

BUSINESS PAPER



The Mayor, Councillor David Bradbury, Councillor Jackie Greenow, and Deputy Consul General of Japan, Mr Hiroshi Manabe at the Penrith International Friendship Committee's 20th Anniversary Dinner and Student Exchange held on 10 July 2004 at St Marys Leagues Club. Photo courtesy of Western Weekender.

Policy Review Committee Meeting

26 July 2004

21 July 2004

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 in the Pasadena Room, Civic Centre, 601 High Street, Penrith on Monday 26 July 2004 at 7.00pm.

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

Yours faithfully,

Bruce McDonald
Deputy General Manager

B U S I N E S S

1. **APOLOGIES & LEAVE OF ABSENCE**
2. **CONFIRMATION OF MINUTES**
Policy Review Committee – 21 June 2004
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**
5. **MAYORAL MINUTES**
6. **NOTICE OF MOTION**
7. **REPORTS & RECOMMENDATIONS OF COMMITTEES**
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POLICY REVIEW COMMITTEE MEETING

MONDAY 26 JULY 2004

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MEETING CALENDAR

July 2004 - December 2004

| | TIME | JULY | AUG | SEPT | OCT | NOV | DEC |
|--------------------------------|----------------|------|------|------|-----|------|-----|
| | | Mon | Mon | Mon | Mon | Mon | Mon |
| Ordinary Meetings | 7.00 pm | | 2 | 6 | 11 | 1 | 6 |
| | | | 16 # | 27+ | 18 | 15 # | 20 |
| Policy Review Committee | 7.00 pm | 26 | 23 | | | 22 | 13 |

Meetings at which the Management Plan quarterly review is presented.

* Meeting at which the Management Plan for 2004/2005 is adopted.

+ Mayoral Election.

- Council has two Ordinary Meetings per month where practicable.
- Extraordinary Meetings are held as required.
- Policy Review Meetings are held monthly where practicable.
- Members of the public are invited to observe meetings of the Council.
Should you wish to address Council, please contact the Executive Officer,
Glenn McCarthy on 47327649.

UNCONFIRMED MINUTES
OF THE POLICY REVIEW COMMITTEE MEETING OF PENRITH CITY
COUNCIL HELD IN THE COUNCIL CHAMBERS, PENRITH
ON MONDAY 21 JUNE 2004 AT 7.14 PM

PRESENT

His Worship the Mayor Councillor David Bradbury, Councillors Kaylene Allison, Lexie Cettolin, Kevin Crameri OAM, Greg Davies, Mark Davies, Ross Fowler, Jackie Greenow, Karen McKeown, Susan Page, Garry Rumble, Pat Sheehy, Steve Simat, and John Thain.

LEAVE OF ABSENCE

Leave of absence was previously granted to Councillor Jim Aitken for the period 17 May to 12 July 2004 inclusive.

CONFIRMATION OF MINUTES

Policy Review Committee Meeting - 24 May 2004

PRC 177 RESOLVED on the MOTION of Councillor Pat Sheehy seconded Councillor Susan Page that the minutes of the Policy Review Committee Meeting of 24 May 2004 be confirmed.

DECLARATIONS OF INTEREST

There were no declarations of interest.

MASTER PROGRAM REPORTS

PRC 178 RESOLVED on the MOTION of Councillor Greg Davies seconded Councillor Steve Simat that the Committee consider Item 6 first, followed by Item 3 and then Item 1 before the other items in the business paper.

COUNCIL'S OPERATING ENVIRONMENT

6 Council Property - Great Western Highway, Kingswood 304824 Pt.10

Council's Property Development Manager, Brian Griffiths, introduced Mr Doug Sanger from Douglas Sanger Pty Ltd, Architects & Urban Designers who gave a presentation on the proposed development on Lot 101, D.P. 876202.

PRC 179 RESOLVED on the MOTION of Councillor Greg Davies seconded Councillor Kevin Crameri

That

1. The information contained in the report on Council Property - Great Western Highway Kingswood be received.

2. Council thank Mr Sanger for his presentation and for the work he has done on this proposal to date.

THE CITY AS A SOCIAL PLACE

3 Penrith Regional Gallery and Lewers Bequest Ltd

1043/11

Council's Facilities Operations Manager, Gary Dean, introduced Mr John Kirkman, Director of the Penrith Regional Gallery and Lewers Bequest, who gave a presentation on the Penrith Regional Gallery and Lewers Bequest Ltd. Annual Report

PRC 180 RESOLVED on the MOTION of Councillor Karen McKeown seconded Councillor Steve Simat

That:

1. The information concerning the Penrith Regional Gallery and Lewers Bequest Ltd Annual Report for the Board of Directors be received.
2. Council congratulate the Board of the Penrith Regional Gallery and Lewers Bequest Ltd for the results over the twelve months to end of June 2003.
3. Councillor Greenow be appointed to fill the vacancy that occurred at the First Annual General Meeting of the Penrith Regional Gallery and Lewers Bequest Ltd.
4. Council agree to underwrite the operations of the Penrith Regional Gallery and Lewers Bequest Ltd for twelve months from 1 July 2004 subject to receipt of the 2004/05 gallery budget.
5. Council thank the Director, Mr John Kirkman, and his staff for the excellent work that has been done at the Penrith Regional Gallery and Lewers Bequest.

Councillor Steve Simat left the meeting the time being 8:00PM

THE CITY IN ITS ENVIRONMENT

1 Aquatic Plant Control

(5013/5 Pt 8)

Council's Policy Unit Co-Ordinator, Wayne Mitchell gave a short presentation with pictures showing the extent of the Salvinia infestation in the Nepean Hawkesbury river.

Councillor Steve Simat returned to the meeting the time being 8:11PM.

PRC 181 RESOLVED on the MOTION of Councillor Kevin Crameri seconded Councillor Ross Fowler

That:

1. The information contained in the report on aquatic plant control be received
2. An urgent meeting involving the Mayors of Councils in the lower Nepean-Hawkesbury Catchment and the Hawkesbury-Nepean Catchment Management

Authority, and the Hawkesbury River County Council be convened for the purpose of establishing a unified local government position about the problem of Salvinia in the river.

3. A further report be prepared for Council about how to best manage the problem posed by Salvinia in the section of the river from the Penrith Weir to Norton's Basin.

Councillor Steve Simat left the meeting the time being 8:26PM.

Councillor Steve Simat returned to the meeting the time being 8:34PM

2 Penrith Heritage Study Community Consultation Program 4125/9

PRC 182 RESOLVED on the MOTION of Councillor Pat Sheehy seconded Councillor Greg Davies

That:

1. The information contained in the report on the Penrith Heritage Study Community Consultation Program be received
2. Council adopt the community consultation program as described in the report.

THE CITY SUPPORTED BY INFRASTRUCTURE

4 Vehicle Purchasing 5305/18

PRC 183 RESOLVED on the MOTION of Councillor Pat Sheehy seconded Councillor Ross Fowler

That:

1. The information in the report advising Council of changes to the existing buyback agreement for vehicle purchases be received.
2. Council endorse the amendments to the Vehicle Management Policy and Employee Leaseback Agreement, as detailed in the report.

His Worship the Mayor, Councillor Bradbury, informed the meeting that Ms Vicki O'Kelly has been appointed as Council's Financial Services Manager and congratulated her on her appointment.

COUNCIL'S OPERATING ENVIRONMENT

5 Project Evaluation for the 2004-2005 Management Plan 36/47

PRC 184 RESOLVED on the MOTION of Councillor Ross Fowler seconded Councillor Greg Davies

That:

1. The information contained in the report on Project Evaluation for the 2004-2005 Management Plan be received.
2. Council endorse the proposed selection of additional discretionary items for the 2004-2005 Management Plan and the approach to finalising the 2004-2005 Management Plan budget within the terms discussed in this report.

7 2003/2004 Borrowing Program

6032/22

PRC 185 RESOLVED on the MOTION of Councillor Ross Fowler seconded Councillor Greg Davies

That:

1. The information contained in the report on the 2003/2004 Borrowing Program be received
2. Council borrow the amounts of \$2,800,000 on a 10 year repayment schedule and \$1,800,000 on a 15 year repayment schedule
3. The Chief Financial Officer negotiate the loans in accordance with this resolution
4. The Council seal be affixed to those documents that are necessary to finalise these borrowings
5. The final terms and conditions of the borrowings be reported to Council upon completion of the contracts.

8 Council's 8th Equal Employment Opportunity Management Plan

909/33 Pt 21

Councillor Kevin Crameri left the meeting the time being 8:40PM

Councillor Kevin Crameri returned to the meeting the time being 8:44PM

PRC 186 RESOLVED on the MOTION of Councillor John Thain seconded Councillor Pat Sheehy that the information contained in Council's 8th EEO Management Plan report be received.

THE CITY IN ITS REGION

9 Current Status Of West Sydney Academy Of Sport

110/3

PRC 187 RESOLVED on the MOTION of Councillor Pat Sheehy seconded Councillor Jackie Greenow

That:

1. The information contained in the report on the current status of West Sydney Academy of Sport be received.
2. Council participate in the new academy as non paying members for the initial two year term.
3. Council to pursue the actions by the inaugural Councils (Blacktown, Blue Mountains, Hawkesbury) as outlined in the report.

His Worship the Mayor, Councillor Bradbury informed the meeting that at the Australian Local Government Women's Association (ALGWA) NSW Branch Annual Conference held from 17 June 2004 to 20 June 2004, Councillor Jackie Greenow was elected as the secretary of the ALGWA, Councillor Karen McKeown was elected as ALGWA Vice President (City) and Councillor Susan Page was elected to the ALGWA executive. The Mayor congratulated Councillors Greenow, McKeown and Page on their election.

There being no further business the Chairperson declared the meeting closed the time being 9:00PM.

MASTER PROGRAM REPORTS

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The City in Its Environment

1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

7011/46

Compiled by: Liza Cordoba, Senior Environmental Planner
Authorised by: Wayne Mitchell, Acting Building Approvals and Environment Protection Manager
Requested by: Councillor Jackie Greenow

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|--|
| <p>Management Plan 4 Year Outcome: <i>Development enhances the City's living and working environments.</i></p> <p>Critical Action: <i>Implement policy and regulatory responses to achieve quality urban outcomes (e.g. 3D modelling).</i></p> |
|--|

Purpose:

This report provides an overview of the new State Policy on the Building Sustainability Index and its implications for new housing proposals in the City. A presentation on the State Policy will be made at tonight's meeting. This report also presents a new policy on rainwater tanks and new development consent conditions to be added to Council's Standard Conditions Policy. It recommends that Council adopt the new Rainwater Tanks Policy and the new development consent conditions.

Background

On 1 July 2004, the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 as well as an amendment to the Environmental Planning and Assessment Regulation 2000 came into effect. These two pieces of legislation introduce sustainable residential development, known as the BASIX Scheme, by requiring-

1. The applicant to submit a list of commitments set out in a BASIX Certificate to be lodged with the Development Application (DA) or, the application for a Complying Development Certificate (CDC)/ Construction Certificate (CC)
2. The development to be completed in accordance with the list of commitments

The legislation affects proposals to erect a dwelling house, a dual occupancy, and certain residential buildings where the gross floor area is less than 300m² (being a guest house, boarding house, lodging house or hostel, backpackers hostel). Where structures ancillary to a dwelling house or dual occupancy (such as swimming pool) are proposed at the same time as the dwelling house or dual occupancy, then it is also affected by this legislation.

The BASIX Certificate relates to the sustainability of an individual dwelling and is issued by entering information relevant to the proposed dwelling via a computerised system (known as the BASIX Assessment toolset). This is currently through the website, www.basix.nsw.gov.au. In regard to 'sustainability', it means the capacity of the dwelling to:

1. Reduce consumption of mains-supplied potable water (by 40%), and
2. Reduce emissions of greenhouse gases (by 25%), and

3. Perform in a thermally efficient manner.

In addition to the BASIX Certificate, information about the commitments will need to be detailed on plans and specifications submitted (to Council or the certifying authority) with the application.

This is the first stage of the BASIX implementation and only applies to the Sydney Metropolitan Area¹. It is envisaged that the Department of Infrastructure, Planning and Natural Resources (DIPNR) will exhibit the remaining stages of the BASIX implementation before they are introduced. These stages include:

1. The erection of other forms of residential development (such as medium density or high density residential) and converting existing non-residential development into a residential development within the Sydney Metropolitan Area
2. The erection of any residential development elsewhere in NSW
3. Alterations and additions to an existing residential development
4. Reducing the greenhouse gas emissions by 40%

A presentation will be made at tonight's meeting as to how the sustainability of a dwelling under BASIX will be achieved, in particular the BASIX Assessment toolset.

Implications for Development Applications (lodged since 1 July 2004)

Proposals for a single dwelling house, a dual occupancy, or a certain residential building (such as a guest house, boarding house, lodging house or hostel, backpackers hostel) with a gross floor area is less than 300m², are required to-

1. Submit a BASIX Certificate, and
2. Incorporate in plans and specifications, details of the commitments listed in the BASIX Certificate, as part of the Development Application or application for a Complying Development Certificate.

If a building agreement² was in place before 1 July 2004 then the abovementioned requirements are not required. Proposals with a building agreement will need to have their applications lodged before 1 January 2005 to ensure that BASIX does not apply.

The BASIX Assessment toolset identifies ways of achieving the targets for reducing water consumption and greenhouse gas emissions as well as thermal performance of the dwelling. The thermal performance of the dwelling is best achieved through dwelling design and siting, and assisted by insulation (in the walls, roof and ceiling), roof colours and the amount of glazing to the dwelling's elevations. The 25% target to reduce greenhouse gas emissions corresponds to the dwelling's thermal performance as well as the type of appliances to be installed within the dwelling (for example the type of cooling and heating systems, hot water system, lighting and light bulbs to be used, and system for cooking) and whether an outdoor clothes line will or will not be provided.

One of the primary ways applicants can achieve the 40% water consumption target, involves the-

¹ This does not include areas covered by Blue Mountains, Hawkesbury or Wollondilly Councils.

² This is an agreement/ contract between the property owner and a builder to build the dwelling or residential building, does not apply to the preparation of concept/ design drawings.

1. Ability to connect to a recycled water supply network for use in toilet flushing, laundry and landscape irrigation; or
2. Installation of a rainwater tank on site so that roof water is collected and stored the tank. The tank is to be connected to internal plumbing for toilet flushing and/or laundry purposes. Water from the tank may also be used to irrigate the garden.

Given that recycled water supply is not available within the Penrith City Area, applicants are required to install a rainwater tank on site. If a rainwater tank is not proposed, it is difficult to achieve the target.

The BASIX Scheme does not provide guidance or consider the potential visual and acoustic impacts regarding the siting of the BASIX commitments, such as the rainwater tank, the air conditioning/ heating system, and the clothes drying line. Councils can therefore prepare guidelines in respect to the siting of these elements. Council's Development Control Plan 2000 (Residential Land) and Exempt Development provisions/ Standard Conditions Policy already provides guidelines on the location of the clothes drying line and air conditioning/ heating system respectively. Council has an established practice that any air conditioning/ heating system proposals sited within 3m of any property boundary requires development consent to consider the potential acoustic impact resulting from the operating noise of the system.

It was considered necessary to develop a specific policy on rainwater tanks, which is presented in the next section of this report.

Council's Rainwater Tank Policy

Council's Rainwater Tank Policy was developed to:

1. Promote the siting of the rainwater tank as a consideration during the dwelling design process
2. Ensure that the siting and design of the rainwater tank or tanks including pump does not adversely impact the amenity of residents within the locality and future residents of the dwelling
3. Ensure that the visual amenity of the locality is not affected by the rainwater tank

The Policy's requirements not only provide guidelines on the above matters but also incorporate health and plumbing provisions as well as consideration of Sydney Water requirements. A copy of the Policy is appended to this report.

The Impact of Water Tanks

A question has been raised regarding the potential impact of rainwater tanks on the catchment, particularly the environmental flows and rivers health. This issue was also previously raised as part of the consultation during the development of the BASIX assessment toolset. It is agreed that there will be loss of environmental flows, however, this needs to be balanced against the needs for water conservation for the whole of the Sydney Basin. Any water used from water tanks will reduce the use of potable water. This is particularly significant given that Sydney continues to develop into a highly urbanised City, through redevelopment of existing residential areas and the development of new urban release areas. To simply continue placing higher water demand from our main water reservoir, Warragamba, is unsustainable.

Stage 1 of BASIX sees the majority of new residential proposals requiring rainwater tanks in the newer section of Glenmore Park or in the new release areas. Our approach to water cycle management in the newer residential areas is distinctly different to our older areas, in that watercourses are becoming highly modified to achieve water quality and flow attenuation, with new balanced ecosystems developing around those watercourses.

In contrast, in the older residential areas of the City, the construction of impervious areas and domestic gardens and the attendant watering of the garden that occurs has introduced continuous base flows to previously ephemeral (short term flow) creeks. The extent of this will vary depending on the catchment. The introduction of rainwater tanks is likely to redress/counter the effects of this urbanisation due to limited retrofitting of tanks in these areas.

A detailed submission will be made to DIPNR concerning the impact of rainwater tanks on environmental flows in the river when the next stage of the BASIX is released for public comment.

Standard Conditions

The recent legislative reform surrounding BASIX establishes compliance with the BASIX Certificate for development, particularly the commitments listed in the Certificate, as a prescribed condition of the development consent.

Nonetheless, the prescribed condition does not explicitly extend to the installation and maintenance of the rainwater tank and pump including plumbing. As such, standard conditions have been drafted and a copy is appended to this report. It is recommended that the appended standard conditions be adopted and in turn, included in Council's adopted Standard Conditions Policy.

Operation of BASIX Commitments post-Occupation Certificate stage

In our submission to DIPNR, we raised concern about the maintenance and operation/longevity of the BASIX Certificate and the commitments once the Occupation Certificate has been issued. For example, the BASIX commitments are part of the development consent for the dwelling house or the dual occupancy and there is a requirement for the development consent to be fulfilled-

1. For the life of the dwelling/ dwelling house, and
2. With the succession of people who reside/ own the house throughout its lifecycle to ensure that the dwelling's commitment to sustainability is satisfied beyond Occupation Certificate stage.

Accordingly, there is a new standard condition reflecting the above-

"The commitments listed in the BASIX Certificate for the dwelling, and forms part of the development consent, is to be maintained during the life of the dwelling. Where the commitments require replacement, the replacement must be identical to or is at a higher star rating to that listed in the BASIX Certificate."

It is also appropriate that a notation be placed on the Planning Certificate whereupon a development on the site has been approved and constructed in accordance with the BASIX Certificate. The notation is to read as follows-

"This development has been constructed and completed in accordance with the BASIX Certificate issued for the development under State Environmental Planning Policy (Building

Sustainability Index: BASIX) 2004. At the time of completion, the dwelling was designed to achieve a 25% reduction on greenhouse gas emissions and a 40% reduction on the consumption of mains-supplied potable water.”

Council’s Legal Officer has advised that the notation may be better placed on the Section 149(2) Planning Certificate rather than on the Section 149(5) Planning Certificate since the 149(2) is the required Certificate in the conveyancing of property. This approach had previously been done in relation to properties affected by the proposal Badgery’s Creek Airport.

For this reason, it is recommended that Council endorse the placement of the notation on the Section 149(2) Planning Certificates for those properties where a dwelling or dwelling house has been approved and constructed in accordance with the BASIX Certificate.

Conclusion

The recent legislative reform places greater emphasis on the consideration of new dwellings towards sustainability. The introduction of a BASIX Certificate is requiring designers and future home owners to consider how their new dwelling can be designed and constructed to be sustainable not just at construction stage but, in the future, over the life of the dwelling.

It is acknowledged that BASIX will result in rainwater tanks being installed for the majority of new dwellings in the City. It was appropriate that Council develop a Rainwater Tank Policy and standard conditions that will complement the BASIX Certificate and commitment to the installation and operation of a rainwater tank on site.

RECOMMENDATION

That:

1. The presentation on BASIX and the information contained in this report regarding the implementation of BASIX be received
2. Council adopt the appended Rainwater Tank Policy and new standard conditions to be included into Council’s Standard Conditions Policy
3. A notation be placed on the Section 149(2) Planning Certificates of those properties where a residential development has been approved and constructed in accordance with the BASIX Certificate as issued under the State Environmental Planning (Building Sustainability Index: BASIX) 2004. The wording of the notation is to be in accordance with that stated in the report.



COUNCIL POLICY - Requirements for the Installation of Rainwater Tanks for new Residential Dwellings (Part of BASIX)

This Policy applies to all new dwellings including dual occupancy proposals, affected by the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, mandating the installation of a rainwater tank for the new dwelling.

As BASIX does not have any provisions on the siting and location of rainwater tanks this Policy aims to provide clear guidelines regarding Council's requirements for rainwater tanks associated with the construction of a new dwelling.

Advisory

The Development Application for the new dwelling must show the location of and detail the rainwater tank and associated pump to be installed on site, in association with the BASIX Certificate.

The objectives of this Policy are to:

- a) Promote the siting of the rainwater tank as a consideration during the dwelling design process, and
- b) Ensure that the siting and design of the rainwater tank or tanks including pump does not adversely impact the amenity of residents within the locality and future residents of the dwelling, and
- c) Ensure that the visual amenity of the locality is not affected by the rainwater tank.

This Policy is not intended to override the provisions of any environmental planning policy where a rainwater tank is required with a new dwelling. This Policy complements the provisions of BASIX.

Advisory

Council will be assessing the location and design of the rainwater tank(s) against this Policy, and on a merit basis. Where you cannot comply with the requirements, you must be able to show how you achieve the objectives of this Policy.

GENERAL REQUIREMENTS

- 1 Rainwater tanks must:
 - a Be designed to collect roof water (such as the gutters or downpipes on a building) and may be supplemented by water from a mains water supply service pipe, and
 - b Be structurally sound and constructed in accordance with AS/NZS 3500 1.2-1998: *National Plumbing and Drainage – Water Supply – Acceptable Solutions*, and
 - c Be fitted with a first flush device and fully enclosed to ensure that:
 - all openings are suitably screened to prevent any foreign matter from entering the tank, and
 - any ground level access to the rainwater tank is suitably sealed to prevent stormwater entering the tank, and
 - d Have a tightly sealed access cover to stop animals and children entering the tank.

Advisory

It is recommended that gutter guards be installed to assist in screening debris from contaminating water that will enter the rainwater tank.

- 2 The rainwater tank(s), associated stand and pump must be installed wholly within the site.
 - a It must not rest on the footings of a building or any other structure existing or proposed on the site (including retaining walls).
 - b It must not be sited:
 - Over a Sydney Water maintenance structure, or
 - Over or within any Sydney Water easement, or
 - Over any other easements.
 - c Where site constraints exist, it may be possible to install the rainwater tank adjacent to a water or sewer main so long as it has obtained the prior approval of Sydney Water and that the rainwater tank is installed in accordance with Sydney Water's requirements. In this regard:
 - The Development Application plans of the dwelling showing the location of the rainwater tank (2 copies) must be submitted to a Sydney Water Customer Centre or Quick Check agent to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Both sets of plans will require stamping by Sydney Water.
 - Both sets of the stamped plans are to be submitted to Council as part of the Development Application.
- 3 It is strongly recommended that the roof does not contain lead based, tar based or asbestos materials.
- 4 Residential properties requires a landscaped area being the area exclusive of the dwelling, paved area and other structures such as the rainwater tank or tanks (if it is above ground). As allotments of 550m² or smaller in lot size³ may have difficulty in complying with the minimum landscaped area requirement, only one above-ground rainwater tank may be installed.

Advisory

The area containing the above-ground tank is not part of the landscaped area. The minimum landscaped area requirement will still need to be complied with. This Policy permits the installation of underground rainwater tanks instead of an above-ground tank. See Clause 13 of this Policy.

- 5 All rainwater tanks and associated fittings (including stands) are to be installed and maintained in accordance with the manufacturer's and Sydney Water's requirements.
- 6 Rainwater tanks connected to the internal plumbing of a dwelling must:
 - a Ensure there is 20% water capacity retained within the tank at all times, and
 - b Incorporate a trickle top up system to allow top up from the mains supply during times of low rainfall, and
 - c Have a back up supply of mains water provided to at least one toilet in the dwelling in case of power failure.

³ The lot area of the new dwelling is defined as the allotment associated with the new dwelling that may result from or will be the result of subdivision under torrens title or community title (but not strata title). In instances where subdivision is not proposed, then it relates to the curtilage associated with the new dwelling that was determined at DA stage by the Council.

- 7 Any plumbing work undertaken on or for the tank that affects a water supply service pipe or a water main must be:
 - a Carried out with the prior approval of Sydney Water, and
 - b Conducted by a licensed plumber in compliance with Sydney Water's *"Plumbing requirements Information for rainwater tank suppliers and plumbers April 2003"* and the *"NSW Code of Practice: Plumbing and Drainage"*.

Advisory

At least two working days before the rainwater tank and associated plumbing work is to be commenced, an application must be made to Sydney Water. The application is *Permit Application – for Plumbing and Drainage Work*. A copy of Sydney Water's approval for the plumbing and drainage work is to be provided to the Principal Certifying Authority for the development.

- 8 Overflow from rainwater tanks must be directed into an existing stormwater system to prevent pooling or nuisance to adjoining neighbours.
- 9 A back flow prevention device must be provided at the water meter in accordance with Sydney Water requirements.
- 10 Rainwater tanks and associated piping must be labelled 'Rainwater – Not For Drinking' as per Sydney Water's *"Plumbing requirements Information for rainwater tank suppliers and plumbers April 2003"*.
- 11 All visible components of the rainwater tank (including pipe work) must be painted in colours matching the external finishes of the dwelling and have a finish of a non-reflective material.
- 12 The rainwater tanks must be maintained at all times so as not to cause a nuisance with respect to mosquito breeding or overland flow of water.

SITING REQUIREMENTS

- 13 Underground rainwater tank(s) must:
 - a Be sited within the property, and
 - b Not be co-located with the On-Site Sewage Management System or its disposal area (commonly known as a septic system) where the system is to be installed on the property⁴, and
 - c Not interfere with any footings of a building or any other structure existing or proposed on the site (including retaining walls), and
 - d Be selected for its structural adequacy and appropriate for its proposed location.

Advisory

Structurally adequacy relates to the construction and material of the underground tank. For example, the type of an underground tank will differ in under driveway or parking space locations to that under a landscaped area.

- 14 On residential properties, above ground rainwater tanks must:
 - a Be set back 1m behind the street/ front elevation of the dwelling, and
 - b Be located no closer than 450mm to a property boundary (does not apply to a corner allotment), and
 - c Not be within the secondary street setback area for corner allotments, and

⁴ Septic systems are required in certain areas of the City where sewer is not available.

- d Not exceed a height of 2.4m from finished ground level (including any stand for the tank), and
- e Not be located above or directly adjacent to the septic system or its disposal area⁵, where the system is to be installed on the property.
- f This Clause does not apply to land:
 - zoned 2(r) 'Rural-Residential (1 Dwelling/Hectare)' and 2(r1) 'Rural-Residential' under Penrith Local Environmental Plan 1998-Urban Land, or
 - that is a listed heritage item or is in a heritage conservation area, or
 - that shares a common property boundary with a listed heritage item.

Advisory

Siting requirements for rural properties will apply to 2(r) and 2(r1) zoned land. Where your site involves or is immediately adjacent to a listed heritage item or is in a heritage conservation area, you should liaise with Council's Heritage Adviser prior to finalising your Development Application and BASIX Certificate.

- 15 This Clause applies to rural properties as well as land zoned:
- 2(r) and 2(r1) under Penrith Local Environmental Plan 1998-Urban Land, and
 - Environment/ Scenic Protection under Penrith Local Environmental Plan No. 201 (Rural Lands), and
 - '7' or Environmental Protection under any other planning instrument applicable to the City of Penrith.

Above-ground rainwater tanks must:

- a Be set back behind the street/ front elevation of the dwelling, and
 - b Be set back behind the side property setback for the dwelling (does not apply to a corner allotment), and
 - c Not be within the secondary street setback area for corner allotments, and
 - d Not be located above or directly adjacent to a septic system or its disposal area, where the system is to be installed on the property.
 - e The potential for visual impacts from the rainwater tanks is to be minimised by locating the tank:
 - below the ridgeline, and
 - away from a heritage vista identified under Sydney Regional Environmental Plan No. 13-Mulgoa Valley.
- 16 For other properties, the rainwater tank should collect water from and service a number of dwellings on site. Generally, an underground rainwater tank of sufficient capacity to cater for the roofwater volume of the development is preferred.
- 17 Pumps associated with the rainwater tanks must be designed and located to minimise potential noise impacts and disturbance to adjoining neighbours.
- a Where possible, submersible pumps are recommended as the water within the tank provides insulation to mask pump noise.
 - b Any pump external to the rainwater tank is to be enclosed in a noise attenuating enclosure.
 - c Pumps must not exceed 5dBA above ambient background noise level at the nearest residential property boundary.
 - d Where an electric pump is to be installed, a licensed electrician must install the pump.

⁵ Septic systems are required in certain areas of the City where sewer is not available.

FOR MORE INFORMATION

- Applicants are advised to:
 - obtain manufacturers details and specifications, and
 - contact Sydney Water regarding their requirements, before lodging the Development Application for the dwelling and rainwater tank with Council.
- NSW Health supports the use of rainwater for non-potable uses but does not recommend its use for drinking purposes where a mains supply is available.
- Copies of Sydney Water's guidelines and requirements may also be downloaded from their website, www.sydneywater.com.au

NEW STANDARD CONDITIONS RELATING TO BASIX

- 1 A completed *Permit Application – for Plumbing and Drainage Work* is to be submitted to Sydney Water at least two working days before the rainwater tank is installed and associated plumbing work is started on the site.
- 2 The rainwater tank(s) is to be:
 - Erected on a self-supporting base in the approved location on the property in accordance with the stamped-approved site plans for the development,
 - Structurally sound and constructed in accordance with AS/NZS 3500 1.2:1998: *National Plumbing and Drainage – Water Supply – Acceptable Solutions*,
 - Fully enclosed and all openings sealed to prevent access by mosquitoes,
 - Fitted with a first flush device,
 - Fitted with a trickle system to top up from mains water,
 - Provided with an air gap, and
 - Installed by a licensed plumber in accordance with Sydney Water's "*Plumbing requirements Information for rainwater tank suppliers and plumbers April 2003*" and the *NSW Code of Practice: Plumbing and Drainage*.

Additionally, the following are to be provided:

 - A back flow prevention device shall be provided at the water meter in accordance with Sydney Water requirements.
 - In the event of a power failure, a back up supply of mains water shall be provided to at least one toilet in the dwelling.
 - The rainwater tank(s) and associated piping is to be labelled 'Rainwater – Not for Drinking' in accordance with Sydney Water requirements.
 - The rainwater tank and pipework is to be painted in colours matching the external finishes of the dwelling and is to be of non-reflective finish.
- 3 The rainwater tank supply must not be connected to drinking and bathing water tap outlets.
- 4 The pump must not exceed 5dBA above ambient background noise level at the nearest residential property boundary. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.
- 5 The commitments listed in the BASIX Certificate are to be completed prior to the issue of the Occupation Certificate.
- 6 The commitments listed in the BASIX Certificate for the dwelling, and forms part of the development consent, is to be maintained during the life of the dwelling. Where the commitments require replacement, the replacement must be identical to or is at a higher star rating to that listed in the BASIX Certificate.

The City in Its Environment

2 Masterplan for Victoria Park, St Marys

3010/1

Compiled by: Raphael Collins, Parks Construction & Maintenance Manager

Authorised by: Raphael Collins, Parks Construction & Maintenance Manager

| |
|--|
| Management Plan 4 Year Outcome: <i>The visual quality and unique character of the City is enhanced.</i> |
|--|

| |
|--|
| Critical Action: <i>Landscape strategic City locations.</i> |
|--|

Purpose:

To gain Council's endorsement for the landscape master plan of Victoria Park. Council's endorsement is required to enable the Masterplan to go on public exhibition.

Background

At the Ordinary Meeting in August 2003, the landscape concept plan of Victoria Park was considered. Council recommended that a further report be submitted when the Masterplan was completed and cost estimates determined.

Since that meeting, landscape architectural and heritage consultants were engaged to refine the plan, taking into account heritage issues and themes. The aim of this study was to identify and analyse the significant elements in the park that contribute to its character and significance. Various elements have been assessed against NSW heritage office criteria to determine a statement of significance. Strategies have been proposed to protect and conserve significant heritage elements in the park. Interpretation of the heritage significance is an integral part of the design of the park.

Landscape Master Plan

Victoria Park is intended as a major 'show piece' for the City and particularly the community of St Marys. The aim of the design is to regain the Park's role as a gathering place for local celebrations, events and festivities. The park should be open and flexible and inviting with plenty of shade, amenity and a range of facilities.

From the initial concept plan, most elements pass the test against the Heritage Study findings. Lighting in the park, as well as retention of an amenities block facility are now incorporated in the design as requested by Councillors at the August 2003 meeting. Some design elements required alteration to 'fit' in with the Park's significance. The key components of the new Masterplan are as follows:

- The memorial precinct – formal presentation to Great Western Highway. Understory of trees cleared to open up views into the Park. Amenity block removed. The memorial itself requires conservation works and lighting. The proposed Canary Island Date Palms were inappropriate and are now replaced by Hoop Pine trees that will ring the memorial. These trees will eventually be lit up from the base. The two Bunya Pines removed for widening of the Great Western Highway are replanted. The existing solid band of planting with Peppercorn trees would be removed to open up views into the park. A new memorial to the National Servicemen will be incorporated into the memorial precinct.

- Amenities block replaced on Putland St frontage, associated with the pavilion or bandstand area. The pavilion is a performance and gathering area slightly raised with ramped access.
- An oval path, ringed by trees represents cricket matches held in the park over many years. The open space created by the oval will facilitate other community uses and events.
- Entry/exit to the park at the corners area formalised and enhanced by passing through short sections of feature fencing and pillars.
- “Walk Through Time” – stories of both St Marys and Victoria Park’s history are represented along the oval path on interpretive signs.
- Lighting around the oval path and connection to street corners. No lighting through the centre of the oval.
- Street trees on the footpaths of the roads bounding the park require review and enhancing.
- Active/passive area – in the south-east corner of the play and picnic area. Quality shelters with seats and tables. New playground partially fenced from the street for safety.

The following elements of the original concept plan have been deleted from the design as these would cloud or mislead an accurate interpretation of the Park’s historical role and character. These include:

- The water feature
- The inclusion of colourful and deciduous ornamental trees and palms which were not traditionally used in the park (Jacarandas around the oval are considered ‘heritage neutral’ due to their use in the district over time)
- Creating the Olive grove, commemorating peace, as this conflicts with the significance of recognising war at the memorial.

Construction Stages

The landscape Masterplan will provide a staged program of works that will occur as funds become available. Stage One works will focus on the Great Western Highway frontage including the memorial precinct. The planting of the Hoop pines would also be included in Stage One. Total costs for Stage One will be \$50,000.

Relationship to PLAN Study

The PLAN Study recommends the establishment and consolidation of resources to create quality district level recreation precincts. The major district level parks identified in the open space network included the Riverlands, the Jamison Park precinct and the South Creek Park/Kingsway precinct in accordance with the proposed criteria and the major attractions offered at these sites. It is recommended that the more substantial resource allocation be consolidated and directed to embellish these sites into higher quality recreation precincts for the City.

Victoria Park in St Marys is 2.08 ha, is undoubtedly a very significant and unique park with particular heritage value and offers a more formal (memorial) park with a more defined focus. This park was allocated the level of a local park in accordance with the proposed open space network criteria. The PLANS Report included a proposed strategy to provide outdoor entertainment spaces for community events, festivals and performances. At a more localised scale, the potential of Victoria Park to provide a site for passive recreation opportunities, including the basic recreation and play spaces, picnic facilities and outdoor entertainment spaces (ie seating/amphitheatre to compliment the existing outdoor entertainment facilities including the Rotunda) should be explored. Works to embellish the memorial value and function of the park and gardens, particularly along the Great Western Highway frontage, should also be encouraged.

A reasonable allocation of funds to embellish Victoria Park is recommended to be contained in context of the park's more defined focus, that also considers the wider needs and priorities of the City. Projects of a large scale that provide a wider range of recreational opportunities, servicing a larger catchment and a broader range of community needs, require the more substantial allocation of funding and resources. It is recommended that Council prioritise and improve the quality of the larger district level recreation precincts, as identified in the PLANS Report and the proposed open space network. The measured allocation of funding and resources to other city projects including Victoria Park, should be kept in context, and should not be at the detriment of the broader strategic goals for the key sites and facilities detailed in the PLANS report.

Conclusion

The development of the landscape Masterplan for Victoria Park involved detailed investigation of the history of the park. A number of stakeholders have been consulted during the design process including St Marys and District Historical Society, National Servicemen's Association of Australia and Council officers.

The total cost to implement all the elements of the Masterplan will exceed \$800,000. Therefore, the landscape works will need to be staged into future funding programs. Due to the commitment required to progress the various financial components of the Masterplan, the staged works must be considered in context with all the bids put forward for capital projects. In other words, bids for Victoria Park will have to compete with projects identified by the Recreation and Cultural Strategy plan.

Notwithstanding, the landscape Masterplan will direct a course for the future redevelopment of the park. The plan will also support any submissions made for Grant funding.

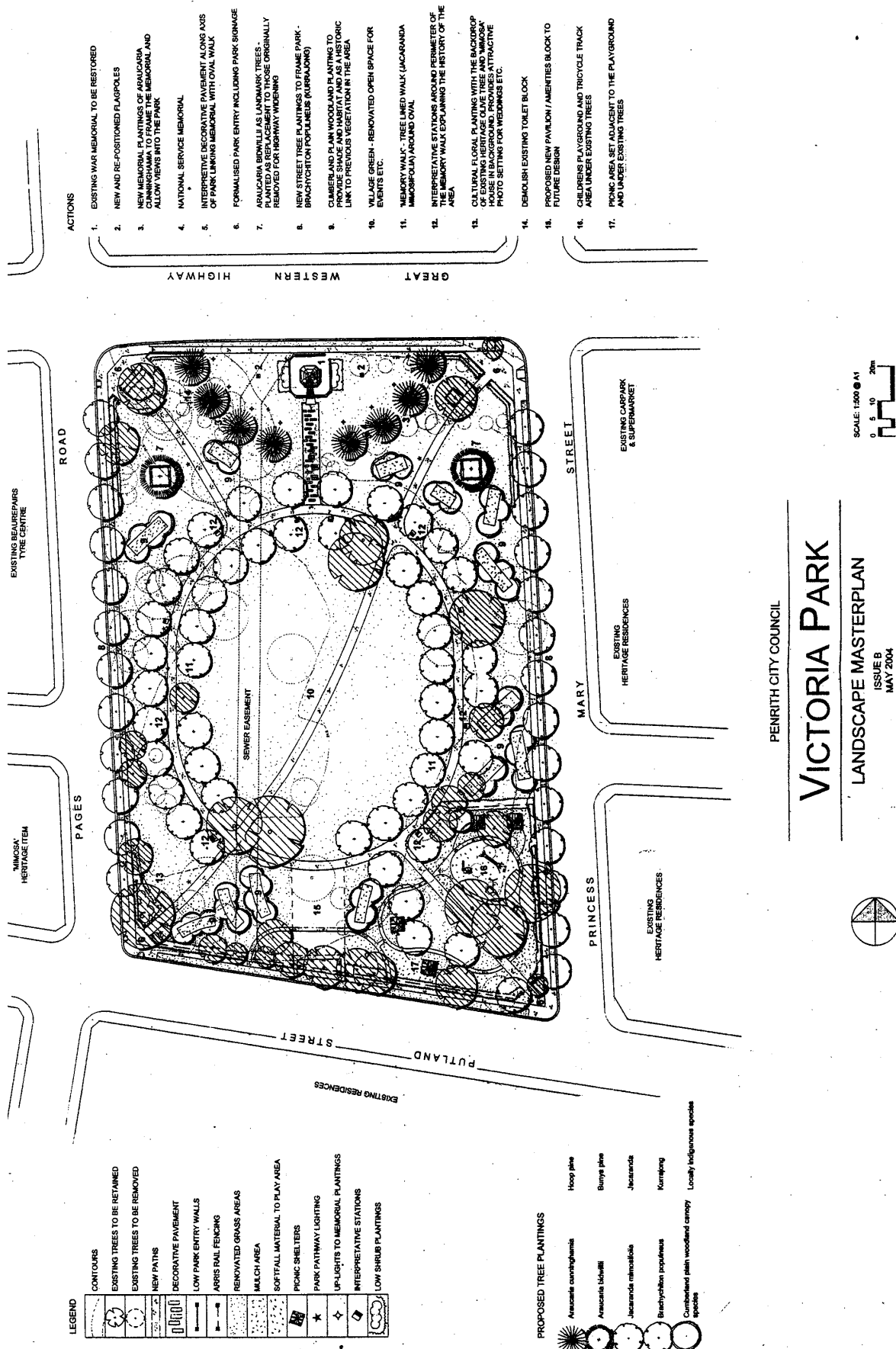
For the 04/05 Financial Year, Council has allocated \$50,000 to undertake stage one works. These works will include:

- Demolish garden beds and regrade site
- Planting of mature trees
- Turfing in selected areas

RECOMMENDATION

That the information contained in the report on the Masterplan for Victoria Park, St Marys be received.





The City in Its Environment

3 6 Month Status Report on Energy Performance Contract

38/62

Compiled by: Graham Howe, Building Projects Coordinator

Authorised by: Rod Wood, Building Services Manager

Management Plan 4 Year Outcome: *Sustainable Penrith Strategy adopted and being implemented.*

Critical Action: *Investigate emerging environmental management approaches including greenhouse credits and environmental accounting, and implement agreed responses.*

Purpose:

To provide Council with an update on the outcome of the Energy Performance

Contract for both the Civic Centre and Queen Street Centre. The report recommends that additional savings above those guaranteed be used for further cost effective energy enhancements at the Civic Centre.

A presentation will be made to the meeting by representatives from Siemens Building Technology to inform Council of the achievements of the Energy Performance Contract.

Background

Penrith City Council entered into an Energy Performance Contract with Siemens Building Technology Pty Ltd, in May 2003 and the work was completed in November 2003.

The Energy Performance Contract was established to optimise the energy efficiency of existing systems and to install new equipment or systems where cost effective. The project focused on lighting, heating, ventilation, air conditioning, energy management systems, environmental system controls, motors, domestic water heating, air distribution systems and water consumption.

A major goal of the project was to contribute to a reduction in Greenhouse Gasses and reinforce Council's commitment to a Sustainable Penrith.

Current Situation

Over the past 7 months the systems that were installed have been monitored and adjusted to maximise both energy efficiency and comfort levels. This process is going and needs to be managed and maintained to ensure savings and comfort levels are maintained.

Savings in both energy and greenhouse gases have exceeded those guaranteed by up to 40% for energy and 55% in greenhouse gases. In just six months Council has saved \$89,356 in electricity and water charges and 680 tonnes of CO² which is equivalent to taking 157 cars off the road or supplying enough power for an additional 136 new energy efficient houses. It should be noted that these results are based on 2001 baseline figures and usage patterns and staff numbers have increased, which make these results even better.

The figures below represent the savings achieved to date compared to the guaranteed savings;

| | |
|---|--|
| Guaranteed Green House Gas Savings | 854 Tonnes of CO² pa |
| Six Months Actual Savings | 680 Tonnes of CO ² |
| Projected Savings for 12 months | 1360 Tonnes of CO ² pa |
| | |
| Guaranteed Energy, Water & Operational Savings | \$113,429 pa |
| Six Months Actual Savings | \$94,858 |
| Projected Savings for 12 months | \$189,716 pa |

Future Improvements

During the implementation of this project other works have been identified that would improve Council's energy consumption even further. It is proposed to use the savings made in the operational budget above the guaranteed savings to pay for these improvements.

Conclusion

The Energy Performance Contract has been a huge success and has exceeded all expectations both financially and environmentally due to the commitment of Council and Siemens staff. This project has and will continue to deliver significant greenhouse gas savings that will benefit the community.

RECOMMENDATION

That:

1. The information contained in the report on 6 month Status Report on Energy Performance Contract be received
2. Additional savings above those guaranteed be used for further cost effective energy enhancements at the Civic Centre.
3. The staff from Siemens be thanked for their commitment to the project.



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The City as a Social Place

4 Growth of Soccer and Other Team Sports in the Penrith LGA

2022/1

Compiled by: Raphael Collins, Parks Construction & Maintenance Manager

Authorised by: Raphael Collins, Parks Construction & Maintenance Manager

Management Plan 4 Year Outcome: *Community recreation facilities and services in new and established areas meet contemporary needs.*
Critical Action: *Provide in partnership with others an agreed plan for delivery of recreation facilities and services based on available resources.*

Purpose:

To advise Council of the growth in team sports in the Penrith LGA, especially soccer, and the need for additional facilities. The report is responding to representations from the Nepean District Soccer Football Association (NDSFA) who will make a short presentation at tonight's meeting suggesting proposed improvements to selected soccer facilities.

Background

The major team sports in Penrith are experiencing steady growth. Examples of growth in the major team sports in our region over the last three years are as follows:

| | 2002 | 2003 | 2004 |
|-------------------------|-----------|-----------|-----------|
| | Teams No. | Teams No. | Teams No. |
| Soccer | 908 | 980 | 1016 |
| Junior Rugby | 409 | 410 | 448 |
| Netball | 340 | 350 | 350 |
| Australian Rules | 12 | 16 | 15 |
| Cricket | 230 | 224 | 209 |
| Touch Football | 335 | 340 | 343 |
| Softball | 65 | 70 | 72 |

The Nepean District Soccer Association (NDSFA) is by far the largest team sport in our region and it has experienced a dramatic growth over the last 5 years with 130 new teams. The NDSFA covers 4 council areas. The breakdown of teams in each council area is:

| | |
|-----------------------------|-----------|
| Penrith City Council | 539 teams |
| Hawkesbury City Council | 192 teams |
| Blue Mountains City Council | 245 teams |
| Wollondilly Shire Council | 19 teams |
| Private Clubs | 21 teams |

This growth has occurred with no increase in the number of fields.

The NDFSFA is among the three largest soccer associations in Australia. Even though the rate of growth in this region is slightly below the state-wide increase (7.5%), Nepean's size and consistent growth is formidable.

The Penrith LGA has the greatest number of soccer facilities in the Nepean District.

| | Full-sized fields | Mini fields |
|-------------------------|------------------------------|--------------------|
| Penrith City Council | 38 | 22 |
| Hawkesbury City Council | 15 | 7 |
| Blue Mts City Council | 11 | 8 |
| Wollondilly | 2 | 1 |
| Private | 2 | 1 |

Due to the majority of fields being located in Penrith, there are by far a greater number of games played here. The Penrith grounds also play host to neutral games and special soccer events.

Interestingly, there are two factors that will contribute to continued growth in soccer.

- 1. The new 7 a-side summer competition:**
Statewide growth over the last 5 years is in double digits. Seven a-side soccer in the Nepean District has only started but there are indications it will become one of the fastest growing team sports for the summer season.
- 2. Female participation in soccer:**
Soccer NSW has undertaken a major campaign in schools to recruit girls into the sport of soccer. The result of this is astonishing with a 29% growth rate statewide. In the Nepean District, there was an increase of 512 females into the sport, up by 20% from 2003.

Current Situation

A meeting was recently held with the executive committee of Nepean Soccer to discuss their future need for facilities. The Association fully recognise that it is unlikely Council can afford to develop new sporting grounds in the short term. However, there are several options that, if implemented, would relieve some pressure experienced by several clubs.

- Capping the number of teams per club based on the capacity of the grounds. Each club would set a threshold on the number of teams it could register. Surplus players would be directed to other soccer clubs with fewer teams. Nepean Soccer have the view that capping would discourage participation and they are concerned about turning children away from their local club.
- Enhance field lighting to specific grounds to enable games to be played during the week. If more fields had sufficient lighting for night games, special soccer fixtures could be moved to a weeknight. These include, Nepean Cup, U/10 President's Cup, make up games, neutral field games.

The enhancement of field lighting on selected grounds would take some load off fields during the weekend. Some of the grounds nominated for upgraded lighting are:

- Jamison Park (fields 1 - 4)
- Doug Rennie (one field)
- Emu Plains (two fields)
- South Creek Park (one field)
- Cook Park (fields 2 & 3)
- Parker Street (southern field)

These fields already have floodlighting for training. It is proposed that this training level of lighting be enhanced to game standard. Nepean Soccer wish to contribute funds required to enhance existing lighting and investigations are currently in hand to determine the costs for this at the abovenamed facilities. Improved lighting may increase the usage of these fields. In some cases, these fields will need to be managed to ensure their surfaces are retained in a playable condition.

Future Facilities

As previously mentioned, Nepean Soccer appreciate that Council is unable to develop additional sporting fields in the short term. Nepean Soccer has endeavoured to achieve the maximum utilisation on their existing network of facilities. In the long term however, more fields will need to be provided commensurate with the growth in the sport. The PLAN Study has identified several locations for future sporting facilities that include:

- **South Creek Park (The Kingsway Precinct)**
The area of land bounded by Werrington Road and The Kingsway was identified in the PLAN Study as an area suited to major district level sporting facilities. It is recommended that substantial allocations of resources be directed to embellish this area for higher quality recreational facilities.

There is a task in the 2004/2005 Management Plan that will initiate the preparation of concept plans of this area.
- **Gipps Street Tip Site**
The Gipps Street landfill site will be one of the City's most prominent regional sporting centres. The site will also accommodate walking and cycle tracks, playground, picnic facilities and passive open space.
- **UWS**
Council to advocate for increased community use of existing recreational, sporting and cultural facilities.
- **ADI Site**
Establish a large park that provides for a range of passive and active recreational sporting facilities to accommodate the needs of future residents at the site.

Conclusion

As the city's population increases, there will invariably be more growth in active sport. Soccer, junior rugby league, netball, AFL and touch football will absorb most of this growth. There is now and will be the need for more facilities above what will be provided in new release areas. The PLANS Strategy lays the foundation for the future implementation of strategies for recreation and facility needs of the city.

This coming financial year we will further explore potentially more effective ways to utilise existing active open space facilities in the city. We will also explore opportunities to seek financial assistance from sport and recreation grants. The due date for capital assistance grants from the Department of Sport and Recreation is the 31st of August. A report will be submitted to Council when estimates have been prepared at the preferred venues.

RECOMMENDATION

That:

1. The information contained the report on the growth of soccer and team sports in the Penrith LGA be received.
2. A further report be submitted when more information concerning improvements to field lighting at selected grounds and possible new sporting facilities becomes available.
3. Council pursue opportunities for Sport and Recreation Grant funding to assist with any improvements to lighting.



The City as an Economy

5 Penrith Valley Economic Development Corporation 2003-04 Report

1133/54

Compiled by: **Bijai Kumar, Local Economic Development Program Manager**

Authorised by: **Bijai Kumar, Local Economic Development Program Manager**

| |
|--|
| Management Plan 4 Year Outcome: <i>An environment conducive to business is in place.</i> |
| Critical Action: <i>Pursue, in partnership with economic groups, integrated initiatives to improve business sustainability and the City's economic performance.</i> |

Purpose:

To provide Council with a report on the activities and achievements of the Penrith Valley Economic Development Corporation and to seek approval for the Corporation's funding for the financial year 2004-05.

Background

In July 2003 Council endorsed the Penrith Valley Economic Development Corporation's (PVEDC) Three Year Strategic Plan and Task Group action plans as the basis for the transfer of funding of \$234,840 to Corporation for its activities in the 2003-04 financial year. Earlier that year PVEDC held a series of consultations with a wide range of industry, and community partners culminating in the development of its Strategic Plan which outlined its role in the development of the Penrith Valley economy.

The Corporation views itself as *"the principal vehicle within Penrith Valley for strong collaborative relationships and networks that link to local and global markets and that build collective local strength"* while its key role is *"to promote and support the sustainable growth of the Penrith economy and increase employment and skills through cooperative action."*

The Corporation's board consists of twelve directors with six directors appointed by "as of right" members being Council, UWS, NSW-TAFE, Penrith Valley BEC and Western Area Health Services, with the remaining six members appointed by local industry. The Corporation is currently chaired by Mr Greg Evans, principal, ACD Network and its secretary is Mr Steve Willingale, principal, Willingale and Associates.

The Corporation's Board has continued to meet on a monthly basis over the last year.

Currently there are some 300 businesses/individuals working within the networks and the task groups of the Corporation.

The Corporation's staff consist of its Chief Executive Officer, one administrative support officer and a marketing officer. Its office is located in Council premises in Allen Arcade.

Current Situation

The PVEDC's current Board consists of the following twelve directors:

- Greg Evans (Chair), John Mullane, Steve Welsh, John Bateman, Steve Willingale, and Frank Horwood representing industry

- Clr Ross Fowler and Bruce McDonald, Deputy General Manager representing Council
- Freny Tayebjee representing University of Western Sydney
- Dennis Rice representing NSW TAFE
- John Todd representing the Penrith Valley Business Enterprise Centre and
- Gail Boyle representing Western Area Health Services

Six industry task groups, five of which are a successful legacy of Council's former Economic Development Employment Committee, have met over the year to fashion the strategies and activities for which the Corporation will be accountable. These task groups have been strengthened by representation from key businesses and City partners and Council officers, as well, are represented on all the six groups.

The key directions and achievements in 2003-04 for each group is briefly outlined below with further details provided in the Attachment:

| Task Groups | Chair | Key Focus/Achievements |
|------------------------|------------------|---|
| Business Growth | John Mullane | <p>“Facilitate a business environment that is capable of responding to the needs and expectations of the City.”</p> <ul style="list-style-type: none"> • <i>Cleaner production program implemented with 5 companies and Council and the Chamber</i> • <i>Two year contract signed with NSW Department of State and Regional Development to operate one of four NSW Innovation Advisory Centres</i> • <i>Home based business network membership increased from 154 to 200 with a database of 600 members</i> • <i>Investigated opportunities for funding an industry cluster mapping, capabilities and needs study</i> |
| International Business | Steve Welsh | <p>“Facilitate the growth of profitable relationships between businesses in Penrith Valley and businesses in other countries.”</p> <ul style="list-style-type: none"> • <i>Export capacity and capability study commenced and will cover some 3000 businesses</i> • <i>Ticket to Export seminar held and attracted over 70 businesses</i> • <i>Austrade liaison office established at PVEDC to assist and guide potential exporters</i> |
| Tourism | Steve Willingale | <p>“Collaboration, growth of and retention of all tourism, hospitality and accommodation business in the region and to establish new, viable and sustainable businesses.”</p> <ul style="list-style-type: none"> • <i>A creative arts network established and a short film being produced</i> • <i>A international conference feasibility study completed</i> • <i>Work commenced on a submission to council for a new visitors information centre.</i> |

| Task Groups | Chair | Key Focus/Achievements |
|----------------------------------|------------------|--|
| IT and Education and Training | Richard Baczelis | <p>“Assist in enhancing the economic competitiveness of Penrith Valley businesses through greater understanding and more efficient use of information, communication and technology (ICT).”</p> <ul style="list-style-type: none"> • <i>Development and launch of a local telecommunications strategy</i> • <i>Incorporation of Nepean IT Services, a new company set up by 9 small IT businesses to service clients of Telstra Countrywide and others</i> |
| Marketing | Tony Patterson | <p>“Undertake marketing activities and develop strategies that will position the Corporation as the regions key driver of business and investment.”</p> <ul style="list-style-type: none"> • <i>Comprehensive profile and marketing kit for the Corporation developed</i> • <i>PVEDC website developed and launched, with weekly news reviews provided</i> • <i>Strong relationships developed with media outlets, both print and radio.</i> |
| Cultural and Creative Enterprise | Bruce McDonald | <p>“To identify, promote and encourage the growth of cultural enterprise within the Penrith Valley and to raise the awareness of the importance and achievement of this sector.”</p> <ul style="list-style-type: none"> • <i>A new task group that has been set up this year in recognition of the commercial value of cultural enterprise</i> • <i>Key group members identified</i> • <i>Pilot project developed</i> |

The Corporation has also been responsible for the functioning of two major industry networks- the Penrith Valley Home Based Business Network and the Creative arts Network and sees its role in this context as “*addressing the barriers to growth faced by home based businesses by providing much needed information, training and networking services.*”

Corporation’s Strategic Plan

The Corporation has determined that its focus for the next three-year period will continue to be in the following three key areas:

- Nurturing existing local businesses;
- Retaining existing businesses; and
- Attracting investment and new, viable and sustainable businesses to the area.

All the six task groups have developed their own individual action plans which are an extension of their current activity as well as an assembly of new ideas and initiatives which they will implement to achieve agreed outcomes reflecting the major objectives of the Corporation.

Details of the individual task group action plans as well as the Corporation’s proposed networking services are provided in its Strategic Plan in the Attachment.

RECOMMENDATION

That:

1. The information contained in the report on the Penrith Valley Economic Development Corporation 2003-04 be received.
2. Council approve funding of \$243,060 for the Corporation's activities for the financial year 2004-05 to be paid in two equal installments in August 2004 and January 2005.
3. That the Corporation be asked to submit an interim report to Council on its activities and achievements in January 2005.



**POLICY REVIEW COMMITTEE MEETING
URGENT REPORT
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The City in Its Environment

6 6 Month Status Report on Energy Performance Contract

38/62

Compiled by: Andrew Moore, Acting Financial Accountant

Authorised by: Vicki O'Kelly, Financial Services Manager

Management Plan 4 Year Outcome: *Sustainable Penrith Strategy adopted and being implemented.*

Critical Action: *Investigate emerging environmental management approaches including greenhouse credits and environmental accounting, and implement agreed responses.*

Purpose:

To provide Council with an update on the financial outcomes of both the energy performance contract and its impact on the Sustainability Revolving Fund.

This report will supplement the information provided by representatives from Siemens Building Technology.

Background

The concept of the Sustainability Revolving Fund is to secure a funding source that can finance projects which deliver sustainability objectives, such as reduced energy and resource use, and consequently reduced costs. Savings are then put back into the Fund and used for other sustainability initiatives.

The Fund was endorsed in principle at a meeting of Council in February 2001 through a report on the Cities for Climate Protection Program. The fund formally commenced with the adoption of the Energy Performance Contract for the Civic Centre and St Mary's Centre reported to Council on 24 March 2003.

The Energy Performance Contract will contribute to the Fund.

Current Situation

The Energy Performance Contract required initial funding of \$519,000 by the way of a loan from reserves. The projected annual savings of \$114,000 are being used to repay this loan, with interest. Given current interest rates the loan is expected to be fully repaid within 5 years.

A full year of savings will not be available for 2003/04 given the delayed start of the project. The savings will be finalised as part of Councils year end process. Early indications show a better than expected result for 2003/04. This evidenced by the 6 month Status Report to the end of May 2004 that indicated that savings of \$94,858 have been achieved.

As the Sustainable Penrith Strategy develops other energy and cost saving initiatives will no doubt emerge. Project proponents will look to the Fund for start up capital. Ideas which can demonstrate benefits consistent with the Strategy and are self funding will likely lead to further draws on the Fund. The capacity for the Fund to accommodate this will be improved to the extent of the accumulated repayments received over time for prior initiatives, such as the energy performance contract. Should higher than expected savings be generated by the

Energy Performance Contract this could see the internal loan from the Sustainability Revolving Fund repaid quicker or these additional savings could be available within the fund to finance new initiatives.

Continued operation of the fund over the next five years should see a positive balance in the fund. This balance will be available to continue to fund sustainability initiatives to the benefit of Council.

RECOMMENDATION

That:

1. The information in the report 6 Month Status Report on Energy Performance Contract be received
2. Excess savings from the Energy Performance Contract be directed to the Sustainability Revolving Fund.

