

Camden Council

Business Paper

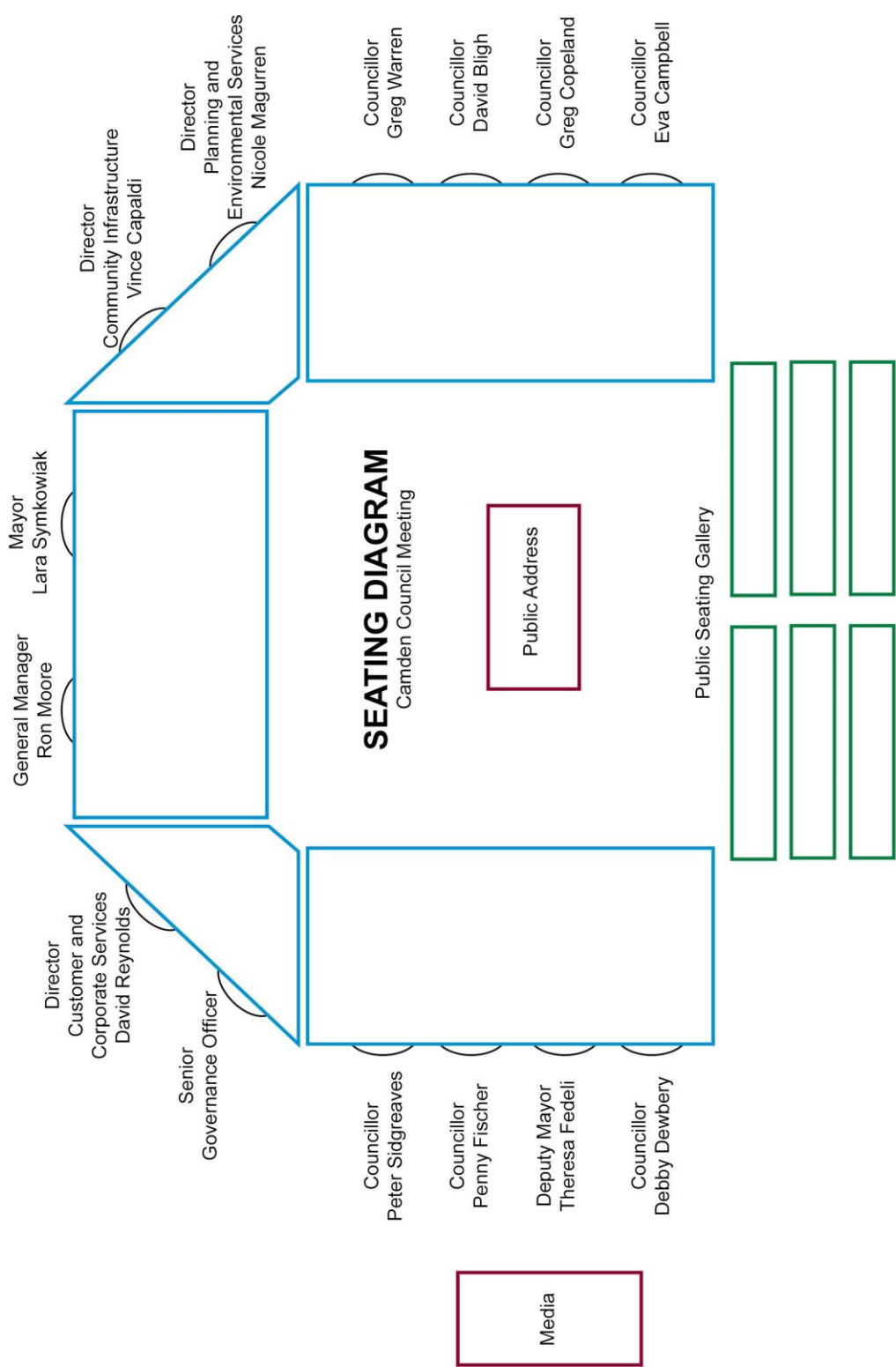
Ordinary Council Meeting
11 August 2015

Camden Civic Centre
Oxley Street
Camden



COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
DA	Development Application
DECCW	Department of Environment, Climate Change & Water
DCP	Development Control Plan
DDCP	Draft Development Control Plan
DoPE	Department of Planning & Environment
DWE	Department of Water and Energy
DoH	Department of Housing
DoT	NSW Department of Transport
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GCC	Growth Centres Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
MACROC	Macarthur Regional Organisation of Councils
OLG	Office of Local Government, Department of Premier & Cabinet
OSD	Onsite Detention
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
RMS	Roads & Maritime Services (incorporating previous Roads & Traffic Authority)
SECTION 149 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
SECTION 603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SRA	State Rail Authority
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
WSROC	Western Sydney Regional Organisation of Councils



*Please do not talk during Council Meeting proceedings.
Recording of the Council Meeting is not permitted by members of the public at any time.*



ORDINARY COUNCIL

ORDER OF BUSINESS - ORDINARY COUNCIL

Prayer	6
Acknowledgment of Country	7
Recording of Council Meetings	8
Apologies.....	9
Declaration of Interest.....	10
Public Addresses	11
Confirmation of Minutes	12
Mayoral Minute	13
ORD01 Proposed Amendments to <i>Camden LEP 2010</i> (No 32) and <i>Camden DCP 2011</i> - Lot 24 DP 1086823 Crase Place, Grasmere	14
ORD02 Endorsement of Submission to NSW Brothels Inquiry	21
ORD03 UWS Smart Business Centre - Memorandum of Understanding	24
ORD04 John Oxley Anchor Relocation	27



ORDINARY COUNCIL

SUBJECT: PRAYER

PRAYER

Almighty God, bless all who are engaged in the work of Local Government. Make us of one heart and mind, in thy service, and in the true welfare of the people we serve: We ask this through Christ our Lord.

Amen

Almighty God, give thy blessing to all our undertakings. Enlighten us to know what is right, and help us to do what is good: We ask this through Christ our Lord.

Amen

Almighty God, we pause to seek your help. Guide and direct our thinking. May your will be done in us, and through us, in the Local Government area we seek to serve: We ask this through Christ our Lord.

Amen

AFFIRMATION

We affirm our hope and dedication to the good Government of Camden and the well being of all Camden's residents, no matter their race, gender or creed.

We affirm our hope for the sound decision making by Council which can improve the quality of life in Camden.

Either – "So help me God" or "I so affirm" (at the option of councillors)

We pledge ourselves, as elected members of Camden Council, to work for the provision of the best possible services and facilities for the enjoyment and welfare of the people of Camden.

Either – "So help me God" or "I so affirm" (at the option of councillors)

ORDINARY COUNCIL

SUBJECT: ACKNOWLEDGMENT OF COUNTRY

I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.

ORDINARY COUNCIL

SUBJECT: RECORDING OF COUNCIL MEETINGS

In accordance with Camden Council's Code of Meeting Practice and as permitted under the *Local Government Act 1993* this meeting is being audio recorded by Council staff for minute taking purposes.

No other recording by a video camera, or any other electronic device capable of recording speech, is permitted without the prior approval of the Council. The Council has not authorised any other recording of this meeting. A person may, as provided by section 10(2)(a) or (b) of the *Local Government Act* be expelled from a meeting of a Council for using or having used a recorder in contravention of this clause.

ORDINARY COUNCIL

SUBJECT: APOLOGIES

Leave of absence tendered on behalf of Councillors from this meeting.

RECOMMENDED

That leave of absence be granted.

ORDINARY COUNCIL

SUBJECT: DECLARATION OF INTEREST

NSW legislation provides strict guidelines for the disclosure of pecuniary and non-pecuniary Conflicts of Interest and Political Donations.

Council's Code of Conduct also deals with pecuniary and non-pecuniary conflict of interest and Political Donations and how to manage these issues (Clauses 7.5 -7.27).

Councillors should be familiar with the disclosure provisions contained in the *Local Government Act 1993*, *Environmental Planning and Assessment Act 1979* and the Council's Code of Conduct.

This report provides an opportunity for Councillors to disclose any interest that they may have or Political Donation they may have received relating to a Report contained in the Council Business Paper and to declare the nature of that interest.

RECOMMENDED

That the declarations be noted.

ORDINARY COUNCIL

SUBJECT: PUBLIC ADDRESSES

The Public Address segment (incorporating Public Question Time) in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper agenda or on any matter within the Local Government area which falls within Council jurisdiction.

Speakers must book in with the Council office via telephone to Council's Governance Team by 4.00pm on the day of the meeting and must advise the topic being raised. Only seven (7) speakers can be heard at any meeting. A limitation of one (1) speaker for and one (1) speaker against on each item is in place. Additional speakers, either for or against, will be identified as 'tentative speakers' and should only be considered where the total number of speakers does not exceed seven (7) at any given meeting.

Where a member of the public raises a question during the Public Address segment, a response will be provided where Councillors or staff have the necessary information at hand; if not a reply will be provided at a later time. There is a limit of one (1) question per speaker per meeting.

All speakers are limited to 4 minutes, with a 1 minute warning given to speakers prior to the 4 minute time period elapsing. The commencement and conclusion of time shall be advised by the Mayor/Chairperson.

Public Addresses are recorded for administrative purposes. It should be noted that speakers at Council meetings do not enjoy any protection from parliamentary-style privilege. Therefore they are subject to the risk of defamation action if they make comments about individuals. In the event that a speaker makes potentially offensive or defamatory remarks about any person, the Mayor/Chairperson will ask them to refrain from such comments.

The Mayor/Chairperson has the discretion to withdraw the privilege to speak where a speaker continues to make inappropriate or offensive comments about another person.

RECOMMENDED

That the public addresses be noted.

ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 28 July 2015

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 28 July 2015, copies of which have been circulated, be confirmed and adopted.



ORDINARY COUNCIL

SUBJECT: MAYORAL MINUTE

Consideration of Mayoral Minute (if any).

ORDINARY COUNCIL

ORD01

SUBJECT: PROPOSED AMENDMENTS TO CAMDEN LEP 2010 (NO 32) AND CAMDEN DCP 2011 - LOT 24 DP 1086823 CRASE PLACE, GRASMERE

FROM: Acting Director Planning & Environment

TRIM #: 15/188021

PREVIOUS ITEMS: ORD02 - Planning Proposal - Amendment 32 Crase Place, Grasmere - Ordinary Council - 22 Apr 2014 6.00pm

PURPOSE OF REPORT

The purpose of this report is to seek a Council resolution to publicly exhibit the draft Planning Proposal and draft amendment to Camden Development Control Plan 2011 (Camden DCP 2011) for Lot 24 in DP 1086823 Crase Place, Grasmere. The **draft Planning Proposal is included as Attachment 1 to this report**. All specialist reports to support the Planning Proposal are provided under separate cover.

BACKGROUND

A draft Planning Proposal for Lot 24 in DP 1086823 Crase Place, Grasmere was submitted to Council on 14 February 2014 to rezone Lot 24 in DP 1086823 Crase Place, Grasmere to 'R5 - Large Lot Residential'. Councillors were briefed on the draft proposal on 8 April 2014. At the meeting of 22 April 2014, Council resolved to forward the draft Planning Proposal to the Department of Planning and Environment for gateway determination.

The gateway determination was issued from the Department of Planning and Environment (DPE) on 15 August 2014. In accordance with the gateway determination, Council was required to consult with NSW Rural Fire Service prior to public exhibition. The gateway determination also required the preparation of a Part 2 Land Capability assessment and a Visual Landscape study. The findings of the studies are detailed later in this report.

Locality

The subject site has an area of 5.6ha and is accessed via an existing cul-de-sac (Crase Place). The site is grassed with no existing structures. The surrounding land is characterised by large rural residential lots on undulating hills. To the west of the site is a riparian corridor consisting of two dams, swales and a cycle path which connects Benwerrin Crescent with Werombi Road. Directly opposite the site is the West Camden Water Recycling Plant (West Camden WRP) which is owned and operated by Sydney Water. A location map for this site is shown in **Figure 1**.



Figure 1 – Locality Map. (Source: Nearmaps, 2015)

MAIN REPORT

Proposal

The draft Planning Proposal seeks to rezone the subject site to 'R5 - Large Lot Residential' under *Camden Local Environmental Plan 2010* (Camden LEP 2010). Currently the site is partially zoned 'RU1 - Primary Production' and 'R5 - Large Lot Residential' as shown in **Figure 2** below.



Figure 2 – Current zoning. (Source: Camden LEP 2010)

The following table provides a summary of the proposed changes.

	Existing	Proposed
Zoning	RU1 - Primary Production; and R5 - Large Lot Residential.	R5 - Large Lot Residential
Minimum Lot Size	Currently the site has two minimum lot sizes: 40ha and 4000sqm.	Two minimum lot sizes are proposed: 4ha and 4000sqm.

Table 1: Comparison of existing and proposed provisions under Camden LEP 2010

The rezoning will facilitate four residential large lots as represented in the draft indicative lot layout plan in **Figure 3**. The proposed 4000sqm minimum lot size (coloured pink) is consistent with the zone objectives of 'R5 - Large Lot Residential' and the proposed 4ha minimum lot size (coloured purple) will not enable additional residential lots to be created in this area due to odour constraints.

Under the R5 zoning the highest residential use will enable attached dual occupancies, which could facilitate a total of eight (8) dwellings on the site.

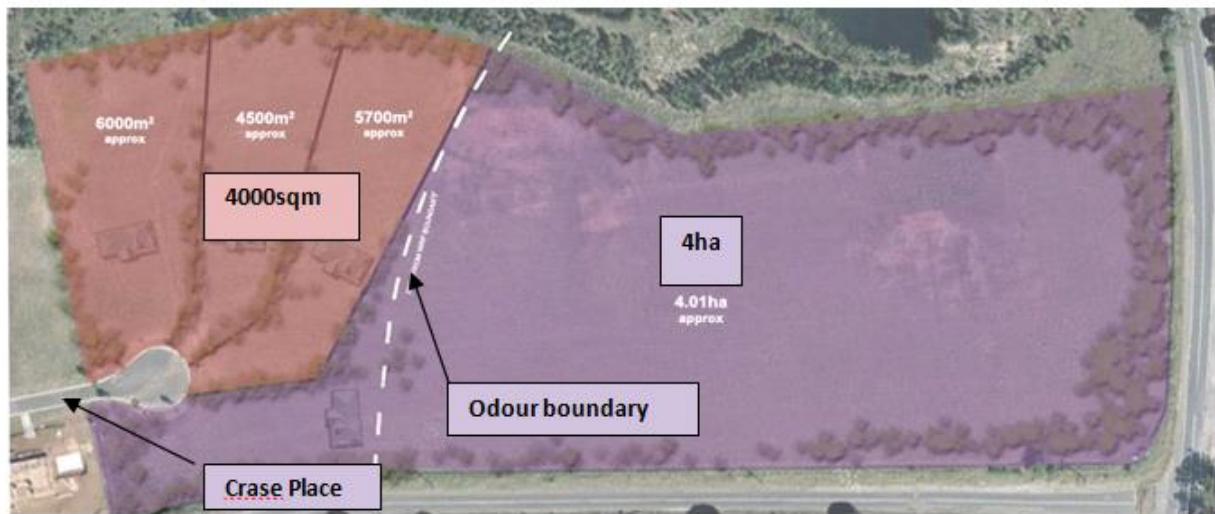


Figure 3: Indicative Lot Layout. (Source: SitePlus, 2014)

Specialist studies

Key studies were provided at the time of lodgement to support the rezoning, including:

- Traffic Impact Assessment;
- Bushfire Constraints Assessment;
- Part 1 Land Capability Assessment which addressed contamination and salinity; and
- Sewer Augmentation Assessment.

The gateway determination and initial Council report identified additional specialist studies to be undertaken prior to public exhibition to further inform the planning process, including:

- Part 2 Land Capability Assessment;
- Visual Landscape Study; and
- Level 3 Odour Assessment in accordance with the NSW EPA 'Assessment and Management of Odour from Stationary Sources in NSW' guidelines.

All studies have now been completed and reviewed by Council officers. The key outcomes of the specialist studies are summarised below and have informed the preparation of a site specific DCP. A copy of the draft amendments to Camden DCP 2011 **is provided as Attachment 2 to this report.**

Visual Impact

The assessment explored the visual impact of future development when viewed from 13 key public viewpoints including Smalls Road, Werombi Road and Carrington hospital. The visual impact assessment *is provided as Appendix J to the Planning Proposal (Attachment 1)*. While the report identifies the development is visible from some viewpoints, visual impact on the existing rural residential character of the area is considered acceptable. Development controls proposed for landscaping and building materials will mitigate the visual impact of development on the site. The development controls are detailed in **Table 2** of this report.

Odour

As part of the report to Council to endorse the Planning Proposal for gateway, a Level 3 odour assessment (highest level) was requested to assess the impact of odour from the West Camden WRP. After further consideration and discussion with Council officers a Level 2 odour assessment was deemed adequate. Council officers agreed that the Review of Environmental Factors (REF) provided by Sydney Water for the Camden WRP upgrade in 2011 provided sufficient detail with the exception of one item, being the new digester.

The odour assessment undertaken has used the results of the modelling undertaken by Sydney Water for the REF and extended the modelling to include the potential odour impacts of the new digester. The odour report *is provided as Appendix L to the Planning Proposal (Separate Cover)*. Council officers have reviewed the odour assessment and are satisfied the assessment methodology demonstrates future development lots outside the 300m boundary of the Camden WRP are compliant with the odour guidelines and criterion for urban development.

A site specific DCP control (restriction on title) is proposed to ensure no dwellings are to be constructed inside the 300m boundary of the Camden WRP.

Draft amendments to Camden DCP 2011

A draft site specific amendment relating to Parts C (Residential Subdivision) and Part D (Controls Applying to specific Landuses/Activities) of the Camden DCP 2011 has been prepared as a result of the specialist studies commissioned post gateway. A copy of the draft amendments to Camden DCP 2011 **is provided as Attachment 2 to this report.** A summary of the proposed DCP controls are listed below:

Proposed Control	Justification
<p>Part C Note: A restriction on title is to be placed on the lot (coloured purple in Figure 2) to ensure no dwellings are constructed within the 300m odour boundary of the Camden WRP.</p>	<p>This will ensure no dwellings are constructed within 300m of the Camden WRP in accordance with Sydney Water requirements and the odour assessment.</p>
<p>Part D a) Native screen landscaping, incorporating trees and shrubs, must be planted along development lots to screen development.</p>	<p>The proposed control will ensure landscaping is provided that is compatible with the locality. Further, it will mitigate the visual impact of development on the site.</p>
<p>b) Building materials and colours (of dwellings, outbuildings and hard landscaping) are to be restricted to recessive, mid-dark earth tones to blend in with the rural setting. White, cream, red, terracotta, or contrasting and reflective colours are not acceptable. Uncoloured or light concrete driveways are not acceptable.</p>	<p>The proposed control will ensure residential and associated development is designed to blend in with the locality.</p>

Table 2: Schedule of proposed Camden DCP 2011 amendments

It is noted State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ('Rural Housing Code'), applies to the subject site.

Under the Rural Housing Code applicants can apply for a complying development certificate for construction of a dwelling house and or associated works. In this instance Council's Part D development controls would be over ridden by the standard controls contained within the Rural Housing Code.

Council officers have reviewed the controls contained within the SEPP and consider that due to the low visual significance of the subject site, the controls within the Rural Housing Code sufficiently control visual impacts.

All developments not undertaken as a complying development certificate will be assessed against the DCP controls.

Public Agency Consultation

In accordance with the gateway determination, Council was required to consult with NSW Rural Fire Service prior to public exhibition. NSW Rural Fire Service raised no objection to the Planning Proposal.

As part of the public exhibition process, the Planning Proposal and draft DCP amendments will be referred to a number of public agencies in accordance with the gateway determination. The following public agencies will be notified of the exhibition period.

- Rural Fire Service;
- Office of Water;

- Sydney Water; and
- Endeavour Energy.

Exhibition Period

The Planning Proposal and draft DCP amendments will be publicly exhibited for a period of 28 days in accordance with the gateway determination. A notification will be placed in the local newspaper and the exhibition material available at:

- Narellan Customer Service Centre and Narellan Library, Queen Street, Narellan (Hard Copy);
- Camden Customer Service Centre and Camden Library, John Street, Camden (Hard Copy); and
- Council website for the length of the exhibition period (Electronic Copy).

During the exhibition period, a letter notifying land owners in the vicinity of the subject site will be sent to advise of the proposal. At the conclusion of the exhibition period, a report will be submitted back to Council detailing the submissions received.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council as a result of this report.

CONCLUSION

The Planning Proposal seeks to rezone Lot 24 in DP 1086823 Crase Place, Grasmere to residential land to accommodate 4 large residential lots. The supporting specialist studies informing the Planning Proposal have demonstrated that the site is suitable for residential development that is consistent with, and complementary to surrounding lands.

In accordance with the *Environmental Planning and Assessment Act 1979* and the gateway determination, Council officers are of the opinion that there is sufficient information to exhibit this proposal.

Should Council resolve to endorse the draft Planning Proposal and draft DCP amendments, it will proceed to public exhibition for a period of 28 days.

Should submissions be received during the exhibition period, a further report will be submitted back to Council detailing submissions received. Should no submissions be received the draft Planning Proposal will be forwarded to the Department of Planning and Environment for the plan to be made.

RECOMMENDED

That Council:

- endorse the rezoning package for Lot 24 in DP 1086823 Crase Place, Grasmere for the purpose of public exhibition which includes the draft Planning Proposal, draft amendments to the Camden DCP 2011, and specialist studies;**
- publicly exhibit the draft Planning Proposal for Lot 24 in DP 1086823 Crase Place, Grasmere for a period of 28 days and consult with the relevant**

**agencies in accordance with the requirements of the Gateway Determination;
and**

- iii. subject to no submissions being received:**
 - a. forward the draft Planning Proposal – Amendment 32, Crase Place, Grasmere to the Department of Planning and Environment for the plan to be made; and**
 - b. grant delegations to the General Manager to adopt the proposed changes to the Camden DCP and publicly notify the adoption in accordance with the provisions of the Act and Regulations; or**
- iv. if submissions are received, require a further report outlining the result of the public exhibition.**

ATTACHMENTS

- 1. Attachment 1 - Planning Proposal Amendment No.32 (Crase Place)**
- 2. Attachment 2 - Amendment No.32 Draft DCP Controls**

ORDINARY COUNCIL

ORD02

ORD02

SUBJECT: ENDORSEMENT OF SUBMISSION TO NSW BROTHELS INQUIRY
FROM: Acting Director Planning & Environment
TRIM #: 15/214056

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of a draft submission to the NSW Parliament Legislative Assembly Inquiry into Brothels in NSW.

This inquiry is a current Legislative Assembly inquiry conducted by the Regulation of Brothels Committee. The Committee has been appointed to inquire into and report on the regulation of brothels in New South Wales. The Committee will examine and report on a range of issues, however Council's submission will focus on the regulatory issues and reform options associated with legal and illegal brothels.

BACKGROUND

On the 25 June 2015, the Minister for Innovation and Better Regulation announced a parliamentary inquiry into brothel regulation in NSW.

The inquiry is primarily in response to a recent legal decision which imposes onus evidentiary and procedural issue for councils taking action against illegal brothels.

The relevant issues are discussed in more detail in the background paper prepared by the Parliamentary research service. **A copy of the paper is provided as Attachment 1 to this report.**

MAIN REPORT

On the 20 July 2015, the Legislative Assembly's select Committee on the Regulation of Brothels (the Committee) issued a media release call for submissions for a Parliamentary inquiry into the regulation of brothels in NSW. The closing date for submissions to the inquiry is the 19 August 2015.

The Committee is to examine and report on:

- appropriate Local and State Government regulatory and compliance functions for brothels;
- the demarcation in Local and State government responsibilities; and
- possible reforms options that address the social, health and planning challenges associated with legal and illegal brothels.

To date Council has limited experience with both legal and illegal brothels, however the issues experienced by Local Government are well documented.

The key issues faced by councils can be summarised as:

- While the location of brothels can be controlled by planning instruments, many illegal brothels are set up in massage premises which have development consent, and are permitted in a variety of different areas and zonings.
- Massage operators are not stringently regulated and it is difficult for councils to establish the legitimacy of a massage establishment through the development assessment process.
- Massage premises can be established in existing premises under Exempt or Complying development provisions as a change of use, and as such without the prior knowledge of Council.
- Compliance options for councils attempting to close illegal brothels are onerous and cost prohibitive.

The Committee has released a number of key reform objectives to address the issues associated with legal and illegal brothels. These objectives are outlined in the Select Committee on the Regulation of Brothels media release dated 20 July 2015, and include:

- the options for reform including a scheme of registration or licensing of authorised brothels and massage parlours;
- penalties and powers needed to shut down illegal brothels;
- the protection of sex workers, including surrounding organised crime and sex trafficking; and
- the location of sex service premises including their proximity to homes, schools and playgrounds.

While supportive of the key objectives put forward by the Committee, it is recommended that Council's submission also suggest that the following issues be explored:

- Improved decision making in planning for sex services premises to ensure that planning decisions about the number and location of sex services premises are made according to standard (evidence-based) principles. This could be done through guidance and policy at a State level, such as planning controls contained within a State Environmental Planning Policy.
- That consideration be given to whether it is appropriate that massage premises be established under the Exempt and Complying Development provisions.
- That a system of regulating or licensing legitimate and remedial massage practitioners be established. This would include recording the actions of rogue operators, similar to that currently used for licensing of the building industry. This action would help address the issue of operators of illegal massage premises moving between local government areas to avoid compliance action.

A copy of Council's draft submission is provided as Attachment 2 to this report.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The purpose of this report is to seek Council's endorsement of a draft submission to the NSW Parliament Legislative Assembly Inquiry into Brothels in NSW. It is recommended that Council support the inquiry and provide a submission outlining the key reform issues for Council.

RECOMMENDED

That Council:

- i. endorse the draft submission to NSW Parliament Legislative Assembly Inquiry into Brothels in NSW; and**
- ii. lodge the submission with the NSW Parliament Legislative Assembly by 19 August 2015.**

ATTACHMENTS

1. Attachment 1 - Brothel Regulations in NSW
2. Attachment 2 - Council's Submission to NSW Brothel Inquiry

ORDINARY COUNCIL

ORD03

SUBJECT: UWS SMART BUSINESS CENTRE - MEMORANDUM OF UNDERSTANDING

FROM: Director Customer & Corporate Services

TRIM #: 15/193351

PURPOSE OF REPORT

The purpose of this report is for Council to endorse the proposed Memorandum of Understanding (MoU) between Council and the University of Western Sydney (UWS) concerning the proposed Smart Business Centre in Oran Park.

BACKGROUND

The UWS Smart Business Centres are 'one-stop-shops' for businesses delivering an integrated education, networking, advisory and support services environment. These Smart Business Centres are also known as 'Launch Pads'.

The Smart Business Centres offer:

- Business Advice - advisory services and mentoring;
- Education - seminars, boot camps and online;
- Collaboration - networking and co-working;
- Facilities - Work Hub, meeting rooms, Wi-fi; and
- Government Access - industry support programs.

The centres are operated in partnership with business, government and community stakeholders who share, and are willing to cooperatively shape the initiative's objectives.

The Smart Business Centres are used by:

- Students and academics;
- Start-up and freelance businesses;
- Small to medium enterprise businesses;
- Networks and clusters;
- Industry bodies; and
- Corporate employees.

Presently there are three (3) UWS Smart Business Centres across Western Sydney in various stages of development including:

- The first fully functional Smart Business Centre known as the 'Launch Pad' is housed in the Werrington Park Corporate Centre located on the UWS Werrington South site. It is a technology business incubator that promotes entrepreneurship and provides start-up businesses with cost-effective workspaces, mentoring and support for investment and growth. Penrith Council has partnered with UWS to establish this centre.
- The business development incubator in Parramatta's 'Launch Pad' (Smart Business Centre) will be temporarily housed at the UWS 100 George Street site and KPMG offices, until Council owned commercial premises at Parramatta

Square are built, where it will then be relocated and housed free-of-charge by Council.

- Liverpool Council are providing a CBD site for the Liverpool 'Launch Pad' (Smart Business Centre), which is due to be operational within the next three to four months.

UWS has signed MoU's with Parramatta, Liverpool and Penrith Councils to establish these centres. Other targeted sites for future Smart Business Centres include The Hills, Blacktown and Bankstown.

UWS consider Oran Park an ideal location as it is one of the country's largest residential and commercial developments. This site is served by high speed fibre optic cable, making it one of the region's optimal sites for tech-related business activation, teleworking and related ICT commercial interfaces.

A Council workshop was held on 28 July 2015, where Council was presented with an overview of the UWS Smart Business Centre model and the proposed MoU was discussed.

MAIN REPORT

UWS developed a draft MoU, in consultation with Council officers. Attached to this report is a copy of the MoU which outlines a strategic partnership between Council and UWS (see **Attachment 1 in Councils Supporting Documents**).

The MoU contains a vision of an engaged 'Connected City', that Council and UWS will agree to explore in the establishment of a Smart Business Centre to advance the socio-economic development of the region.

The potential benefits of a Smart Business Centre in Oran Park for the Camden Local Government Area ('LGA') are to:

- Introduce businesses to student resources for internships and recruitment;
- Link industry to researchers;
- Build a shared understanding of interests and commercial opportunities;
- Position Camden as an economic and education centre in the wider region; and
- Drive innovation and economic growth within Camden, Macarthur and the broader Western Sydney region.

UWS advises that the signing of the MoU signals areas Council and UWS could collaborate on in the interests of regional development. This document is **not** legally binding or contractual in any way.

Following signing of the MoU, UWS and Council will work towards negotiating and formalising agreed outcomes, with a report then going to Council prior to entering any contract or legally binding agreement.

FINANCIAL IMPLICATIONS

This matter has no financial implications.

CONCLUSION

The Smart Business Centre based in Oran Park will connect the business community of Camden and the Macarthur region with UWS and its various resources. This integration will introduce businesses to student resources for internships and recruitment, and link industry to researchers, to build a shared understanding of interests and commercial opportunities that will drive innovation and economic growth within Camden and the broader Western Sydney region.

A key sector of Council's Economic Development Strategy is to grow the education sector in the Camden LGA, the provision of a Smart Business Centre in our LGA provides unique access for residents and businesses to a knowledge- based economy.

The partnership between Camden Council and UWS will realise the very best aims and attributes of both organisations, as it relates to supporting innovation and employment. This partnership will bring benefit to UWS, the Camden LGA and most importantly, the people of Western Sydney more broadly.

RECOMMENDED

That Council:

- i. authorise the relevant documentation to be completed under Council's Power of Attorney, granted on 27 August 2013, Minute Number ORD215/13; and**
- ii. note that following signing of the UWS Smart Business Centre Memorandum of Understanding, UWS and Council move forward to negotiating and formalising agreed outcomes with a further report to be brought back to Council prior to any agreement being finalised.**

ATTACHMENTS

- 1. Attachment 1 - Final Memorandum of Understanding - UWS Smart Business Centre - *Supporting Document***

ORDINARY COUNCIL

ORD04

ORD04

SUBJECT: JOHN OXLEY ANCHOR RELOCATION
FROM: Director Community Infrastructure
TRIM #: 15/197682

PURPOSE OF REPORT

The purpose of this report is to seek endorsement from Council to relocate the existing John Oxley Commemorative Anchor from its current location on private property adjacent to Kirkham Lane Camden, to Curry Reserve, Elderslie.

BACKGROUND

Council has received requests from the Camden Historical Society seeking approval for the John Oxley Commemorative Anchor to be moved to a more prominent location within the Camden Local Government Area (LGA).

John Oxley was an explorer and surveyor of Australia in the early period of British colonisation. He served as Surveyor General of New South Wales and received two properties in the Camden area from Governor Macquarie naming them Kirkham and Elderslie. In May 1828, John Oxley died within his original Kirkham land grant.

In 1929, to recognise the centenary of the death of John Oxley, three commemorative anchors were presented to Australia by the British Admiralty. The three anchors were brought to Australia on H.M.A.S. Canberra to serve as memorials to Surveyor-General John Oxley. One anchor, from the destroyer Tenacious, was sent to Wellington, to commemorate where Oxley heard of the victory at Waterloo. The second anchor, from the minesweeper Ford, went to Harrington, to mark the spot where Oxley crossed the Manning River. The third anchor was from the destroyer Tomahawk, and was sent to Kirkham, where the explorer died.

John Oxley was the original recipient of the land on which the John Oxley Commemorative Anchor is currently located in Kirkham Lane (Figure 1). The Kirkham Conservation Management Plan prepared by Godden MacKay Logan in 1998 states that the anchor is not directly associated with John Oxley, but is a symbolic memorial to his explorations. It was installed in Kirkham Lane approximately 35 years ago. It appears that the anchor may have been located in Kirkham Lane because of its proximity to Oxley's Kirkham estate on the western side of Kirkham Lane.

The Camden Historical Society has approached Council on a number of occasions requesting that the Anchor be relocated to a more appropriate site within the Camden LGA and has suggested either Curry Reserve or John Oxley Reserve.

The owner of the land where the Anchor currently resides in Kirkham is agreeable to the relocation of the anchor and to the reinstatement of the fence line along the property boundary.



Figure 1. The John Oxley Commemorative Anchor in its current location on Kirkham Lane.

MAIN REPORT

As assessed by Council Officers, there are two main locations (as shown in Figure 2), appropriate for the permanent relocation of the John Oxley Commemorative Anchor. The first is John Oxley Reserve in Kirkham, and the second is Curry Reserve, in Elderslie.

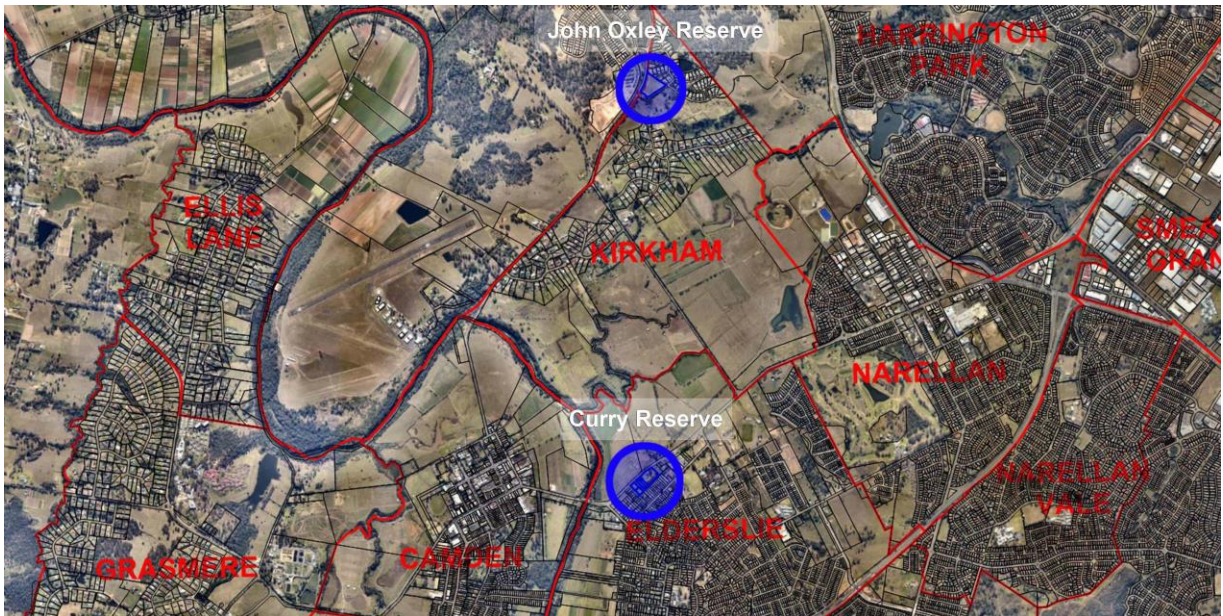


Figure 2. Context map showing two potential locations for the relocation of the John Oxley Commemorative Anchor from its current location on Kirkham Lane.

Council Officers reviewed each of the sites in consultation with the Historical Society and following this have prepared an assessment of the positives and negatives in determining the most appropriate site to relocate the John Oxley Commemorative Anchor.

John Oxley Reserve

Positive assessment	Negative assessment
The land on which the reserve is located is partially contained within the original Kirkham land grant to John Oxley	It is not in a prominent location and you need to be aware of it in order to get to it.
The reserve is named after John Oxley.	This is not a destination park, hence there is no other reason to attract visitors.
There is an existing monument and information board about John Oxley and his importance in the history of Camden. There is lots of open space and few other facilities in the park which means that the anchor could be located easily without compromising any other existing land uses.	



Figure 3. Local context map of John Oxley Reserve

Curry Reserve

Positive assessment	Negative assessment
The land on which the reserve is located is part of the original Elderslie land grant to John Oxley.	There is no direct link between the John Oxley Cottage and John Oxley himself, apart from the land on which it is located.
There is an existing building called John Oxley Cottage (Built circa 1890) in Curry Reserve which currently acts as the Tourist Information Centre.	
Very Prominent location with existing facilities, which people already come to the reserve to use.	
There is easy access and ample parking.	
Council have prepared a master plan for Curry Reserve.	



Figure 4: Local Context Map of Curry Reserve

Heritage Implications

It is considered that the anchor could be relocated to Curry Reserve, which is more publically accessible and also part of the original Oxley land grant.

The land on which John Oxley Reserve is located is partially contained within the original Kirkham land grant to John Oxley. The original request from the Historical Society was that the anchor was to be located at Kirkham, where John Oxley died.

From a heritage perspective a greater weighting could be given to John Oxley Reserve due to the fact that the Anchor was intended to be located at Kirkham. However, given the stated aim of giving the item more prominence, as well as the importance of John Oxley to the area, both Curry Reserve and John Oxley Reserve could be considered equally appropriate.

Site Assessment Summary

Both sites offer the potential for an appropriate display of the John Oxley Commemorative Anchor. The technical assessments of the locations are relatively consistent, with different possibilities at each site. John Oxley Reserve gives Council more freedom in terms of location, as well as the potential to expand on the existing monument, however it is relatively remote. Curry Reserve has more competing land uses, however is a more prominent location. In their last request, the Camden Historical Society stated that their main goal is that *'maximum exposure can be given to one of Camden's most significant monuments'*. Thus, given that the driving motivation for the relocation is the request from the Camden Historical Society, then Curry Reserve would be viewed by the Camden Historical Society more favourably.

Council has completed a review of Curry Reserve and a draft plan of the site has been completed, including a proposed location for the Anchor (Figure 5). The President of the Historical Society has been shown the proposed plans of Curry Reserve, including the landscaping and mound in which the Anchor would sit, with the feedback being positive for the location and landscaping.

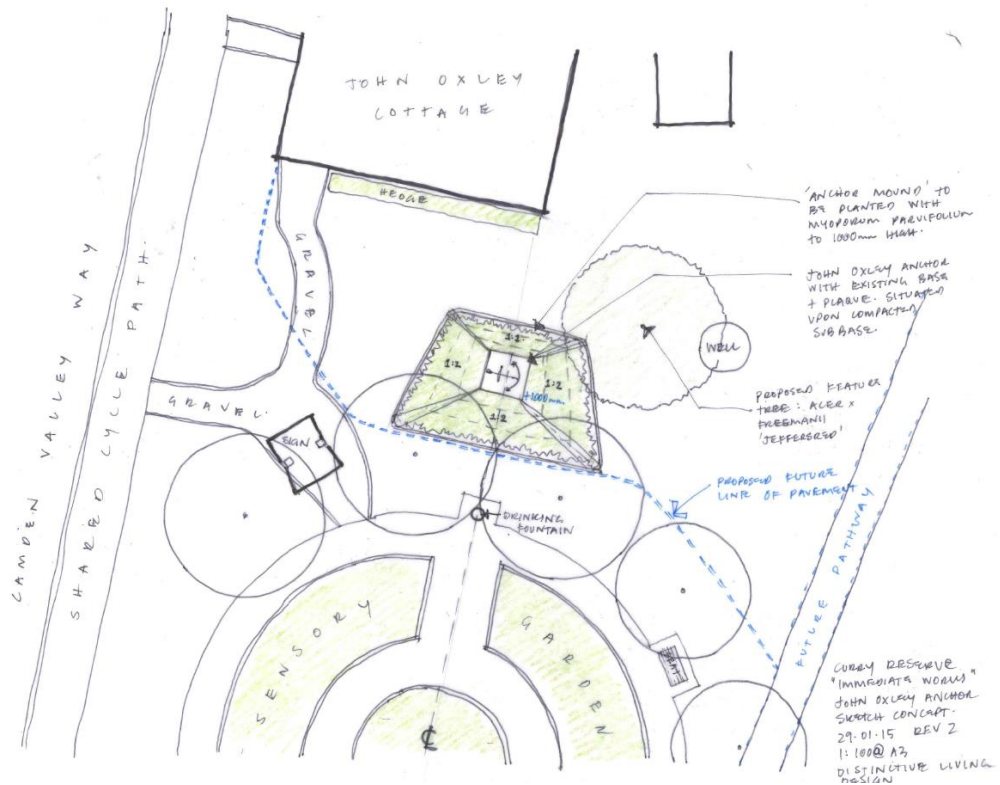


Figure 5: Location within Curry Reserve

FINANCIAL IMPLICATIONS

The Camden Historical Society has indicated to Council that they have funds available to transport the Anchor to the new site and to reinstate the existing adjacent boundary fence on Kirkham Lane. This funding is from donations and from a local services club. These costs equate to approximately \$1,886.

The Camden Historical Society has requested Council fund the site preparation and provide an associated landscape feature. The total cost of the installation at Curry Reserve would be approximately \$5,000 and could be funded from the Curry Reserve upgrade budget.

CONCLUSION

Council has received a request from the Camden Historical Society asking for the relocation of the John Oxley Anchor to a more prominent location. An assessment of two locations has occurred, being Curry Reserve and John Oxley Reserve. To meet the request of prominence, Curry Reserve is the preferred location and is situated within the original John Oxley land grant.

Council Officers have prepared plans detailing the potential location and landscaping for the anchor within Curry Reserve (Figure 5), to which the president of the Historical Society and several representatives have provided positive feedback.

Construction within the park has commenced and through this work we have the opportunity to ensure the anchor is located in the best location possible, considering all other competing land uses. No such work is proposed for John Oxley Reserve, and as such it is recommended that the anchor be relocated to Curry Reserve.

RECOMMENDED

That Council:

- i. endorse the relocation of the John Oxley Commemorative Anchor to Curry Reserve in order to allow for a prominent display of the historical artefact within the Camden Local Government Area;**
- ii. accept the offer of funding of \$1,886 from the Camden Historical Society to move the Anchor from its current location and reinstate the owners fence; and**
- iii. write to Camden Historical Society thanking them for their input and contribution towards this project.**