

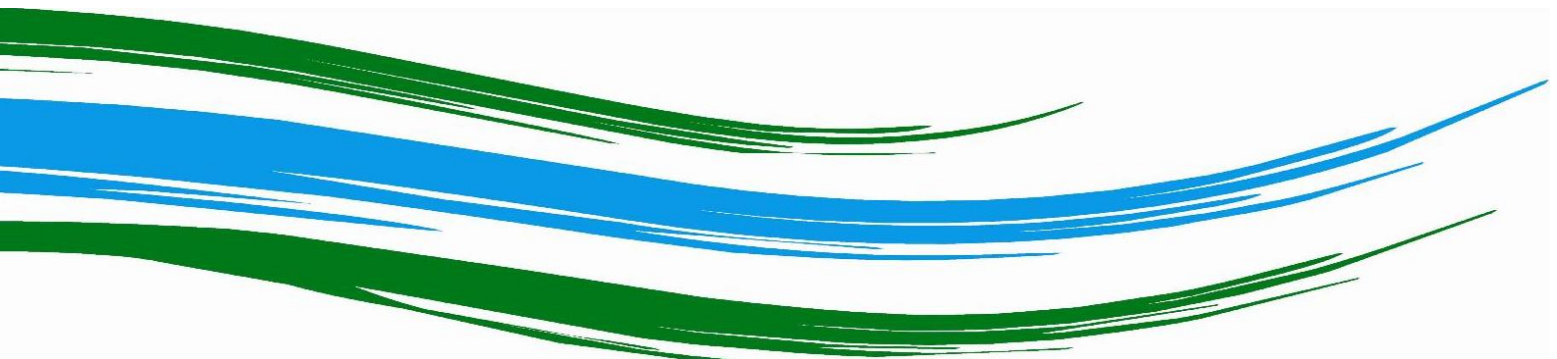


Camden Council

Business Paper

Ordinary Council Meeting 8 December 2020

Please note due to COVID-19 restrictions this meeting is being held as a teleconference. The public can view the meeting via Council's webcast. A link to this webcast can be found on Council's webpage – <http://webcast.camden.nsw.gov.au/video.php>



COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
CRET	Camden Region Economic Taskforce
DA	Development Application
DCP	Development Control Plan
DPIE	Department of Planning, Industry & Environment
TfNSW	Transport for NSW
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
LSPS	Local Strategic Planning Statement
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
S10.7 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
S603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
S73 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
VPA	Voluntary Planning Agreement

ORDINARY COUNCIL

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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: WEBCASTING 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 live streamed and recorded by Council staff for minute taking and webcasting purposes.

No other webcasting or recording by a video camera, still camera or any other electronic device capable of webcasting or recording speech, moving images or still images is permitted without the prior approval of Council. Council has not authorised any other webcasting or recording of this meeting.

I remind those that are participating in this meeting that your image and what you say will be broadcast live to the public and will also be recorded so please be mindful of your actions and comments. You should avoid making statements that might defame or offend and note that Council will not be responsible for your actions and comments.

ORDINARY COUNCIL

SUBJECT: LEAVES OF ABSENCE

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

RECOMMENDED

That leaves 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 4.28-5.19).

Councillors should be familiar with the disclosure provisions contained in 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 subject to necessary changes to accommodate remote access to the meeting. Speakers will be able to make their address by accessing Council's meeting remotely via the internet. Speakers must submit an application form, available on Council's website, 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. Speakers will be provided with instructions to allow them to access the meeting remotely online.

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.

Only the audio recording of the public address speakers will be heard on Council's video conference and webcast. Visual images of the speaker will not be captured.

RECOMMENDED

That the public addresses be noted.

ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Local Traffic Committee Meeting held 3 November 2020 and the Ordinary Council Meeting held 10 November 2020.

RECOMMENDED

That the Minutes of the Local Traffic Committee Meeting held 3 November 2020 and the Ordinary Council Meeting held 10 November 2020, copies of which have been circulated, be confirmed and adopted.

ORDINARY COUNCIL

Mayoral Minute

SUBJECT: MAYORAL MINUTE - RECENT AWARD WINS

FROM: The Mayor

TRIM #: 20/397463

I'm so proud to say the awards keep rolling in for Camden Council.

We recently received the 2020 National Customer Service Team of the Year Award, awarded by the National Local Government Customer Service Network. The annual awards recognise the achievements of councils and other customer service teams.

This year, there was a particular focus on managing the impact and effects of COVID-19. Camden bested all other entrants, proving Council's Customer Service Team demonstrated excellence in coping with team changes; wellness; communication; morale; and performance throughout the year.

As we all know, Council prides itself on providing exceptional customer service to our residents and visitors on a daily basis. To be recognised for this continuous effort with the pinnacle award for the industry shows Council is setting the benchmark for excellence in customer service.

Council's Customer Relations Trainee, Bella Penson, also took out the Rookie of the Year Award, with a special mention of the new starter exceeding all expectations in her role.

A big congratulations to the entire Customer Relations Team.

The Julia Reserve Youth Precinct in Oran Park also collected the prestigious 2020 Australian Institute of Landscape Architects National Award recently.

The facility, which was a joint initiative between Camden Council, Greenfields Development Company and Landcom, was commended by the judges for:

- Being a wonderfully vibrant multi-generational park for the growing community of Oran Park;
- Key pedestrian and bicycle connections to the adjacent community centre, shopping centre, schools and residential areas; and
- Achieving a delicate balance, not only between stakeholder demands, a wide variety of activities and user group needs, but also with the ecological conditions of the land; and much more.

From the moment Julia Reserve Youth Precinct opened, it has been extremely popular with the local community. It ticks so many boxes – from the skate facilities, multi-use courts and ping pong table, there is something for everyone to enjoy.



This award came just months after being awarded the *Australian Institute of Landscape Architects* state award.

Regenerating and restoring 4.2 hectares of land along the Nepean River at Camden Town Farm has led to Council being awarded the Habitat and Wildlife Conservation Award at the Keep Australia Beautiful NSW Sustainable Cities Awards.

The Creating Habitat for Camden White Gum Project, involved:

- The removal of 4ha of woody weeds along the Nepean River;
- Planting 22,000 native trees and shrubs to extend our River-flat Eucalypt forest; and
- Planting 200 Camden White Gums along the Nepean River.

Congratulations to Council's Open Space & Sustainability team on this great acknowledgment and award win.

Finally, I am proud to share that our new Spring Farm Community Centre won the Public Buildings Category at The Master Builders Association of NSW Excellence in Construction Awards last month.

The judges were particularly impressed with the facility and all that it had to offer, and I have no doubt this centre will become a great community hub for the residents of Spring Farm.

Congratulations to all the teams involved in the planning, design and construction of this fantastic facility.

I am proud to be part of a Council which continues to deliver high calibre award winning facilities for our community.

RECOMMENDED

That Council note the information.

ORDINARY COUNCIL

Mayoral Minute

SUBJECT: MAYORAL MINUTE - THANK YOU & MERRY CHRISTMAS

FROM: The Mayor

TRIM #: 20/397525

As we come to the end of 2020, the past year has certainly been unprecedented and one we will never forget.

While it has been a difficult year, our fantastic Camden community has once again risen to the occasion. We came together to respond and work as one on so many occasions, which is a testament in itself to the great people of Camden.

I thank our community from the bottom of my heart for displaying such resilience, compassion and support for one another.

This past year, I have been truly blessed to work so closely and collaboratively with my fellow Councillors, the General Manager, Council's Executive Leadership Team and staff to develop and deliver some fantastic projects, services and initiatives for our wonderful citizens.

It has been my absolute pleasure to serve as Mayor, and I truly believe the work we do here at Camden Council is changing the lives of our current and future residents, for the better.

I would like to thank and also wish my fellow Councillors, all Council staff and the entire Camden community a very Merry Christmas, a happy and safe holiday period and prosperous new year.

I look forward to continuing to serve and work with you all in 2021.

RECOMMENDED

That Council note the information.

ORDINARY COUNCIL

ORD01

**SUBJECT: ADOPTION OF ANNUAL FINANCIAL STATEMENTS - YEAR ENDING
30 JUNE 2020**

FROM: Director Customer & Corporate Strategy

TRIM #: 20/342852

PURPOSE OF REPORT

The purpose of this report is to recommend that Council adopt the 2019/20 Financial Statements, invite the Audit Office of NSW to address Council on the Financial Statements and Financial Performance for year ending 30 June 2020, and thank the Audit Office of NSW for their services

BACKGROUND

In accordance with section 418 of the *Local Government Act 1993* (the Act), a copy of Council's Financial Statements has been made available to the public for inspection since 30 November 2020 at the Oran Park Customer Service Centre and on Council's website.

Under section 420 of the Act, "Any person may make submissions in writing to the Council with respect to the Council's audited Financial Statements or with respect to the auditor's report". Submissions must be in writing and received by Council before close of business on 15 December 2020 (the Act allows seven days for submissions after Council has considered the Financial Statements and auditor's report).

Any submissions received are not considered by Council; they are forwarded to Council's external auditor for comment. The auditor will advise Council if, as a result of the submission, the audit opinion should change and/or the Financial Statements should be adjusted. Any change to the Financial Statements requires a new resolution of Council.

A Councillor briefing was held on 20 October 2020 to provide information on this report and the process.

The Annual Financial Statements for the Year Ended 30 June 2020 are provided as an **attachment** to this report.

MAIN REPORT

The audit of Council's Financial Statements was completed by the Audit Office of NSW on 23 November 2020.

Adjustments to Annual Financial Statements

Council signed the Annual Financial Statements 10 November 2020. Following the audit by the Audit Office of NSW, changes were required and are detailed in the table below:



	Adjustment 000's		Variation 000's	Reason
	was	now		
Income Statement	\$16,180	\$16,216	+\$36	Lease cost expensed vs capitalised under new accounting standard (AASB 16).
Balance Sheet	\$2,013,604	\$2,008,390	-\$5,214	Correction to Land Under Roads calculation and off-set entry to lease costs (as above)

All corrections or disclosure improvements recommended by the Audit Office of NSW have been made to the Financial Statements.

The Audit Office of NSW will attend tonight's Council meeting to present the audit report and address Council on its financial performance for the 2019/20 Financial Year.

Audit Risk and Improvement Committee

Council's Audit Risk and Improvement Committee met on Monday, 23 November 2020 to review and provide an independent assessment of the 2019/20 Financial Statements. The meeting included a presentation to the Committee by Council's external auditors (Audit Office of NSW) on the conduct of the 2019/20 audit.

The Committee resolved the following, noting that the Special Schedules are not audited:

The Audit, Risk and Improvement Committee:

- i. noted the draft Engagement Closing Report;*
- ii. subject to processing of minor corrections and enhancements circulated:*
 - a. endorsed the General Purpose Financial Statements for the year ended 30 June 2020 for submission to Council for adoption;*
 - b. endorsed the Special Purpose Financial Statements for the year ended 30 June 2020 for submission to Council for adoption;*
 - c. endorsed the Special Schedules for the year ended 30 June 2020 for submission to Council for adoption.*
- iii. thanked Management for completion of the financial statements and provision of relevant documentation to external audit in a challenging year;*
- iv. thanked the Audit Office of NSW for their support in completing the external audit of the financial statements.*

All minor corrections or disclosure improvements recommended by the Audit Risk and Improvement Committee have been made to the Financial Statements.

CONCLUSION

The audit of the 2019/20 Financial Statements has been completed and Council has received an unqualified audit report.

Council's independent Audit, Risk and Improvement Committee has endorsed the Statements, which provides Council with confidence as to their integrity and compliance with the Act, and Code of Accounting Practice and Financial Reporting.

Subject to Council considering the presentation by the Audit Office of NSW at tonight's meeting, Council's Financial Statements can be considered for adoption.

RECOMMENDED

That Council:

- i. resolve that a representative/s from Council's external auditors, Audit Office of NSW, address Council on the Annual Financial Statements and Financial Performance for the year ending 30 June 2020;**
- ii. adopt the Annual Financial Statements for the Financial Year ending 30 June 2020; and**
- iii. write to the Audit Office of NSW, thanking them for their services this year.**

ATTACHMENTS

- 1. Annual Financial Statements for the Year Ended 30 June 2020**



ORDINARY COUNCIL

ORD02

SUBJECT: PLANNING PROPOSAL - TRANCHE 41 (PONDICHERRY)
FROM: Director Planning & Environment
TRIM #: 20/326994

PROPERTY ADDRESS 600C - 680 The Northern Road, Oran Park
LOT: 50 DP:1232523
LOT: 4 DP: 1223563
LOT: 5 DP:1223563
LOT: 11 DP: 1229416
PT LOT 6 DP: 1223563

PROPONENT Greenfields Development Company No.2 Pty Ltd

OWNER Leppington Pastoral Company Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal and an amendment to the Camden Growth Centres DCP (DCP) for land at 600C - 680 The Northern Road, Oran Park.

The report recommends Council endorse the draft Planning Proposal and draft DCP and forward the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) for Gateway Determination.

The draft Planning Proposal and draft DCP are provided as **attachments** to this report. The associated specialist studies are provided under **separate cover**.

BACKGROUND

In July 2020, a draft Planning Proposal was lodged by Greenfields Development Company No.2 on behalf of the landowner. The draft Planning Proposal seeks to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP) and *Camden Local Environmental Plan 2010* (Camden LEP) to rezone the site from RU1 Primary Production to R2 Low Density Residential and E2 Environmental Conservation.

The draft Planning Proposal is accompanied by proposed amendments to the Camden Growth Centres Development Control Plan (the Growth Centres DCP). The amendments propose to insert a new schedule (Schedule 6) into the Growth Centres DCP and incorporate an indicative layout plan (ILP), site-specific figures and associated controls for Tranche 41.

The proposed DCP amendments seek to facilitate the delivery of 470 residential lots (approximately), public open space and riparian corridors, and associated cycle and pedestrian pathways.

On 20 October 2020, the Camden Local Planning Panel (Panel) considered the draft proposal and provided recommendations, which are discussed later in this report and are provided as an **attachment** to this report.

Councillors were briefed on the draft Planning Proposal on 13 October and 10 November 2020.

Site Context

As shown in **Figure 1**, the site is in the south-west portion of the Pondicherry Precinct within the South West Growth Area (SWGGA). It is located approximately 1km from the Oran Park Podium within the Town Centre.

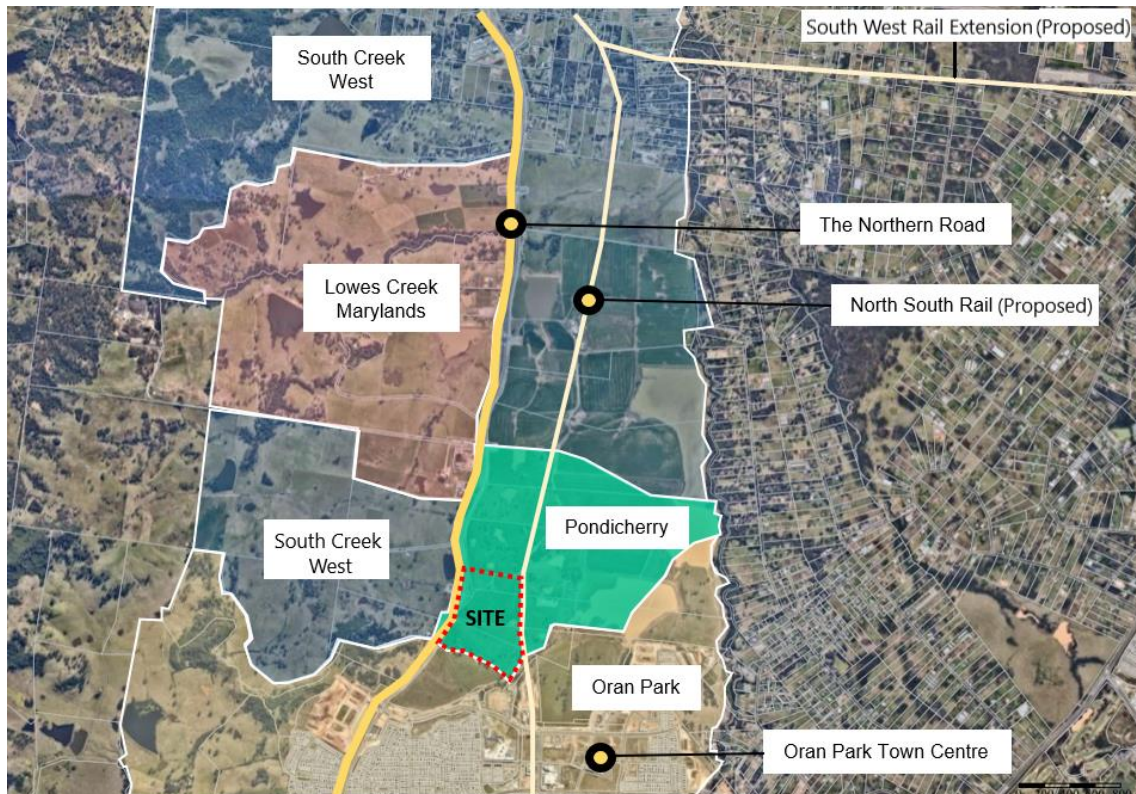


Figure 1: Site Context Map

The site is approximately 41.28ha in area, is irregular in shape, and is gently undulating, with a ridge crossing the north-west portion of the site. The highest point (110 AHD) is adjacent to The Northern Road signalised intersection, with the land sloping to the east towards Anthony Creek (84 AHD). The site is currently an open, pastoral landscape that is predominantly cleared of native vegetation. A 60m wide TransGrid powerline easement crosses the site in an east-west direction. An Endeavour Energy powerline easement (variable width) follows the alignment of The Northern Road.

As shown edged in red in **Figure 2**, the site is bound by The Northern Road to the west, the future North South Rail corridor to the east and Catherine Creek and Anthony Creek to the south and east. The surrounding land uses comprise of future employment lands (proposed) and Jack Brabham Reserve in Oran Park to the south, future Northern Neighbourhood Centre to the west and future residential dwellings to the north and east as part of broader Pondicherry.



Figure 2: Subject Site

Locality Context

The site forms part of the Pondicherry Precinct in the SWGA. It is envisaged that Pondicherry will facilitate approximately 2,700 dwellings to accommodate an expected population of 8,000 people. The centrepiece of Pondicherry will be a series of lakes (building on existing farm dams), which will provide recreational infrastructure connecting to the green and blue grid of the Western Sydney Parklands. Whilst draft, it is expected that Pondicherry will include a district sized sports facility, school, integrated neighbourhood and community centre, and public open space.

The precinct planning process for Pondicherry is underway. The project is being managed under a 'collaborative planning approach' that was announced by the Minister for Planning and Public Spaces in November 2019 (currently led by the Department of Planning, Industry and Environment in collaboration with Council).

Supporting specialist studies are being finalised to inform a draft Indicative Layout Plan and proposed amendments to the Growth Centres SEPP. The draft Pondicherry Precinct Plan is anticipated to be exhibited in 2021.

A draft Planning Proposal has been lodged with Council to rezone the subject site to respond to the current demand for residential land. The Planning Proposal is not reliant on the finalisation of studies relating to the broader Pondicherry precinct. However, the draft Planning Proposal has synergies to the design and planning being undertaken in the broader Pondicherry precinct and draws from precinct-wide specialist studies. The proposal also leverages off the proposed social and transport infrastructure planned for broader Pondicherry.

Initial Notification

The draft Planning Proposal was notified for 21 days from 31 August to 21 September 2020. Adjoining and nearby properties were notified by letter and a notice was placed on Council's website. No submissions were received. A formal public exhibition will occur if the draft Planning Proposal is endorsed and a Gateway Determination received.

MAIN REPORT

Summary of Proposal

The draft Planning Proposal seeks to:

- Amend the RU1 Primary Production zone boundary and introduce R2 Low Density Residential and E2 Environmental Conservation zones;
- Amend the minimum lot size, maximum building height, special areas, floor space, residential density, heritage, land application, land reservation acquisition, native vegetation protection, riparian protection area and development control maps to reflect proposed changes to zone boundaries as well as site specific controls; and
- Insert a new schedule (Schedule 6) to the Growth Centres DCP with site specific controls.

The proposed amendments seek to facilitate a new residential precinct to accommodate an estimated population of 1,500 people (approximately). As shown in the draft Indicative Layout Plan in **Figure 3**, the new precinct is planned to accommodate:

- 470 residential lots with lot sizes ranging between 300m² to 600m²;
- 2.44ha of riparian corridors along the south and south-east portion of the site;
- 2.13ha of local open space;
- 1.59ha of open space provided within the TransGrid powerline easement (in addition to the 2.13ha of local open space);
- Drainage basin in the south-eastern corner of the site;
- Network of pedestrian and cycle paths to provide connections between local open space, Oran Park, broader Pondicherry and active transport links along The Northern Road; and
- Vehicular access via the provision of an east-west sub-arterial road (future Maryland Link Road No.1) off The Northern Road which crosses the future North South Rail Line and a north-south collector road (South Circuit) extending from within Oran Park to connect to the broader Pondicherry Precinct.

It is anticipated that the future rail line will be in a cutting, at an approximate depth of 8 to 12 metres. It is planned that key vehicular crossings (Marylands Link Road No.1) and potential pedestrian bridge connections will be built above the future North South Rail Line to connect to broader Pondicherry.

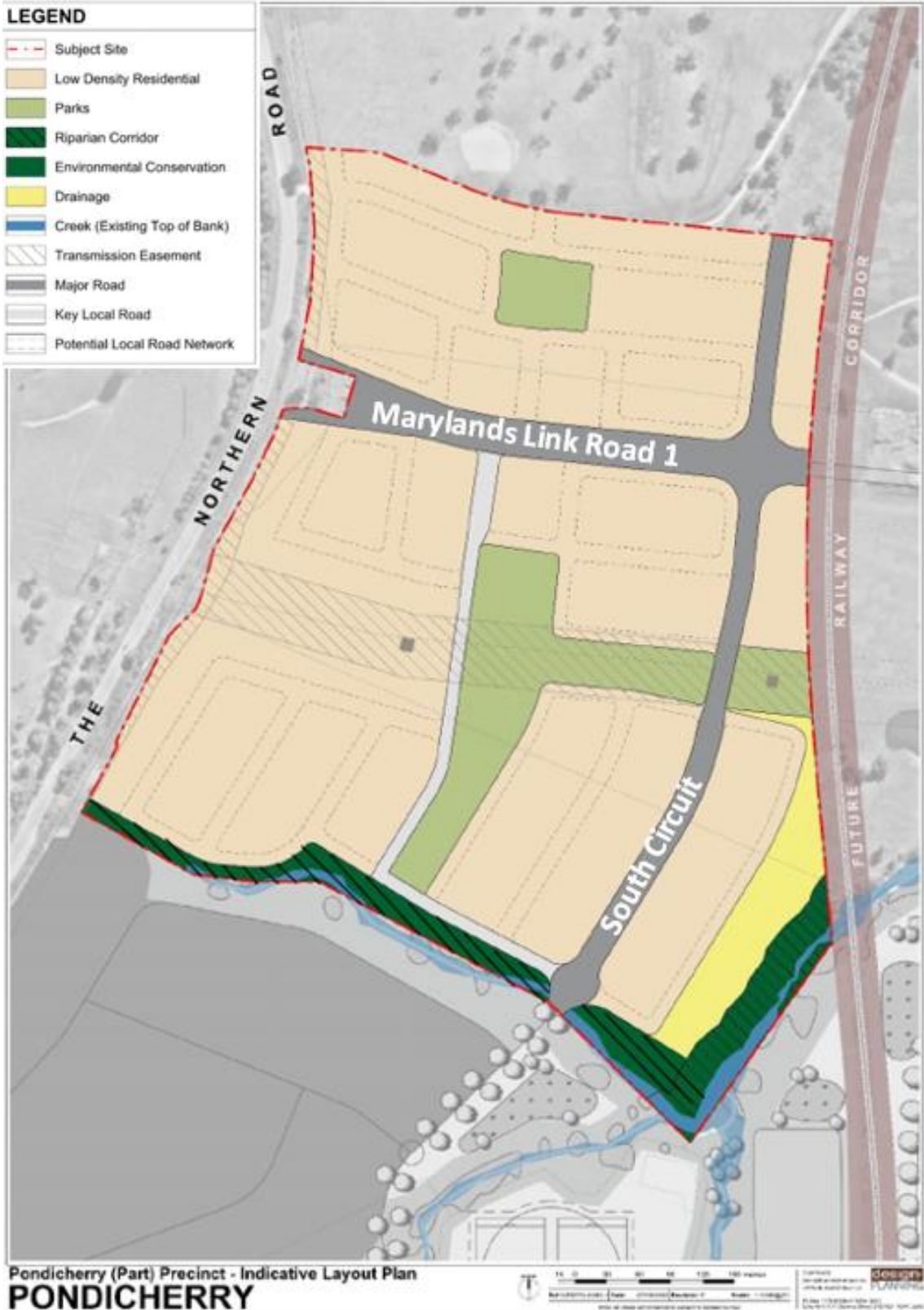


Figure 3: Tranche 41 Draft Indicative Layout Plan

Zoning and Permissibility

Under the Camden LEP, the site is currently zoned RU1 Primary Production. The draft Planning Proposal seeks to rezone the site from RU1 Primary Production to R2 Low Density Residential and E2 Environmental Conservation under the Growth Centres SEPP. A comparison between the existing and proposed zoning is provided in **Figures 4 and 5**.

In addition, the proposal seeks to amend the Growth Centres SEPP as follows:

- Amend Part 2, Appendix 9 clauses 1.3 and 4.1AB and the Dictionary to include the Pondicherry Precinct;
- Amend the minimum lot size, building height, residential density, native vegetation protection maps to apply site-specific controls; and
- Amend the land application, precinct boundary, special areas, land reservation acquisition, floor space, heritage and development control maps to identify the subject site as part of the South West Growth Centre and to identify the precinct boundaries of Pondicherry and South Creek West.

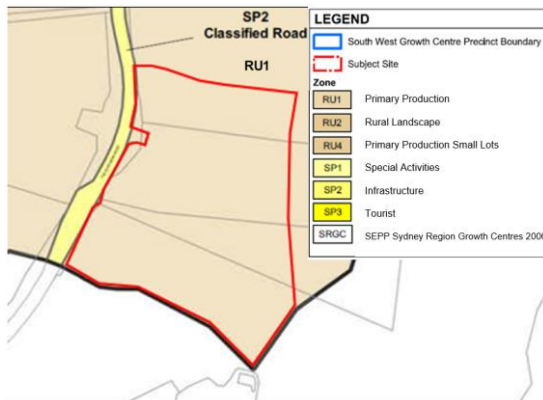


Figure 4: Existing Zoning under CLEP

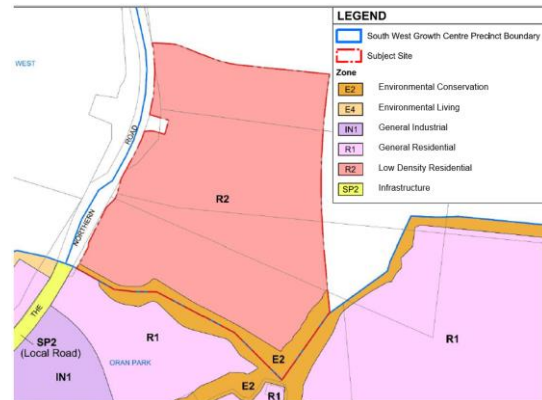


Figure 5: Proposed Zoning under Growth Centres SEPP

Specialist Studies

As outlined in **Table 1**, the following specialist studies have been submitted with the draft Planning Proposal and are provided under **separate cover** to this report.

Specialist Study	Author	Date
Social Infrastructure	Elton	April 2020
Aboriginal Heritage	Kelleher Nightingale	April 2020
Traffic and Access Assessment	Positive Traffic	April 2020
Geotechnical Investigation	Douglas Partners	January 2020
Salinity Investigation	Douglas Partners	January 2020
Site Contamination Investigation	Douglas Partners	January 2020
Stormwater Management and Flooding	Calibre Consulting	September 2020
Terrestrial Ecological Analysis	Ecological Australia	January 2020
Riparian Corridor Assessment	Ecological Australia	January 2020
Bushfire Assessment	Ecological Australia	January 2020
Servicing Infrastructure Report	Calibre Consulting	February 2020
Air Quality Assessment	Astute Environmental	March 2020
Noise and Vibration Assessment	WSP	March 2020

Table 1: Submitted Specialist Studies



A summary of the findings of the specialist studies and Council officer comment is provided as an **attachment** to this report.

Summary of Camden Growth Centres DCP Amendment

A new schedule (Schedule 6) to the Camden Growth Centres DCP accompanies the proposal and is provided as an **attachment** to this report. Draft Schedule 6 provides:

- Site-specific figures detailing flood prone areas, water cycle management, riparian corridors, Aboriginal archaeological sites, bushfire risk, contamination, the transmission easement, noise impact, residential structure, road hierarchy, pedestrian and cycleway network, and the transport network; and
- Provisions in relation to the design of bus capable roads, the provision of the open space and recreation network, consideration of Aboriginal archaeology, guidance for developments near the future rail corridor, and developments near or on electricity easements.

Summary of Draft Voluntary Planning Agreement

A draft Voluntary Planning Agreement (draft VPA) offer was submitted to Council by Greenfields Development Company No.2 on 10 November 2020. The draft VPA is for 470 residential lots and includes land, works and monetary contribution.

The range of facilities offered under the draft VPA includes:

- Open space including three local parks;
- Linear open space along the TransGrid easement;
- Riparian corridors rehabilitation, embellishment and shared paths;
- Sub-arterial road works, bridge works and bus infrastructure;
- Stormwater drainage facilities;
- Pedestrian link between Tranche 41 and Jack Brabham Reserve and associated activity stops along this pedestrian link; and
- Monetary contributions towards off-site active recreation facilities (Pondicherry District Sports Facility or embellishment of existing open space if district level facility is delayed).

Council officers are currently assessing the draft VPA offer. Should the draft Planning Proposal be supported by Council, consideration of the draft VPA offer will progress (including a future Councillor briefing).

Key Issues

Council officers have assessed the draft Planning Proposal and a summary of key issues is provided below.

Open Space

Provision of Active Open Space

The draft Planning Proposal is required to provide 2.13ha of active open space, however there is no proposed provision of active open space in Tranche 41.

The Social Infrastructure Assessment (Assessment) does not recommend the provision of active open space facilities in Tranche 41 as the site is not large enough to enable the clustering of sport courts and fields in a way that would facilitate sports competition. The Assessment recommends contributions be made to additional future active open space within the Pondicherry Precinct and/or to embellish existing open space areas.

In the long-term, it is planned that active open space will be provided in broader Pondicherry with a district sports facility to be located in the north-eastern portion of the precinct.

The Proponent has provided a draft VPA offer which entails a monetary contribution towards active open space facilities as discussed further below.

Officer Comment

Council officers support the recommendations of the Social Infrastructure Assessment regarding the provision and distribution of active open space/play areas within broader Pondicherry.

A district sports facility is planned in the north-eastern portion of broader Pondicherry and this will provide for the needs of the future community of Tranche 41. While the Pondicherry ILP is at a draft stage, the district sports facility is expected to remain in its proposed location.

To address the issue of timing, the proponent has submitted a draft VPA offer which includes:

- A monetary contribution towards off-site active recreation facilities. The first option entails providing a monetary contribution to fund the district sports facility in broader Pondicherry. In the event that there are unforeseeable delays in the planning and delivery of the district sports facility, the draft VPA enables Council to request a monetary contribution to embellishment existing open space. The embellishment would cater for the additional use generated from Tranche 41.
- The provision of a shareway/pedestrian link between Tranche 41 and Jack Brabham Reserve and associated activity stations along the pedestrian link.

As shown in **Figure 6**, Jack Brabham Reserve is located approximately 250m south of Tranche 41 and is adjacent to Anthony Creek. The reserve contains a double sports field, a clubhouse and training facilities, children's play space and car parking.

As outlined in **Table 2**, Council officers have reviewed the draft VPA offer and it is considered that the nominated options have material public benefit and will benefit for the future residents of Tranche 41.



Figure 6: Location of proposed sharepath between Jack Brabham Reserve and Tranche 41

Nominated options	Community Benefit
1. Monetary contribution towards the district sports facility in broader Pondicherry	Based on the preliminary draft Pondicherry ILP, the district sports facility will have an approximate land area of 12.7ha. It would enable the clustering of sports courts and fields and encourage sporting competition in accordance with the recommendation of the Social Infrastructure Report.
2. Monetary contribution towards the embellishment of existing open space	Embellishment will increase the capacity and facilitate additional usage of existing open space to service the demand generated from Tranche 41 residents.
3. Provision of a shareway connection between Tranche 41 and Jack Brabham Reserve	The addition of a sharepath and bridge crossing through the riparian corridor of Tranche 41 to Jack Brabham Reserve encourages pedestrian recreation and connectivity to Oran Park. It also provides a way for the community to appreciate the riparian corridor along Anthony’s Creek.

Table 2: Recommended options to address short-term demand in active open space

Council officers are currently reviewing the draft VPA offer. Should the draft Planning Proposal be supported by Council, consideration of the draft VPA offer will progress.

Provision of Passive Open Space

The draft Planning Proposal is required to provide 2.13ha of passive open space. The draft ILP previously contained four open space areas comprising of:

- Three neighbourhood parks (LP1, LP2 and LP3 in **Figure 7**); and
- One open space transition area (LP4 in **Figure 7**).

The open space transition area (LP4) is adjacent to the transmission easement and has an approximate area of 601m².

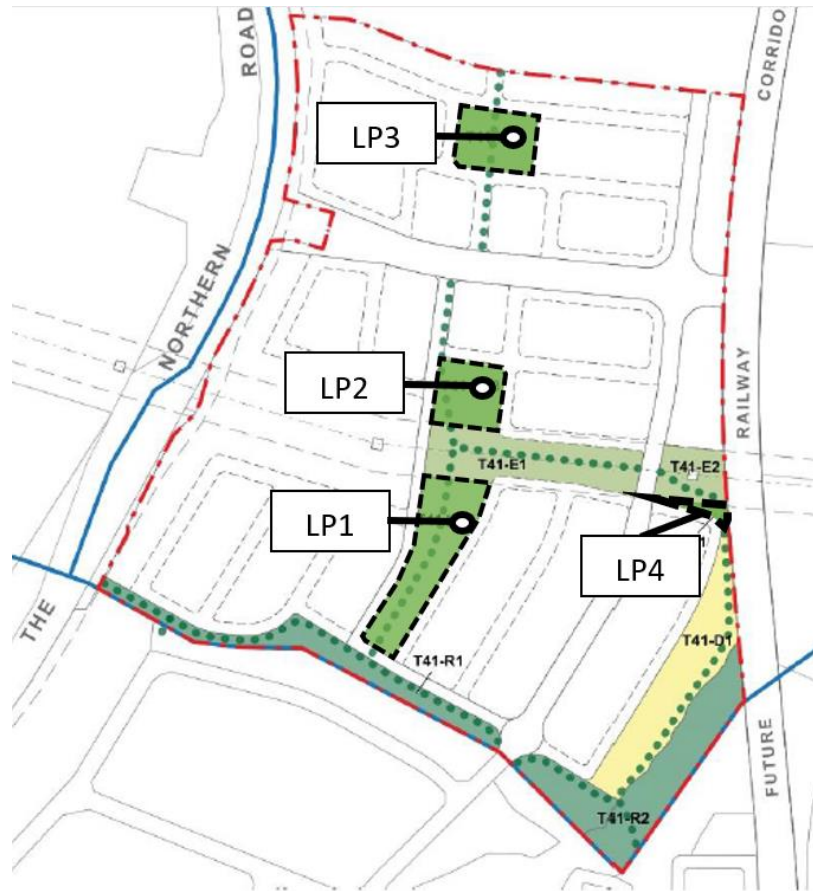


Figure 7: Open Space Network (LP4 has been relocated and consolidated into the three neighbourhood parks)

Officer Comment

Council officers recommended LP4 be relocated and consolidated into the area of the neighbourhood park to the north (LP3). This would provide more usable public open spaces for the community. The Panel concurred with this recommendation.

The Proponent has revised the proposal which relocates and consolidates LP4 into the areas of the three neighbourhood parks. This is considered to be an acceptable solution as it increases the usable area of the three neighbourhood parks and provides a cumulative total of 2.13ha of passive open space as shown in **Table 3**.

Open Space	Proposed Area (m ²)	Revised Area (m ²)	Net difference (m ²)
Neighbourhood Park (LP1)	10,100	10,199	+99
Neighbourhood Park (LP2)	5,149	5,437	+288
Neighbourhood Park (LP3)	5,500	5,743	+243
Open Space Transition (LP4)	601	N/A	-601
Total Area of Open Space	21,350	21,379	+29

Table 3: Proposed and Revised Open Space Areas (to reflect amendment to LP4)

Connectivity of Open Space

The park (LP3) in the northern portion of Tranche 41 is isolated from the open space network in the southern portion, with the sub-arterial road (Maryland Link Road No.1) presenting a physical barrier. Providing connected open spaces to facilitate movement corridors enhances walkability and recreation.

Officer Comment

Council officers and the Panel recommended the provision of high amenity connections between the open spaces within the northern and southern portion of Tranche 41.

In response, the proponent has updated the draft Indicative Layout Plan to include a better connection between open space areas within the northern and southern portion of Tranche 41. The north-south local roads outlined in purple in **Figure 8** have been amended to include a wider 7m green verge to accommodate shared paths and improve pedestrian connectivity. A typical road section with a green verge is shown in **Figure 9**.



Figure 8: Recommended location of green verge

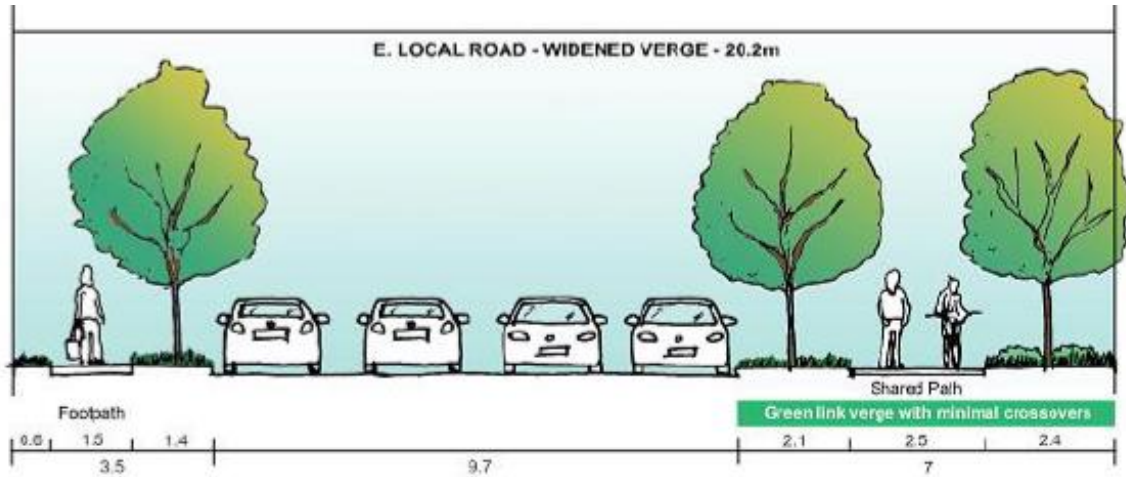


Figure 9: Typical section showing the layout of road with green verge

Land under the TransGrid Easement proposed to be under Public Ownership

A 60m wide transmission line easement crosses Tranche 41 in an east-west direction. The central and eastern portion of the easement is proposed to be embellished and dedicated to Council as a public park.

Officer Comment

The proposal contemplates a public park in the eastern portion of the easement (identified as E1 and E2 in **Figure 10**). While constrained by TransGrid requirements, the proposed park will deliver sharepath connections to the broader open space network. The proposed dedication of the land to Council will be considered under Council’s Dedication of Constrained Lands Policy.

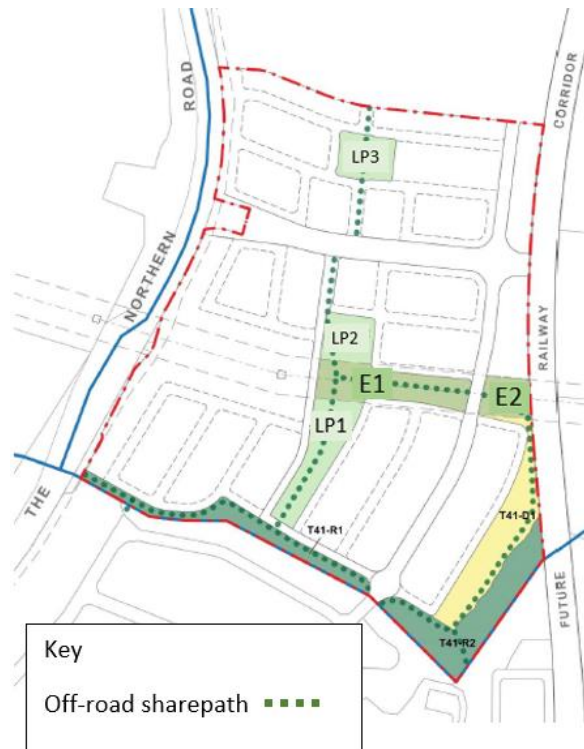


Figure 10: Land under Transmission Easement (E1 and E2) enables sharepath connections

Land under the TransGrid Easement proposed to be under Private Ownership

The proponent has advised the western portion of the easement does not provide a logical extension of the proposed open space network and is intended to be in private ownership. A typical subdivision design is seen in **Figure 11**, where the easement will be subdivided into two private lots (outlined in red) with each lot providing access to the street.

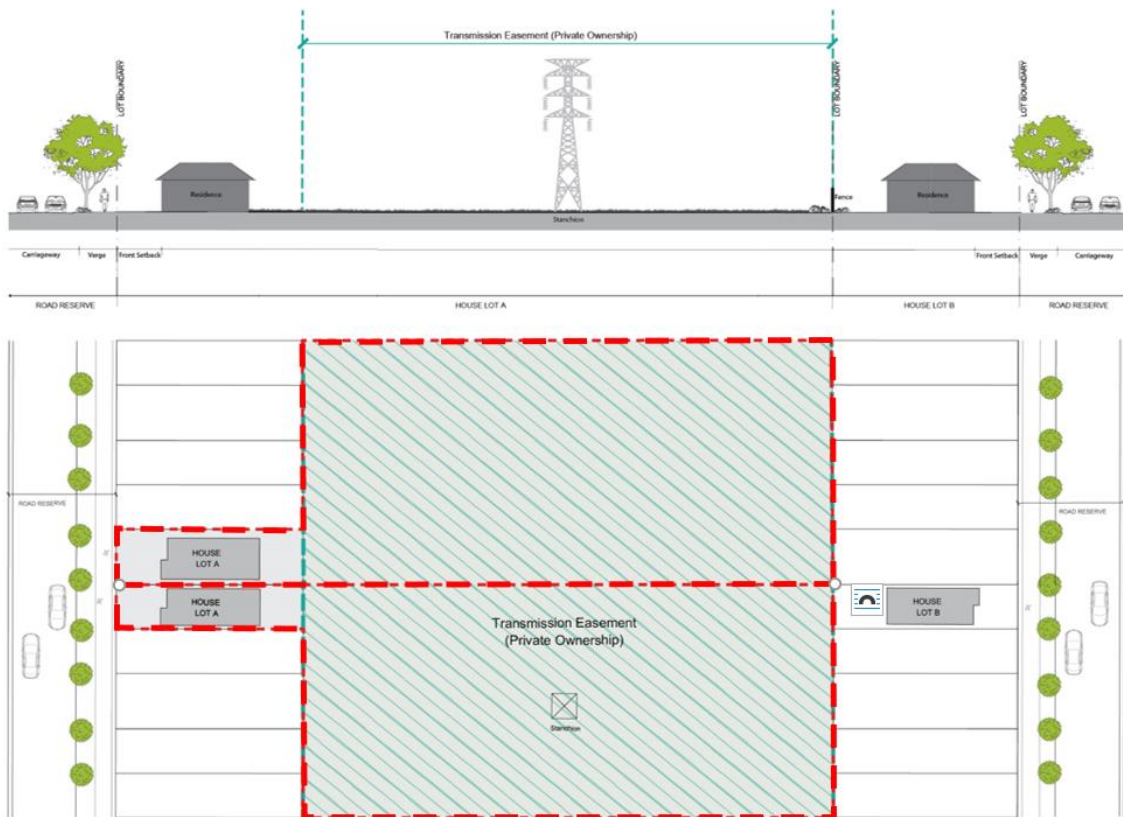


Figure 11: Subdivision layout of easement in private ownership

Officer Comment

The proponent has indicated the draft ILP complies with the requirements of TransGrid. It is noted that development consent has been granted for developments adjacent to the transmission easement in Catherine Fields (Part) Precinct.

Council officers have requested confirmation that TransGrid support the draft ILP, specifically the suitability of privately owned lots in the western portion of the transmission easement. Further consultation with TransGrid will be undertaken post-Gateway, subject to the draft Planning Proposal being supported.

Water Cycle Management

The proposal will result in two detention basins being constructed. As shown in **Figure 12**, one of the basins is located outside and north of Tranche 41. This basin is temporary until further planning/development is undertaken in broader Pondicherry.

When broader Pondicherry is developed, runoff from Tranche 41 is proposed to be directed to a future permanent basin in the northern portion of the broader precinct.



Figure 12: Location of detention basins

Officer Comment

Upon review of the Stormwater Management Report (Report), Council officers noted the Report needs to provide further detail to confirm if the proposed basins are adequately sized to ensure that post-development levels of stormwater runoff will match pre-development levels. Council officers recommended the Report and associated modelling be revised to address this issue, and the Panel accepted this advice.

As a result, the Proponent has provided additional information including an annexure to the Report and further flood modelling.

Council is currently undertaking a review of the Upper South Creek Flood Study as the floodplain risk management process in NSW requires continual review of existing studies. This study will confirm flood behaviour in the Upper South Creek catchment.

The stormwater design will need to be consistent with the work undertaken as part of the Upper South Creek Flood Study review. Further assessment in this regard can be undertaken post-Gateway, should Council support the draft Planning Proposal.

The temporary basin is proposed to be located on land to the north (outside) of Tranche 41. The land to the north is under the same land ownership. The intent of the basin is to manage stormwater impacts until a more permanent facility is delivered in broader Pondicherry.

A temporary detention basin is an acceptable interim measure, and its detailed design will need to comply with Council's Engineering Specifications. The Proponent will be required to provide for the maintenance costs and submit details of the maintenance framework for the temporary basin at the DA stage. Council officers are satisfied that adequate stormwater infrastructure will be in place to mitigate stormwater impacts on the locality.

Assessment against Key Strategic Documents

An assessment of the draft Planning Proposal against the key strategic documents are provided as an **attachment** to this report and are summarised below.

Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters.

The proposal is consistent with the relevant directions and objectives of the Region Plan including:

- Direction 3: Infrastructure & Collaboration – A City supported by Infrastructure;
- Direction 4: Liveability – A City for People;
- Direction 5: Productivity – A Well Connected City; and
- Direction 6: Sustainability – A City in its Landscape.

Western Sydney District Plan

On 18 March 2018, the Western Sydney District Plan (the District Plan) was released by the GSC. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets.

The proposal is consistent with the relevant priorities and actions of the District Plan:

- Planning Priority W1: Planning for a city supported by infrastructure;
- Planning Priority W2: Working through collaboration;
- Planning Priority W3: Providing services and infrastructure to meet people's changing needs;

-
- Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities;
 - Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services;
 - Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage;
 - Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City;
 - Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways;
 - Planning Priority W14: Protecting and enhancing bushland and biodiversity; and
 - Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections.

Community Strategic Plan

The Community Strategic Plan (CSP) seeks to actively manage Camden LGA's growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes.

The proposal has been assessed against the relevant Directions and Strategies of the CSP and is consistent with the following Strategies:

- Strategy 1.1.1: Ensure provision of appropriate urban development for sustainable growth in the Camden LGA;
- Strategy 2.1.3: Maintain and enhance the Camden LGA's waterways and its catchments and promote water saving initiatives; and
- Strategy 2.1.7: Ensure the long-term assets of parks and open space is managed and maintained across the Camden LGA.

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) was adopted by Council on 14 April 2020. The LSPS is a 20-year planning vision, and includes land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years.

The proposal has been assessed against the relevant Local Priorities and Actions of the LSPS and is consistent with the following Local Priorities:

- Infrastructure and Collaboration P1: Aligning Infrastructure Delivery with Growth;
- Infrastructure and Collaboration P2: Connecting Camden through Integrated Transport Solutions;
- Infrastructure and Collaboration P3: Planning for the Delivery of the North South Rail and South West Rail Link Extension;
- Infrastructure and Collaboration P4: Working in Partnership to Deliver a More Liveable, Productive and Sustainable Camden;
- Liveability P1: Providing Housing Choice and Affordability for Camden's Growing and Changing Population;
- Sustainability P1: Improving the Accessibility and Connectivity of Camden's Green & Blue Grid and Delivering High Quality Open Space;
- Sustainability P2: Protecting & Enhancing the Health of Camden's Waterways, and Strengthening the Role and Prominence of the Nepean River; and



-
- Sustainability P6: Improving Camden's Resilience to Natural Hazards and Extreme Weather Events.

Draft Camden Housing Strategy

The draft Camden Local Housing Strategy (draft LHS) sets out a clear plan for housing in the Camden LGA over the next 10 to 20 years. The draft LHS was placed on public exhibition from 15 October to 26 November 2020. Council officers are currently assessing submissions received in response to the exhibition.

The proposal has been assessed against the Priorities, Objectives and Actions of the draft LHS and is consistent with the following Local Priorities:

- Priority 1: Providing housing capacity and coordinating growth with infrastructure;
- Priority 2: Delivering resilient, healthy and connected communities;
- Priority 3: Delivering the right housing in the right location; and
- Priority 4: Increasing housing choice and diversity.

Camden Local Planning Panel

On 20 October 2020, the Camden Local Planning Panel considered the draft Planning Proposal. The Panel's recommendation was that the draft Planning Proposal should proceed to Gateway Determination for the following reasons:

- The Planning Proposal has demonstrated strategic and site-specific merit.
- The Planning Proposal will contribute towards Camden's housing supply within the SWGA which presents an appropriate location that could facilitate housing diversity.
- The Planning Proposal responds to the context of the SWGA, in particular the established precinct of Oran Park which is compatible with R2 Low Density Residential Development. The proposed R2 Low Density Residential zone which is conducive to lot sizes ranging between 300m² to 600m² is consistent and integrates with the existing neighbouring character of Oran Park to the south.
- Future development as a result of this proposal will be adequately serviced by existing and planned infrastructure and will not generate wider environmental, social and economic impacts. In particular, the Panel notes the advice of the Council officers that the land that is subject of the Planning Proposal does not contain any koala habitat.

The Panel accepted Council officers' advice that the Planning Proposal would need to further address matters relating to contributions towards active open space; consolidation and improved connectivity of passive open space; and the sizing of proposed stormwater basins.

A copy of meeting minutes is provided as an **attachment** to this report.

Post-Panel Amendments

The draft Planning Proposal has been revised to respond to Council officers' and the Panel's advice by:

- Providing additional information on monetary contributions towards off-site active recreation facilities to address the demand for active open space;

- Relocating and consolidating open space (LP1) to increase the usable area of local neighbourhood parks;
- Providing a wider green verge to improve connectivity of passive open space in the northern and southern portion of the site; and
- Providing additional information to demonstrate that the proposed basins will ensure that there are no adverse stormwater impacts on the locality.

Assessment of Planning Merit

The draft Planning Proposal has been assessed against key strategic documents, including the Greater Sydney Region Plan, the Western City District Plan, Community Strategic Plan, Camden Local Strategic Planning Statement and draft Local Housing Strategy.

It is considered the draft Planning Proposal demonstrates planning merit to proceed to Gateway Determination for the following reasons:

- The proposal provides additional housing within the SWGA, which will contribute to Camden's 6-10 year housing target and respond to the needs of Camden's growing community.
- The proposal provides passive open space, with active open space to be provided in broader Pondicherry.
- The proposal provides funding mechanisms to deliver active recreation facilities via monetary contributions.
- The proposal demonstrates there will be no unacceptable traffic and stormwater impacts on the locality with existing and planned infrastructure able to cater to the additional demand generated by Tranche 41.
- The land is suitable for residential development based on specialist studies, with measures in place to address site conditions and constraints relating to salinity, potential site contamination, bushfire, air quality and noise and vibration.
- The proposal maintains and enhances the riparian corridors along Catherine Creek and Anthony Creek with future embellishment of these corridors facilitating improvements in habitat and habitat connectivity.
- The proposal demonstrates Tranche 41 will have access to service infrastructure based on consultation with service providers.
- The proposal leverages off and provides connections to the facilities of Oran Park, and integrates with Oran Park and Pondicherry within the broader SWGA.

Next steps

Subject to Council endorsement, the draft Planning Proposal will be submitted to the Department of Planning, Industry and Environment (DPIE) for a Gateway Determination.

Subject to a favourable Gateway Determination, the draft Planning Proposal will be placed on public exhibition concurrently with the draft DCP and draft VPA. If unresolved submissions are received during the public exhibition period, a further report to Council will be prepared. If no unresolved submissions are received, the draft Planning Proposal will be submitted to DPIE for finalisation.

FINANCIAL IMPLICATIONS

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



CONCLUSION

The draft Planning Proposal seeks to amend the Camden LEP 2010 and Growth Centres SEPP 2006 to rezone the south-western portion (Tranche 41) of the Pondicherry Precinct from RU1 Primary Production to R2 Low Density Residential and E2 Environmental Conservation.

The draft Planning Proposal is accompanied by proposed amendments to the Camden Growth Centres Development Control Plan (the Growth Centres DCP). The proposed DCP amendments include an indicative layout plan (ILP), and site-specific controls and requirements for Tranche 41. The proposal will facilitate the delivery of 470 residential lots (approximately), public open space and riparian corridors, and associated cycle and pedestrian pathways.

Council officers have assessed the draft Planning Proposal and DCP amendments and consider the proposal has planning merit to proceed to Gateway Determination, as outlined in this report.

RECOMMENDED

That Council:

- i. endorse the draft Planning Proposal for land at 600C - 680 The Northern Road, Oran Park to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination;**
- ii. forward the draft Schedule 6 of the Camden Growth Centres Development Control Plan for Tranche 41, to the Department of Planning, Industry and Environment in accordance with the amended delegations issued to Council on 19 January 2015 from the Secretary of the Department of Planning and Environment;**
- iii. subject to receiving a favourable response from the Department of Planning, Industry and Environment, proceed to public exhibition for the draft Planning Proposal and draft Schedule 6 DCP in accordance with the requirements of the Gateway Determination and the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000*;**
- iv. subject to no unresolved submissions being received, forward the draft Planning Proposal for 600C - 680 The Northern Road, Oran Park to the Department of Planning, Industry and Environment for the plan to be made; and**
- v. upon notification of the SEPP amendment:**
 - a. grant delegation to the General Manager to adopt the proposed changes to the Camden Growth Centres DCP in accordance with the amended delegations issued to Council on 19 January 2015 from the Secretary of the Department of Planning and Environment; and**
 - b. publicly notify the adoption of the DCP in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*; or**

vi. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or

vii. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.

ATTACHMENTS

1. Planning Proposal (Rev D)
2. Tranche 41 Pondicherry Draft DCP
3. CLPP-Closed Camden Local Planning Panel Minutes-20102020
4. PP Doc: Housing Typologies
5. Pondicherry - Housing Analysis -Housing Market Analysis Report (March 2019)
6. PP Doc Combined SEPP Maps V3
7. Tranche 41 Indicative Layout Plan
8. Assessment against Strategic Plans V2
9. Assessment of Specialist Studies for Tranche 41
10. UNDER SEPARATE COVER - Tranche 41 Technical Studies



ORDINARY COUNCIL

ORD03

SUBJECT: DELEGATIONS TO THE MAYOR - CHRISTMAS/NEW YEAR PERIOD
FROM: Director Customer & Corporate Strategy
TRIM #: 20/331525

PURPOSE OF REPORT

The purpose of this report is to request that Council delegate authority to the Mayor (and the Deputy Mayor in the absence of the Mayor) during the Christmas/New Year period.

BACKGROUND

In line with past practice, it is proposed to grant a delegation to the Mayor (and the Deputy Mayor in the absence of the Mayor) to make urgent decisions during the recess period.

MAIN REPORT

Council will be in recess from 9 December 2020 until 9 February 2021 (the recess period). During the recess period, it may be necessary to make decisions on urgent matters that may not fall within the delegations of staff.

The *Local Government Act 1993* (the Act) allows Council to delegate functions under section 377 of the Act and authority is also provided to the Mayor under section 226 of the Act to exercise functions between meetings. It is Council's normal practice to delegate authority to the Mayor (and the Deputy Mayor in the absence of the Mayor) during the recess period to make decisions on urgent matters.

This delegation would only be exercised in matters of urgency. In the event of an issue of significant magnitude and impact arising, a special Council meeting will be convened.

Should the need arise to exercise this delegation, a report will be provided to the Ordinary Council Meeting of 9 February 2021.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

Council is requested to delegate authority to the Mayor (and Deputy Mayor in the absence of the Mayor) to make decisions on urgent matters during the recess period of 9 December 2020 to 9 February 2021 as provided under sections 226 and 377 of the Act.

RECOMMENDED

That Council:

- i. **delegate authority to the Mayor (and Deputy Mayor in the absence of the Mayor) to make decisions on urgent matters during the recess period of 9 December 2020 to 9 February 2021 as provided under sections 226 and 377 of the *Local Government Act 1993*; and**
- ii. **receive a report to the Ordinary Council Meeting of 9 February 2021, if this delegated authority is exercised.**



ORDINARY COUNCIL

ORD04

SUBJECT: INVESTMENT MONIES - OCTOBER 2020
FROM: Director Customer & Corporate Strategy
TRIM #: 20/388412

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 31 October 2020 is provided.

MAIN REPORT

The weighted average return on all investments was 1.40% p.a. for the month of October 2020. The industry benchmark for this period was 0.13% (Ausbond Bank Bill Index) and the current official cash rate as determined by the Reserve Bank of Australia (RBA) is 0.25%.

The Responsible Accounting Officer (the Chief Financial Officer) has 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.

Council's Investment Report is provided as 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 1993*, Regulations, and Council's Investment Policy;**
- ii. note the list of investments for October 2020; and**
- iii. note the weighted average interest rate return of 1.40% p.a. for the month of October 2020.**

ATTACHMENTS

1. Monthly Investment Report - October 2020

ORDINARY COUNCIL

ORD05

SUBJECT: SPRING FARM URBAN RELEASE AREA PLANNING AGREEMENT - AV JENNINGS AND STARHILL

FROM: Director Sport, Community & Activation

TRIM #: 20/383032

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to execute the draft Spring Farm Urban Release Area Planning Agreement, following the conclusion of the public exhibition period. The draft Voluntary Planning Agreement (VPA) is included as an **attachment** to this report.

BACKGROUND

The development covered by this VPA creates 817 new residential dwellings over 13 stages. The draft VPA delivers approximately \$37.8m in land and works, and \$23.5m in monetary contributions. Figure 1 below shows the land covered by the VPA.



Figure 1: VPA Boundary

Councillors were briefed on the matter on 29 September 2020 and further information was provided as part of a Councillor update at the conclusion of the exhibition period.

MAIN REPORT

AV Jennings submitted a VPA offer for the remaining development of their land in Spring Farm as shown above in Figure 1. It is noted that land owned by Starhill is also being developed by AV Jennings and is included in the VPA. Starhill is therefore party to the VPA.



Summary of the Offer

The key items delivered under the draft VPA include:

- District Open Space, including roughly 9.5Ha of Elderslie Banksia Scrub land;
- 2 Local parks;
 - Park and Playground;
 - Passive Park.
- Local roads fronting open space;
- Various items of drainage infrastructure; and
- Cash contributions for additional infrastructure.

VPA Summary

VPA Summary	Obligations (under the Camden CP 2011)	VPA Offsets (Land & Works)	Remaining Contribution to be paid in Cash
TOTAL	\$61,342,743	\$37,839,945	\$23,502,798

Officer Comment

Council's Contributions Planners support the schedule of land dedication and works provided by the VPA. The VPA provides a pathway for the local infrastructure to be delivered that coincides with the surrounding development.

Monetary Contributions

The VPA provides triggers and timeframes for the payment of the remaining monetary contributions from Spring Farm, based on the subdivision of each stage.

Officer Comment

Officers support the 'per stage' approach for payment of monetary contributions adopted by the VPA. This approach allows Council to plan for the provision of offsite infrastructure into the future.

Exhibition of draft Voluntary Planning Agreement

The draft VPA was placed on public exhibition for a period of six weeks from Thursday, 1 October to Wednesday, 11 November 2020. The exhibition included notification on Council's website along with an electronic copy of the draft VPA.

No submissions were received in response to the exhibition of the draft VPA.

FINANCIAL IMPLICATIONS

The VPA will deliver approximately \$37.8m worth of infrastructure to the Spring Farm community and approximately \$23.5m of monetary contributions for additional infrastructure.

CONCLUSION

The VPA will deliver the majority of the outstanding land and works in Spring Farm required under the Camden Contributions Plan 2011. The total value of the VPA is approx. \$61.3m.

The VPA will provide infrastructure and monetary contributions for 817 new residential dwellings within the Spring Farm Release Area.

Officers have assessed the draft VPA offer and consider that it delivers material public benefit.

The draft VPA was exhibited for a period of 6 weeks and no submissions were received, it is therefore recommended that the draft VPA (as exhibited) be endorsed for execution under Council's Power of Attorney.

RECOMMENDED

That Council:

- i. endorse the Spring Farm Urban Release Area Planning Agreement (as attached) and authorise the Planning Agreement to be executed under Council's Power of Attorney; and**
- ii. forward a copy of the executed Planning Agreement to the Minister for Planning and Public Spaces in accordance with the provisions of the *Environmental Planning Act 1979* and Regulations.**

ATTACHMENTS

1. Spring Farm Urban Release Area Planning Agreement



ORDINARY COUNCIL

ORD06

SUBJECT: DRAFT SPACES AND PLACES STRATEGY 2020
FROM: Director Sport, Community & Activation
TRIM #: 20/390061

PURPOSE OF REPORT

The purpose of this report to seek Council's adoption of the draft Spaces and Places Strategy 2020, following the conclusion of the public exhibition period.

BACKGROUND

The draft Camden Spaces and Places Strategy 2020 aims to address the challenges posed by the LGA's rapid urban growth, changes to the community profile and urbanisation on existing social infrastructure.

Social infrastructure, including open space, recreation spaces and community facilities, provides a range of benefits including important health, social, environmental and economic benefits for individuals and the broader community.

The strategy provides a strategic framework and action plan to support the significant role that Council plays in the provision of open space, play spaces and community facilities, to meet the needs of current and future populations.

This strategy uses three planning districts: rural, established and growth, to analyse the populations trends and review benchmarks for the provision of social infrastructure.

Councillors were initially briefed on this Strategy on 25 August 2020. Following the initial briefing, the Strategy was put on public exhibition for a period of six weeks from 16 September to 4 November 2020.

At the conclusion of the six-week exhibition period, Councillors were briefed on 10 November 2020 of the exhibition outcomes.

MAIN REPORT

1. Strategic Context

Camden Community Strategic Plan 2017

Council adopted its Community Strategic Plan (CSP) in June 2017 with an overall vision of a sustainable Camden LGA by 2040. The CSP is built on a strong foundation of engagement with the local community so that it reflects their plan for the LGA.

The Spaces and Places Strategy responds to the directions and the corresponding strategies in the following way:

<p>Direction 1: Actively Managing Camden Local Government Area's Growth</p>	<p>Strategy 1.1.3 - Ensure adequate, accessible and high quality open and public space is made available across the Camden LGA;</p>
<p>Direction 2: Healthy Urban and Natural Environment</p>	<p>Strategy 2.1.8 – Ensure public amenities and recreational facilities reflect community needs; and</p>
<p>Direction 5: An Enriched and Connected Community</p>	<p>Strategy 5.1.1 – Foster strong, cohesive, healthy and safe communities.</p>

The development of this strategy was based on:

- a) **An analysis of the Camden context** including policy review, demographic analysis of current and future population, Audit of current and future provision levels and GIS mapping;
- b) **Consultation and assessment** including community engagement with key external and internal stakeholder groups to determine; and
- c) **Analysis and reporting** including benchmarking and facility assessment and reporting.

2. Scope of the Strategy

The strategy focuses on Council owned and managed social infrastructure, as outlined below:

- **Open space** - Council owned or managed public open space;
- **Recreation space** - Council owned or managed playspaces, sports fields, sports courts, dog off leash areas, skate parks, aquatics and specialised facilities;
- **Community facilities** - Council owned or managed community centres, halls, meeting rooms, clubrooms, civic centres and libraries.

The strategy provides a flexible framework for the ongoing monitoring of progress of planning outcomes and community needs, to ensure accurate planning and provision of social infrastructure over time.

3. Structure of the Strategy

Section 1 - 9. Spaces and Places strategic context

Sets the strategic context for the document, outlines trends and demographic data to inform the recommendations.

Section 10 - 12. Current provisions and benchmarking analysis

Provides information on the current infrastructure and provisions.

Section 13. Implementation plan and recommendations

Outlines the recommendations related to specific pieces of social infrastructure to inform future provisions.



4. Exhibition of draft Spaces and Places Strategy 2020

To ensure public consultation requirements were met, the draft strategy was exhibited on Council's website for an extended period of six weeks from 16 October to 4 November 2020.

An online community engagement forum was held on 26 October to further seek feedback and comments from the key stakeholders. Eighteen community members participated in the forum.

At the end of the exhibition period, a total of eight submissions from the community were received, of which two were requesting only minor administrative changes to the document. A summary of the remaining submissions is outlined below.

5. Summary of submissions and officer response

Community Submission 1

Provision of exercise apparatus and basketball courts at Elizabeth Scott Reserve, Elderslie.

Officer Response

Noted. Council will investigate and consider the exercise equipment and courts for inclusion in future delivery plans.

Community Submission 2

Engesta Reserve – Camden South

Part a. Issues regarding maintenance of Scout Hall.

Part b. Suggestions for improved landscaping, tree planting, seating and weed spraying.

Officer Response

Part a. In accordance with Recommendation 11 in the strategy document, future upgrades of Scout Halls will be prioritised based on the asset condition reports of the facility. The recommendation within the strategy outlines:

- *“inclusion of asset conditions of Scout Halls on the asset management database and prioritise investment that will improve broader community use and consider upgrades”.*

Part b. Noted. The maintenance issues have been referred to the appropriate Council officers for consideration and response.

Community Submission 3

Inclusion of swimming pools in facilities benchmarking and within the strategy.

Officer Response

Noted. Document to be amended for inclusion and consideration of swimming pools in the benchmarking section and within other appropriate sections of the final draft of the Strategy.

Community Submission 4

- Part a. Impact of proposed LGA boundary changes on the draft strategy.
- Part b. Laurina Park, Howe Street and Underwood Circuit. Harrington Park not mentioned in Appendix E. Need to determine which one of the unnamed parks in Appendix E refers to Laurina Park.
- Part c. If the park can be scheduled for an upgrade to provide additional play activity items for the residents of Harrington Park.

Officer Response

- Part a. There are currently no proposed boundary changes affecting the Camden LGA. Should there be any future changes, the strategy will be adjusted accordingly. The strategy will be undergoing periodic revision and any changes to the LGA boundary will be reflected in the future drafts.
- Part b. This park is a part of the Harrington Grove Community Title. It is not a Council-owned site.
- Part c. Council will refer this request for consideration to the relevant developers and community title scheme.

Macarthur Youth Ballet Submission 5

- Part a. Lack of facilities for professional ballet performance and production in Camden LGA.
- Part b. Camden Civic Centre venue is outdated, lacks professional lighting and sound, lacks backstage area for dancers and the shape of the stage is odd.

Fisher's Ghost Youth Orchestra Submission 6

- Part a. There is a need for a performance space with 350 (least) to 600 (up to) seats, high quality stage, lighting and sound, backstage hoist, green room and storage.
- Part b. Camden Civic Centre is not fit-for-purpose for large scale productions including inadequate stage, lighting and capacity issues.
- Part c. The Spaces and Places Strategy lacks an understanding of the prevalence of community members taking part in the arts of all kinds.



Officer Response to submissions 5 and 6

- Part a. Amend strategy to include an action to undertake an audit and study of cultural performance facilities within the Camden LGA. The study to include investigation and recommendations for future cultural, art and performance spaces for the Camden LGA.
- Part b. Several recommendations within the strategy specifically recommendations 6, 7, and 8 also respond in part to the future provisions of cultural spaces:
- Improved utilisation of Camden Civic Centre;
 - Provision of affordable performance spaces for dance and other performance-based community activities within future community facilities or through partnership with other agencies and providers;
 - Integration of cultural/civic centre facilities into future library development to supplement Camden Civic Centre and other future cultural facilities;
 - Note that the current Masterplan for the Leppington Precinct includes the provision of a future Regional Cultural Facility.

Late Submission from South West Sydney Local Health District (SWSLHD)

A late submission (post Councillor briefing) was received from the South Western Sydney Local Health District (SWSLHD), Population Health Unit.

The submission compliments Council in taking a leadership role in providing social infrastructure needs of the current and future communities with the Camden LGA. The submission supports the principles of Healthy Placemaking as outlined within the strategy and acknowledges the challenges faced by a growth-centered Council in facilitating built environments that create healthy, liveable and connected communities.

Officer Response

Council officers have reviewed the submission and recommend minor administrative amendments.

As part of ongoing engagement, officers will continue to explore future opportunities for collaboration with SWSLHD to create examples of best practice in facilitating health, wellbeing and liveability outcomes for our communities.

6. Next Steps

Should Council endorse the draft Strategy, the following will occur:

- An implementation plan will be developed to inform Council's future projects and funding opportunities.
- Submitters will be advised of the outcomes of the exhibition period and Council's consideration of the report.

An ongoing program of engagement and consultations will be maintained with the local stakeholders to progress the strategies and actions as outlined in the document.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council as a result of this report. Any future financial implications will be subject to considerations as part of the annual budget process.

CONCLUSION

The draft Spaces and Places Strategy creates a significant opportunity for Council to provide a strategic framework to ensure the continued provision of high-quality public spaces and amenities within the Camden LGA.

Following a six-week exhibition period and consideration of submissions received during the public exhibition period, it is recommended that Council adopt the draft Spaces and Places Strategy, as amended and provided as an **attachment** to this report.

RECOMMENDED

That Council:

- i. adopt the draft Spaces and Places Strategy 2020 (as amended) included as an Attachment to this report; and**
- ii. write to all submitters regarding the outcome of the report.**

ATTACHMENTS

1. Draft Spaces & Places Strategy 2020



ORDINARY COUNCIL

ORD07

SUBJECT: ACCEPTANCE OF GRANT FUNDING - COMMUNITY BUILDING PARTNERSHIPS 2020

FROM: Director Sport, Community & Activation

TRIM #: 20/390749

PURPOSE OF REPORT

The purpose of this report is to seek Council's acceptance of grant funding for \$12,805 (excl. GST), through the NSW Government's Community Building Partnership Program 2020.

The grant monies will help facilitate the establishment of a community art-making space by installing new flooring within the Undercroft area of the Camden Civic Centre.

BACKGROUND

The NSW Government provides grant funding under the Community Building Partnership program for projects that deliver positive social, environmental and recreational outcomes while promoting community participation, inclusion and cohesion.

Council made an application in the 2020 Round for funding to provide new flooring within the Camden Civic Centre (Undercroft), to enable a flexible area that can support a community art-making space.

MAIN REPORT

Council has been successful in receiving grant funding under the Community Building Partnerships Program for \$12,805 (excl. GST).

Through the installation of durable, easy to clean flooring suitable for art-making, the Centre will provide a flexible space for local creatives and artists to practice a variety of art forms expanding the program of activities able to be hosted within the venue.

FINANCIAL IMPLICATIONS

The \$12,805 (excl. GST) funding is required to be matched by Council. There is currently funding available within the 2020-21 budget to match the grant monies.

CONCLUSION

Council has been successful in its funding application for \$12,805 (excl. GST) through the Community Building Partnership Program 2020. The funding will assist in facilitating the installation of durable, easy-to-clean flooring within the Undercroft area of the Camden Civic Centre.

RECOMMENDED

That Council:

- i. accept grant funding of \$12,805 (excluding GST) for Establishing a Community Art Making Space – Installation of Flooring;**
- ii. write to The Hon. Gareth Ward, Minister for Families, Communities and Disability Services, thanking him for his support; and**
- iii. write to Mr Peter Sidgreaves MP, Member for Camden, thanking him for his support.**



ORDINARY COUNCIL

ORD08**SUBJECT: MINELL COURT, HARRINGTON PARK - IMPROVEMENT WORKS****FROM: Director Community Assets****TRIM #: 20/389505**

PURPOSE OF REPORT

The purpose of this report is to seek Council's approval to allocate funds for local drainage improvements behind the properties fronting Minell Court, Harrington Park.

BACKGROUND

In February 2020, the Camden LGA was affected by a significant rainfall event, which resulted in flooding of a number of properties that front Minell Court.

Initial maintenance works were undertaken on the reserve area above the properties, to improve an existing catch drain that was built as part of the development at the time of the original subdivision in 1997.

Initial investigations into the area identified that the rear area of the properties fronting Minell Court is generally flat with multiple localised minor low points discharging overland flows into some properties.

At the boundary of the properties, there is no natural or constructed drainage outlet, and overflows from the catch drain and water from the slope below the catch drain will continue to enter the rear of the properties.

MAIN REPORT

Following representations from residents, investigations were undertaken into a number of options to improve the management of overland flows in heavy rain events.

Councillors were briefed on the options on 10 November and 17 November 2020.

Following the briefings, it is proposed that Council proceed with drainage works adjacent to the property boundaries, and further works to the existing catch drain, to improve the management of overland flows into the properties.

FINANCIAL IMPLICATIONS

The cost of this work is estimated at \$510,000. Funding is available from Section 7.11. In order to access the funding from Section 7.11, a plan review is required. If the plan review is not completed before the works commence, the funding can be forward-funded from the Capital Works Reserve and repaid following completion of the Section 7.11 plan review. The appropriate adjustment to the budget would be made at a quarterly budget review.

CONCLUSION

Council has received representations from a number of residents regarding overland flow from the adjacent reserve to properties fronting Minell Court, Harrington Park.

Initial works have been undertaken to increase the capacity of an existing catch drain above the properties however concerns about the impacts from the overland flow remain.

Additional works as outlined above are proposed to be undertaken to further reduce the risk associated with the overland flows.

RECOMMENDED

That Council proceed with improvement works to assist the management of overland flows at the rear of the properties fronting Minell Court, Harrington Park, and allocate funding of \$510,000 as detailed in the financial implications section of this report.



ORDINARY COUNCIL

ORD09

SUBJECT: ACCEPTANCE OF GRANT FUNDING - LOCAL ROADS AND COMMUNITY INFRASTRUCTURE PROGRAM

FROM: Director Community Assets

TRIM #: 20/389510

PURPOSE OF REPORT

The purpose of this report is to seek Council's acceptance of a second round of grant funding from the Department of Infrastructure, Transport and Regional Development, under the Local Roads and Community Infrastructure (LRCI) Program.

BACKGROUND

The LRCI Program aims to assist a community-led recovery from COVID-19 by supporting local jobs, firms and procurement. It is expected that councils, where possible, will use local businesses and workforces to deliver projects under the LRCI Program to ensure stimulus funding flows into local communities.

The intended outcomes of the LRCI Program are to:

- Provide stimulus to protect and create local short-term employment opportunities through funded projects following the impacts of COVID-19; and
- Deliver benefits to communities, such as improved road safety, accessibility and visual amenity.

Council accepted funding of \$874,692 (excl. GST), as part of the initial funding round, at its meeting of 11 August 2020.

The second-round funding offer is \$3,249,586 (excl. GST).

Councillors were briefed on this matter on 3 November and 1 December 2020.

MAIN REPORT

As identified in the first funding round, the grant funding is able to be allocated against a number of projects that meet the following eligibility criteria:

Roads Projects:

- Road projects generally, but preferably to support improved road safety outcomes;
- Traffic signs, street lighting, bridges/tunnels, heavy freight support (rest areas/weigh stations);
- Off-road facilities that support visitors;
- Road and sidewalk maintenance.

Community Infrastructure - construction / maintenance / improvements:

- CCTV projects;
- Bicycle and walking paths;
- Painting and improvements to community facilities;
- Repairing and replacing fencing;
- Improved accessibility of community facilities and areas;
- Landscaping improvements;
- Picnic shelters / barbeque facilities;
- Playgrounds and skate parks;
- Noise and vibration mitigation;
- Off-road car parks - sporting grounds/parks.

Identified projects in the second round of grant funding must be delivered by 31 December 2021.

It is expected that councils, where possible, will use local businesses and workforces to deliver projects under the LRCI Program to ensure stimulus funding flows into local communities. Council has previously implemented a local preference component in our procurement policy to support this aspect of the grant criteria.

Projects within the Camden LGA, eligible for this grant funding, will be considered as part of the Stage 3 COVID-19 recovery package, which will be briefed to Council in early 2021.

FINANCIAL IMPLICATIONS

Funds required for project administration and design are available from within the existing Council budget or partially from the project budget.

CONCLUSION

Council has been offered additional grant funding from the Federal Government, as part of the Federal Government's COVID-19 response, to support local businesses and stimulate local economies. It is therefore recommended that Council accept the additional grant funding in the sum of \$3,249,586 (excl. GST).

RECOMMENDED

That Council:

- i. accept the additional grant funding of \$3,249,586 (excl. GST) from the Department of Infrastructure, Transport and Regional Development;**
- ii. write to The Hon. Michael McCormack MP, Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development, and The Hon. Mark Coulton MP, Minister for Regional Health, Regional Communications and Local Government, thanking them for the grant; and**
- iii. write to The Hon. Angus Taylor MP, Member for Hume, thanking him for his support.**



ORDINARY COUNCIL

ORD10

**SUBJECT: ACCEPTANCE OF GRANT FUNDING - CONSERVATION WORKS OF
ELDERSLIE BANKSIA SCRUB FOREST**

FROM: Director Community Assets

TRIM #: 20/359511

PURPOSE OF REPORT

The purpose of this report is to seek Council's acceptance of grant funding from the NSW Department of Planning, Industry and Environment's Saving our Species Program for the continuation of conservation works of Elderslie Banksia Scrub Forest at Spring Farm.

BACKGROUND

Saving our Species is the NSW Government's conservation program that aims to maximise the number of threatened species that can survive securely in the wild in NSW. The program is designed to develop partnerships with organisations and researchers to align conservation work.

Elderslie Banksia Scrub Forest is listed as critically endangered under both NSW and Commonwealth legislation and a targeted strategy for managing this ecological community at the Spring Farm management site has been developed under the Saving our Species program.

Council has been working with the NSW Government through the Saving our Species program on the conservation of the Elderslie Banksia Scrub Forest located at Spring Farm since 2017.

Since July 2017, Council has received \$99,000 (excl. GST) in grant funding and works completed to date have included:

- Installation of temporary and permanent fencing around the project site;
- Design of site signage;
- Seed collection and propagation of plants for the site;
- Establishment of a bushcare group for the site and work to plant and maintain the site totalling 208 volunteer hours;
- Primary and secondary weed control by contractors;
- Rabbit control; and
- Removal of dumped rubbish and litter.

In addition, Council's Natural Areas team has provided in-kind support maintaining the project site.

MAIN REPORT

The NSW Department of Planning, Industry and Environment has advised Council of additional grant funding to continue conservation of the critically endangered community Elderslie Banksia Scrub Forest.

The funding requires Council to focus conservation efforts within Spring Farm Reserve and May Gibbs Rise until 31 July 2021.

Conservation works to be undertaken with the funding include:

- Continuing to work with the local Bushcare group to undertake additional planting;
- Educating Council staff and the community on the value and importance of Elderslie Banksia Scrub Forest and the types of activities that can have negative impacts on this threatened ecological community;
- Monitoring and manage plantings;
- Providing supplementary water as required to ensure the survival of new plants;
- Undertaking primary and secondary weed control;
- Undertaking rabbit control; and
- Removal of rubbish and garden waste.

FINANCIAL IMPLICATIONS

Through the NSW Government's Saving our Species program, Council has been offered \$14,300 (excl. GST) to continue on-ground works.

Council will provide project management and reporting as well as ongoing management of the project site as an in-kind contribution from existing budgets.

CONCLUSION

Through the NSW Government's Saving our Species program, Council has been offered \$14,300 (excl. GST) to continue on-ground works for conservation of the critically endangered ecological community, Elderslie Banksia Scrub Forest in Spring Farm.

The funding will enable additional, planting, weed management, rabbit control and rubbish removal in Spring Farm Reserve and May Gibbs Rise in Spring Farm.

RECOMMENDED

That Council:

- accept the funding of \$14,300 (excluding GST) from the NSW Government's Saving our Species program to undertake conservation works of Elderslie Banksia Scrub Forest in Spring Farm;**
- write to The Hon. Rob Stokes MP, Minister for Planning and Public Spaces, thanking him for the grant funding; and**
- write to Mr Peter Sidgreaves MP, Member for Camden, thanking him for his support.**



ORDINARY COUNCIL

ORD11

SUBJECT: MINUTES TO THE 5 AUGUST 2020 AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING

FROM: General Manager

TRIM #: 20/369346

PURPOSE OF REPORT

The purpose of this report is to provide Council with the minutes of the 5 August 2020 Audit, Risk and Improvement Committee meeting.

BACKGROUND

Council endorsed the implementation of a Business Assurance and Risk Management framework in June 2014. This framework included the establishment of a Business Assurance and Risk Committee (renamed to Audit, Risk and Improvement Committee).

Council resolved to adopt the Committee's current Audit, Risk and Improvement Committee Charter on 9 April 2019. The Charter includes a requirement to report draft minutes to Councillors via the Councillor Update, and to subsequently report the final minutes to Council for noting after they have been approved at the next Audit, Risk and Improvement Committee meeting.

MAIN REPORT

The Audit, Risk and Improvement Committee met on 5 August 2020. The agenda discussed at the meeting included:

- Enterprise Risk Management;
- Taxation Internal Audit Report;
- External Audit Update;
- Project 24 Regional Domestic Waste Processing and Disposal Tender Update;
- Cyber Security – Essential8 Report;
- Work, Health and Safety Update – January to June 2020;
- Audit Report Recommendations – Implementation Status Update June 2020;
- Internal Audit Plan Status Update;
- Proposed 6-month Internal Audit Program – July to December 2020;
- Update on review of Internal Audit Function;
- Update on Reports from Authoritative Bodies; and
- Other Audit and Risk Related Matters.

The draft minutes of the 5 August 2020 Committee meeting were circulated to Councillors as part of the Weekly Councillor Update on 18 September 2020 and subsequently approved at the 23 November 2020 Committee meeting. The approved minutes are provided as an **attachment** to this report.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

CONCLUSION

The Audit, Risk and Improvement Committee plays an important role in supporting the governance framework of Council. Reporting the minutes from Committee meetings keeps Council informed of the outcomes from those meetings and they are submitted for information.

RECOMMENDED

That Council note the Minutes of the Audit, Risk and Improvement Committee meeting of 5 August 2020.

ATTACHMENTS

1. Minutes to the 5 August 2020 Audit, Risk and Improvement Committee meeting



ORDINARY COUNCIL

ORD12

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - HERITAGE LISTED PROPERTIES IN CAMDEN LOCAL GOVERNMENT AREA

FROM: Cr Campbell

TRIM #: 20/389987

“I, Councillor Eva Campbell, hereby give notice of my intention to move the following at the Council Meeting of 8 December 2020:

That notifications of all Development Applications, applicable to any heritage listed property in the Camden Local Government Area, be forwarded to the Camden Resident Action Group, Camden Historical Society and the members of the Heritage Advisory Committee for their information and response.”

RECOMMENDED

That notifications of all Development Applications, applicable to any heritage listed property in the Camden Local Government Area, be forwarded to the Camden Resident Action Group, Camden Historical Society and the members of the Heritage Advisory Committee for their information and response.

ORDINARY COUNCIL

ORD13

SUBJECT: CLOSURE OF THE MEETING TO THE PUBLIC
FROM: General Manager
TRIM #: 20/400614

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

- Streetscape and Concrete Paving Works in Elderslie, Currans Hill and Spring Farm

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

- Commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i));

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

Before a part of the meeting is closed, members of the public may make representations as to whether that part of the meeting should be closed. Representations can only be made in writing to the General Manager prior to the commencement of the meeting or a fixed period immediately after the motion is moved and seconded. That period is limited to four minutes under 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 part.

Members of the public will be readmitted to the meeting immediately after the closed part has ended and, if Council passes a resolution during the closed part, the Chairperson will make the resolution public as soon as practicable after the closed part 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 commercial information in accordance with the provisions of Section 10A(2)(d)(i) of the *Local Government Act, 1993*.**