penrith's arts and culture
- Recognition and growth in the multicultural aspect of our City in all dimensions
- Public participation in culture, arts and sports
- Opportunities for more public art
- Events and festivals bringing life and colour to our open spaces
- A festival nightlife: cafes, theatre, movies, buskers etc
- Encouragement of private sector art provision
- A mix of attractions and activities in the City Centre, 7 days a week (ie more than shopping and businesses / offices)
- Equitable development that recognises that the City Centre is one of many suburbs.
- Support initiatives which encourage the cultural and social development within the City Centre.
- Acknowledgement of the need for different ways for achieving outcomes. *To achieve diversity we need to operate in a diverse manner – a plethora of actions, not a consensus. Some projects will not appeal to some people, and that should be accepted.*

Study Tasks

- Identify means by which the above objectives could be realised
- Identify "enlivening agents" for social / cultural opportunities
- Conduct extensive stakeholder consultation to disseminate community attitudes towards a more *socially and culturally focussed* City Centre.
- Explore means by which partnerships can be formed for various social and cultural pursuits

Output

- A Social Plan for the City Centre
- A City Centre Cultural / Public Art Strategy

6.0 DELIVERABLES

A **Penrith City Centre ~ Vitality and Viability Strategy** which will ultimately deliver a synthesis for a number of sub-strategies, namely:

- **An Economic Strategy:** for the way Penrith City Centre would strengthen economic life and competitiveness and encourage investment.
- **Urban Design Strategy / Public Domain Strategy:** this strategy would include a vision, objectives and controls, which will be put in place to improve the urban fabric of the City Centre.
- **Transport and Access Strategy:** for the way most efficient transport option is adopted for accessing and moving around the City Centre.
- **A Social / Cultural Strategy:** as a means of future shaping of the City Centre and the way that would impact upon the lives and activities of its users, being those residents, workers or simply visitors.
- **A Residential Strategy:** for the way the City Centre would strengthen residential opportunity and increase its viability.

7.0 STAKEHOLDER CONSULTATIONS

The Penrith City Centre: Vitality and Viability Strategy will be an important guide for the future direction of the City Centre and accordingly, positive and creative participation by all stakeholder groups will be paramount in achieving a successful outcome.

An appropriate study methodology incorporating community / stakeholder consultation is expected to be devised and consultation with the following stakeholders is also envisaged:

- Penrith City Council
- Penrith City Centre Chamber of Commerce and Industry
- Penrith City Centre Association
- Lend Lease
- Retailers and Shopping Centre Managers
- PlanningNSW
- Service Authorities

-
- Infrastructure Providers
 - Developers and Private Business/Investors
 - Local Residents, Planners, Architects and Designers

8.0 AVAILABLE RESOURCE DOCUMENTS

- Penrith City Council – Strategic Plan 2000 – 2004
- Penrith City Council – Management Plan 2002 – 2004
- Penrith City Centre – Section 94 Plan
- Penrith LEP 1997 – City Centre
- Penrith City Centre, Discussion Paper – 1995
- Penrith City Centre DCP 1997 - Floorspace Ratio Controls
- Penrith City Centre Affordable Housing Study, 1999.
- Penrith Residential Strategy, 1997
- Office, Retail & Tourist Accommodation, Floorspace Forecasts to 2005 & 2010 for Penrith CBD Section 94 Plan, October 2000.
- Penrith City Council – EDEC: Economic Development Strategy: Five Year Strategy, 1998.

9.0 PROJECT ADMINISTRATION

9.1 Study Management

Council's Project team will consist of managerial and professional staff in a range of disciplines including planning, economic, engineering, social and environmental disciplines. The consultant will work closely with Council's Project Team and have access to all team members when required, as well as fair and reasonable access to materials and resources as necessary.

9.2 Response to Brief

- 1) A written, fully documented response to the Study Brief is required. Where a consultant registers interest in the Study, it will be expected that a multi-disciplinary team approach will be developed, where expertise is demonstrated 'in-house' or with sub-consultants.

The response shall detail the methodology to be used to meet all the requirements of the Brief. An important aspect of this response is the proposed methodology for stakeholder consultations and the proposed allocation of resources to satisfactorily meet the requirements of this element of the Study. The response may seek to enhance or improve the scope of the Study or the staging and flow of work. Innovation in approach will be highly regarded in the selection of the preferred consultant providing that it can be demonstrated that Council's outcomes can still be achieved.

It is imperative that the assembled consultancy team clearly demonstrate substantial expertise and experience in the undertaking of strategic research, data collection, community aspirations / needs surveying and analysis.

- 2) To maximise use of Council's resources, develop a working relationship with Council's team and expedite the Study, the consultant will be expected to spend some time at Council's offices. Office services can be provided to assist in this regard, and the consultant's response to the brief should indicate how they could conduct the Study under these arrangements.
- 3) The consultant shall also provide the following:
 - A profile of personnel to be used (including sub-consultants if applicable) and their experience and qualifications
 - Demonstrated experience and skills in strategic research, recreation, cultural facility and community infrastructure planning issues, community consultation processes and formulation of developer contribution plans
 - An achievable timetable scheduling activities and tasks in a work program, linked to an appropriate progress reporting and payment program
 - A detailed breakdown of fees for each study task, or component thereof to permit a thorough assessment of the proposal and an indication of where fee progress payments would be required (* payment will be on completion of specific tasks to Council satisfaction)
 - A clear outline of the final product [outputs].
- 4) Interested parties must state whether they have been convicted of breaching any legislation that is relevant to this Brief. If no statement as to the legislation breach is given, it will be presumed that there is no breach of any relevant legislation.

Should a statement not be given or details not provided and there has been a breach of relevant legislation, then Council may exclude a response to this Brief from further consideration, or if the information becomes available after the

formation of a contract and claim damages. Information provided may be used in assessing a response to this Brief within the assessment process and with regard to the selection criteria only. Provision of this information will be dealt with in the strictest confidence.

- 5) Interested parties must complete, sign and date the tender process checklist and the conflict of interest form.
- 6) There will be an opportunity to negotiate with the successful applicant the specific elements of the brief, the methodologies to be used, the set tasks and the required outputs.

Staging

The consultant must perform the tasks in a timely manner so as to ensure that the project is completed within six months from the date of engagement.

A written, fully documented response to this brief should indicate the ability of the consultant to deliver the tasks within this timeframe.

Budget

The budget for this Study has a fixed upper limit of \$xxxx. The total allocated budget shall cover all costs to the consultant, including sub-consultant's fees, all overheads, attendance at meetings, consultation program, and all other miscellaneous expenses.

Responses to the Brief should indicate whether the consultant is able to deliver

Access will be provided to all relevant documents and other planning resources held by Council. Relevant staff will be available for advice and support.

It would also be expected that the consultant would be independent of any other brief, involving the provision of public facilities and services, in the City of Penrith.

Selection Criteria

The following criteria will be used to evaluate each proposal:

- ? quality of the submission where innovation and partnerships will be highly regarded
- ? the extent to which the consultant shows a clear understanding of the tasks in complying with the Study Brief
- ? detailed description and methodologies of how the proposed milestones will be achieved and the ability to complete the Study within the stipulated timeframe

- ? the resources available to the consultant and the ability to adopt and effectively manage a multi-disciplinary team approach in order to achieve quality outcomes throughout the various elements of the Study
- ? relevant experience, qualifications and skills of the consultant and / or sub-consultant team including personnel involved, references and experience
- ? previous performance and body of work to date on comparable assignments
- ? financial stability of the consultant, its principals and the entire multi-disciplinary team
- ? cost effectiveness of the tender
- ? compliance with the requirements of the tender process

Project Management

The Project Manager is xxxxx who may be contacted on telephone 4732 xxxx (by fax on 4732 7879) or by e-mail to

The consultant will work closely with Council's Project Manager and Project Team and will be expected to regularly liaise with the Project Manager. A Project Co-ordination group will be formed and will be steered by Council.

Submission Details

Submission in a sealed envelope will be accepted up to 3.00pm on xxxx 2002 and must be clearly labelled:

"Confidential – Submission

Penrith City Centre: Vitality and Viability Strategy"

The submission can then be delivered to Council's Civic Centre, 601 High Street, Penrith, or sent to:

The General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751

Submissions may be considered by facsimile on (02) 4732 7958, provided they are received prior to the time of closing. These submissions will only be considered if they provide all the essential information and the formal documents are shown by the applicant to have been lodged at a Post Office or other recognised agency before the advertised closing time for delivery to Council and are received by Council within two working days of closing.

Terms and Conditions

The terms and conditions for engagement can be found in [Annexure A](#).

Conflict of Interest Form

The Conflict of Interest form must be signed and can be found in [Annexure B](#).

Statutory Declaration Form

The statutory declaration form that must be completed by the successful applicant can be found in [Annexure C](#).