



Camden Council

Business Paper

Ordinary Council Meeting
12 March 2019

Camden Council
Administration Centre
70 Central Avenue
Oran Park



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 |
| DCP | Development Control Plan |
| DDCP | Draft Development Control Plan |
| DoPE | Department of Planning & Environment |
| 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 |
| OEH | Office of Environment & Heritage |
| 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 |

General Manager
Ron Moore

Mayor
Peter Sidgreaves

Acting Director Customer and
Corporate Strategy
Samantha Sharkey

Director Sport
Community and Recreation
Tina Chappell

Chief Financial Officer
Paul Rofe

Manager Governance and Risk
Charles Weber

Director Planning and Environment
Nicole Magurren

Director Community Assets
Sandra Kubecka

SEATING DIAGRAM

Camden Council Meeting

Councillor
Rob Mills

Councillor
Theresa Fedeli

Councillor
Lara Symkowiak

Councillor
Michael Morrison

Councillor
Eva Campbell

Councillor
Ashleigh Cagney

Councillor
Paul Farrow

Councillor
Cindy Cagney

Public Address

Public Seating

Media





ORDINARY COUNCIL

ORDER OF BUSINESS - ORDINARY COUNCIL

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------|----|
| Prayer | 6 |
| Acknowledgement 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 Amendment No. 42 to Camden LEP 2010 and Camden DCP 2011 - Part Lot 50 DP 1221870, 50E Raby Road Gledswood Hills | 14 |
| ORD02 Planning Proposal Reclassification of Land at 72A John Street, Camden..... | 21 |
| ORD03 Heritage Advisory Committee Proposal - 'Unlock Camden' | 26 |
| ORD04 Tender T024/2018 - Provision of a Master-Key Access Control System | 28 |
| ORD05 Adoption - Upper South Creek Floodplain Risk Management Study and Plan | 31 |



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: ACKNOWLEDGEMENT 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, 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.

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 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 speakers can be heard at any meeting. A limitation of one speaker for and one 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 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 question per speaker per meeting.

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

All speakers are limited to four minutes, with a one minute warning given to speakers prior to the four 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.

ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 26 February 2019

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 26 February 2019, 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 AMENDMENT NO. 42 TO CAMDEN LEP 2010 AND CAMDEN DCP 2011 - PART LOT 50 DP 1221870, 50E RABY ROAD GLEDSDOOD HILLS

FROM: Director Planning and Environment

TRIM #: 19/24296

PREVIOUS ITEMS: ORD01 - Planning Proposal - Part Lot 50 DP 1221870, 50E Raby Road, Gledswood Hills - Ordinary Council - 27 Mar 2018 6.00pm

Property Address: Part Lot 50 DP 1221870
50E Raby Road, Gledswood Hills

Proponent: Hawes and Swan

Owner: Narellan Property Holdings Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to inform Council on the outcome of the public exhibition of the draft Planning Proposal for 50E Raby Road Gledswood Hills (Lakeside Golf Course) and the draft Camden Development Control Plan 2011 (Camden DCP 2011).

The report recommends Council endorse the draft Planning Proposal and draft DCP (as exhibited) and grant delegation to the General Manager to exercise the functions of plan-making authority to make the plan and to adopt the DCP subject to the Planning Proposal being finalised.

The draft Planning Proposal and draft DCP are provided as **attachments** to this report.

BACKGROUND

The draft Planning Proposal for 50E Raby Road, Gledswood Hills (Part Lot 50 DP 1221870) was submitted to Council in May 2017 by Hawes and Swan on behalf of Narellan Property Holdings Pty Ltd.

The draft Planning Proposal seeks to amend the maximum building height from 9.5m to 22m for the purpose of a hotel, and to confine the additional permitted use to a specific location on the site.

Location

The site is located at the Camden Lakeside Golf Course, on Raby Road, Gledswood Hills, south of the Emerald Hills development, as shown in **Figure 1**. The hotel will be accessed by a shared road to the existing clubhouse. The site is surrounded by a golf course and future residential land (not yet developed).



Figure 1: Subject site and surrounds

The Proposal

A concept plan of the future hotel is provided as an appendix to the draft Planning Proposal **attachment** to this report. The concept plan is for a hotel comprised of 2 adjoining buildings of 5-7 storeys to accommodate approximately 130 rooms, a function/conference room and basement car parking. The concept plan is indicative, and the hotel design would be finalised at the development application (DA) stage.

Zoning and Permissibility

The site is zoned R1 General Residential under Camden Local Environment Plan 2010 (Camden LEP 2010). Under Schedule 1 of Camden LEP 2010, a hotel is an additional permitted use on the site.

Other land on the golf course is zoned RE2 Private Recreation and includes areas of protected Cumberland Plain Woodland (CPW) vegetation zoned E2 Environmental Conservation.

Initial Notification

The draft Planning Proposal was initially notified for 14 days from 20 June to 3 July 2017. One submission was received in support of the proposal. The submitter was notified again at the public exhibition stage and made no further submission.



Previous Council Resolution

On 27 March 2018, Council considered a report on this draft Planning Proposal and resolved:

That Council:

- i. endorse the draft Planning Proposal for Part Lot 50 DP 1221870, 50E Raby Road, Gledswood Hills to be forwarded to the Department of Planning and Environment for Gateway Determination and advise that Council will be using its delegation pursuant to Section 2.4 of the Environmental Planning and Assessment Act 1979;*
- ii. subject to receiving a favourable response from the Department of Planning and Environment, Council prepare a draft Camden DCP 2011 to support the draft Planning Proposal and proceed to public exhibition in accordance with the requirements of the Gateway Determination; and*
- iii. consider a further report outlining the results of the public exhibition, and to seek adoption of the draft Development Control Plan; or*
- iv. should the draft Planning Proposal not receive gateway approval, notify the proponent that the draft Planning Proposal will not proceed.*

A copy of the previous Council report is provided as an **attachment** to this report.

Gateway Determination

On 22 June 2018, Council received a Gateway Determination from the DPE which required Council to consult with APA Group and Jemena prior to public exhibition given the site's proximity to gas lines. The Gateway Determination also required a traffic study to be prepared. A copy of the Gateway Determination is included as an appendix to the **attached** draft Planning Proposal.

Councillors were briefed on this proposal on 10 April 2018 and 26 February 2019.

MAIN REPORT

The draft Planning Proposal seeks the following amendments to Camden LEP 2010:

- Amend the Height of Building Map from 9.5m to 22m;
- Amend the Additional Permitted Uses Map to confine the proposed hotel use to a specific site; and
- Amend the wording of Clause 4 in Schedule 1 to update the suburb location and the property title description.

The draft Planning Proposal was submitted with the following supporting studies:

- Landscape and Visual Impact Assessment;
- Heritage Impact Assessment; and
- Aboriginal Cultural Heritage Assessment.

A condition of the Gateway Determination required a traffic study to be prepared. The traffic study was submitted to Council prior to exhibition. Council officers have reviewed the traffic study and agree with its findings.

The supporting studies are Appendices to the Planning Proposal which is provided as an **attachment** to this report.

Table 1 outlines the key issues identified in the studies.

| Study | Key Findings |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape and Visual Impact Assessment | <p>The landscape and visual assessment concluded that the proposal would have an acceptable visual impact on the surrounding landscape subject to mitigation measures, including:</p> <ul style="list-style-type: none"> • Use of finishes and materials that are complementary to the landscape; • Minimal reflective surfaces and use of recessive toned colours; • Vegetated barrier plantings; and • A lighting mitigation strategy. |
| Heritage Impact Assessment | <p>The heritage impact assessment concluded that the proposal would have an acceptable impact on the Gledswood Homestead and the Sydney Water Upper Canal corridor provided the following mitigation measures are implemented:</p> <ul style="list-style-type: none"> • Vegetation buffer to be retained and enhanced between the site and the heritage items; and • Use of sympathetic colour scheme and materials for the hotel. |
| Aboriginal Cultural Heritage Due Diligence Report | <p>The report found that there are no known Aboriginal objects or places of cultural significance located within the site.</p> |
| Traffic Report | <p>The traffic report concluded that the proposal would have no substantial impact on the existing road network, and therefore no additional road upgrades are required.</p> |

Table 1: Key issues identified in specialist studies

Officer Comment

The key issues and recommendations identified in the specialist studies have been addressed in the draft DCP.

Consultation with gas utilities

In accordance with the Gateway Determination, initial consultation was undertaken with APA Group and Jemena (owners of the gas pipes) given the presence of gas pipelines within the vicinity of the proposal.

In response, Jemena requested the construction of a reinforced concrete slab over the gas lines (for a specified distance out from the proposal). APA Group raised no concerns with the proposal.

Officer Comment

The draft Planning Proposal and draft DCP were updated prior to exhibition to reflect the comments received from Jemena. APA Group and Jemena were further consulted as part of the public exhibition process, and no further submissions were received.



Jemena's request for the construction of a reinforced concrete slab is relevant to any future DA. The draft DCP includes a requirement to consult with utility providers, including Jemena and APA Group, as part of any future DA assessment.

Public Exhibition

In accordance with the Gateway Determination, the draft Planning Proposal (as amended), specialist studies and the draft DCP were publicly exhibited for six weeks from 28 November 2018 to 8 January 2019. Adjoining landowners and the following public agencies were notified of the public exhibition:

- Sydney Water;
- Telstra;
- Endeavour Energy;
- Roads and Maritime Services;
- Transport for NSW;
- Jemena; and
- APA Group.

Submissions Received

During the public exhibition, seven submissions were received from public agencies. No submissions were received from community members. A copy of the submissions received, and a submissions response table are provided as **attachments** to this report.

Officer Comment

There were no objections to the Planning Proposal from public agencies. To address the comments received from public agencies, the draft DCP requires consultation with utility providers at the DA stage.

Draft DCP

In accordance with Council's previous resolution and to satisfy a condition of the Gateway Determination, a site-specific amendment to the Camden DCP 2011 was placed on public exhibition.

A summary of the proposed DCP controls is provided in **Table 2**.

| Proposed DCP Control | Justification |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| A vegetation buffer screen (minimum 10m in depth) is to be provided in identified locations. | Vegetation buffer screens will conceal views of the hotel from nearby heritage items. |
| A Vegetation Management Plan (VMP) is required to be submitted with a DA. | A VMP will ensure the ongoing maintenance of the vegetation buffer screen. |
| Schedule of permitted colours and materials to exclude bright colours and reflective surfaces and preference colours sympathetic to the natural landscape. | To ensure any proposed structure is sympathetic with the landscape. |
| Lighting impact study is required to be submitted with a DA. | To mitigate potential light spill from any proposed hotel. |

| | |
|-----------------------------------------------------------------|----------------------------------------------------------------------------|
| Utility providers are to be consulted during the DA assessment. | To address the request from utility providers to be consulted at DA stage. |
|-----------------------------------------------------------------|----------------------------------------------------------------------------|

Table 2: Proposed DCP controls and justification

Next Steps

Council has been delegated plan-making functions under the *Environmental Planning and Assessment Act 1979* (EP&A Act). Should Council adopt the recommendations of this report, the Planning Proposal will be finalised by the General Manager under delegation.

Subject to the Planning Proposal being endorsed by Council, delegation is sought for the General Manager to adopt the draft DCP. Once the Planning Proposal is finalised, a notice will be placed in the local newspaper to advise of the date the draft DCP takes effect, in accordance with the EP&A Act and Regulations.

FINANCIAL IMPLICATIONS

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

CONCLUSION

The draft Planning Proposal seeks to increase the height from 9.5m to 22m and to confine the additional permitted use of a hotel to a specific location at 50E Raby Road, Gledswood Hills.

The draft Planning Proposal and draft DCP were placed on public exhibition for six weeks from 27 November 2018 to 8 January 2019. No submissions were received from the community and seven submissions were received from public agencies. To address the comments received from public agencies, the draft DCP requires consultation with utility providers at the DA stage.

It is recommended that Council proceed with the making of the Plan and adopt the draft DCP.

RECOMMENDED

That Council:

- i. endorse the draft Planning Proposal (as exhibited);**
- ii. grant delegation to the General Manager to exercise the functions of plan-making authority under section 3.36(2) of the *Environmental Planning and Assessment Act 1979* to finalise the Planning Proposal (Amendment 42 to Camden LEP 2010 – 50E Raby Road Gledswood Hills);**
- iii. endorse the draft Camden Development Control Plan 2011 (as exhibited) and upon gazettal of the LEP amendment, grant delegation to the General Manager to adopt the draft DCP (as exhibited) and publicly notify the adoption in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations; and**
- iv. notify public agencies who made a submission of Council's decision.**



ATTACHMENTS

1. Camden Lakeside Planning Proposal with Appendices
2. Draft DCP Controls 6.11
3. Council report & resolution Camden Lakeside 27 March 2018
4. Submission Response Table
5. Submissions Camden Lakeside

ORDINARY COUNCIL

ORD02

SUBJECT: PLANNING PROPOSAL RECLASSIFICATION OF LAND AT 72A JOHN STREET, CAMDEN

FROM: Director Planning and Environment

TRIM #: 19/35330

PURPOSE OF REPORT

The purpose of this report is to advise Council on the outcome of the public exhibition and public hearing in relation to the Planning Proposal to reclassify No. 72A John Street, Camden from Community Land to Operational Land.

The report recommends Council endorse the draft Planning Proposal and forward it to the Department of Planning and Environment (DPE) to make the plan. The draft Planning Proposal is provided as an **attachment** to this report.

BACKGROUND

On 9 October 1997, Council issued a development consent approving the 'Change of Use and Building Extensions for Medical Consulting Rooms' at 72 John Street, Camden. The approval required the rear 12.5m of the site to be dedicated to Council for public carparking purposes, related to the future expansion of the Hill/John Street car park.

The site was subdivided in 1999 with Lot 81 (No. 72A) dedicated to Council on 15 November 1999. The site is approximately 155m² and is zoned B2 Local Centre, which permits a range of commercial land uses.

The surrounding land was not acquired by Council and the site is currently fenced off from the public carpark and used in association with the medical centre. The site is no longer required for public car parking purposes.

On 24 July 2018, Council considered a closed report on this matter and resolved to:

- i. endorse the process outlined in this report for the disposal of the subject land;*
- ii. endorse the Planning Proposal if Recommendation (i) above is adopted;*
- iii. submit the Planning Proposal to the Department of Planning and Environment for a Gateway Determination;*
- iv. upon a favourable Gateway Determination:*
 - a) consult relevant public authorities in accordance with the terms of the determination;*
 - b) publicly exhibit the Planning Proposal in accordance with the terms of the determination and the Environmental Planning and Assessment Regulation 2000;*
 - c) appoint a facilitator to chair and conduct a public hearing for the reclassification of land in accordance with the gateway determination, Local Government Act 1993 and the Environmental Planning and Assessment Act 1979;*
- v. prepare a further report for Council's consideration at the conclusion of the public exhibition period addressing:*
 - a) any submissions received from the public in relation to the Planning Proposal;*

- b) any submissions received from other public authorities in relation to the Planning Proposal;
- c) the report prepared by the facilitator of the public hearing held for the reclassification of the land that is the subject of the Planning Proposal;
- d) that upon completion of the LEP process, the subject land be disposed of as outlined in this report.

A copy of the previous closed report is provided as a **Supporting Document** to this report.

On 8 October 2018, Council received Gateway Determination, which required Council to make minor amendments prior to the exhibition of the Planning Proposal. A copy of the Gateway Determination is provided as an **attachment** to this report.

Councillors were briefed on this proposal on 27 March 2018 and 26 February 2019.



Figure 1: Subject site and Hill Street / John Street Carpark

MAIN REPORT

The draft Planning Proposal seeks to amend the Camden LEP 2010 by identifying No. 72A John Street, Camden (Lots 81 DP 883675) as operational land (in Schedule 4, Part 2 Land classified, or reclassified as operational land – interest changes).

Public Exhibition

In accordance with the Gateway Determination, the draft Planning Proposal was amended and publicly exhibited for six weeks from 27 November 2018 to 8 January 2019. The draft Planning Proposal was also referred to Sydney Water as a sewerage easement is located on the site.

During the public exhibition, no submissions were received from the community. A submission was received from Sydney Water, raising no objection. The Sydney Water submission is provided as an **attachment** to this report. As a result, no issues were raised during the public exhibition.

Public Hearing

The *Local Government Act 1993* requires a public hearing to be held and be conducted by an independent person. A public hearing was held on 29 January 2019.

The public hearing was attended by four community members. Following the public hearing, a report was prepared by the independent chair, detailing the issues raised at the hearing. The Public Hearing Report (the Report) is provided as an **attachment** to this report.

In summary, the issues raised at the public hearing include:

1. Future Development of the Site

Attendees raised concern in relation to the future development of the site. The discussion involved questions regarding whether Council would sell the land, to whom the land would be sold and what will be developed on the land.

The Report acknowledged that while the issues surrounding the future development of the site is a significant concern for the community, these issues are outside the scope of the reclassification process and are subject to separate processes and decisions by Council.

2. Transparency in Council and Reclassification Process

Attendees raised concern that there was a lack of transparency in the reclassification process. Specifically, concerns were raised that there was insufficient information on the public hearing meeting and the reclassification process and no links to the Planning Proposal on Council's website.

The Report assessed that upon review of the public exhibition package, it was considered that the information provided covered the legislative requirements of exhibiting a Planning Proposal.

3. Council as Proponent of the Planning Proposal

Community attendees raised the question as to why Council is the proponent of the Planning Proposal rather than the owner of the medical centre at 72 John Street, Camden.

The Report identified that it is not unusual for Council to prepare the Planning Proposal where, in this case, Council requires a trust for public purpose (carparking) to be discharged from the land.

4. Status and History of 72 and 72A John Street, Camden

Attendees raised general questions regarding the status and history of 72 and 72A John Street, Camden. The discussion involved questions regarding access to and ownership of the site and the medical centre and parking requirements relating to the



original development consent (DA/1997/180) for the medical centre. The Report provides a response to address the questions raised.

Recommendations of the Public Hearing Report

The Report made the following recommendations:

1. *Council proceed with the reclassification of land at 72A John Street, Camden (Lot 81 DP 883675) from 'community' to 'operational' land.*

Officer Comment

This report recommends that Council proceed with the reclassification and forward the draft Planning Proposal to the DPE requesting that they make the Plan.

2. *Council consider preparing a Fact Sheet – Reclassification Process to be placed on Council's website to assist the community's understanding of the reclassification process.*

Officer Comment

Council officers have drafted a Fact Sheet on the reclassification process, which will be placed on Council's website shortly to assist the community's understanding of the process.

3. *A copy of this report be made available to the public within four (4) business days of receiving it, in accordance with Section 47(G)(3) of the Local Government Act 1993;*

Officer Comment

On Monday, 4 February 2019, Council received the Report and the Report was made publicly available on Thursday, 7 February 2019. The Report was placed on Council's website, at Council's Administration Building at 70 Central Avenue, Oran Park, as well as the Camden, Narellan and Oran Park libraries.

The attendees of the public hearing have been advised that the Report is publicly available.

FINANCIAL IMPLICATIONS

There are no financial implications for Council arising from the reclassification of the land. Once the Plan is made, Council will proceed to dispose of the land in accordance with Council's resolution of 24 July 2018.

CONCLUSION

The draft Planning Proposal seeks to reclassify No. 72A John Street, Camden from Community Land to Operational Land.

The draft Planning Proposal was placed on public exhibition for six weeks from 27 November 2018 to 8 January 2019 and no objections were received. A Public Hearing was held on 29 January 2019. The Public Hearing Report recommended the site be reclassified from Community to Operational.

It is recommended that Council proceed with the making of the Plan. If Council adopts the recommendations of this report, the Planning Proposal will be forwarded to the DPE to make the Plan.

Once the Plan is made, Council will proceed to dispose of the land in accordance with Council's resolution of 24 July 2018.

RECOMMENDED

That Council:

- i. note the Public Hearing Report and the submission received during the public exhibition period;**
- ii. endorse the draft Planning Proposal (as exhibited);**
- iii. forward the draft Planning Proposal to the Department of Planning and Environment to make the Plan; and**
- iv. notify Sydney Water and community members who attended the public hearing of Council's decision.**

ATTACHMENTS

1. Planning Proposal - 72A John St Camden
2. Gateway Determination 8 October 2018
3. Sydney Water email submission - 72A John Street
4. Public Hearing Report - 72A John Street Camden
5. Confidential report - 72A John Street - *Supporting Document*



ORDINARY COUNCIL

ORD03**SUBJECT: HERITAGE ADVISORY COMMITTEE PROPOSAL - 'UNLOCK CAMDEN'****FROM:** Director Planning and Environment**TRIM #:** 19/42239

PURPOSE OF REPORT

The purpose of this report is for Council to consider a Heritage Advisory Committee (Committee) proposal, 'Unlock Camden', as part of NSW History Week 2019.

BACKGROUND

Council established the Heritage Advisory Committee (Committee) in June 2018. In part, the Committee's purpose is to promote heritage and community education by generating a wider appreciation of heritage through participation in History Week.

At its meeting held on 7 February 2019, the Committee considered a proposal, 'Unlock Camden', as a potential event to be held during History Week 2019, which runs from 31 August to 8 September 2019.

As a result, the Committee resolved to make a recommendation to Council requesting that:

Council endorse the Committee to work with Council staff involved in the History Week event;

Council endorse the Committee to write to the owners of heritage properties to request them to open their properties for inspection on proposed open days as part of History Week;

Council register the open days with the History Week organisers if required.

A Councillor briefing was held on 26 February 2019 to discuss this proposal.

MAIN REPORT

NSW History Week has been held annually since 1997 by the History Council of NSW. History Week aims to celebrate community and professional history and highlights history's important role in the community. Talks, exhibitions, tours and online engagement are the most common events held during History Week.

Camden Library is a member of the History Council (membership is required to hold an event). Council officers from Camden Library currently coordinate History Week events in the LGA. Events to date include a photographic exhibition and book display linked to the theme of History Week in addition to talks held in partnership with the Camden Museum and local history groups.

Events are registered with the History Council and registration closes on 14 June 2019.

The theme for NSW History Week 2019 is 'Memory and Landscapes'. Events are chosen and published at the discretion of the History Council. This year, Camden Library intends to hold events that focus on the history of farming activities in the area.

Heritage Advisory Committee Proposal

The proposal involves the Committee writing to owners of heritage properties within the Camden Town Centre inviting them to participate in History Week by opening their premises to the public.

It is envisaged that the Committee members will work with the landowners to co-ordinate tours of the participating properties during History Week, thereby 'unlocking' parts of buildings or properties that are not usually accessible to the public.

Where to from here?

Subject to Council endorsement, Council officers will register the 'Unlock Camden' proposal with the NSW History Council as an event to be held during History Week.

The Committee will write to owners of heritage properties within the Camden Town Centre inviting them to participate in the event. Subject to receiving endorsement from the History Council, Council officers will work with the Committee to organise the event.

Participating heritage properties within the Camden Town Centre would be made available to the public to view on a weekend during History Week. It is envisaged that this would encompass guided or self-guided tours of participating properties.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council as a result of this report. Council officers will work with the Committee to coordinate the event.

CONCLUSION

The 'Unlock Camden' proposal is consistent with the purpose of the Committee as it provides an opportunity to promote heritage and raise community awareness on heritage. It is recommended that Council endorse the Committee's proposal.

RECOMMENDED

That Council:

- i. endorse the Committee to work with Council staff involved in the History Week event;**
- ii. endorse the Committee to write to the owners of heritage properties to request them to open their properties for inspection on proposed open days as part of History Week;**
- iii. register the open days with the History Week organisers if required.**



ORDINARY COUNCIL

ORD04

SUBJECT: TENDER T024/2018 - PROVISION OF A MASTER-KEY ACCESS CONTROL SYSTEM

FROM: Director Community Assets

TRIM #: 19/26510

PURPOSE OF REPORT

The purpose of this report is to provide details of the tenders received for contract T024/2018 Provision of a Master-key Access Control System, to be implemented across all Council facilities, and to recommend that Council accept the tenders submitted by ASSA ABLOY Pty Ltd and Atlas Locksmiths Pty Ltd.

BACKGROUND

There are currently a number of master-key systems across Council facilities, which include systems that have no further capacity to be expanded on or upgraded. This project will consolidate and upgrade an access control system across all Council facilities and future facilities as they come on line. The system consists of a combination of key and access card controls.

Previously Council advertised an Expression of Interest (EOI) for the supply and installation of a master-key/access control system, and the provision of locksmith services. Following the EOI process, a selective tender process was undertaken with tenderer's invited to submit pricing on:

- Design, supply of hardware and ongoing management;
- Installation of hardware;
- Ongoing locksmith services

The components were requested to be priced individually, allowing Council to determine the tender that would provide best value to Council for each component.

MAIN REPORT

Invitation to Tender

In addition to the design, supply of hardware, and ongoing management and installation of hardware, the locksmith contract services are for a three-year period with the first year at a fixed price. There are also two one-year extension options at Council's sole discretion. Annual CPI increases will apply to the extension options. The extension options are subject to the approval of the Director Community Assets.

This tender has three components:

- **Component A** – Design, supply of hardware and ongoing management of master-key/access control system;
- **Component B** – Installation of hardware for a Master-key system; and

- **Component C** – Ongoing locksmith services for a period of three years with the option to extend for a further two one-year periods at Council's sole discretion.

Tender Submissions

Following the EOI evaluation, four companies were invited to submit a tender as outlined in the tender schedules.

Submissions were received from:

| Company | Location |
|------------------------------|-----------------|
| Macarthur Locksmiths Pty Ltd | Campbelltown |
| Integrity Security Pty Ltd | Rydalmere |
| Atlas Locksmiths Pty Ltd | Smeaton Grange |
| ASSA Abloy Pty Ltd | Auburn |

Tender Evaluation

The intention of the tender process was to appoint a contractor with proven capacity and a high level of experience in similar scale projects as well as providing good value to Council.

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

Non-price factors considered for this tender include:

- Customer Service;
- Contractor performance & responsiveness;
- Work, Health and Safety.

An assessment of the tenders was undertaken in line with the Tender Evaluation Plan. A summary of this assessment is provided in the **supporting documents**. Please note this information is commercial-in-confidence.

For each component, the contractors listed below provided the most competitive tender based on both price and non-price factors:

Component A - System design, hardware supply and ongoing management of system supply: ASSA Abloy Pty Ltd;

Component B - Installation of hardware for a Master-key system: Atlas Locksmiths;

Component C - Locksmith Services: Atlas Locksmiths.

Relevant Legislation

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



FINANCIAL IMPLICATIONS

Council has funds allocated in the 2018/19 operational budget to proceed with the proposed contracts.

CONCLUSION

The tender assessment concludes that the offers, by the suppliers below, represent the best value to Council and both companies have a proven track record in their respective submissions for work of a similar nature.

It is therefore recommended that Council accept the tenders as provided below:

Component A - System design, hardware supply and ongoing management of system supply: ASSA Abloy Pty Ltd;

Component B - Installation of hardware for a master key system: Atlas Locksmiths;

Component C - Locksmith Services: Atlas Locksmiths.

RECOMMENDED

That Council accept the tenders provided by the following companies listed below:

- **ASSA Abloy Pty Ltd for system design, hardware supply and ongoing management of system supply for the sum of \$66,938 (GST exclusive);**
- **Atlas Locksmiths for the installation of hardware of the Master-key system for the sum of \$1,600 (GST exclusive); and**
- **Atlas Locksmiths for ongoing locksmith services for a period of one year with two one-year options at Council's discretion.**

ATTACHMENTS

1. Tender T024/2018 - Masterkey Access Control System - *Supporting Document*

ORDINARY COUNCIL

ORD05

SUBJECT: ADOPTION - UPPER SOUTH CREEK FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN

FROM: Director Community Assets

TRIM #: 19/55536

PURPOSE OF REPORT

The purpose of this report is to seek Council's formal adoption of the Upper South Creek Floodplain Risk Management Study and Plan.

BACKGROUND

The Upper South Creek Floodplain Risk Management Study and Plan have been developed to comply with Council's responsibility to undertake Floodplain Management in accordance with NSW Flood Policy and Floodplain Development Manual, 2005.

The purpose of a Flood Plain Risk Management Study and Plan (FPRMS&P) is to:

- Identify existing and potential flood risks;
- Identify flood mitigation options that may reduce potential flood damage and personal danger;
- Identify land use planning & appropriate floodplain development controls to reduce flood risk; and
- Update the existing Flood Study including ongoing development.

The draft Upper South Creek FPRMS&P was briefed to Councillors on 16 October 2018.

MAIN REPORT

The draft Upper South Creek FPRMS&P was placed on public exhibition between 3 November and 24 November 2018. Council received only one enquiry regarding the flood affectation on an individual property. No formal submissions were received regarding the Plan.

The adoption of the draft Upper South Creek FPRMS&P is important for land owners and developers within this catchment, as well as the Department of Planning for ongoing precinct planning.

New flood modelling indicates that overall, the draft Upper South Creek FPRMS&P has a reduction in properties affected by a 1% flood (flooding that has a 1% probability of occurring in any given year) from 931 to 903.

Only 611 of these properties remain 'affected by mainstream flooding' (flooding from creeks and waterways). The remaining 292 properties have now moved into a lesser category of 'affected by overland flow flooding' (flooding runoff from properties, driveways and other surfaces after rain).



In addition to these changes, there has also been a reduction in the number of properties affected by the Probable Maximum Flood (PMF) (the largest flood that could conceivably occur at this location). Previously 953 properties were affected by flooding in this category, which has now reduced to 842.

The Upper South Creek FPRMS&P has also recommended a number of flood mitigation options. Some of the options are administrative regarding public awareness and education programs, information transfers to the SES and flood warning signage at critical locations.

Recommendations have also been made for future flood storage solutions. It is proposed to include these recommendations within future precinct developments.

There will be an ongoing need to review the Upper South Creek FPRMS&P, as development proceeds across the catchment, to identify any changes to flooding assessments. Recently Council accepted additional grant funds to commence further flood reviews to enable this process.

FINANCIAL IMPLICATIONS

There are minimal financial implications, at this time, as a result of this report. Some recommended actions are administrative in nature and already included in the annual budget process as ongoing functions of Council.

Major infrastructure works are expected to be integrated into future precinct developments.

CONCLUSION

Council has prepared a draft Upper South Creek Floodplain Risk Management Study and Plan, which has been exhibited with no formal submissions received.

The adoption of the Plan will provide guidance to land owners and developers within this catchment, as well as the Department of Planning for ongoing precinct planning.

It is therefore recommended that Council adopt the draft Upper South Creek Flood Plain Risk Management Study and Plan.

RECOMMENDED

That Council adopt the Upper South Creek Floodplain Risk Management Study and Plan.

ATTACHMENTS

1. Attachment - Upper South Creek Floodplain Risk Management Study and Plan FRMSP Version 3 March 2017