

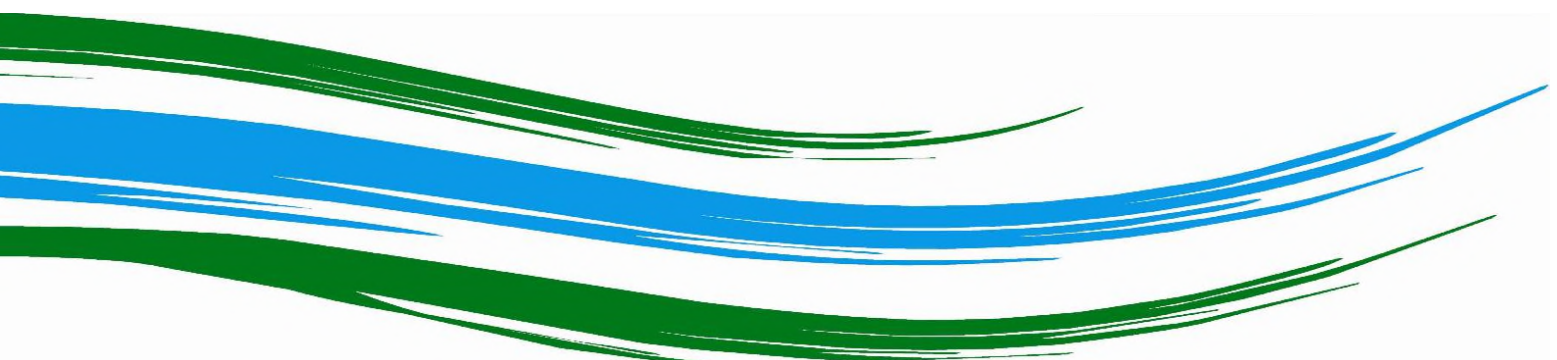


Camden Council

Business Paper

Ordinary Council Meeting
14 April 2020

Camden Council
Administration Centre
70 Central Avenue
Oran Park



COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
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

ORDER OF BUSINESS - ORDINARY COUNCIL

Prayer.....	6
Acknowledgement of Country	7
Webcasting of Council Meetings.....	8
Leaves of Absence	9
Declaration of Interest.....	10
Public Addresses	11
Confirmation of Minutes	12
Mayoral Minute - Greater Sydney Women's Safety Charter	13
ORD01 Planning Proposal - A Saddle Close, Currans Hill.....	14
ORD02 Planning Proposal - 33 Morshead Road, Mount Annan	26
ORD03 Draft Community Participation Plan - Planning Functions	37
ORD04 Endorsement of Draft Local Strategic Planning Statement.....	44
ORD05 Local Approvals Policy - New	49
ORD06 Investment Monies - February 2020	52
ORD07 Acceptance of Grant Funding - Upgrade of Auditorium Audio Visual Equipment - Camden Civic Centre.....	53
ORD08 NSW State Government Special Infrastructure Contribution (SIC) – Funding Agreement - Design of Rickard Road Between Ingleburn Road And Heath Road, Leppington	55
ORD09 Tender T001/2020 - Construction of a Synthetic Football Field at Nott Oval, Narellan.....	57



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 Ordinary Council Meeting held 10 March 2020 and the deferred Minute for ORD02 – Alan Baker Art Gallery – Appointment of Directors and Other Matters of the Ordinary Council Meeting held 11 February 2020.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 10 March 2020, copies of which have been circulated, and the deferred Minute for ORD02 – Alan Baker Art Gallery – Appointment of Directors and Other Matters of the Ordinary Council Meeting held 11 February 2020, copies of which have previously been circulated, be confirmed and adopted.

ORDINARY COUNCIL

Mayoral Minute

SUBJECT: MAYORAL MINUTE - GREATER SYDNEY WOMEN'S SAFETY CHARTER

FROM: The Mayor

TRIM #: 20/77385

As part of International Women's Week 2020, the Greater Sydney Commission launched its Greater Sydney Women's Safety Charter (included as an attachment).

The objective of the Charter is to bring together businesses, government agencies, peak groups and not-for-profit organisations to take joint action and steps that improve the safety of women and girls in our communities.

Last month, Council received an invitation from the Greater Sydney Commission inviting Camden Council to join the Charter as a participant.

The Charter is designed to influence the policies and practices of participating organisations that would allow women and girls to feel safer and more confident in our Local Government Area.

The Charter has three foundation principles, these include:

1. Commitment to a culture of gender equality – where women are equal and well considered when designing places and services;
2. Commitment to listen, share and reflect – where communication, knowledge and evidence are key to influencing effective enduring change; and
3. Commitment to collective action and continuous improvement – where women can actively participate through collaboration, united action and reflective practice.

The Charter is voluntary and non-binding, and by becoming a charter participant, Council will show our commitment to exploring ways we could make our local area safer for everyone, particularly women and girls.

I hope you join me in supporting this great initiative.

RECOMMENDED

That Council:

- i. note the information;**
- ii. agree to be a participant in the Greater Sydney Commission's Greater Sydney Women's Safety Charter; and**
- iii. advise Geoff Roberts AM, Chief Commissioner, Greater Sydney Commission of Council's decision.**

ATTACHMENTS

1. Greater Sydney Women's Safety Charter



ORDINARY COUNCIL

ORD01

SUBJECT: PLANNING PROPOSAL - A SADDLE CLOSE, CURRANS HILL
FROM: Director Planning and Environment
TRIM #: 20/48165

PROPERTY ADDRESS	A Saddle Close, Currans Hill Part Lot 627 DP 1163903
PROPONENT	Cardno Pty Ltd
OWNER	Landco (NSW) & Wolin Investments Pty Ltd

PURPOSE OF REPORT

This purpose of this report is to advise Council of a draft Planning Proposal at A Saddle Close, Currans Hill, and to recommend the draft Planning Proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) for Gateway Determination.

The draft Planning Proposal is provided as an **attachment** to this report.

BACKGROUND

In May 2019, a draft Planning Proposal was lodged by Cardno Pty Ltd on behalf of the landowner. The draft Planning Proposal sought to amend the Camden Local Environmental Plan 2010 (Camden LEP 2010) by rezoning a portion of the site from E4 Environmental Living (approximately 1.2ha) and E2 Environmental Conservation (approximately 0.1ha) to R1 General Residential and amending the minimum lot size from 1,500m² and 900m² to 450m².

On 20 August 2019, the Camden Local Planning Panel (Panel) reviewed the draft proposal and provided recommendations, which are discussed later in this report and are provided as an **attachment** to this report.

Following the Panel's review, the proponent lodged a revised draft Planning Proposal. The revised draft Planning Proposal seeks to retain the existing E2 Environmental Conservation and E4 Environmental Living zones and proposes a minimum lot size of 500m². The draft proposal could facilitate 17 residential lots (approximate) on the site.

Councillors were briefed on the initial draft Planning Proposal on 25 June 2019 and the revised proposal on 26 November 2019.

Council considered a report in relation to this matter at its meeting on 11 February 2020 and resolved to defer the matter.

Councillors were further briefed on the proposal on 25 February 2020. Concerns were raised by Council in relation to the battle-axe and irregular shaped lots indicated on the draft indicative subdivision plan.

The proponent submitted a further revised draft Planning Proposal including a further revised draft indicative subdivision plan (**Figure 3**) on 27 March 2020.

Locality

The site is located within the northern part of the Manooka Valley urban release area, which was rezoned for residential development in 2005, prior to the rezoning of the South West Growth Area (SWGA). The site forms part of a 34.1ha parcel of land bound by the established residential area of Currans Hill to the west, Turner Road Precinct to the north, and Badgally Hill to the east.

The site subject to the draft Planning Proposal is approximately 1.4ha in area and slopes slightly to the south west. The site is predominately cleared and has views to the Blue Mountains. A 60m wide Transgrid electrical transmission easement runs along the eastern boundary of the site.

The state heritage listed Sydney Water Upper Canal system traverses through the western part of the broader 34.1ha site. A water reservoir was recently constructed by Sydney Water on the site.

Figure 1 identifies the subject site shaded yellow, the site context, the location of the existing transmission easement and water reservoir.



Figure 1: Site locality and context



Development History

In November 2014, a Development Application (DA/2014/560/1) was approved for eight Environmental Living residential lots on the draft Planning Proposal site. The approved lot sizes range from 995m² to 2,100m². The subdivision plan approved under this DA is provided in **Figure 2**.

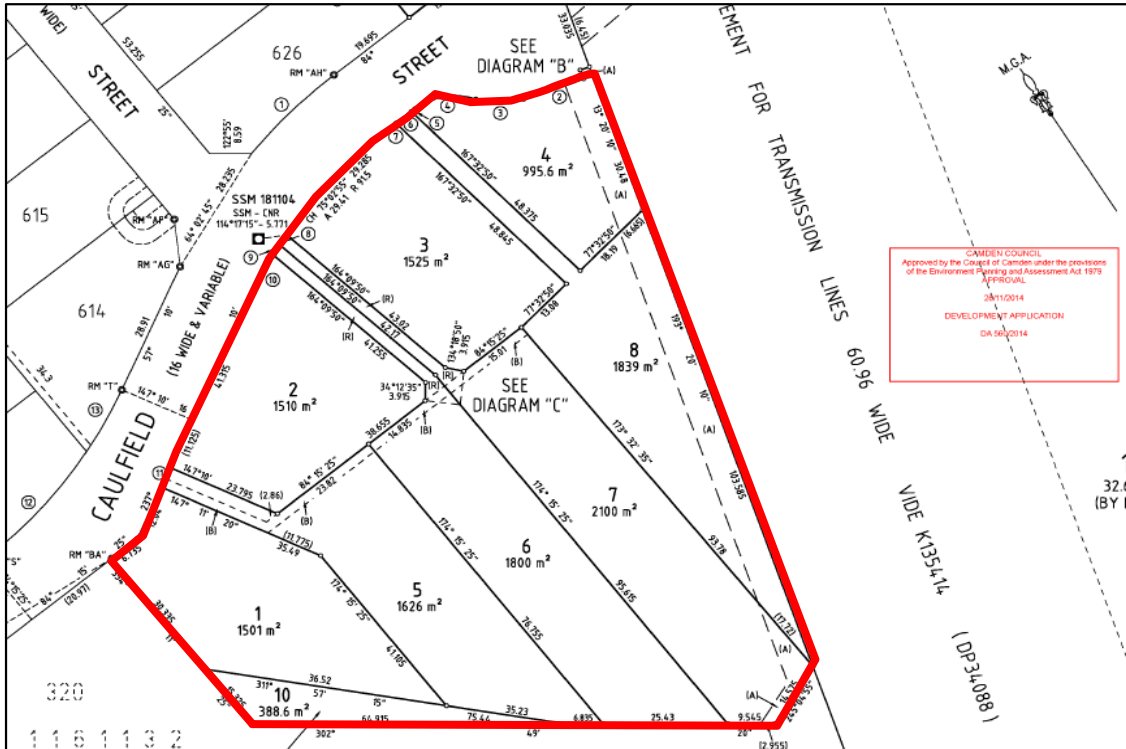


Figure 2: Approved subdivision plan under DA/2014/560/1

MAIN REPORT

Summary of Proposal

The draft Planning Proposal seeks to amend the minimum lot size applying to the site from 1,500m² and 900m² to 500m².



Figure 3: Draft Planning Proposal - Indicative subdivision plan

In response to Council feedback, the indicative subdivision plan has been further revised by the proponent to minimise lots with an irregular shape and avoid battle-axe lots. The indicative subdivision plan included in the draft Planning Proposal, as shown in **Figure 3**, demonstrates how 17 residential lots could be achieved on the site.

The proponent argues the indicative subdivision plan seeks to improve residential amenity on the site by orienting dwellings towards the adjoining open space. It also seeks to improve access by including a perimeter road around the site. The proposed perimeter road will reduce potential bushfire risks by separating the bushland and future residential dwellings. This approach is consistent with the NSW Rural Fire Service (RFS) Planning for Bushfire Protection Guideline 2019.

It is noted that the final subdivision layout will be subject to a future Development Application (DA), should the draft Planning Proposal be supported. The DA will need to satisfy the requirements of the Camden DCP 2019 and RFS Planning for Bushfire Protection Guideline 2019 in siting the proposed lots and the location of the perimeter road.

Zoning and Permissibility

The site is currently zoned E4 Environmental Living and a small portion is zoned E2 Environmental Conservation under the Camden LEP 2010, as shown in **Figure 4**. No changes are proposed to the current zoning of the site.

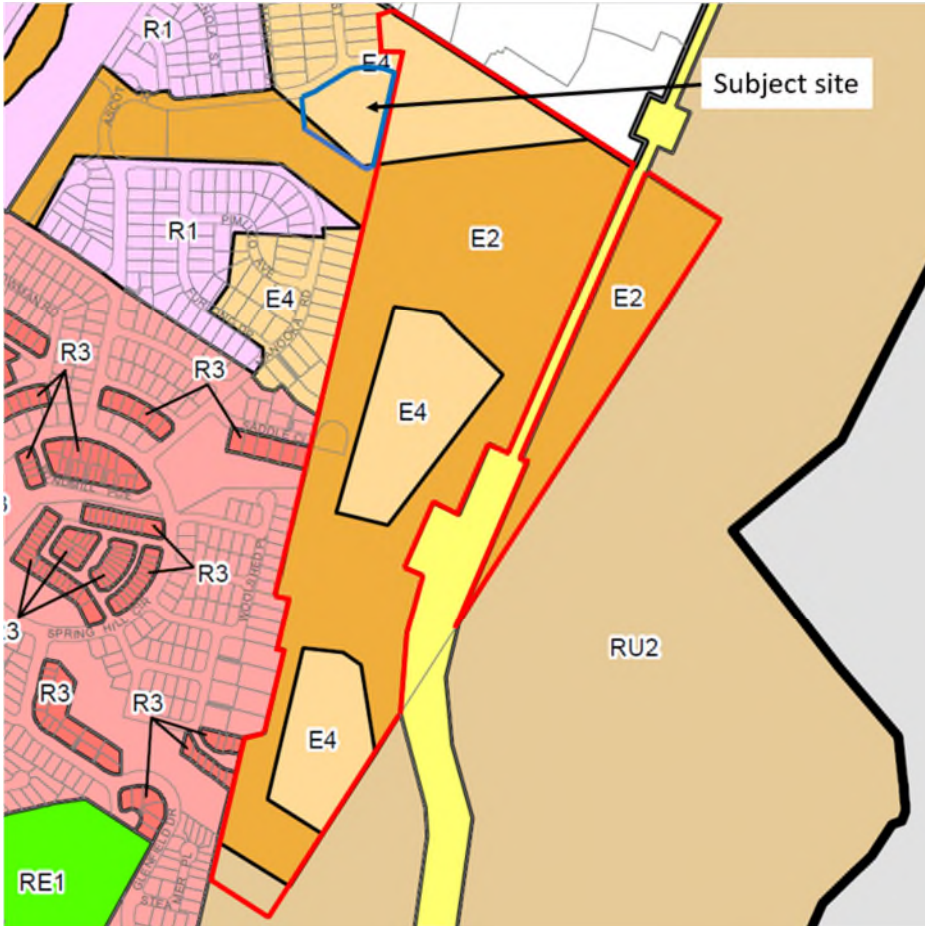


Figure 4: Current Zoning

The draft Planning Proposal seeks to amend the Camden LEP Lot Size (LSZ) Map from a minimum 1,500m² and 900m² to a minimum 500m².

Figures 5 and 6 show a comparison of the changes proposed for the LSZ maps.

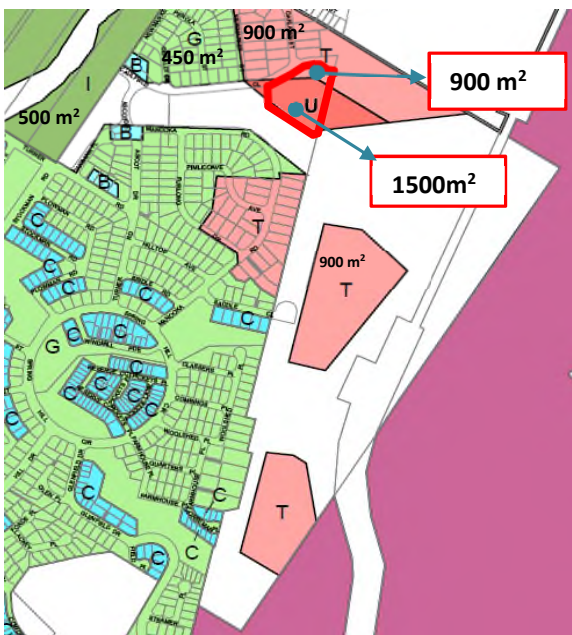


Figure 5: Current Minimum Lot Size

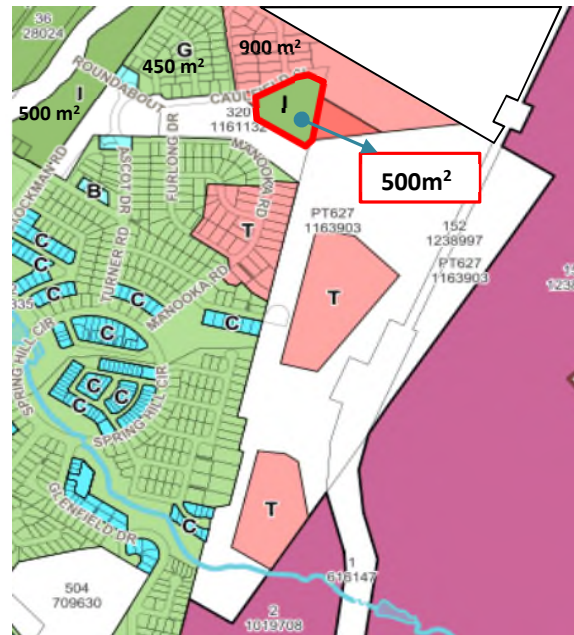


Figure 6: Proposed Minimum Lot Size

Specialist Studies

The following specialist studies have been submitted with the draft Planning Proposal and are provided as an **attachment** to this report.

- Traffic Impact Assessment, prepared by Cardno, dated 2 December 2019;
- Flora and Fauna Assessment, prepared by Cardno, dated 7 March 2019; and
- Bushfire Assessment, prepared by Travers Bushfire & Ecology, dated December 2019.

Additional supporting technical studies may be required post-Gateway, should the draft Planning Proposal be supported.

Key Issues

Traffic Impacts

The Traffic Impact Assessment submitted with the draft Planning Proposal concludes that the intersections of Currans Hill/Spring Hill Circle and Spring Hill Circle/Glenfield Drive can service the proposed additional residential lots without significant impacts on existing traffic amenity.

Officer Comment

The site is accessible from Narellan Road via Hartley Road or Tramway Drive. Additional access is also available from Camden Valley Way via Anderson Road through the Smeaton Grange industrial area.

The additional residential density arising from the Planning Proposal will not generate significant traffic impacts on the existing road network. The projected traffic volumes align with the recommended Road and Maritime Services (RMS) environmental threshold for local and collector roads. However, the intersection of Narellan and Hartley Road is operating at capacity and further traffic assessment may be required to consider the cumulative impacts.

Residential Character in Manooka Valley

The draft Planning Proposal could facilitate 17 residential lots (approximately) with a proposed minimum lot size of 500m² on land zoned E4 Environmental Living on the site.

Officer Comment

The proposed 500m² minimum lot size is consistent with the surrounding residential character of the area, which consists of residential lot sizes ranging from 387m² to 1,299m² on land to the north. Furthermore, other land zoned E4 Environmental Living in Manooka Valley has a minimum lot size ranging from 500m² to 900m².

Flora and Fauna and Riparian Assessment

The Flora, Fauna and Riparian Assessment submitted with the proposal indicates the land zoned E2 Environmental Conservation includes a 100m² area of Cumberland Plain Woodland (CPW) in moderate to good condition. The CPW on the site, as shown in **Figure 7**, has good connectivity with CPW in the adjoining Manooka Reserve.

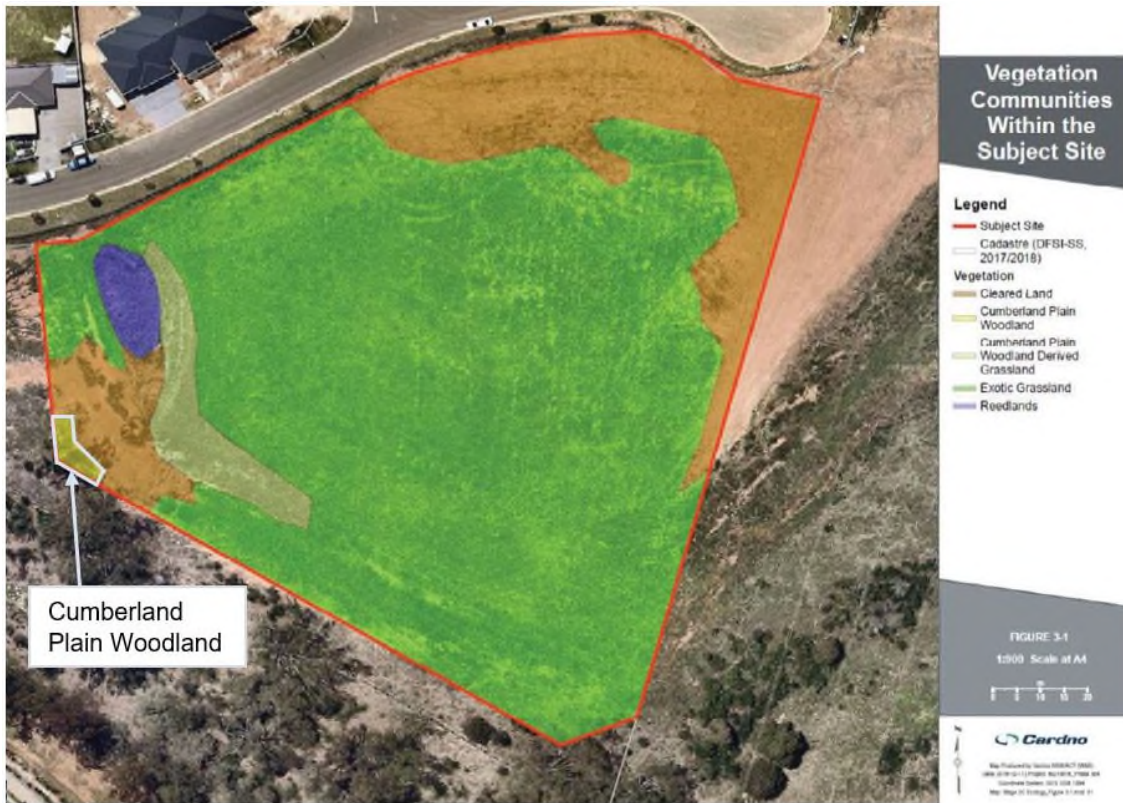


Figure 7: Vegetation communities within the site

Officer Comment

Retention of the E2 Environmental Conservation zone is supported. This zoning will preserve the CPW located on the site and its connection to the adjoining Manooka Reserve. Subject to the draft Planning Proposal being supported, formal consultation will be undertaken with the relevant agencies.

Bushfire Assessment

The Bushfire Protection Assessment found that bushfire can potentially affect the site from the vegetation associated with the riparian corridor in Manooka Reserve and on the subject site. The assessment concludes the bushfire risk posed to the draft proposal can be mitigated if appropriate bushfire protection measures (including Asset Protection Zones (APZs)) are put in place and managed in perpetuity. The assessment concludes that future development on the site can comply with the planning principles of the RFS's Planning for Bushfire Protection 2019 and relevant requirements.

Officer Comment

The revised indicative subdivision plan includes a perimeter road to separate the residential land from Manooka Reserve, and the road can form part of an APZ. This approach is consistent with the RFS Planning for Bushfire Protection Guideline 2019.

Subject to the draft Planning Proposal being supported, formal consultation will be undertaken with the relevant agencies.

Assessment against Key Strategic Documents

An assessment 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 draft Planning Proposal is consistent with the relevant directions and objectives of the Region Plan including:

- Direction 4: Liveability – Housing the 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 draft Planning 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 W5: Providing housing supply, choice and affordability, with access to job and services; and
- Planning Priority W16: Protecting and enhancing scenic and cultural landscapes.

Draft Camden Local Strategic Planning Statement

The draft Local Strategic Planning Statement (draft 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 draft Planning Proposal is consistent with the relevant Local Priorities and Actions of the draft LSPS and is consistent with the following Local Priorities:

- Liveability Priority L1: Providing housing choice and affordability for Camden's growing and changing population; and
- Sustainability Priority S4: Protecting and restoring environmentally sensitive land and enhancing biodiversity.

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 draft Planning Proposal has been assessed against the relevant Directions and Strategies of the CSP and is consistent with the following Strategies:



- Strategy 1.1: Ensure provision of appropriate urban development for sustainable growth in the Camden LGA; and
- Strategic 1.1.2: Manage and plan for a balance between population growth, urban development and environmental protection.

Camden Local Planning Panel

On 20 August 2019, the Local Planning Panel inspected the site and considered the original draft Planning Proposal in a closed session. Due to the absence of the Chair for this meeting, an alternate Chair was appointed. As one of the Panel members declared a conflict of interest in this item, the Panel did not have a quorum and determined that the matter be deferred to be considered electronically.

The Panel's recommendation, finalised on 22 August 2019, was that the draft Planning Proposal should not proceed to Gateway Determination for the following reasons:

- It doesn't provide a diversity of lot sizes consistent with the planning of the surrounding area.
- The current zoning provides an appropriate transition to the immediately adjoining E2 zoned land containing CPW.
- The existing E2 Environmental Conservation zone should be retained, as CPW vegetation has been identified on the E2 zoned land.

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

The draft Planning Proposal has been revised to respond to the Panel's advice by retaining the current E2 Environmental Conservation and E4 Environmental Living zoning and by increasing the proposed minimum lot size from 450m² to 500m².

Retention of the E2 zone will conserve the CPW on the site. It is considered the proposed perimeter road provides an appropriate transition from the residential lots to the surrounding bushland.

Initial Notification

An initial notification was carried out based on the original version of the draft Planning Proposal for a period of 14 days from 9 July to 23 July 2019.

Letters were sent to adjoining properties and notices were placed in the local newspaper and on Council's website. A total of nine submissions were received raising objections to the draft Planning Proposal. A formal public exhibition will occur subject to endorsement of the draft Planning Proposal and receipt of a favourable Gateway Determination.

A table outlining the issues raised in the submissions and Council officer comment is provided as an **attachment**. A copy of submissions is provided as a **supporting document**.

A summary of key issues and Council officer comment is provided below.

1. *The proposed R1 zone and minimum lot size of 450m² is inconsistent with the established low - density residential character of Manooka Valley.*

Officer Comment

As discussed earlier in the report, the draft Planning Proposal has been revised to retain the current E2 Environmental Conservation and E4 Environmental Living zones and increase the minimum lot size from 450m² to 500 m².

The proposed minimum lot size of 500m² is consistent with the character of nearby residential neighbourhoods, which consist of residential lots ranging from 387m² to 1,299m² on the land to the north of the site. Other land zoned E4 Environmental Living in Manooka Valley has a minimum lot size ranging from 500m² to 900m².

2. Concerns that the environmental quality of the site will be degraded and disturbed as a result of proposed development.

Officer Comment

The revised Planning Proposal retains the E2 Environmental Conservation zone. The revised Planning Proposal, along with the revised indicative subdivision plan, preserves the CPW and its connection to Manooka Reserve.

3. Concerns regarding insufficient public infrastructure to support the proposed development and traffic impacts from the proposed development.

Officer Comment

The site and surrounding area are serviced with sufficient public infrastructure and services to support the draft Planning Proposal.

The traffic study concluded that the proposed development will not have unacceptable impacts on the existing road network. The projected traffic volumes align with the recommended Road and Maritime Services (RMS) environmental threshold for local and collector roads.

A formal public exhibition will occur subject to endorsement of the draft Planning Proposal and receipt of a favourable Gateway Determination. Submitters to the initial notification stage will be advised of any future public exhibition.

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 and draft Camden Local Strategic Planning Statement.

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

- The residential character of the E4 Environmental Living zone and surrounds has changed significantly since the South West Growth Area rezoning in 2007.
- The proposed minimum lot size of 500m² is consistent with the character of the surrounding area.
- The draft proposal complies with the planning principles for Manooka Valley outlined in the Camden DCP 2019.
- The draft proposal will facilitate additional dwellings in proximity to existing infrastructure and facilities.



-
- The draft proposal is consistent with the Region and District Plans, in addition to local strategic plans and their relevant objectives.

The draft Planning Proposal responds to the Panel's recommendations in retaining the existing zoning to protect the CPW on the site and providing an appropriate transition from the proposed residential lots to the surrounding bushland.

Next steps

Subject to Council endorsement, the draft Planning Proposal will be submitted to DPIE for a Gateway Determination. If a favourable Gateway Determination is received, relevant agencies will be consulted and the draft Planning Proposal will be placed on public exhibition. A further report will be submitted to Council upon completion of the public exhibition if unresolved submissions are received.

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 by amending the minimum lot size from 1,500m² and 900m² to 500m² to facilitate the development of approximately 17 residential lots.

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

RECOMMENDED

That Council:

- i. endorse the draft Planning Proposal for land at A Saddle Close, Currans Hill to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination and advise that Council will be using its delegation pursuant to Section 2.4 of the *Environmental Planning and Assessment Act 1979*; and**
- ii. subject to receiving a Gateway Determination from the Department of Planning, Industry and Environment, proceed to public exhibition in accordance with the requirements of the Gateway Determination; and**
- iii. subject to no unresolved submissions being received, forward the draft Planning Proposal for Part Lot 627 DP 1163903, A Saddle Close, Currans Hill to the Department of Planning, Industry and Environment for the plan to be made; or**
- iv. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or**
- v. should the draft Planning Proposal not receive a Gateway Determination, notify the proponent that the draft Planning Proposal will not proceed.**

ATTACHMENTS

1. Planning Proposal and Specialist Studies Saddle Close
2. Assessment Against Key Strategic Documents - 11 February 2020
3. Camden Local Planning Panel Closed Minutes 20 August 2019 Saddle Close
4. A Saddle Close - Submission Response Table - Initial Notification pdf
5. Saddle Close Draft ILP
6. Submissions - A Saddle Close, Currans Hill - *Supporting Document*



ORDINARY COUNCIL

ORD02

SUBJECT: PLANNING PROPOSAL - 33 MORSHEAD ROAD, MOUNT ANNAN
FROM: Director Planning and Environment
TRIM #: 20/55823

PROPERTY ADDRESS	Lot 71 DP 702819 33 Morshead Road, Mount Annan
PROPONENT	BJC Design
OWNER	Mt Annan Investments Pty Ltd

PURPOSE OF REPORT

This purpose of this report is to advise Council of a draft Planning Proposal at 33 Morshead Road, Mount Annan, and to recommend the draft Planning Proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) for Gateway Determination.

The draft Planning Proposal is provided as an **attachment** to this report.

BACKGROUND

In February 2019, a draft Planning Proposal was lodged by BJC Design on behalf of the landowner. The draft Planning Proposal seeks to amend Camden Local Environmental Plan 2010 (Camden LEP 2010) by rezoning the land from R2 Low Density Residential to R3 Medium Density Residential and amend the minimum lot size from 450m² to 250m².

Following an assessment of the draft Planning Proposal and in response to the initial notification undertaken, the proponent submitted a revised draft Planning Proposal in December 2019 which amended the indicative development scheme.

On 18 February 2020, the Camden Local Planning Panel (Panel) reviewed 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 11 February 2020.

Site Context

The subject site has two street frontages, with a principal street frontage from Morshead Road to the west and a secondary frontage to Buna Close (cul-de-sac) to the north. The site is approximately 3,263m² in area and contains a 1960s dwelling house. Existing vegetation on the site includes exotic garden beds and fruit trees, along with native grasses and a Spotted Gum tree.

The surrounding area is predominantly residential in nature. The Mount Annan Marketplace is located approximately 400m east of the site.



Figure 1: Site context and locality

Planning Policy

The former Camden Development Control Plan 2006 (Camden DCP 2006) identified the site as Residential Area 1, comprising of predominantly detached housing. The surrounding properties were identified as Residential Area 2, which allowed multi-unit housing.

With the introduction of the Standard Instrument LEP, the controls in the Camden DCP 2006 were transitioned into the Camden LEP 2010 on a 'like-for-like' basis. As such, the site was zoned R2 Low Density Residential, whilst the surrounding land was zoned R3 Medium Density Residential.

MAIN REPORT

The draft Planning Proposal seeks to:

- Rezone the site from R2 Low Density Residential to R3 Medium Density Residential; and
- Amend the minimum lot size from 450m² to 250m².

If supported, the draft Planning Proposal will allow additional residential density on the site with smaller lot sizes. If supported, it is anticipated that the draft proposal would facilitate 9 - 10 dwellings (approximately) on the site depending on the size and design.

Zoning and Permissibility

Under Camden LEP 2010, the site is currently zoned R2 Low Density Residential and has a minimum lot size of 450m².

The draft Planning Proposal seeks to amend the Land Zoning (LZN) and Lot Size (LSZ) Maps. **Table 1** and **Figures 2-5** provide a comparison of the current and proposed provisions of Camden LEP 2010.



Camden LEP 2010	Current	Proposed
Zone	R2 Low Density Residential	R3 Medium Density Residential
Minimum Lot Size	450m ²	250m ²

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

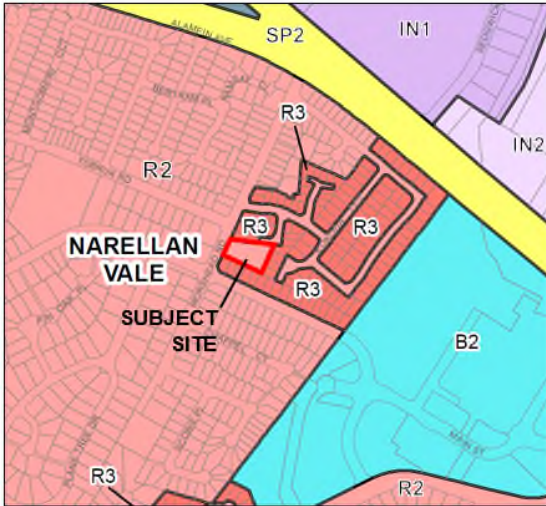


Figure 2: Current zoning

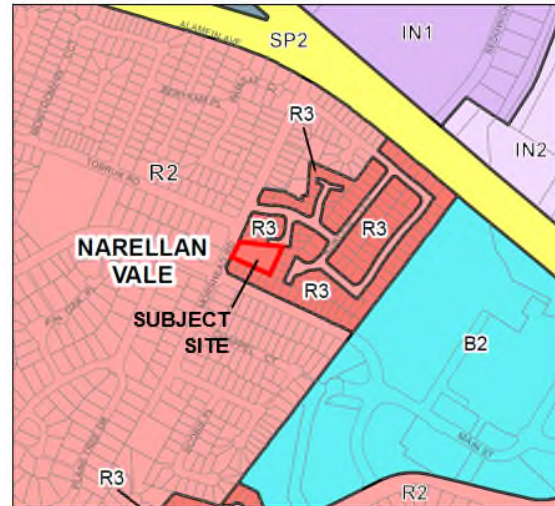


Figure 3: Proposed zoning

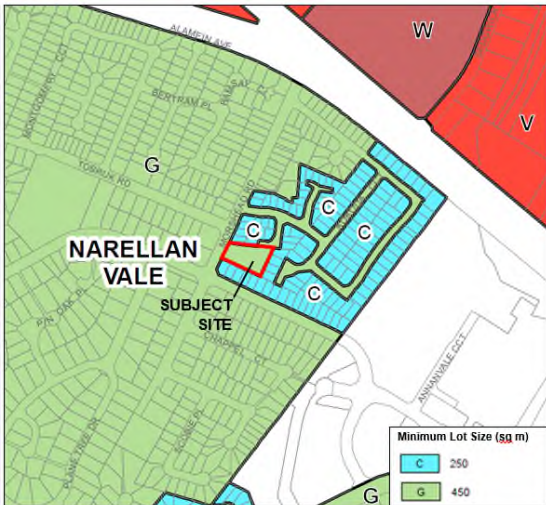


Figure 4: Current minimum lot size

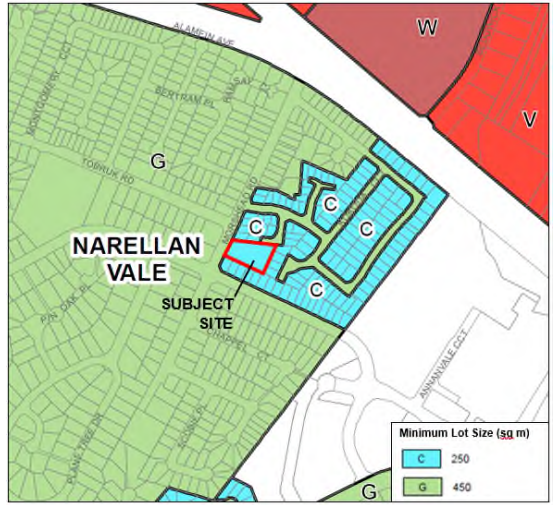


Figure 5: Proposed minimum lot size

Specialist Studies

The following specialist studies have been submitted with the draft Planning Proposal and are provided as an **attachment** to this report:

- Traffic Impact Report, prepared by Hemanote Consultants Pty Ltd, dated December 2019;
- Ecological Constraints Assessment, prepared by Narla Environmental Pty Ltd, dated June 2019; and
- Urban Design Report, prepared by ae design studio, dated 19 August 2019.

Additional supporting technical studies may be required post-Gateway, should the draft Planning Proposal be supported.

Key Considerations

Ecological Constraints Assessment

The Ecological Assessment (Assessment) found that existing vegetation on the site includes exotic garden beds and fruit trees, along with some native grasses and herbs and one locally indigenous native canopy species *Corymbia maculata* (Spotted Gum).

The Assessment concludes that the existing native vegetation presents a minor constraint to the future development of the site and its removal would not cause a significant impact on threatened fauna or Endangered Ecological Community (EECs) within the locality.

Officer Comment

Council officers have reviewed the Assessment and support the finding that the removal of a single Spotted Gum Tree and a small patch of native grassland would not cause a significant impact on threatened fauna or EECs within the locality.

The removal of native vegetation on the site and replacement planting is a matter for assessment at any future Development Application (DA) stage.

Neighbourhood Character and Density

As illustrated in Figures 2-5 above, the adjoining land is zoned R3 Medium Density Residential and has a minimum lot size of 250m². The draft Planning Proposal is therefore consistent with the zoning and lot sizes applying to the adjoining land.

The surrounding area contains a mix of low and medium density development types. To the north, there are single and attached dwellings on lots ranging from 250m² to 350m² whilst the residential lots directly to the south are larger (ie. approximately 426m²).

Officer Comment

The draft Planning Proposal is consistent with planning controls applying to the adjoining land. Furthermore, the surrounding area includes a range of residential dwelling types and density which is compatible with the draft Planning Proposal.

The proposed R3 Medium Density Residential zone and 250m² minimum lot size is compatible with the existing character of the area.

Indicative Development Scheme

The proponent submitted a number of indicative development schemes in response to feedback provided during the assessment of the draft Planning Proposal.

It is noted that the final subdivision layout will be subject to a future Development Application (DA), should the draft Planning Proposal be supported.

The indicative development scheme below (**Figure 6**) demonstrates how the site might be developed in a future DA to address the configuration of lots, dwelling typologies and proposed site access.

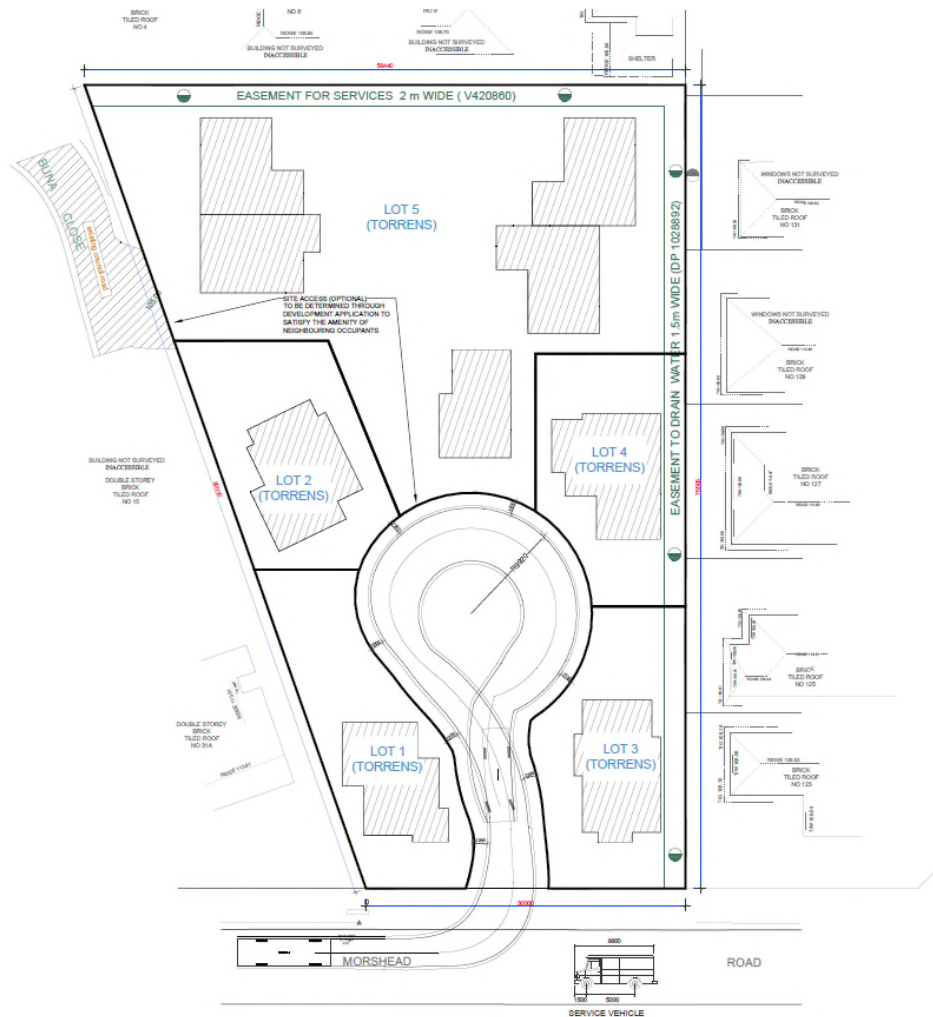


Figure 6: Indicative Development Scheme

Officer Comment

The above indicative development scheme provides:

- A mix of dwelling lots and types, including 4 lots containing detached dwellings and 1 multi-dwelling lot with 5 dwellings containing a mix of attached and detached dwellings
- A mix of lot sizes, with 4 lots with detached dwellings at 300m² (approximately) and 1 multi-dwelling lot at 1,500m² (approximately); and
- Vehicle access to the lots from Morshead Road, and potential vehicle access to the multi-dwelling lot from Buna Close.

As noted above, the final subdivision layout will be subject to a future DA should the draft Planning Proposal be supported. Any future DA will need to satisfy the requirements of the Camden Development Control Plan 2019 (Camden DCP 2019).

It is also noted that future dwellings on the site could be approved as complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP). Development approved under this pathway must address the specific controls in the Codes SEPP.

Housing Supply and Diversity

Under the proposed R3 Medium Density Residential zone, a range of residential land uses are permissible including home occupations, attached dwellings and multi-dwelling housing. The draft Planning Proposal will provide additional and more diverse housing to an established residential suburb.

Officer Comment

The proposal will facilitate a mix of dwelling types that provide housing choice to meet the needs of the community.

Traffic and Transport

The Traffic Impact Assessment (TIA) submitted in support of the draft Planning Proposal concludes that the proposal will not have an adverse impact on the surrounding road network, and the site has access to public transport in the form of bus services along Narellan Road and Holdsworth Drive.

Officer Comment

Council officers have reviewed the TIA and support the findings that the draft Planning Proposal will not generate unacceptable traffic impacts on the existing road network. The projected traffic volumes align with the recommended Road and Maritime Services (RMS) environmental threshold for local and collector roads at post development condition.

Assessment against Key Strategic Documents

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

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 draft Planning Proposal is consistent with the relevant directions and objectives of the Region Plan including:

- Direction 1: Infrastructure and Collaboration – A City Supported by Infrastructure;
- Direction 3: Liveability – A City for the People;
- Direction 4: Liveability – Housing the City; and
- Direction 8: 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 draft Planning Proposal is consistent with the relevant priorities and actions of the District Plan:

- Planning Priority W1: Planning for a city supported by infrastructure; and
- Planning Priority W5: Providing housing supply, choice and affordability, with access to job and services.

Draft Camden Local Strategic Planning Statement

The draft Local Strategic Planning Statement (draft 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 draft Planning Proposal is consistent with the relevant Local Priorities and Actions of the draft LSPS and is consistent with the following Local Priorities:

- Infrastructure Priority I1: Aligning infrastructure delivery with growth; and
- Liveability Priority L1: Providing housing choice and affordability for Camden's growing and changing population.

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 draft Planning Proposal has been assessed against the relevant Directions and Strategies of the CSP and is consistent with the following Strategies:

- Strategy 1.1: Ensure provision of appropriate urban development for sustainable growth in the Camden LGA;
- Strategic 1.1.2: Manage and plan for a balance between population growth, urban development and environmental protection; and
- Strategy 4.1.1: Ensure provision of adequate transportation network facilities available across the Camden LGA.

Camden Local Planning Panel

On 18 February 2020, the Local Planning Panel inspected the site and considered the draft Planning Proposal in a closed session.

The Panel's recommendation, finalised on 20 February 2020, was that the draft Planning Proposal should proceed to Gateway Determination for the following reasons:

- The proposal demonstrates strategic and site-specific planning merit.
- The area surrounding the site within the Mount Annan suburb demonstrates a transition of residential density which is compatible with R3 Medium Density Residential development. The proposed R3 Medium Density Residential zone with a minimum lot size of 250m² is consistent with the existing neighbouring character of the area.

- The proposal will contribute towards Camden's housing supply in an appropriate location that could facilitate housing diversity.
- Future development as a result of this proposal will not require significant augmentation of existing infrastructure and will not generate adverse traffic impacts or wider environmental, social and economic impacts.

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

Initial Notification

The draft Planning Proposal was placed on initial notification for a period of 14 days from 26 March to 9 April 2019. Letters were sent to adjoining properties, notices were placed in the local newspaper and on Council's website. Two submissions were received raising objections to the draft Planning Proposal.

A formal public exhibition will occur subject to endorsement of the draft Planning Proposal and receipt of a favourable Gateway Determination.

A table outlining the issues raised in the submissions and Council officer comment is provided as an **attachment**. A copy of submissions is provided as a **supporting document** to this report.

A summary of key issues and Council officer comment is provided below.

1. The lots surrounding the property are all larger than the proposed lot size and will not be compatible with the low-density character of the area.

Officer Comment

The surrounding area contains a range of lot sizes and dwelling types. To the north and east of the site, lot sizes range from 250m² to 350m². The site also adjoins larger properties directly to the south on Holdsworth Drive, which have a lot size of approximately 450m², despite the permissible minimum lot size being 250m².

As such, the draft Planning Proposal is compatible with the existing character of the area. Furthermore, the area is well serviced and accessible, making the site suitable for medium density development.

2. The existing planning controls are set to prevent a smaller lot size which would generate a higher density.

Officer Comment

The current planning controls reflect a former vision of this site. The proposed minimum lot size of 250m² will enable development in this area to achieve the objectives of the proposed R3 Medium Density Residential zone.

3. Concerns that the development is not located close to a major transport hub and will create additional congestion on local roads.



Officer Comment

The traffic assessment submitted in support of the draft Planning Proposal concludes that the proposal will not have an adverse impact on the surrounding road network. Furthermore, the site has access to public transport in the form of bus services along Narellan Road and Holdsworth Drive.

The draft Planning Proposal will facilitate additional dwellings in proximity to services, including the Mount Annan shopping centre. This local centre is serviced by regular bus services to Campbelltown and Macarthur railway stations.

4. *Concerns that future development will be two storey developments and will create overshadowing and privacy impacts.*

Officer Comment

Whilst the proposal is seeking to increase residential density on the site, there is no change proposed to the maximum building height control of 9.5m. Two storey developments are currently permitted under the existing planning controls.

Whilst an indicative development scheme has been submitted, the final subdivision layout and dwelling density will be subject to a future DA should the draft Planning Proposal be supported.

Any future DA will need to satisfy the requirements of the Camden DCP 2019 and address the likely impacts of the development on the amenity of the area. As noted above, developments including dwellings can be approved as complying development under the Codes SEPP.

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 and draft Camden Local Strategic Planning Statement.

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

- The proposed R3 Medium Density Residential zone with a minimum lot size of 250m² is consistent with the existing neighbouring character of the area.
- The proposal will facilitate a mix of dwelling types that provide housing choice to meet the needs of the community.
- The proposal will contribute towards Camden's housing supply in an appropriate location.
- Future development as a result of this proposal will not require significant augmentation of existing infrastructure and will not generate adverse environmental, social and economic impacts.

Next steps

Subject to Council endorsement, the draft Planning Proposal will be submitted to DPIE for a Gateway Determination. If a favourable Gateway Determination is received, relevant agencies will be consulted, and the draft Planning Proposal will be placed on public exhibition. Submitters to the initial notification stage will be advised of any future public exhibition.

A further report will be submitted to Council upon completion of the public exhibition if unresolved submissions are received.

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 to facilitate additional residential density at 33 Morshead Road, Mount Annan by rezoning the site to R3 Medium Density Residential and amending the minimum lot size to 250m².

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

RECOMMENDED

That Council:

- i. **endorse the draft Planning Proposal for land at 33 Morshead Road, Mount Annan to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination and advise that Council will be using its delegation pursuant to Section 2.4 of the *Environmental Planning and Assessment Act 1979*; and**
- ii. **subject to receiving a Gateway Determination from the Department of Planning, Industry and Environment, proceed to public exhibition in accordance with the requirements of the Gateway Determination; and**
- iii. **subject to no unresolved submissions being received, forward the draft Planning Proposal for Lot 71 DP 702819, 33 Morshead Road, Mount Annan to the Department of Planning, Industry and Environment for the plan to be made; or**
- iv. **if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or**
- v. **should the draft Planning Proposal not receive a Gateway Determination, notify the proponent that the draft Planning Proposal will not proceed.**

ATTACHMENTS

1. Planning Proposal Report - 33 Morshead Road, Mount Annan
2. Consolidated Planning Proposal Annexures - 33 Morshead Road, Mount Annan



-
3. Assessment Against Key Strategic Documents - 33 Morshead Road, Mount Annan
 4. Camden Local Planning Panel Closed Meeting Minutes - 18 February 2020
 5. Submissions Response Table - 33 Morshead Road, Mount Annan
 6. Submissions - 33 Morshead Road, Mount Annan - *Supporting Document*

ORDINARY COUNCIL

ORD03

SUBJECT: DRAFT COMMUNITY PARTICIPATION PLAN - PLANNING FUNCTIONS

FROM: Director Planning and Environment

TRIM #: 19/317597

PURPOSE OF REPORT

The purpose of this report is for Council to consider the draft Community Participation Plan (CPP) and to provide information on a notice of motion in relation to notification signage for planning matters. It is recommended that Council endorse the draft CPP and associated amendments to the Camden Development Control Plan 2019 (Camden DCP 2019) to be placed on public exhibition.

The draft CPP and associated amendments to the Camden DCP 2019 are provided as an **attachment** to this report.

BACKGROUND

Draft Community Participation Plan

In March 2018, the *Environmental Planning and Assessment Act 1979* (EP&A Act) was amended to include a requirement to prepare a Community Participation Plan (CPP).

CPPs must include the community participation provisions of the EP&A Act including minimum exhibition, notification and advertising requirements and the principles for community participation in the planning system. A template Community Participation Plan has been prepared by the Department of Planning, Industry and Environment (DPIE) and was used in the development of Council's draft CPP. A copy of the template is provided as an **attachment** to this report.

The guidance from DPIE is that the draft CPP replace the existing notification provisions within the adopted Development Control Plans (DCPs). As such the draft CPP will replace the provisions of Section 1.2 – Notification and Advertising Requirements of the Camden DCP 2019.

Councillor briefings were provided on the draft CPP on 27 August 2019, 10 September 2019 and 11 February 2020.

Response to Notice of Motion – Notification Signage for Planning Matters

On 24 September 2019, Council considered a notice of motion:

'That Council receive a report that considers amending the relevant policies and practices to ensure notification signage is erected on the subject site for any major development applications, planning proposals, rezonings of land etc. and that the signage is easily visible on the subject land whilst travelling past in a vehicle and is displayed on multiple road frontages if required'.

A copy of the notice of motion is provided as an **attachment** to this report. A response to the notice of motion was briefed to Council on 11 February 2020.



MAIN REPORT

What planning functions does the draft CPP apply to?

The draft CPP sets out how Council will engage with the community on planning functions (strategic planning and development assessment). The draft CPP is distinct from Council’s adopted Communications and Community Engagement Strategy which applies to other forms of communication and engagement that Council undertakes.

The draft CPP applies to strategic planning and development assessment functions that are undertaken by Council as identified in Table 1.

Planning matters that fall under the responsibility of other planning authorities such as State Significant Development, assessed by the DPIE, are subject to the CPP prepared by that authority.

FUNCTIONS TO WHICH THE DRAFT CPP APPLIES	
STRATEGIC PLANNING AND PLAN MAKING	Strategic planning projects such as: <ul style="list-style-type: none"> • Planning Proposals to amend Camden Local Environmental Plan 2010 (including proposals to reclassify community land); • Planning Proposals to amend the Growth Centres SEPP; • Development Control Plans; • Contribution Plans; and • Local Strategies
DEVELOPMENT ASSESSMENT	Assessment of: <ul style="list-style-type: none"> • Development Applications.

Table 1: Planning functions to which the draft CPP applies

Structure of the draft CPP

The draft CPP is divided into three sections:

Part 1 – About our Community Participation

Part 1 explains the intent of the CPP, where it applies, the community participation principles of the EP&A Act and the community participation objectives that Council has developed.

Part 2 – Community Participation in Strategic Planning

Part 2 details Council’s approach to community participation for strategic planning functions.

Part 3 – Community Participation in Development Assessment

Part 3 details Council’s approach to community participation for development assessment functions.

Each of these sections is discussed in further detail below.

Part 1 - About our Community Participation Plan

Community Participation Principles

The EP&A Act outlines the Community Participation Principles that underpin the draft CPP, as summarised below:

- The community has a right to be informed.
- Council should provide meaningful opportunities for community participation.
- Planning information should be in plain language and easily accessible.
- The community should be given opportunities to participate early as possible;
- Participation should be inclusive.
- Planning decisions should be made in an open and transparent way.

Community Participation Objectives

In response to these principles, Council officers have developed Community Participation Objectives as listed in **Table 2**. The community participation objectives have been developed with commitments to ensure the community has a right to be informed about planning matters that impact the amenity, liveability and future growth of the LGA.

OBJECTIVES	
1. Open and Inclusive	Opportunities for community participation is frequent, available to everyone and supported by relevant and accurate information.
2. Easy	Community participation aids in guiding the direction and growth of the LGA through an understanding of shared knowledge, experiences and ideas.
3. Relevant	Community participation in the planning system is encouraged and feedback is valued and utilised.
4. Timely	Our planning system pioneers best practices and adapts to the needs of our growing community.
5. Meaningful	Our planning system is clear, thorough and informative for individuals of all demographics and learning styles.

Table 2: Council’s Community Participation Objectives

Part 2 - Community Participation Approach to Strategic Planning

This part includes the minimum exhibition requirements for strategic planning functions identified in Schedule 1 of the EP&A Act. The strategic planning functions include Planning Proposals, amendments to Development Control Plans, Contributions Plans, and local strategies such as the Local Strategic Planning Statement. This part also includes the form and consideration of submissions.



Public Exhibition of Planning Proposals

As a mandatory community participation requirement in EP&A Act, Planning Proposals that demonstrate merit and have subsequently received a favourable Gateway Determination from DPIE must be made publicly available for a minimum of 28 days or subject to the timeframe identified in the Gateway Determination.

The draft CPP sets out the forms of notification for Planning Proposals during the public exhibition period including:

- Notification letters;
- Signage;
- Local newspaper notice (as required by the EP&A Act); and
- Use of social media / website.

In reporting a Planning Proposal to Council for Gateway Determination, Council officers will identify the proposed community participation methods to be undertaken during public exhibition. The community engagement methods will be dependent on the scale and nature of the Planning Proposal and may include notification letters, on-site signage and the use of the social media and Council's website.

Notification Letter

The draft CPP sets out the information that is placed on the notification letter. This includes a description of the Planning Proposal, the subject address (if applicable), advice on where to access the Planning Proposal (Council's website, Administration Office and Libraries) and details on how to make a submission.

It is noted that during the current COVID-19 pandemic, Planning Proposals will not be available for viewing at Council's Administration Office and Libraries.

Signage

The draft CPP requires that an A1 sized (841mm x 594mm) sign will be placed on the Planning Proposal site (if applicable) indicating details of the proposed development which will include the same information included on the notification letter. The number of signs on the site will be dependent on the site and/or complexity of the proposal.

Local newspaper notice

A notice will be placed in the local newspaper advising of the public exhibition of a Planning Proposal.

Use of social media / website

Given the prevalent use of social media and the web, these platforms have the ability to engage with a broad spectrum of the community. For example, Council's Facebook page has the ability to reach over 20,000 residents.

The draft CPP identifies the use of social media and Council's website to engage with the community on Planning Proposals including:

- Providing the Planning Proposal and associated documents on Council's website; and

- Social media updates directing the community to the information available on Council's website.

Part 3 - Community Participation Approach to Development Assessment

This part includes the minimum exhibition requirements for development assessment identified in Schedule 1 of the EP&A Act. The draft CPP sets out both the notification and advertisement requirements for Development Applications. This part also includes the form and consideration of submissions. As indicated previously the draft CPP will replace the provisions of Section 1.2 – Notification and Advertising Requirements of the Camden DCP 2019.

Notification Requirements

Notification of DAs will generally be conducted for a minimum period of 14 days and will be carried out in accordance with the details contained in the draft CPP.

The draft CPP identifies that as a guiding principle for smaller/simpler DAs (such as new dwelling houses and alterations and additions to existing dwelling houses), Council will limit neighbour notification to those adjoining properties within the vicinity of the proposal. However, for larger, more complex and/or potentially contentious DAs, a wider/more extensive notification area will be applied at the discretion of Council. The draft CPP also sets out that the Christmas/New Year period is excluded from the calculation of exhibition timeframes in line with the EP&A Act.

The forms of notification are dependent on the complexity of a development proposal and may include the following:

- Notification letter;
- Signage; and
- Use of social media / website.

Notification Letter

The draft CPP sets out the information that is placed on the notification letter. This includes a description of the DA, the subject address, the name of the applicant, advice on where to access the DA plans (Council's website and Administration Office) and details on how to make a submission.

It is noted that during the current COVID-19 pandemic, DA plans will not be available for viewing at Council's Administration Office.

Signage

The draft CPP identifies that an A3 sized (450mm x 320mm) sign will be placed on the DA site indicating details of the proposed development which will include the same information included on the notification letter.

For larger and potentially contentious DAs, where deemed necessary, an A1 sized (841mm x 594mm) sign will be placed on the site. Multiple signs will be considered where more than one road frontage exists.

The following are examples of potentially contentious DAs where an A1 sized sign may be required:



- Any development for which the Sydney Western City Planning Panel is the determining authority;
- Any development for which the Camden Local Planning Panel is the determining authority;
- Any development involving the loss of a temporary park or community facility;
- Brothels and restricted premises;
- Group homes;
- Childcare centres;
- Multi dwelling housing development containing more than 3 dwellings;
- Developments within the Camden Town Centre (with the exception of minor DAs such as change of use or single storey extensions to existing buildings); and
- Any development identified at the discretion of Council officers.

For consistency and to ensure the community is appropriately notified on major and potentially contentious DAs, a Practice Direction will be developed outlining the types of developments where an A1 sized sign will be required. This Practice Direction will identify the above-described categories of development as requiring the larger (A1) sign. It is considered to be more appropriate to include this detail in a Practice Direction, rather than within the CPP itself, to allow it to be updated / amended as required.

Use of social media / website

The draft CPP identifies the use of social media and Council's website to engage with the community on DAs including:

- Providing the weekly DA received list on Council's website and social media; and
- Social media updates directing the community to the information available on Council's DA tracker.

Amendments to Camden DCP 2019

Section 1.2 – Notification and Advertising Requirements of the Camden DCP 2019 currently contains the requirements for Notifying and Advertising of Development Applications. As the CPP will replace the content of this section, it is relevant to amend the Camden DCP 2019 as part of this process. A note will be included in the draft DCP to indicate that the notification and advertising requirements for DAs will now be contained within the adopted CPP.

Next Steps

Subject to Council's endorsement, the draft CPP and the amendments to the Camden DCP 2019 will be placed on public exhibition for 42 days.

At the conclusion of the exhibition period, and if no unresolved submissions are received, the CPP will be submitted to the NSW Planning Portal and published on Council's website and the amendments to the Camden DCP 2019 will be adopted. If unresolved submissions are received, a further report will be prepared for Council to consider the results of the public exhibition.

FINANCIAL IMPLICATIONS

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

CONCLUSION

All councils and State agencies with planning functions are required to prepare a CPP. The draft CPP aligns with the community participation principles of Division 2.6 of the EP&A Act and is closely guided by DPIE's template CPP.

The draft CPP sets out the minimum exhibition, notification and advertising periods for the strategic planning and development assessment functions as specified in the EP&A Act and the Camden DCP 2019.

Subject to Council endorsement, the draft CPP and amendments to the Camden DCP 2019 will be placed on public exhibition for a minimum of 42 days.

RECOMMENDED

That Council:

- i. endorse the draft Community Participation Plan and associated amendments to the Camden Development Control Plan 2019 for public exhibition for a period of 42 days, in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*; and**
- ii. if no unresolved submissions are received at the conclusion of the public exhibition period:**
 - a. submit the Community Participation Plan to the NSW Planning Portal for publication and publish on Council's website;**
 - b. grant delegation to the General Manager to adopt the amendments to the Camden Development Control Plan 2019; and**
 - c. publicly notify the adoption of the amendment to the Camden Development Control Plan 2019 in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*; or**
- iii. if any unresolved submissions are received at the conclusion of the public exhibition period, receive a further report outlining the results the outcomes of the public exhibition.**

ATTACHMENTS

1. Draft Community Participation Plan - Council Version 3/4/2020
2. Draft Camden DCP - Exhibition Version for replacement by draft CPP
3. DPIE Exhibited Template - Community Participation Plan
4. Notice of Motion - Notification Signage for Planning Matters



ORDINARY COUNCIL

ORD04**SUBJECT: ENDORSEMENT OF DRAFT LOCAL STRATEGIC PLANNING STATEMENT****FROM:** Director Planning and Environment**TRIM #:** 20/44521**PREVIOUS ITEMS:** ORD01 - Post Exhibition - Draft Local Strategic Planning Statement - Ordinary Council - 10 Dec 2019 6.00pm

PURPOSE OF REPORT

The purpose of this report is for Council to consider the minor changes to the draft Local Strategic Planning Statement (LSPS), as required by the Greater Sydney Commission (GSC) LSPS Assurance Panel, and to seek Council's endorsement to adopt the draft LSPS and forward to the Department of Planning, Industry and Environment (DPIE).

The draft LSPS (as amended), with changes highlighted, is provided as an **attachment** to this report.

BACKGROUND

In March 2018, the GSC released the Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan) and the Western City District Plan (District Plan), which includes the Camden Local Government Area (LGA).

To align local plans with the strategic directions of the Region and District plans, all councils are required to review and update their Local Environmental Plans (LEPs) and prepare a LSPS.

On 26 June 2018, Council resolved to participate in the Accelerated LEP Review Program and accept up to \$2.5 million from the State Government to review the Camden LEP 2010. The LEP review commenced in June 2018 and will be completed in June 2020.

The LEP review program, developed by GSC and Department of Planning, Industry and Environment (the Department), identified six phases for the completion of the LEP review:

- Phase 1 – LEP Review;
- Phase 2 – Draft LSPS;
- Phase 3 – Final LSPS;
- Phase 4 – LEP Amendment Gateway Determination;
- Phase 5 – Exhibition of Planning Proposal;
- Phase 6 – LEP Amendment Plan Making.

The first phase, to prepare a LEP Review Report, was endorsed by Council on 30 October 2018 and submitted to the GSC. The LEP Review Report provided a snapshot of how the Camden LEP 2010 and Council's plans, policies and programs align with the priorities and actions within the District Plan.

On 21 December 2018, the GSC provided confirmation that Council's LEP Review Report complied with the Phase 1 Assurance for the LEP review program.

Phase 2 of the LEP review program included the drafting and public exhibition of the draft LSPS.

On 9 July 2019, Council considered a report and resolved (in summary) to endorse the draft LSPS for public exhibition and that a further report be prepared for Council to consider the outcome of the public exhibition and finalisation of the draft LSPS.

Council resolved on 10 December 2019 to endorse the draft LSPS and sought assurance from the GSC to make the draft LSPS. The GSC LSPS Assurance letter was received by Council on 5 March 2020 and is provided as an **attachment** to this report. Adoption of the final LSPS, as recommended by this report, will complete Phase 3 of the LEP review program and must be completed by 31 March 2020.

A series of Councillor briefings have been held to update Councillors on the status of the LEP review. Specifically, Councillors were briefed on the draft LSPS GSC Assurance letter on 10 March 2020.

MAIN REPORT

The draft LSPS was placed on public exhibition from 23 July to 27 August 2019. The draft LSPS was advertised in the local paper and promoted on Council's social media.

On 10 December 2019, Council considered a report on the outcomes of the public exhibition of the draft LSPS. The report outlined the public exhibition process, the submissions received and the post exhibition amendments to the draft LSPS.

The draft LSPS (as amended post exhibition) dated December 2019, responded to the objectives and directions of the Region Plan and the 10 key directions and the priorities and actions within the District Plan. The final draft LSPS that was submitted to the GSC for assurance included:

- LSPS Vision – a 20-year vision for Camden;
- LSPS Structure Plan – illustrating key infrastructure, productivity, liveability and sustainability features and placed based priorities within the Camden LGA;
- LSPS Context – describing the local economic, social and environmental matters;
- Four *Infrastructure and Collaboration* Local Priorities and 31 actions;
- Five *Liveability* Local Priorities and 30 actions;
- Six *Productivity* Local Priorities and 20 actions;
- Six *Sustainability* Local Priorities and 48 actions;
- Implementation Plan - identifying how Council will monitor and report on the delivery of the LSPS.

The LSPS is designed to be a 'live document', to be reviewed on an as needs basis or at least every seven years. Council's LSPS identifies that our priorities and actions will be reviewed with the integrated reporting schedule and the development of the Community Strategic Plan (CSP), which is due to commence late 2020 and occurs every four years.



GSC LSPS Assurance

The draft LSPS was considered by the GSC Assurance Panel on 20 December 2019. Following the assurance panel meeting, minor amendments were requested of Council. These are detailed below:

- Add a footnote on Page 38 as follows:
**This LSPS has been informed by the DPIE 2019 New South Wales State and Local Government Area Population Projections (High Series).*
- Change wording of Action 55 on Page 49 to state:
 55. Council will ~~consider~~ implement the South Creek urban design principles contained within the District Plan for all future development areas around South Creek – Short Term.

The South Creek Urban design principles, as contained within Objective 26 of the District Plan, aim to ensure that South Creek is the central element of urban design and water management of the Western Parkland City. The principles are:

- Orientate urban systems towards the creek corridor;
- Create a transect of creek-orientated place types and things to do;
- Build a network of everyday uses within a walkable creek catchment; and
- Provide creek connections and encourage waterfront activity.

The draft LSPS dated March 2020 (as amended), with changes highlighted, is provided as an **attachment** to this report.

The final draft LSPS, dated March 2020, was resubmitted to the GSC Assurance Panel and, on 5 March 2020, the GSC formally gave support to Camden's LSPS as being consistent with the Greater Sydney Region Plan and Western City District Plan (under Section 3.9(3A) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The GSC support was given based upon Council's intent to prepare a Local Housing Study and Strategy, Employment Study, Centres Study and Strategy and a Blue and Green Grid Analysis, that will inform and strengthen future updates to the Camden LSPS.

In granting its support, the GSC noted the significant amount of work that Council has undertaken to develop the LSPS and the spirit of collaboration that Council has shown throughout this process.

The GSC letter of support includes a program of work to implement the LSPS. A summary of these key considerations, as contained within *Attachment A – Advisory Notes on implementation of Camden draft LSPS*, includes that Council:

- Continue to consult with Transport for NSW on State-led transport investigations;
- Continue to consult with DPIE on the review of Camden's local infrastructure planning;
- Continue to work with DPIE on the State-led growth area and precinct planning within the South West Growth Area;
- Finalise the Local Housing Strategy and set the 6-10-year housing target for Camden LGA (approx. 10,000 to 12,500 dwellings by 2025/26);

- Consult with DPIE in relation to the development of Local Character Statements for Camden;
- Consult with DPIE during the preparation of the Industrial and Employment Lands Strategy and Study and gain approval from DPIE;
- Consult with DPIE on the preparation of the vision and planning for Camden's Strategic Centres of Narellan and Leppington;
- Complete the Green and Blue Grid Analysis for Camden;
- Collaborate with adjoining Council's to support the growth of the agribusiness section in the Western Parkland City;
- Consult with DPIE on the next steps for the Rural Lands Strategy and potential approval from DPIE.

The letter of support includes the requirement that no further amendments may be made to the LSPS prior to Council adopting it. Should Council choose to make any amendments to the LSPS, a further letter of support is required to be obtained from the GSC.

As of 27 March 2020, 26 of the 33 councils within the Sydney Metropolitan Region had received a GSC letter of support for their LSPS, including six Western City District Councils. A total of six LSPSs have been made across metropolitan Sydney.

Next Steps

Should Council resolve to adopt the LSPS, it will be forwarded to DPIE to be published on the NSW ePlanning Portal and published on Council's website. The GSC LSPS Tracker website will be updated with the LSPS and the GSC letter of support.

As part of the broader LEP Review project, Council officers will continue to develop the committed projects such as the Local Housing Study and Strategy, Employment Study, Centres Study and Strategy and a Blue and Green Grid Analysis, along with the Stage 1 Planning Proposal to amend the Camden Local Environmental Plan 2010. Further Councillor briefings will be held on the LEP Review studies and strategies as they are developed.

FINANCIAL IMPLICATIONS

The LEP Review is funded by the \$2.5 million Accelerated LEP Review Program Funding Agreement from the Department of Planning, Industry and Environment.

The short-term actions in the draft LSPS are funded within existing budgets and the delivery plan. The medium and long-term actions will require consideration for funding in future budgets.

CONCLUSION

All councils in NSW were required to prepare a LSPS. The draft LSPS was placed on public exhibition and a report on the outcomes of the public exhibition was considered and Council endorsed the draft LSPS and sought Phase 3 Assurance from the GSC. The GSC issued a letter of support for the draft LSPS (dated March 2020) on 5 March 2020.

It is recommended that Council adopted the final draft LSPS (as amended).



RECOMMENDED

That Council adopt the Local Strategic Planning Statement (LSPS) (as amended and attached to this report) and forward to the Department of Planning, Industry and Environment to be published on the NSW ePlanning Portal.

ATTACHMENTS

1. Final Draft LSPS - Post GSC Assurance March 2020
2. GSC Assurance LSPS Camden Council Letter of Support

ORDINARY COUNCIL

ORD05

SUBJECT: LOCAL APPROVALS POLICY – NEW
FROM: Director Planning and Environment
TRIM #: 20/37198

PURPOSE OF REPORT

The purpose of this report is for Council to consider a draft Local Approvals Policy (LAP). It is recommended that Council endorse the draft LAP to be placed on public exhibition.

A copy of the draft LAP is provided as an **attachment** to this report.

BACKGROUND

The *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2005* (the Regulations) outline the regulatory functions of councils, including activities that require approval and legislative exemptions.

These activities are outlined in section 68 of the Act and include installing or operating a park for caravans or relocatable homes, water and drainage works, waste management, amusement devices, on-site sewage management and use of community land and roads. (These matters are different and separate to the assessment of development applications under the *EP&A Act*.)

The Regulations provide detail on the legislative exemptions and criteria which must be considered by Council in assessing an application for approval under section 68 the Act.

The Act also specifies that Council may prepare and adopt a Local Approvals Policy (LAP). A LAP can include additional local exemptions from the need for approval and outlines the local assessment criteria for those activities where approval is required.

A Councillor briefing was provided on the draft LAP on 10 March 2020.

MAIN REPORT

The purpose of a LAP is to provide local exemptions from the need for approval for certain activities and to outline the criteria to be satisfied where approval is required. Any local provisions are in addition to the legislative exemptions and assessment criteria outlined in the Regulations. To assist with the interpretation of these requirements, the draft LAP has been structured to address both the legislative and local criteria.

The Act also specifies that a LAP must consist of three parts:

- Part 1 must specify activities that are exempt from requiring Council approval and the criteria which must be met to achieve the exemption.
- Part 2 must specify the criteria Council must take into consideration in determining an application for approval to conduct an activity.



-
- Part 3 is to provide information regarding procedural and administrative matters for the lodgement, assessment and determination of applications for approval.

Currently, Council does not have a consolidated LAP. Rather, Council issues approvals for activities through standalone policies or other provisions.

A draft LAP has been developed, which seeks to:

- Provide an integrated framework for dealing with applications for approval;
- Apply common and consistent requirements and procedures;
- Ensure consistency and fairness in the manner in which Council deals with applications;
- Make Council's policies and the requirements for approval readily accessible and understandable to the community; and
- Provide local exemptions for certain activities, which can be carried out without approval subject to meeting set criteria.

The draft LAP covers a range of activities that are regulated by or involve the services of several teams across Council, including:

- Installing a caravan or manufactured home, or operating a caravan or manufactured park or estate;
- Waste management activities which may include skip bins and charity bins;
- Install or operate an onsite sewage management facility;
- Street stalls, events and amusement devices (rides);
- Community events, busking and markets;
- Cranes and hoardings; and
- Outdoor dining and temporary or mobile food vending.

The draft LAP has been developed to assist the community by providing a central point of reference for information regarding these activities. This includes guidance on when an activity is exempt from requiring approval, the information required and matters to be considered when applying for approval, and other relevant Council policies. The draft LAP also provides flexibility through local exemptions which removes the requirement to seek approval for activities which are minor or low impact.

There are several existing Council policies that regulate these activities. It is proposed that some policies will be rescinded and incorporated into the draft LAP. The rescission of the policies would occur upon adoption of the draft LAP.

Other policies, which have been recently adopted, updated or include detailed requirements, have been retained and referenced in the draft LAP. The table below details existing policies and the proposed action for including the policy requirements in the draft LAP or maintaining a standalone policy:

Existing Policy	Status and/or Action
Charity Bins on Council Land	To be rescinded and incorporated into the LAP (NB includes amendments which no longer permit bins on public land, but exempt existing bins)
Guidelines for street stalls	To be rescinded and incorporated into the LAP (NB includes minor amendments clarifying approved stall locations)
Signs and Banners	Policy to be referenced in the LAP
Mobile Food Vending and Temporary Food Stalls in a Public Place	Policy to be referenced in the LAP
Public Art	Policy to be referenced in the LAP
Outdoor Dining	Policy to be referenced in the LAP
Special Events Management	Policy to be referenced in the LAP
Draft Busking	Exhibited and due for adoption March 2020 Policy to be referenced in the LAP
On Site Sewage Management Policy	Policy to be referenced in the LAP

FINANCIAL IMPLICATIONS

There are no direct financial implications arising from this report.

PUBLIC EXHIBITION

Subject to Council's endorsement, the draft LAP will be placed on public exhibition in accordance with the requirements of the Act and Regulation. The exhibition will include information on existing policies being rescinded or amended by the draft LAP.

CONCLUSION

A draft LAP has been prepared in accordance with the requirements of the Act. The draft LAP deals with activities regulated by Council under the Act and provides for local exemptions from the need for approval for certain activities and outlines the criteria for those activities where approval is required. It is recommended that Council endorse the draft LAP to be placed on public exhibition.

RECOMMENDED

That Council:

- i. endorse the draft Local Approvals Policy for public exhibition in accordance with the requirements of the *Local Government Act 1993*; and**
- ii. if no unresolved submission are received during the submission period, adopt the draft Local Approvals Policy and rescind the Charity Bins on Council Land Policy and Guidelines for Street Stalls Policy effective from the day after the close of the submission period; or**
- iii. if any unresolved submissions are received during the submission period, consider a further report on the matter.**

ATTACHMENTS

1. Draft Local Approvals Policy 2019



ORDINARY COUNCIL

ORD06

SUBJECT: INVESTMENT MONIES - FEBRUARY 2020

FROM: Director Customer & Corporate Strategy

TRIM #: 20/66451

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 29 February 2020 is provided.

MAIN REPORT

The weighted average return on all investments was 2.04% p.a. for the month of February 2020. The industry benchmark for this period was 0.95% (Ausbond Bank Bill Index).

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; and**
- ii. note the list of investments for February 2020; and**
- iii. note the weighted average interest rate return of 2.04% p.a. for the month of February 2020.**

ATTACHMENTS

1. Investment Report - February 2020

ORDINARY COUNCIL

ORD07

**SUBJECT: ACCEPTANCE OF GRANT FUNDING - UPGRADE OF AUDITORIUM
AUDIO VISUAL EQUIPMENT - CAMDEN CIVIC CENTRE**

FROM: Director Sport, Community & Activation

TRIM #: 20/95077

PURPOSE OF REPORT

The purpose of this report is to seek Council's acceptance of grant funding for a Category 3 Infrastructure Grant under the Club Grants Program. The grant monies will provide for the upgrade of audio-visual equipment at the Camden Civic Centre.

BACKGROUND

The NSW Government provides grant funding under the Club Grants Category 3 for projects that support arts and cultural infrastructure, sport and recreation infrastructure, and projects that support communities in disaster readiness infrastructure.

Council made an application in Round 3 (2019/20) for funding to upgrade the audio-visual equipment within the Auditorium at the Camden Civic Centre.

MAIN REPORT

Council has been successful in receiving grant funding under the Club Grants Category 3 Infrastructure Grants program for \$93,528 (excl. GST).

The Civic Centre is the community's largest facility for the celebration of community events, arts and cultural activity, performances and celebratory events. The upgrade will provide improved audio and visual quality for users of the Civic Centre Auditorium.

FINANCIAL IMPLICATIONS

The grant funding of \$93,528 (excluding GST) will provide additional funding towards the upgrade of audio-visual equipment at the Camden Civic Centre.

This funding is required to be matched by Council. Funding is currently available within the 2019/20 and 2020/21 Civic Centre Capital budget to match the grant funds.

CONCLUSION

Council has been successful in its funding application for \$93,528 (excl. GST) through the Club Grants Category 3 program. The funding will facilitate the upgrade of audio-visual equipment at the Camden Civic Centre, Auditorium.



RECOMMENDED

That Council:

- i. accept grant funding of \$93,528 (excl. GST) for the upgrade of audio-visual equipment at the Camden Civic Centre; and**
- ii. write to the Hon. Victor Dominello MP, Minister for Customer Service, thanking for the grant; and**
- iii. write to Mr Peter Sidgreaves MP, Member for Camden, thanking him for his support.**

ORDINARY COUNCIL

ORD08

SUBJECT: NSW STATE GOVERNMENT SPECIAL INFRASTRUCTURE CONTRIBUTION (SIC) – FUNDING AGREEMENT – DESIGN OF RICKARD ROAD BETWEEN INGLEBURN ROAD AND HEATH ROAD, LEPPINGTON

FROM: Director Community Assets

TRIM #: 20/96136

PURPOSE OF REPORT

The purpose of this report is to seek Council acceptance of grant funding of \$2.8M (excl. GST) from the NSW Government from Special Infrastructure Contributions (SIC) to advance the planning and design required for the future upgrade of Rickard Road from Ingleburn Road to Heath Road, Leppington.

BACKGROUND

SIC are levied by the State Government on developers to help fund the delivery of key state and regional infrastructure required to support a growing population.

Correspondence has been received from the Department of Planning, Industry and Environment (DPIE) confirming a funding offer of \$2.8m (ex GST) for planning and design of Rickard Road from Ingleburn Road to Heath Road, Leppington.

MAIN REPORT

Rickard Road is currently a rural two-lane road, which will be upgraded to an urban standard connecting new community precincts in the growth areas within the Camden Local Government Area (LGA).

Rickard Road between Bringelly Road, Leppington and Oran Park Drive, Catherine Field is planned to be a key north-south transport link in the South West Priority Growth Area.

The proposed section will form part of the planned staged delivery of Rickard Road.

The funding will enable the concept design, strategic business case, detailed design, final business case and project management of the widening of Rickard Road from Ingleburn Road to Heath Road, Leppington.

The DPIE will monitor the design delivery of the project at monthly project meetings up to final business case assurance and project close out.

FINANCIAL IMPLICATIONS

Funding of \$2.8 million will be released in two tranches:

1. Tranche 1: Strategic Concept Design and Strategic Business Case (\$1,665,000); and
2. Tranche 2: Detailed Concept Design and Final Business Case (\$1,145,000).



It is proposed that Council accept the \$2.8m funding, which will be allocated as outlined below to match the delivery program for this project:

- a. \$750,000 in FY 2020/21;
- b. \$905,000 in FY 2021/22;
- c. \$700,000 in FY 2022/23;
- d. \$445,000 in FY 2023/24.

CONCLUSION

The SIC provides a funding source for essential infrastructure in the South West Growth Area to support the delivery of residential and employment areas within the Camden LGA.

The NSW Government has approved an allocation of \$2.8M (excl. GST) to fund the design of the upgrade of Rickard Road from Ingleburn Road to Heath Road, Leppington.

It is recommended that Council accept the funding offer from the DPIE. It is also recommended that Council write to the Hon. Rob Stokes MP, Minister for Planning and Public Spaces, thanking him for the funding and to Peter Sidgreaves MP, State Member for Camden, thanking him for his support.

RECOMMENDED

That Council:

- i. accept the offer of funding from the Department of Planning, Industry and Environment in the sum of \$2.8M (excl. GST); and**
- ii. include the funding within Council's Operational Plan (budget) as follows:**
 - a. \$750,000 in FY 2020/21;**
 - b. \$905,000 in FY 2021/22;**
 - c. \$700,000 in FY 2022/23;**
 - d. \$445,000 in FY 2023/24; and**
- iii. write to The Hon. Mr Rob Stokes MP, Minister for Planning and Public Spaces, thanking him for the funding; and**
- iv. write to Mr Peter Sidgreaves MP, State Member for Camden, thanking him for his support.**

ORDINARY COUNCIL

ORD09

SUBJECT: TENDER T001/2020 - CONSTRUCTION OF A SYNTHETIC FOOTBALL FIELD AT NOTT OVAL, NARELLAN

FROM: Director Community Assets

TRIM #: 20/67438

PURPOSE OF REPORT

The purpose of this report is to provide details of the tenders received for contract T001/2020 - Construction of a synthetic football field at Nott Oval, Narellan, and to recommend that Council accept the tender offered by Greenplay Australia Pty Ltd.

BACKGROUND

Tenders have been invited to construct a new synthetic football field at Nott Oval. The works are consistent with the concept design provided to Councillors in December 2019, which include:

- New synthetic football (soccer) field;
- Line marking for senior and 6-aside format;
- 1.2m sports-field perimeter fencing and 6m fencing on goal ends;
- Upgrading of the existing carpark to accommodate 31 spaces;
- Carpark lighting;
- New footpaths;
- Goalposts and player bench seats; and
- Landscaping.

A site plan is provided as an **attachment** to this report.

MAIN REPORT

The invitation to tender was advertised in the Sydney Morning Herald, local newspapers and the NSW e-tendering website on 4 February 2020. The tender closed on 26 February 2020 with seven submissions received.

Tenders were received from the following companies listed below:

Company	Location
1. Cleary Bros (Bombo) Pty Ltd	Port Kembla NSW
2. Polytan Asia Pacific Pty Ltd	Dandenong VIC
3. The Trustee for the Turf One Unit Trust	Spotswood VIC
4. Greenplay Australia Pty Ltd	Nth Plympton SA
5. Tuff Group Holdings Pty Ltd	Heatherton VIC
6. Urbanscapes Enterprises Pty Ltd	Unknown
7. Hiline Cranes Pty Ltd	South Coogee NSW



Tender Evaluation

The intention of the tender process is to appoint a contractor with proven capacity and experience in similar scale projects as well as providing best value and quality services to Council.

A tender evaluation panel was established, and the submissions were assessed on price and non-price factors as agreed by the evaluation panel. Price was given a weighting of 50% and non-price factors a weighting of 50%.

Non-price factors considered for this project included:

- Experience, capacity and capacity;
- Quality of offer;
- Company logistics; and
- Work Health and Safety.

Greenplay Australia Pty Ltd provided a competitive tender in terms of cost and meeting the requirements of Council's tender documentation. The company has a proven track record constructing works of a similar nature and scale.

The panel recommends that the tender by Greenplay Australia Pty Ltd represents the best value to Council.

The tender process was also reviewed by the Tender Compliance Panel.

A summary of the tender evaluation is provided as a **supporting document** to this report. Please note this information is commercial-in-confidence.

Relevant Legislation

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

Critical Dates/Time Frames

Greenplay Australia Pty Ltd has submitted a program to complete the works in a timeframe that meets the requirements of Council. The project is scheduled to be completed in September 2020.

FINANCIAL IMPLICATIONS

Council has sufficient budget allocation in the Capital Works Program to proceed with the proposed works in accordance with the terms and conditions of tender. This is through grant funding secured under the Western Parkland City Liveability Program.

CONCLUSION

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

RECOMMENDED

That Council accept the tender provided by Greenplay Australia Pty Ltd as per the terms and conditions of tender T001/2020 – Construction of a Synthetic Football Field at Nott Oval, Narellan, for the lump sum of \$2,407,320.07 (excluding GST).

ATTACHMENTS

1. Site Plan - Nott Oval Synthetic Upgrade
2. T001/2020 - Tender Evaluation - *Supporting Document*