



# Camden Council Business Paper

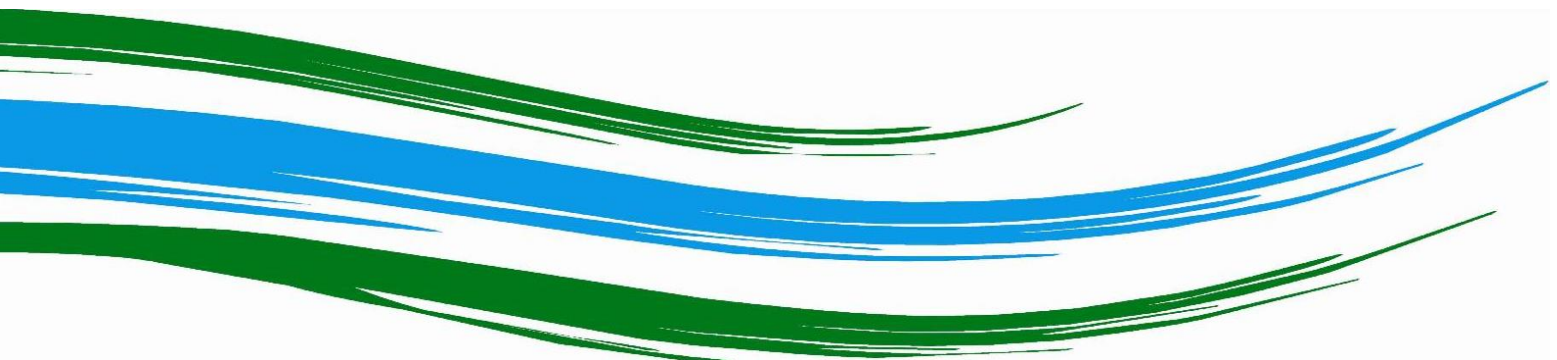
## Ordinary Council Meeting 26 July 2016

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Commemorating the last Council Meeting at Camden Civic Centre

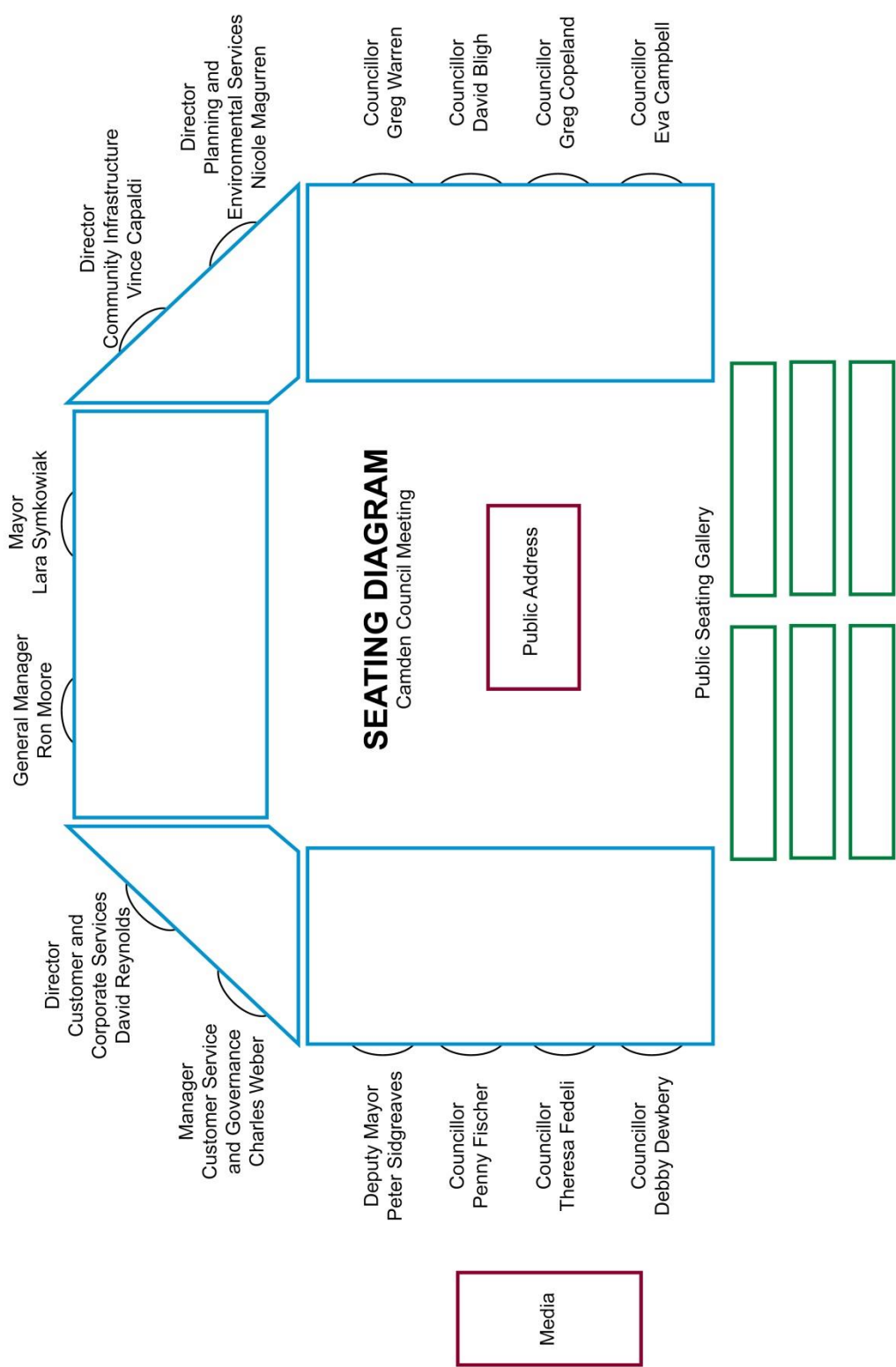
*September 1986 - July 2016*

The Council Meeting of Tuesday 9 August will be held at  
Camden Council's Administration Building, 70 Central Avenue, Oran Park from 6pm.  
The public is welcome to attend.



## 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
DoIRE	Department of Industry Resources and Energy
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
GSC	Greater Sydney Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
MACROC	Macarthur Regional Organisation of Councils
NSWH	NSW Housing
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
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.*

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## ORDINARY COUNCIL

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## ORDINARY COUNCIL

**SUBJECT: PRAYER**

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### 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

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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)*

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## **ORDINARY COUNCIL**

**SUBJECT:       ACKNOWLEDGEMENT OF COUNTRY**

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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.



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## ORDINARY COUNCIL

**SUBJECT: RECORDING OF COUNCIL MEETINGS**

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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, still camera or any other electronic device capable of recording speech, moving images or still images 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 1993*, be expelled from a meeting of a Council for using or having used a recorder in contravention of this clause.

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## **ORDINARY COUNCIL**

**SUBJECT: APOLOGIES**

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

### **RECOMMENDED**

**That leave of absence be granted.**



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## ORDINARY COUNCIL

**SUBJECT:       DECLARATION OF INTEREST**

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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.**

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## ORDINARY COUNCIL

### SUBJECT: PUBLIC ADDRESSES

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The Public Address session in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper.

The Public Address session will be conducted in accordance with the Public Address Guidelines. Speakers must submit an application form to Council's Governance team no later than 5.00pm on the working day prior to the day of the meeting.

Speakers are limited to one topic per Public Address session. 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' or 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 session, 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.

Speakers should ensure that their statements, comments and questions comply with the Guidelines.

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, or make a point of order ruling if a speaker breaches the Guidelines.

### **RECOMMENDED**

**That the public addresses be noted.**

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## **ORDINARY COUNCIL**

**SUBJECT: CONFIRMATION OF MINUTES**

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Confirm and adopt Minutes of the Ordinary Council Meeting held 12 July 2016.

**RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 12 July 2016, copies of which have been circulated, be confirmed and adopted.**

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## ORDINARY COUNCIL

### Mayoral Minute

**SUBJECT: MAYORAL MINUTE - HISTORIC FINAL COUNCIL MEETING IN CAMDEN**  
**FROM: The Mayor**  
**TRIM #: 16/201422**

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On 24 April 1889, the 'Camden Municipal Council' was proclaimed, with its first meeting held in the upstairs office at the School of Arts building (now the site of the Camden Library and Camden Museum), thereby starting the 127 year history of Camden Council.

Over the years since 1889, meetings of elected Council representatives have been held in buildings at several sites across Camden.

In 1924, Council meetings moved to new premises above the Whiteman's Store in Argyle Street and remained there until the School of Arts was transferred into Council's ownership, thereby becoming the Town Hall and Council Chambers in 1930. In 1949, the Town Hall was renovated, "splendidly equipped and carpeted" according to newspaper reports of the day, with the first Council meeting being held in the transformed Chambers on 6 June 1949.

In 1964, the Town Hall offices were demolished and new Council administration facilities were constructed. This building is now the present day façade and front area of the Camden Library. Meetings of Council, however, continued to be held in the rear of the building in the original School of Arts section.

Nearly twenty years later, in 1982, Camden's Community Centre (now known as the Civic Centre) was officially opened and Council meetings were held at this site from 22 September 1986 until now.

And now, in 2016, we will see another change in Council's Chamber meeting location with Council moving to its new administration building and Chamber facilities at Oran Park on **8 August 2016**.

Customer service for Council enquiries will be made available for residents at Camden and Narellan Libraries. This means residents who find Camden and Narellan more convenient locations to pay their rates or ask questions about council services or book kerb side pick-ups, as just a few examples, will still be able to do so within these suburbs. More technical services such as pre-DA meetings will be provided at the Oran Park location.

I am very proud Council has not had to sell any assets in order to fund our move to Oran Park. Council has entered into lease agreements for the properties we are vacating in Camden and Narellan. In the future, revenue of around \$800,000 p.a. for these sites will be realised for our ratepayers.

Our vacated properties will house new business uses such as medical centres, disability services and an art gallery. These uses are compatible with each of the sites and will ensure a valuable service is still provided to our community in those locations. Council has carefully planned our move to Oran Park to ensure the town centres in Camden and Narellan are not left worse off. Due to the types of businesses leasing our



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vacated buildings, I personally believe there will be more turnover of people and activity at, and around, these locations than when they were occupied by Council staff. For example, both the Camden and Narellan office buildings are becoming medical centres. These are significant buildings in size and will most likely be able to cater for a large number of patients each day. Patients may go into the Narellan or Camden town centres before or after their appointments to eat or shop.

Historic *Macaria* in Camden will become an art gallery and made accessible to the public. Currently the public does not have access to this wonderful piece of Camden's history as it is being used as office space by Council. After Council's move, this beautiful building will become a tourist attraction in its own right. It will attract not only locals but people from much further afield. It's the perfect location for an art gallery, especially being opposite the museum. After visiting the art gallery, I'm sure many people will also wander onto the main street to eat and shop. This will add to the vibrancy of the Camden town centre and shows Council's utmost commitment to ensure Camden remains a flourishing town centre with points of difference and showcasing our heritage.

Council's new administration building is geographically located in the heart of the Camden Local Government Area (LGA). The facilities are technologically enabled to ensure Council is a contemporary and customer-focused organisation with the building designed so that the community feels welcome in the space. This includes having Chamber facilities located in a room which can also be utilised as a meeting space for members of the public at times when Council meetings are not held.

With the next meeting of Council to be held in Oran Park, this evening marks the historic final Council meeting of Camden Council to be held in the Camden Civic Centre. I will always fondly remember my time on Council and the many momentous decisions which were made at this location for the benefit of the Camden community.

I sincerely thank Philippa Percy and all the staff of the Civic Centre for hosting Council meetings each fortnight and taking care of our needs during this time in such a professional manner.

I look forward to our first Council meeting at 70 Central Avenue, Oran Park, on 9 August 2016 at 6pm, and welcome all members of the public to join us at the new facilities for that historic occasion.

The community is also invited to join Council at the Official Opening of the new building on Sunday 7 August from 12pm to 2pm where a BBQ, free activities, building tours and entertainment will be on offer.

## **RECOMMENDED**

### **That Council:**

- i. note the information; and**
- ii. write to Philippa Percy and her team thanking them for their efforts.**

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## ORDINARY COUNCIL

### Mayoral Minute

**SUBJECT: MAYORAL MINUTE - DOMESTIC VIOLENCE AWARENESS MESSAGING JULY 2016**

**FROM:** The Mayor

**TRIM #:** 16/208773

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Domestic and family violence is an abuse of power by a partner, ex-partner or family member. It can take many forms and tends to increase over time, becoming more serious and more frequent. Domestic violence harms both the victim and children who witness the abuse.

In 2015, on average, at least one woman a week is killed by a partner or former partner in Australia (Australian Institute of Criminology (AIC), 2015). Further education, awareness and access to services are vital in trying to reduce these numbers and providing assistance for victims of domestic and family violence.

For a number of years Council has participated in the Camden-Wollondilly Domestic Violence Committee (DV Committee) and has provided funding to the DV Committee through Council's Small Grants Program.

Council also supports the '16 days of activism' each year including attending the DV Committee's annual White Ribbon Day Community Breakfast, while other projects have been implemented such as DV bus advertising for awareness campaigns, a partnership between the DV Committee and the Camden Liquor Accord to address alcohol related domestic violence, as well as Council's adoption of its Policy on Dealing with Domestic Violence at Work.

To build on the work already underway to raise awareness of domestic and family violence in the Camden Local Government Area, I would like to propose that Council give a clear message to the community that domestic and family violence is not acceptable, and provide information regarding access to services for victims, through advertising on Council's waste vehicles.

It is proposed to undertake the campaign in partnership with the DV Committee, which has expressed support for this initiative.

Whilst the final messaging will be confirmed with the DV Committee, proposed messaging could include 'Camden Council says NO to Domestic Violence'. An example of the signage on the waste vehicle is attached.

The temporary signage would be placed on Council's 4 white waste vehicles for a period of 6 months. During this time, media releases and promotional activities will also be undertaken to support this important initiative.

The cost of providing this advertising is approximately \$8,000 and funding is available within the adopted 2016/17 budget.



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**RECOMMENDED**

**That Council work with the Camden Wollondilly Domestic Violence Committee to install signage on four waste vehicles to promote awareness of domestic and family violence within the community.**

**That Council write to the Camden Wollondilly Domestic Violence Committee to advise of Council's decision and thank them for their support.**

**That the \$8,000 be funded from within the adopted 2016/17 budget.**

**ATTACHMENTS**

1. Waste - Domestic Violence Truck Design

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## ORDINARY COUNCIL

ORD01

**SUBJECT: CONSTRUCTION OF A TWO STOREY DWELLING AND ASSOCIATED SITE WORKS - 25 ARCHER ROAD, SPRING FARM**

**FROM:** Director Planning & Environmental Services

**TRIM #:** 16/186753

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**APPLICATION NO:** 303/2016

**PROPERTY ADDRESS:** 25 Archer Road, Spring Farm

**APPLICANT:** Steven Pohl

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the construction of a two (2) storey dwelling and associated site works at 25 Archer Road, Spring Farm.

The DA is referred to Council for determination as there remain unresolved issues received in one submission.

### SUMMARY OF RECOMMENDATION

That Council determine DA 303/2016 for the construction of a two (2) storey dwelling and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

### THE PROPOSAL

DA 303/2016 seeks approval for the construction of a two (2) storey dwelling and associated site works.

Specifically the proposed development involves:

- Construction of a two (2) storey dwelling containing four (4) bedrooms and a double garage;
- Landscaping works; and
- Associated site works.

The cost of works is \$283,000.

**A copy of the proposed plans is provided as an attachment to this report.**

### THE SITE

The site is commonly known as 25 Archer Road, Spring Farm, and is legally described as Lot 5213 DP 118439.

The site has a frontage of 12.9m to Archer Road, a frontage of 23m to Norfolk Boulevard and a total land area of 432.50m<sup>2</sup>. The subject site has a slight fall of approximately 490mm to Norfolk Boulevard.





**KEY DEVELOPMENT STATISTICS**

The development has been assessed against the relevant planning controls and is compliant. Below is a summary of the key development statistics associated with the DA.

	Standard	Proposed	Compliance
<b>Camden Local Environmental Plan 2010</b>			
<b>4.3 Height of Buildings</b>	Maximum 9.5m	6.494m	Yes
<b>Camden Development Control Plan 2011</b>			
<b>D2.3.2 Front Setback</b>	Minimum 4m	4.357m	Yes
<b>D2.3.2 Rear Setback</b>	Minimum 4m	4m	Yes
<b>D2.3.2 Side Setbacks</b>	Minimum 0.9m	930mm to ground and upper floor	Yes
<b>D2.3.2 Site Coverage</b>	<u>Site Cover – Two Storey</u> Maximum 50% Ground Floor Maximum 30% Upper Floor	Lot 432.5m2 Ground floor 160.95/432.5= 37% First floor 53.9/432.5= 12%	Yes
<b>D2.3.2 Landscaped</b>	Minimum 30% Site	Greater than 30%	Yes

Area		of site available for landscaping.	
<b>D2.1.6 Car parking, Site Access and Parking</b>	<p>2 car parking spaces for dwellings with more than 2 bedrooms. At least one car parking space must be located behind the building line.</p> <p>Lots &gt;12.5 to 15m Front Loaded Double and Tandem Garages</p> <p>Garage door width to be a maximum of 50% of front façade</p>	<p>2 car parking spaces are provided in the form of a double garage which is located behind the building line.</p> <p>Primary frontage is to Archer Street (13m frontage at the building line). Double garage proposed.</p> <p>4.81/22.620 = 21%.</p>	<p><b>Yes</b></p> <p><b>Yes</b></p> <p><b>Yes</b></p>
<b>D2.1.4 Visual and Acoustic Privacy</b>	<p>Windows of habitable rooms (not bedrooms) of first floor must not overlook unless window treatment provided.</p>	<p>The first floor contains a living area with windows facing the eastern and southern elevations, which present towards both street frontages. The windows to the living area on the first floor do not overlook onto the adjoining residential property.</p>	<p><b>Yes</b></p>
<b>D2.3.2 Private Open Space (POS)</b>	<p>≥ 20% Site Area 24m<sup>2</sup> with a minimum dimension 4m Connects to living zone</p>	<p>The POS is a minimum 20% of the site area and is accessible from the living area.</p> <p>A minimum 24sqm of PPOS is provided with minimum dimensions of 4m.</p>	<p><b>Yes</b></p>



<b>D2.3.2 Solar Access</b>	≥ 50% Principal Private Open Space (PPOS) to receive 2 hours between 9.00am and 3.00pm on 21 June.	50% of the PPOS of the site and adjoining property receives a minimum 2 hours solar access between 9am and 3pm on 21 <sup>st</sup> June.	<b>Yes</b>
	North facing windows of living areas in proposed and surrounding development shall receive a minimum of 3 hours of sunlight between 9am and 3pm on 21 June.	The adjoining property to the west receives at least three hours solar access to the north facing living room windows.	<b>Yes</b>

## ASSESSMENT

### **Zoning and Permissibility**

Zoning:	R1 General Residential
Permissibility:	The proposed development is defined as a 'dwelling house' by the LEP which is a permissible land use in this zone.

### **Environmental Planning and Assessment Act 1979 – Section 79(C) Matters for Consideration**

State Environmental Planning Policy(s) - S79C(1)(a)(i)	<p><u>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</u> Compliant with conditions recommended where necessary.</p> <p><u>Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River</u> Compliant with conditions recommended where necessary.</p>
Local Environmental Plan - S79C(1)(a)(i)	<p><u>Camden LEP 2010</u> Compliant with conditions recommended where necessary.</p>
Draft Environmental Planning Instrument(s) - S79C(1)(a)(ii)	None applicable.
Development Control Plan(s) - S79C(1)(a)(iii)	<p><u>Camden Development Control Plan 2011</u> Compliant with conditions recommended where necessary.</p>
Planning Agreement(s) - S79C(1)(a)(iiiia)	None.
The Regulations - S79C(1)(a)(iv)	None applicable.
Likely Impacts - S79C(1)(b)	No significant impacts.
Site Suitability - S79C(1)(c)	The site is suitable for development and the site

	attributes are conducive to development.
Submissions - S79C(1)(d)	One submission was received which is discussed in the Submissions section of this report.
Public Interest - S79C(1)(e)	The development is in the public interest.

**Key Issues**

The key issues associated with the DA are limited to the submission issues discussed in this report.

**Submissions**

The DA was publicly exhibited for 14 days in accordance with the DCP. The exhibition period was from 12 April 2016 to 26 April 2016. One submission was received (objecting to the proposed development).

Council staff contacted the submission writer to discuss their concerns however were unsuccessful in resolving the issues raised in the submission.

The following discussion addresses the issues and concerns raised in the submissions.

- 1. Concerns that there is overshadowing to the eastern side of the dwelling of the adjoining property.*

Officer comment:

The proposed development complies with the solar access requirements in the DCP for both the subject and adjoining properties. The solar access controls require that both the proposed development and neighbouring properties receive a minimum two hours solar access between 9am and 3pm to 50% of their principal private open space areas and the north facing windows of their living areas on the 21<sup>st</sup> of June.

Council staff have assessed the orientation of the site and the shadow diagrams and are satisfied that the above controls are achieved. The land has a north/south orientation resulting in rear facing areas of private open space and living areas within the proposed and adjoining dwellings receiving good access to sunlight.

- 2. Concerns that shadow diagrams were only based on the 21<sup>st</sup> of June and not based on shadows cast during mid-summer.*

Officer comment:

The solar access controls in the DCP require shadow diagrams to be provided for the 21<sup>st</sup> of June, being the Winter Solstice. This is the shortest day of the year when the sun is positioned lower in the sky and casts longer shadows. This represents the worst case scenario for shadowing impacts.

The solar access controls aim to consider overshadowing to the proposed development and adjoining properties based on this worst case scenario, which is consistent with how solar access is typically considered by local government authorities. The shadow diagrams provided are satisfactory and, as highlighted above, the proposal complies with the solar access controls.



- 
3. *Discrepancy with the side setbacks identified within Statement of Environmental Effects in contrast to setbacks denoted on the architectural plans, and concerns that the dwelling is too close to the side boundary.*

Officer comment:

The setbacks denoted on the plans have been clarified and updated. The dwelling is setback 3.653m from Norfolk Boulevard, whilst the garage is setback 5.502m and the front patio is setback 3.655m. The western side setback remains unaltered at 930mm.

A copy of the amended plans were provided to the submission writer. In accordance with the DCP, the side setback is required to be a minimum 900mm for both the ground and upper floor. The proposed side setback for the ground and upper floor is 930mm from the western boundary and complies with the requirements of the DCP.

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 303/2016 is recommended for approval subject to the conditions attached to this report.

**RECOMMENDED**

**That Council approve DA303/2016 for the construction of a two (2) storey dwelling and associated site works at 25 Archer Road, Spring Farm, subject to the conditions attached.**

ATTACHMENTS

1. Proposed Plans
2. Recommended Conditions
3. Floor Plans - *Supporting Document*
4. Public Exhibition and Submissions Map - *Supporting Document*
5. Submission - *Supporting Document*

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## ORDINARY COUNCIL

ORD02

**SUBJECT: SUBDIVISION TO CREATE 7 RESIDENTIAL LOTS, 1 RESIDUE LOT, CONSTRUCTION OF 7 TWO STOREY DWELLINGS AND ASSOCIATED GARAGES - 23-41 CAMDEN ACRES DRIVE, ELDELSLIE**

**FROM:** Director Planning & Environmental Services

**TRIM #:** 16/180160

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for subdivision to create 7 residential lots, 1 residue lot, construction of 7 two storey dwellings and associated garages at 23-41 Camden Acres Drive, Elderslie.

The DA is referred to Council for determination following the deferral of this item at the 24 May 2016 meeting for a site inspection to be undertaken and additional consultation with the submitters in relation to the traffic concerns raised. The application received seventeen (17) objections from thirteen (13) property owners. A significant number of the objections raised concern with the existing traffic situation in the area and the impact the proposed development will have on the existing road network. **A copy of the original report, which details the issues raised in the submissions, is provided as Attachment 1.**

### SUMMARY OF RECOMMENDATION

That Council determine DA1141/2015 for subdivision to create 7 residential lots, 1 residue lot, construction of 7 two storey dwellings and associated garages pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached in this report.

### MAIN REPORT

Following Council's resolution to defer the matter, Council staff held an on-site meeting on 17 June 2016 with local residents to discuss their concerns in relation to traffic generated from the proposed development. Approximately 50 residents were in attendance.

Following that meeting, Council's Traffic section sent a letter to the residents to provide a response the issues raised. A copy of that letter is provided as an attachment to this report.

Three main concerns were emphasised by residents at the meeting. These concerns are discussed below.

#### 1. Concerns with the existing access to the Camden Acres Estate

Residents consider there is an existing issue with only one access from the Camden Acres Estate to the wider road network and that the additional traffic generated by the proposed development will add to the issue.



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### Officer Comment

Council's Traffic Engineers are satisfied that the existing road network can adequately accommodate the traffic generated by the proposed development in the current configuration.

The Camden Acres sub-precinct is nearing completion. There is currently only one vehicular access way to the wider road network (Lodges Road) via Camden Acres Drive which serves 175 dwellings. The current peak hour traffic generation adjacent to the development is assessed to be in the order of 149 trips based on 0.85 trips per dwelling as indicated in the RMS technical direction, Guide to Traffic Generating Developments.

An additional 7 dwellings as proposed will increase the existing peak hour trips on Camden Acres Drive from 149 to 155 which is approaching, but still below, the preferred environmental limit of 200 trips for a local road and below the RMS maximum recommended industry standard of 300 trips.

### 2. On street parking concerns

Concern was raised regarding future residents of the development parking on both sides of Camden Acres Drive adjacent to the development site. Residents believe this will impede traffic flow on the main thoroughfare of the Camden Acres Estate. Residents request that traffic measures be put in place to mitigate the potential traffic conflict including 'no stopping' restrictions on both sides of Camden Acres Drive in front of the proposed development.

### Officer Comment

The DCP requires a total of 14 spaces to be provided for the proposed development. A total of 19 car spaces will be provided on-site as part of the development. The development has proposed 5 off street parking spaces above the DCP requirement which will assist in reducing the demand for on-street parking.

Camden Acres Drive has been constructed in accordance with the Camden DCP controls with a carriageway width of 7.2 metres and a verge width on the lot frontage of 3.3 metres to accommodate utility services. Currently, parking is permitted on both sides of Camden Acres Drive in front of the proposed development.

Council's Traffic Engineers advise that, if parking were to be prohibited on both sides of Camden Acres Drive, some displacement of parking to surrounding side streets is likely and would impact the residential amenity of these streets.

Restricting parking on one side of Camden Acres Drive would leave a width of 5 metres which would facilitate two cars passing each other and minimise potential conflicts.

In view of the above, Council's Traffic Engineers recommend a condition to restrict parking on one side of Camden Acres Drive (adjacent to the reserve) between the two intersections with Condron Circuit, subject to the concurrence of the Local Traffic Committee. This is to occur prior to any works commencing on site.

A condition of consent is also recommended to restrict construction vehicle access to not directly access the site from Camden Acres Drive. This will minimise the impact on Camden Acres Drive during construction.

### 3. The delivery of Liz Kernohan Drive

Questions were raised as to the delivery of the connection of Liz Kernohan Drive to Lodges Road and Camden Valley Way.

#### Officer Comment

Council's Traffic Engineers advise that the precinct planning for the area allows for two additional precinct accesses via Liz Kernohan Drive which are predicted to significantly reduce peak hour trips on Camden Acres Drive, with traffic flows at the Lodges Road intersection likely to be less than 100 vehicles per hour. Investigations have commenced for the design and construction of the connection of Liz Kernohan Drive between Lodges Road and Camden Valley Way. Works are programmed for commencement in 2018, subject to land acquisition by Council as the alignment for the road runs through properties currently in private ownership. See Figure 1 below which shows the indicative location of the future road connections for Liz Kernohan Drive.

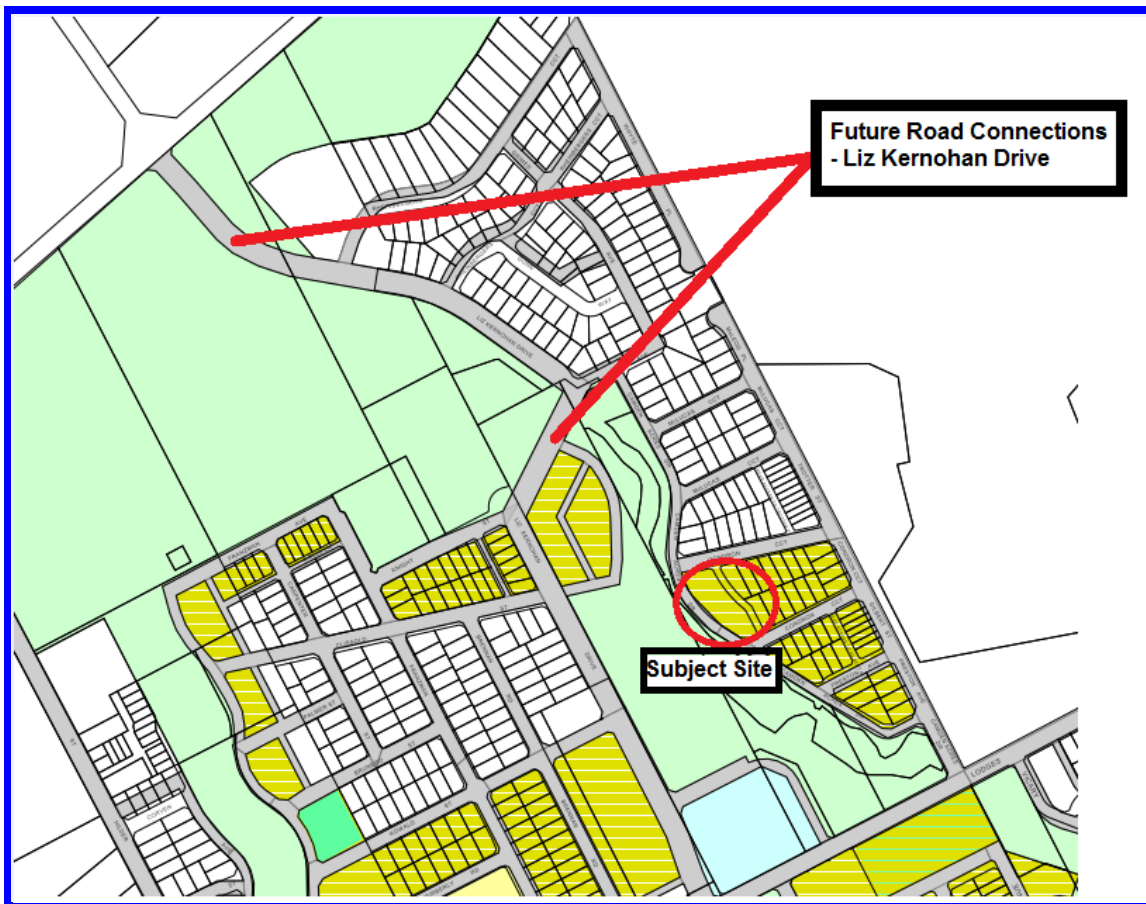


Figure 1

#### CONCLUSION

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 1141/2015 is recommended for approval subject to the conditions attached to this report.





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## **RECOMMENDED**

**That Council approve DA1141/2015 for subdivision to create 7 residential lots, 1 residue lot, construction of 7 two storey dwellings and associated garages at 23-41 Camden Acres Drive, Elderslie, subject to the conditions attached.**

### ATTACHMENTS

1. Council Report - 24 May, 2016
2. Elderslie ILP
3. Proposed Plans
4. Recommended Conditions
5. Camden Acres Drive Traffic Issues
6. Zero Lot Line Plan
7. Floor Plans - *Supporting Document*
8. Public Exhibition and Submissions Map - *Supporting Document*
9. Submissions - *Supporting Document*

## ORDINARY COUNCIL

ORD03

**SUBJECT: PROPOSED AMENDMENT NO. 27 TO CAMDEN LEP 2010 AND CAMDEN DCP 2011 - 121 RABY ROAD, LEPPINGTON (LOTS 1 & 2, STRATA PLAN 37300)**

**FROM:** Director Planning & Environmental Services  
**TRIM #:** 16/181313

### PURPOSE OF REPORT

The purpose of this report is for Council to consider the outcome of the public exhibition of the draft Planning Proposal and draft amendment to Camden Development Control Plan 2011 (Camden DCP 2011) for 121 Raby Road, Leppington. This report recommends that Council adopt the draft Planning Proposal and draft Camden DCP 2011 (as amended) and forward the draft Planning Proposal to the Department of Planning and Environment (DPE) for the plan to be made.

The draft Planning Proposal and draft DCP are provided as **Attachments 1 and 2 to this report**. Specialist studies that inform these documents are **provided under separate cover**.

### BACKGROUND

The draft Planning Proposal seeks to rezone the site at 121 Raby Road, Leppington, from RU2 Rural Landscape to R5 Large Lot Residential, with a 4000m<sup>2</sup> minimum lot size. The proposal would facilitate a total of 32 lots on the site. The site is shown at **Figure 1**.



Figure 1- Subject Site 121 Raby Road, Leppington



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On 22 March 2016, Council resolved to publicly exhibit the draft Planning Proposal and draft DCP amendments for a period of 28 days and to require a further report detailing the outcomes of the exhibition, should there be unresolved submissions.

A copy of the Council report dated 22 March 2016 is provided as **Attachment 3 to this report**.

## MAIN REPORT

### Public Exhibition

In accordance with Council's resolution, the draft Planning Proposal and draft DCP were exhibited from 5 April until 3 May 2016.

As a result of the exhibition, fifteen submissions were received including four objections from the community and two objections from public agencies. All submissions have been provided as a **Supporting Document to this report**.

### **Public Agency Responses**

#### Campbelltown City Council

The submission by Campbelltown City Council objects to the draft Planning Proposal. The key issues include removal of the spatial buffer and transition area between the Campbelltown and Camden LGAs. Campbelltown Council is also concerned the draft DCP did not adopt a key recommendation from the visual impact assessment. The submission also requests that Council consider a larger minimum lot size of 10,000m<sup>2</sup>, to reduce impacts on the spatial buffer.

While objecting to the proposal, the submission notes that the visual impact on the Scenic Hills is not significant, however will result in the further erosion of the landscape character and critical sense of place.

#### Officer Response

The visual impact assessment demonstrates that there will be a minor impact on the Scenic Hills. Council officers have reviewed the draft DCP and the visual impact assessment and have made an amendment to the draft DCP to include the planting of a 10m wide vegetated buffer along the perimeter of the site. This requirement will be enforced by a covenant to be imposed on the individual lots.

Council officers have also considered the request to increase the minimum lot size (to 10,000m<sup>2</sup>). Officers do not consider an increase in the minimum lot size will result in a significant change to the visual outcome or protection of the spatial buffer between Camden and Campbelltown.

#### Department of Industry – Resources and Energy Division

The Department's Resources and Energy Division has reiterated its objection to the draft Planning Proposal based on the site's importance for future coal and coal seam gas exploration.

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## Officer Response

Council officers have attempted to liaise with the Department's Resources and Energy Division to resolve the objection. Following a meeting with the DPE it was agreed that the matters raised in the submission are a state policy matter and therefore need to be discussed between the relevant state agencies. DPE has indicated its support for Council to proceed with the draft Planning Proposal.

## Summary of other Submissions

**Attachment 4 to this report** provides a detailed response to the issues raised during the exhibition period. Below is a summary of the key issues and officers' responses.

### **1. Unacceptable visual impacts on the Scenic Hills and surrounding rural lands**

A number of submissions identified concerns with the potential visual impacts as a result of developing the site for residential purposes. In particular concerns were raised on the impact of views from the Scenic Hills.

#### Officer Response

The Landscape and Visual Assessment report prepared by Distinctive Landscapes and Musescape (November 2015) concludes that the proposed development will either have no visual impact on views from sensitive viewing points, or its impact will be attenuated by distance and can be mitigated by development controls.

The Landscape and Visual Assessment report concludes that once the recommended vegetated buffer screen located adjacent to the boundaries of the site has matured, the site will be largely screened from view from adjacent roads and developments.

An additional control has been inserted into the draft DCP (post exhibition) requiring the planting of a 10m wide vegetated buffer screen adjacent to the boundaries of the site. The buffer will incorporate upper, middle and lower canopy plantings from the Cumberland Plain Woodland vegetation community.

This draft DCP control, along with other DCP controls will further mitigate the visual impact of the proposed development on its surrounds.

### **2. Missing information in the Visual Impact Assessment**

Concern was raised with regards to the visual impact assessment not including a key viewpoint within the Scenic Hills from the historic homestead Varroville. In addition to missing viewpoints, concerns were raised that the visual impact assessment did not include the impacts of future utility structures.

#### Officer Response

Council officers were advised by the proponent that they were unable to gain access to the Varroville property to undertake view analysis. To address concerns raised during the public exhibition, Council officers requested a detailed cross section be prepared from Varroville towards the site. The cross section shows no residential development will be visible from the homestead. This cross section is included as an addendum to the visual impact assessment.

With regard to consideration of future utility structures, the visual impact assessment does consider key infrastructure such as street lights and recommends that street lights have hoods or other appropriate design treatment to minimise light spill. This control is included in the draft DCP.

Other utility structures, such as the security fence required to be erected along the Water NSW (Sydney Water) canal, have not been considered as part of the visual impact assessment. However, it is noted that the canal is on the western side of the ridgeline and will not be visible from the Scenic Hills.

### **3. Concerns that the recommendations of the visual impact assessment are not translated into the draft DCP**

Submissions identified concerns that the draft DCP prepared for the subject site did not adopt all of the recommendations of the visual impact assessment.

#### Officer Response

Council officers have reviewed the draft DCP and the recommendations of the visual impact assessment. As a result, it is proposed to amend the control in the draft DCP to require a 10m wide vegetated buffer screen incorporating native trees and shrubs.

A Vegetation Management Plan (VMP) must be submitted with the first subdivision DA that specifies the necessary buffer screen plantings and ongoing maintenance requirements. A covenant will also be registered on the title of the lots requiring compliance with the VMP. Planting works as per the VMP must be completed prior to the release of the Subdivision Certificate for the relevant lots.

### **4. Cumulative impacts of rezoning**

Submissions raised concerns that the proposed rezoning will add to the ongoing cumulative impact on the scenic and rural vistas from the Scenic Hills.

#### Officer Response

Council is required to consider each Planning Proposal on its merit. This Planning Proposal is supported by a suite of specialist studies that inform and analyse the potential impacts of developing the site for large lot residential development. The specialist studies conclude that there is minimal impact developing the subject land. Council officers have assessed and support the merits of this proposal.

### **5. Impacts and reliance on services in the Campbelltown LGA**

Concerns were raised that the proposed development would utilise services provided by Campbelltown City Council and not Camden Council.

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## Officer Response

The Open Space and Community Facilities Assessment Report prepared by GLN Planning and dated May 2015 identifies that future residents will be able to access local services (ie playing fields and community facilities) from within the Camden LGA. The report does identify that residents may access regional services located within the adjacent Campbelltown LGA, however this is considered acceptable as the subject site is located within the catchment for regional services from Campbelltown.

## **6. Inconsistent with State Government Policy**

Concerns have been raised with regard to the proposal being inconsistent with a number of State Government policies. The submissions identify inconsistencies with:

- 117 Ministerial Direction – Rural Lands;
- SEPP (Mining, Petroleum Production and Extraction Industries) 2007; and
- A Plan for Growing Sydney.

## Officer Response

The Ministerial Direction for rural lands seeks to protect the agricultural production value of rural land. Officers have reviewed this direction and believe any inconsistency is of a minor nature. The subject land currently has two dwellings located on a 16ha property. The land is not actively utilised for agricultural production purposes. Rezoning this land for residential purposes would therefore result in minimal impact on the agricultural production value of this land.

The SEPP (Mining, Petroleum Production and Extraction Industries) 2007 is applicable to this site. The draft Planning Proposal incorrectly identified that the SEPP did not apply and the Planning Proposal has been amended to reflect this change.

The objectives of this SEPP are to ensure the future extraction of state or regionally significant resources are not compromised by inappropriate development. It is acknowledged that the SEPP (Mining, Petroleum Production and Extraction Industries) 2007 does apply to the site, however it is noted that there are no plans for mining or gas production activities on the site.

A Plan for Growing Sydney and Council's own Strategic Plan (Camden 2040) support the provision of a diversity of housing product across Sydney. The proposal is not inconsistent with the intent of A Plan for Growing Sydney, and will provide large lot rural housing as a transition to more dense housing forms in the Growth Centres.

## **Post Exhibition Planning Proposal Amendments**

A summary of the post exhibition amendments made to the draft Planning Proposal is set out below:

- Appendix 1: Consistency against State Environmental Planning Policies has been amended to make it clear that SEPP (Mining, Petroleum Production and Extractive Industries) 2007 applies to the site;
- Summary of the Open Space and Community Facilities Assessment Report prepared by GLN Planning dated May 2015 has been inserted; and
- Response to submissions from public agencies and other submitters has been inserted.



The amended draft Planning Proposal is provided as **Attachment 1 to this report**.

### Post Exhibition DCP Amendments

The exhibited draft DCP amendments have been separated into provisions that apply to the subdivision stage (inserted into Chapter C3 'Subdivision of Large Lots' of Camden DCP 2011) and provisions that apply to building controls (inserted into Chapter D2 'Residential Development'). Key amendments to the exhibited draft DCP are outlined in the table below:

DCP Amendment	Justification
C3.4 'Subdivision in Large Lot Residential Areas' Control 1 requires the provision of a vegetated buffer screen as recommended in the Landscape and Visual Analysis Reports.	<p>Inserted to address issues raised in the submissions and to address the recommendations of the Landscape and Visual Assessment reports.</p> <p>To require an appropriate vegetated buffer screen planting (10m minimum width) to be undertaken adjacent to the boundaries of the site at subdivision stage.</p>
D2.1.11 'Outbuildings' - insert DCP provisions for 121 Raby Road, Leppington to stipulate the maximum height of an outbuilding or alterations and additions to an existing outbuilding must not be more than 4.5m above ground level (existing).	To comply with the recommendations of the Landscape and Visual Assessment.
D2.3 'Site Specific Controls for Residential Accommodation' – insert DCP provisions for 121 Raby Road, Leppington to require buildings, utility and ancillary structures to be constructed of dark, recessive colours and non-reflective materials.	Controls 1 and 2 of the exhibited draft DCP have been combined and amended to make it clear that the controls apply to buildings, utility and ancillary structures on lots.

It should be noted the draft DCP is intended to address site-specific matters that are not addressed by the general provisions of Camden DCP 2011.

### FINANCIAL IMPLICATIONS

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

### CONCLUSION

The draft Planning Proposal and draft DCP amendment for 121 Raby Road, Leppington, was exhibited for a period of 28 days and fifteen submissions were received, including six submissions objecting to the proposal.

Officers have recommended amendments to the exhibited draft Planning Proposal and draft DCP to address some of the concerns outlined by submitters.

The supporting specialist studies informing the draft Planning Proposal have demonstrated that the site is suitable for residential large lot development.

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## **RECOMMENDED**

### **That Council:**

- i. adopt the draft Planning Proposal (as amended) and draft Camden DCP 2011 (as amended) for 121 Raby Road, Leppington;**
- ii. submit the draft Planning Proposal to Department of Planning and Environment requesting the plan to be made;**
- iii. grant delegation to the General Manager to adopt the proposed amendments to the Camden DCP 2011 upon the gazettal of the Planning Proposal;**
- iv. place a notification in the local newspaper advising of the adoption of the amendment to the Camden DCP 2011;**
- v. notify the submitters of the outcome of this report.**

### **ATTACHMENTS**

1. Planning Proposal 121 Raby Road Leppington FINAL
2. Amendment 27 - Draft DCP Controls - July (v2)
3. Council Report and Resolution 22 March 2016
4. Amendment 27 detailed response to submissions FINAL
5. Submissions - *Supporting Document*





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## ORDINARY COUNCIL

**ORD04**

**SUBJECT: AMENDMENT OF SIGNS AND BANNER POLICY 2.8**  
**FROM:** Director Planning & Environmental Services  
**TRIM #:** 16/202102

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### PURPOSE OF REPORT

The purpose of this report is for Council to consider amending its Signs and Banners Policy to delete locations that are currently unavailable due to road works and include new locations, and to seek Council's endorsement to place the amended Policy on public exhibition.

### BACKGROUND

Council adopted the Signs and Banners Policy in August 2001 and the Policy was last amended in February 2015. The Policy regulates the placement of banners at designated locations around the LGA. Banner placement is subject to approval providing the applicant complies with the Policy.

The Policy offers not for profit and other eligible groups an opportunity to advertise their upcoming events on designated public land for free for a period of two weeks leading up to their event. The placement of banners is becoming increasingly popular with a number of locations booked well in advance. Council approves over 300 banners annually.

### MAIN REPORT

The current Policy has 13 locations for the placement of banners. Due to road upgrade and construction works, the following 6 banner locations are unavailable:

1. Mount Annan – Narellan Road East of Mount Annan Drive (2 Banners)
2. Narellan – Intersection of Camden Bypass and Narellan Road (2 Banners)
3. Harrington Park – The Northern Road, North of Hillside Drive (2 banners)
4. Harrington Park – Intersection of The Northern Road and Porrende Street (2 Banners)
5. Rossmore – Bringelly Road Corner of Masterfield Road (1 Banner)
6. Leppington - Camden Valley Way, north-east of Denham Court Rd (2 banners)

These locations will be unavailable for an extended period of time (and in some cases up until mid-2018). As a consequence, it is proposed to remove these locations from the Policy until the completion of road works. Due to the loss of these locations, it is proposed that alternate additional locations be made available to enable groups to continue to promote their events.

The following sites have been identified as suitable alternate locations for the placement of banners:

1. Elderslie – Camden Bypass, Corner of Liz Kernohan Drive (1 Banner);

2. Narellan – Camden Valley Way, between George Hunter Drive and Narellan Road Intersections (outside McDonalds Narellan) (2 Banners);
3. Oran Park – The Northern Road, Intersection of Peter Brock Drive (2 Banners);
4. Harrington Grove – Oran Park Drive, opposite Harrington Parkway Intersection (1 banner);
5. Catherine Field – Camden Valley Way, opposite Raby Road Intersection (2 Banners);
6. Camden (west) – Cawdor Road, on Northbound side of Sheathers Lane Intersection. (1 Banner);
7. Camden South – Old Hume Highway, Northbound side 130m from Wire Lane Intersection. (2 Banners).

The deletion of the location impacted by road works and the inclusion of new banner locations is the only amendment proposed to the Policy (provided as **Attachment 1**).

It is recommended that the amended Policy be placed on public exhibition. Comment will also be sought from Roads and Maritime Services (RMS) on the suitability of the additional locations bounding RMS managed roads.

Upon completion of all road construction and upgrade works, the Policy and all banner locations will be reviewed to assess the ongoing viability of each location. This is expected to occur in mid-2018.

### **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications.

### **CONCLUSION**

It is proposed to amend Council's Signs and Banners Policy to provide additional locations for banners, due to the loss of existing locations by road upgrades and construction works. It is recommended that the amended Policy be placed on public exhibition for a period of 28 days to seek public comment.

### **RECOMMENDED**

#### **That Council:**

- i. place the Draft Compliance and Enforcement Policy on public exhibition for a period of 28 days; and
- ii. a report be brought back to Council following the receipt of any unresolved submissions; or
- iii. if no unresolved submissions are received, adopt the draft Policy at Attachment 1 with effect from the day after the close of the public exhibition period.

#### **ATTACHMENTS**

1. Attachment Amended Signs and Banners Policy 2.8



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## ORDINARY COUNCIL

### ORD05

**SUBJECT: DRAFT CAMDEN DESTINATION MANAGEMENT PLAN 2016-2020  
AND DRAFT MACARTHUR DESTINATION MANAGEMENT PLAN  
2016-2020**

**FROM:** Director Customer & Corporate Services

**TRIM #:** 16/150539

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### PURPOSE OF REPORT

The purpose of this report is to present the Draft Camden Destination Management Plan 2016 - 2020 and the Draft Macarthur Destination Management Plan 2016 - 2020 for adoption by Council.

### BACKGROUND

Since 2005, Camden Council has worked in partnership with Campbelltown City Council to promote the regional tourism brand of Macarthur. Following the conclusion of the Macarthur Regional Tourism Action Plan, it was decided to develop another Macarthur Plan to guide further development of tourism in the region.

Whilst Camden Council remains committed to working at a regional level to promote tourism it was recognised that there are important opportunities available locally within the Camden Local Government Area that require a Plan specifically focused on local outcomes for Camden. It is the intention that the Camden Destination Management Plan (DMP) will dovetail into the regional Macarthur DMP, however it will provide far more detail on Camden-specific issues and initiatives that were identified within the regional DMP. It also identifies a number of tourism initiatives that are specifically activated by Camden stakeholders as opposed to those which are cross-regional and identified in the broader Macarthur DMP.

A workshop was also presented to Council on 12 July 2016 on this matter.

### MAIN REPORT

The Stafford Group was engaged via an expression of interest process to develop both Destination Management Plans (DMPs). The Stafford Group has developed strategies and DMPs for eighteen Councils over the past four years. Strong recommendations and positive feedback were received from Penrith Council, Hawkesbury Council and Southern Highlands Tourism.

The Plans were developed in consultation with Council staff, tourism industry stakeholders and industry operators including accommodation operators, food and beverage providers, farm operators, attraction operators and transport providers. After extensive engagement, the final product is reflective of both Councils' and Camden tourism operators' vision for Camden.

The Camden DMP is a positive opportunity for the Camden LGA to showcase its well performing tourism sector and to also identify areas of improvement in a time when Council is undergoing change and repositioning. The DMP will enable leverage off existing assets – both natural and man-made – and use those as opportunities to

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identify and develop tangible visitor experiences, which have an economic and community value.

Detailed consideration has been given to ensure that the outcomes of destination management planning process have been created to complement existing plans and strategies including:

- Camden 2040;
- Economic Development Strategy;
- Camden Town Centre Vision.

The **Draft Destination Management Plans (provided as attachments under separate cover)** have been reviewed by Council officers.

The key considerations highlighted in the Plans include:

- Tourism Product Development and Partnerships;
- Marketing and Promotion;
- Industry Support;
- Visitor Servicing.

The four year DMPs will set clear direction for Council when considering opportunities and making decisions relating to areas of tourism interest.

**Macarthur Regional Destination Management Plan key focus areas include:**

- Increase the Macarthur Brand Identity and link to sub-brands of Camden and Campbelltown;
- Stimulate investment in the Macarthur Region;
- Regional Sports Centre Precinct;
- Regional Food Precincts and Hubs;
- Strengthening the Regional Arts Hub;
- Development of a Tourism Industry Taskforce;

**Camden Destination Management Plan key focus areas include:**

- Marketing and promotion of Camden Town Centre as a tourism hub focusing around connecting the main street with key attractions including Camden Town Farm and Camden Bicentennial Equestrian Park;
- Promotion and attraction of state and national sporting events to locations in the Camden Local Government Area including Narellan Sports Hub;
- Growth of events in Camden;
- Seeking opportunities to fill “gaps in Camden’s tourism product” including accommodation;
- Further development of trails and experiences in the Camden and Macarthur areas;
- Further development and improvements to online and social media promotion of Camden.

It should be noted that since the development of the Camden DMP a number of projects and initiatives have or are currently being addressed.

Examples of actions outlined in the Plan that have commenced or progressed include:

- Narellan Sports Hub



- The Masterplan of the Narellan Sports Hub was endorsed by Council on 14 October 2014 with work commencing recently. The \$15 million staged project will be delivered over a number of years with Stage 1 providing for the relocation of netball from Kirkham Park, car parking, amenities facility and internal road. Further stages will include the relocation of athletics from Onslow Park and surrounding facilities to cater for a variety of other sports and additional informal recreational opportunities, making this a comprehensive sporting venue.
- Events Calendar
  - An extensive events calendar is readily available on the Macarthur website. This is managed by staff from both Camden and Campbelltown City Councils. In addition a Camden-specific calendar is included on the Camden Council website.
- Usage of the Macaria Building
  - An opportunity identified in the Draft Camden DMP is to develop the Camden Town Centre into a strong heritage precinct through clever placemaking initiatives. Consultants have been engaged to assess the options for the Macaria building, which is recommended to be turned into an Art Gallery. A separate report on this subject is on the business paper tonight for Council's consideration.
- Proposed relocation of the Aviation Museum
  - A recommendation to relocate the existing Australian Aviation Museum from Bankstown Airport to Camden Airport is currently being investigated. The proposed development at Camden Airport will include a 4,600m<sup>2</sup> building on a 13,200m<sup>2</sup> site located within the 13.5 hectare Aviation Business Zone. The museum is planned to open in approximately 2018 and will be subject to a development application process under the *Airports Act 1996*.
- Gateway Landscaping
  - The Draft Camden DMP recommends providing a welcoming entrance into the Camden LGA from entry points around Camden. Council allocated \$153,000 in the 2015/16 Operational Plan (Budget) to implement new and improved plantings at key locations in the Camden Local Government Area (LGA). These include:
    - Camden:
      - Corner Burragorang Road and Old Hume Highway;
      - Corner Old Hume Highway and Camden Bypass;
      - Roundabout Sheathers Lane and Cawdor Eoad;
      - Roundabout Elizabeth Street and Argyle Street;
      - Roundabout Edward Street and Argyle Street;
      - Corner garden bed at entrance to Compasture Reserve and Cowpasture Bridge.
    - Elderslie
      - Corner Kirkham Park and Hilder Street.
    - Narellan
      - Roundabout Welling Drive and Richardson Road;
      - Roundabout Richardson Road and Elyard Street.

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## Summary

Should the DMPs be adopted, project-specific action plans will be developed both at a regional and Camden level to ensure the delivery of the strategies outlined in the DMPs. These project-specific plans will build on the actions already set out within each of the plans.

Whilst it will be important that Camden Council plays a key supporting role to enable the growth of the tourism sector, the responsibility for resolving wide ranging issues will require the active participation of both Council and the tourism industry and operators throughout Camden.

## FINANCIAL IMPLICATIONS

It is envisaged that each Council would use the existing budget allocation to fund the implementation of the DMPs. Some actions will require the seeking of grants and funding from external government agencies and would be dependent on the success of those funding applications.

## CONCLUSION

Recommendations contained in the DMPs provide strategic options to support and guide Council and local industry's involvement in tourism. The Plans identify product development, tourism investment, industry support, marketing and branding, and visitor servicing as the key opportunities which can be used as stimulants to refocus and motivate local industry and investors to develop and enhance in the Camden Local Government Area.

The Camden and Macarthur DMPs will support Council in working with Camden tourism operators and core businesses to grow the region as a tourism destination.

## RECOMMENDED

### **That Council:**

- i. adopt the Draft Camden Destination Management Plan 2016-2020; and**
- ii. adopt the Draft Macarthur Destination Management Plan 2016-2020.**



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## ORDINARY COUNCIL

ORD06

**SUBJECT: INVESTMENT MONIES JUNE 2016**  
**FROM:** Director Customer & Corporate Services  
**TRIM #:** 16/200174

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### PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the *Local Government (General) Regulation 2005*, a list of investments held by Council as at 30 June 2016 is provided.

### MAIN REPORT

The weighted average return on all investments was 3.44% p.a. for the month of June 2016. The industry benchmark for this period was 2.02% (Ausbond Bank Bill Index).

It is certified that all investments have been made in accordance with Section 625 of the *Local Government Act 1993*, the relevant regulations and Council's Investment Policy.

The Responsible Accounting Officer is the Manager Finance & Corporate Planning.

Council's Investment Report is an **attachment to this report**.

### RECOMMENDED

**That Council:**

- i. note that the Responsible Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act, Regulations, and Council's Investment Policy*;**
- ii. note the list of investments for June 2016, and;**
- iii. note the weighted average interest rate return of 3.44% p.a. for the month of June 2016.**

### ATTACHMENTS

1. Investment Report-June 2016

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## ORDINARY COUNCIL

ORD07

**SUBJECT: MACARIA ART GALLERY FEASIBILITY**  
**FROM:** Director Customer & Corporate Services  
**TRIM #:** 16/194871

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### PURPOSE OF REPORT

This report provides information and options for the use of the Macaria building as an Art Gallery and contains a recommendation to establish that function.

### BACKGROUND

Arising out of the planned move to Oran Park, Council considered the use of its current buildings. At the Ordinary Meeting 8 December 2015, Council considered a report (ORD06/15) which stated that;

*Given the special nature of the Macaria building and the need to maximise community access to and use of that site...officers propose to further investigate the submission lodged on behalf of the Alan Baker Art Gallery and report further to Council on this proposal.*

Council resolved that further investigations be carried out into the preferred use of the Macaria site for the Art Gallery proposal.

A workshop was also presented to Council on 12 July 2016 on this matter.

### MAIN REPORT

The central component of the Alan Baker Art Gallery proposal was the planned donation, from a private collection, of 70 works created by the artist Alan Baker.

The opportunity presented through Council vacating the Macaria site, and subsequently having the ability to house such a significant bequest, allows for the creation of an exciting addition to the cultural landscape in the Camden region.

Council officers subsequently prepared a brief and requested quotes to provide expert advice to Council on a range of options to establish an art gallery in the Macaria building housing the Alan Baker collection and the ongoing management of the facility. Dunn and Hillam Architects, working with the Curators Department, were retained to develop the report.

Additionally, it was considered timely to also seek their advice on the longer term strategy for a rapidly growing Council to display art to a growing community. This allowed the experts to also give consideration to the existing art collection owned by Council.

As shown in the **attached** report, there is a clear argument for a greater regional art presence to serve the Camden LGA, with the establishment of the Alan Baker Gallery on the ground floor of the Macaria building showing Baker's works exclusively as the foundation stone for that future regional art presence.



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The Dunn and Hillam report provides an overview of the vision for the potential art gallery including potential audience, scope of works, art gallery standards and an operations plan based on two operational options. Consideration is given to the future needs of the growing Camden community and the need for planning for future gallery space.

Importantly, the report gives consideration to both the placement of other art galleries throughout the Greater Sydney Region and also the placement of Macaria within the Camden LGA, noting it is *'ideally suited to a cultural or community purpose, such as an art gallery.'*

As well as providing substantial and detailed examination of the Macaria building, its current state, including an engineer's statement setting out its better than expected state of repair, and the preparatory work required to establish the art gallery, the report reviews several existing examples by way of case studies.

The case studies considered are:

- Campbelltown Arts Centre;
- Maitland Regional Art Gallery;
- Penrith Regional Gallery and the Lewers Bequest;
- Wollongong Art Gallery.

In each instance, the case studies are cited as *'examples of high quality regional and local art galleries, often dealing with a heritage interface. Each case study has resulted in direct social, cultural and economic benefits.'*

As part of preparing the report, consultation was undertaken with the Mayor on behalf of Council, the Camden Historical Society, potential donors, Camden Civic Centre staff in relation to the Camden Art Prize, and also Council's Manager Community Services and Arts and Cultural Development Officer.

Arising from the detailed examination, Dunn and Hillam have provided Council with both a long term vision (option A) and an option available to be enacted relatively quickly (option B). Both options connect with the current planning within both the Camden Town Centre Vision and also the Camden Destination Management Plan (which is also currently on the business paper before Council).

The long term vision proposed is described by the consultants as their recommended outcome, however, it has been prepared on the basis that the Alan Baker Gallery, within the Macaria Building (option B), can be clearly established as Stage 1 by Council, prior to further consideration by Council in the future as to whether it wishes to proceed with the greater level of development required on the heritage building and the consequent investment required.

It is proposed that both options would require the addition of staff resources (curator/gallery development officer) to assist with the developmental and then operational stages of the gallery operations.

Further details of each option can be found in the report with a useful summary table included also setting the factors associated with each option and the costs.

The estimated cost of works for establishment of option A is \$1,050,000-\$1,800,000 with ongoing operational costs of \$244,000 per annum.

The estimated costs of works for establishment of option B are \$390,000-520,000 with ongoing operational costs of \$124,000 per annum.

The costs for each option are slightly higher than set out in the report as additional estimates have been adjusted to address to the need for publicly accessible toilet facilities and more accurate staffing costs.

Once a decision has been made in relation to the extent of the works and use, a further report will be presented to Council outlining necessary work and any structural issues requiring attention concerning the running of the Alan Baker Art Gallery.

### **FINANCIAL IMPLICATIONS**

Funds are available within the capital works reserve to fund the required building works. It is proposed to recommend the allocation of \$500,000 from the capital works reserve to fund option B.

Funds for the establishment of the curatorial/gallery development position to develop collection policy and oversee the set up and supporting structures for the gallery will be included in Council's annual budget.

### **CONCLUSION**

The opening of Macaria as a public art gallery would enable residents to access the building while also meeting the need for art gallery and cultural space within our LGA. Council has a unique opportunity to combine the timing of our move with a proposed donation to create an arts presence within the region.

Noting the cost implications, the wish to activate the site as expediently as possible, and the benefits to Council of staging the establishment of the gallery in line with the potential donation, option B is recommended for progression.

Should Council adopt an option for progression and the associated recommendation concerning the funding of a staff resource, a further report will be brought back to Council detailing decisions necessary to progress the relevant works.

### **RECOMMENDED**

**That Council:**

- i. resolve to use Macaria as an Art Gallery space through the selection of Option B with associated actions as set out in the attachment to this report to be known as the Alan Baker Art Gallery;**
- ii. allocate \$500,000 from the Capital Works Reserve to fund option B;**
- iii. approve the addition of a staffing resource (curator/gallery development officer) with funding to be included in Council's annual budget;**
- iv. receive a further report outlining necessary work and any structural issues requiring attention concerning the running of the Alan Baker Art Gallery; and**



- v. **write to thank participants involved in the consultant's report preparation process.**

ATTACHMENTS

1. Macaria Art Gallery Feasibility Report

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## ORDINARY COUNCIL

### ORD08

**SUBJECT: TENDER T025/2016 - CONSTRUCTION OF WATER QUALITY TREATMENT WORKS AT LAKE ANNAN**

**FROM:** Director Community Infrastructure

**TRIM #:** 16/202070

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### PURPOSE OF REPORT

To provide details of the tenders received for contract T025/2016, being the construction of water quality treatment works at Lake Annan, and to recommend that Council accept the tender submitted by Total Earth Care Pty Ltd.

### BACKGROUND

Council resolved, on 27 May 2014, to endorse the adoption of the draft Lake Annan Specific Area Plan of Management (PoM). A preferred concept design option for improving water quality treatment was included as part of the adopted PoM.

During the detailed design phase of the project, a number of technical issues arose, with the preferred concept design requiring modifications. These modifications improved constructability, addressed concerns raised by the Environment Protection Authority (EPA) regarding changes in regulations and design standards, and improved bank stabilisation of the island. The modifications did not change the design objectives of the preferred concept design, however introduced additional floating treatment wetlands in the lake and around the island for bank edge stabilisation.

Community consultation was conducted on-site on 14 March 2016, to present the revised design proposal to local residents and seek their feedback. Ten groups of residents attended the consultation. Out of this consultation, there was positive feedback in relation to the design modifications and a clear desire to make further improvements to the channel works between the old gross pollutant trap (GPT) and the lake inlet to revitalise its appearance. The design was amended to include these channel improvements.

Proposed construction of the water quality treatment works at Lake Annan include:

- Inlet basin work at the redundant GPT. The modifications include removal of existing fencing, construction of a low flow channel, landscaping, rock walls, and planted beds on the modified structure;
- Channel work between the old GPT basin and the lake inlet to divert low flows to the floating treatment wetlands in the lake. The construction includes the rock head walls, rock check dams, landscaped buffer, jute matting to planted areas, and sandstone boulders for toe protection;
- Floating Treatment Wetlands work in the lake and around the island as bank edge stabilisation treatment; and
- Post-construction works including provision of operational manuals with maintenance cost projections and training requirements to sustain the water quality treatment work, and to carry out the sediment removal and the Floating Treatment Wetlands maintenance in the first twelve months after practical completion.




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## MAIN REPORT

### Invitation to Tender

Given the allocated funding, an understanding that the scope of works now included additional floating wetlands and channel improvement works, and the pre-tender estimates which indicated that insufficient funds were available to complete all of the works, Council requested separate pricing on the following:

- Supply and installation of floating treatment wetlands;
- Post construction maintenance works.

This was done to enable Council to reduce the scope and stage the works if additional funding was not available.

The tender for construction of water quality treatment works at Lake Annan was advertised in the local press, Sydney Morning Herald and NSW e-tendering website. Tenders opened on the 7 June 2016 and closed on 5 July 2016. Tenderers were asked to provide a lump sum for the proposed works as outlined in the tender documentation.

### Tender Submissions

Tenders were received from companies listed below in alphabetical order:

<u>Name of Tenderer</u>	<u>Location</u>
Celtic Civil Pty Ltd	Concord
Enviropacific Services Pty Ltd	Roseville
Lamond Contracting Pty Ltd	Picton
Total Earth Care Pty Ltd	Warriewood

### Tender Evaluation

The aim of the tender evaluation process is to assess the capability of the tenderer to provide the best value and quality services to Council and to recommend the preferred tenderer.

A tender evaluation panel was established and the submissions were assessed on price and non-price factors as agreed by the evaluation panel. Price was given weighting of 60% and non-price factors a weighting of 40%.

Non-Price Factors considered for this project were:

- Company capacity to carry out the works;
- Experience in past similar projects;
- Construction program;
- Works methodology;
- Work Health Safety.

An assessment of the tenders was undertaken in line with the tender evaluation plan. A summary of the tender evaluation can be found in the **Supporting Documentation**, which is commercial-in-confidence.

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Total Earth Care Pty Ltd has provided a competitive price as well as meeting all requirements of Council's tender documentation. Past clients, including Georges River Council and Northern Beaches Council were contacted and gave positive feedback for Total Earth Care Pty Ltd.

Total Earth Care Pty Ltd has demonstrated a track record of delivering projects of similar scale and environmental nature in drainage reserve areas.

The panel members all agreed that the tender by Total Earth Care Pty Ltd represented the best value to Council.

### **Relevant Legislation**

The tender has been conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation (2005)* and Council's Purchasing and Procurement Policy.

### **Critical Dates / Time Frames**

Based on historical records of storm events in the Mount Annan area, the period from August to November has fewer occurrences of storm events and therefore this is the lowest risk time to undertake these works.

Subject to Council's acceptance of this tender, Total Earth Care Pty Ltd will be given possession of the site in August 2016 for their preliminary site works. It is expected that the construction will complete by December 2016.

### **FINANCIAL IMPLICATIONS**

Funds of \$393,886 are currently allocated for construction of the water quality treatment works at Lake Annan.

Based on the tender price for the works, and allowing a contingency amount for any unforeseen works required during construction, the budget required to construct all of the proposed works is \$623,086. This includes the recommended additional floating wetlands and the visual improvements to the channel requested during community consultation.

Additional funding of \$229,200 is required to complete all of the works included in the scope of this tender. These funds can be sourced from Council's Stormwater Management Reserve.

If the optional tender price for supply and installation of floating treatment wetlands surrounding the island to improve bank stabilisation is removed from the scope of works, the budget required for the remaining works would be reduced to \$528,466, however these works will be required at a later date.



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## CONCLUSION

Total Earth Care Pty Ltd has provided a conforming tender. The tender assessment concludes that the offer by Total Earth Care Pty Ltd represents best value to Council and the company has a proven track record of performance on projects of a similar nature.

There is funding available in Council's Stormwater Management Reserve to complete all of the required works, including the additional elements incorporated to meet EPA requirements, and aesthetic and functional concerns coming out of the community consultation.

If the scope is reduced to exclude the supply and installation of floating treatment wetlands surrounding the island to improve bank stabilisation, savings of \$94,620 can be achieved, however these works will be required at a later date.

Given the considerable work undertaken to date to develop a design solution that is compliant with EPA requirements, consistent with expectations of residents and that will achieve the water quality, bank stabilisation and aesthetic objectives set out in the adopted POM, it is recommended to proceed with the full scope of the works included in this tender.

## RECOMMENDED

### That Council:

- i. **allocate additional funds of \$229,200 from Council's Stormwater Management Reserve to the 2016/17 Budget to enable construction of the full scope of works included in this tender;**
- ii. **revote the 2015/16 budget allocation for this project to 2016/17 budget;**
- iii. **accept the construction tender provided by Total Earth Care Pty Ltd for the lump sum value of \$573,086 (GST exclusive); and**
- iv. **authorise the relevant documentation to be completed under Council's Power of Attorney.**

### ATTACHMENTS

1. Tender T025\_ 2016 Construction of Water Quality Treatment Works at Lake Annan - *Supporting Document*

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## ORDINARY COUNCIL

ORD09

### NOTICE OF MOTION

**SUBJECT: NOTICE OF MOTION - SMEATON GRANGE RESOURCE RECOVERY FACILITY**  
**FROM: Cr Fedeli**  
**TRIM #: 16/208308**

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“I, Councillor Theresa Fedeli, hereby give notice of my intention to move the following at the Council Meeting of 26 July 2016:

That a Council report be brought back on 9 August 2016 strongly objecting to the Smeaton Grange Resource Recovery Facility based on impacts to neighbouring residences and facilities.”

- NOTE: This is currently on exhibition until 26 August 2016. All available information on this development proposal can be viewed at [www.majorprojects.planning.nsw.gov.au](http://www.majorprojects.planning.nsw.gov.au). Camden Council is not the consent authority for this development.

### RECOMMENDED

**That a Council report be brought back on 9 August 2016 strongly objecting to the Smeaton Grange Resource Recovery Facility based on impacts to neighbouring residences and facilities.**





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## ORDINARY COUNCIL

## ORD10

**SUBJECT: CLOSURE OF THE MEETING TO THE PUBLIC**  
**FROM:** Director Customer & Corporate Services  
**TRIM #:** 16/169793

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In accordance with the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2005*, the following business:

- Report of Senior Staff Contractual Conditions; and
- General Manager's Performance Review

is, in the opinion of the General Manager, of a kind referred to in Section 10A(2)(a) of the Act, being:

- 'personnel matters concerning particular individuals (other than Councillors)'

and should be dealt with in a part of the meeting closed to the media and public.

Council may, by resolution, allow members of the public to make representations about whether the meeting should be closed before any part of the meeting is closed to the public. A representation by a member of the public as to whether a part of the meeting should be closed to the public can only be made for a fixed period immediately after the motion to close the part of the meeting is moved and seconded. The period is four minutes as set out in Council's Code of Meeting Practice.

The meeting will only be closed during discussion of the matters directly the subject of the report and no other matters will be discussed in the closed section of the meeting.

Members of the public will be readmitted to the meeting immediately after the closed section is completed and, if the Council passes a resolution during the part of the meeting that is closed to the public, the Chairperson will make the resolution public as soon as practicable after the closed part of the meeting has ended.

### **RECOMMENDED**

**That Council:**

- hear any objection or submission by a member of the public, limited to a period of four minutes, concerning the closure of the meeting; and**
- close the meeting to the media and public to discuss a report about personnel matters concerning particular individuals (other than Councillors), namely Senior Staff Contractual Conditions and General Manager's Performance Review, in accordance with the provisions of Section 10A(2)(a) of the *Local Government Act, 1993*.**