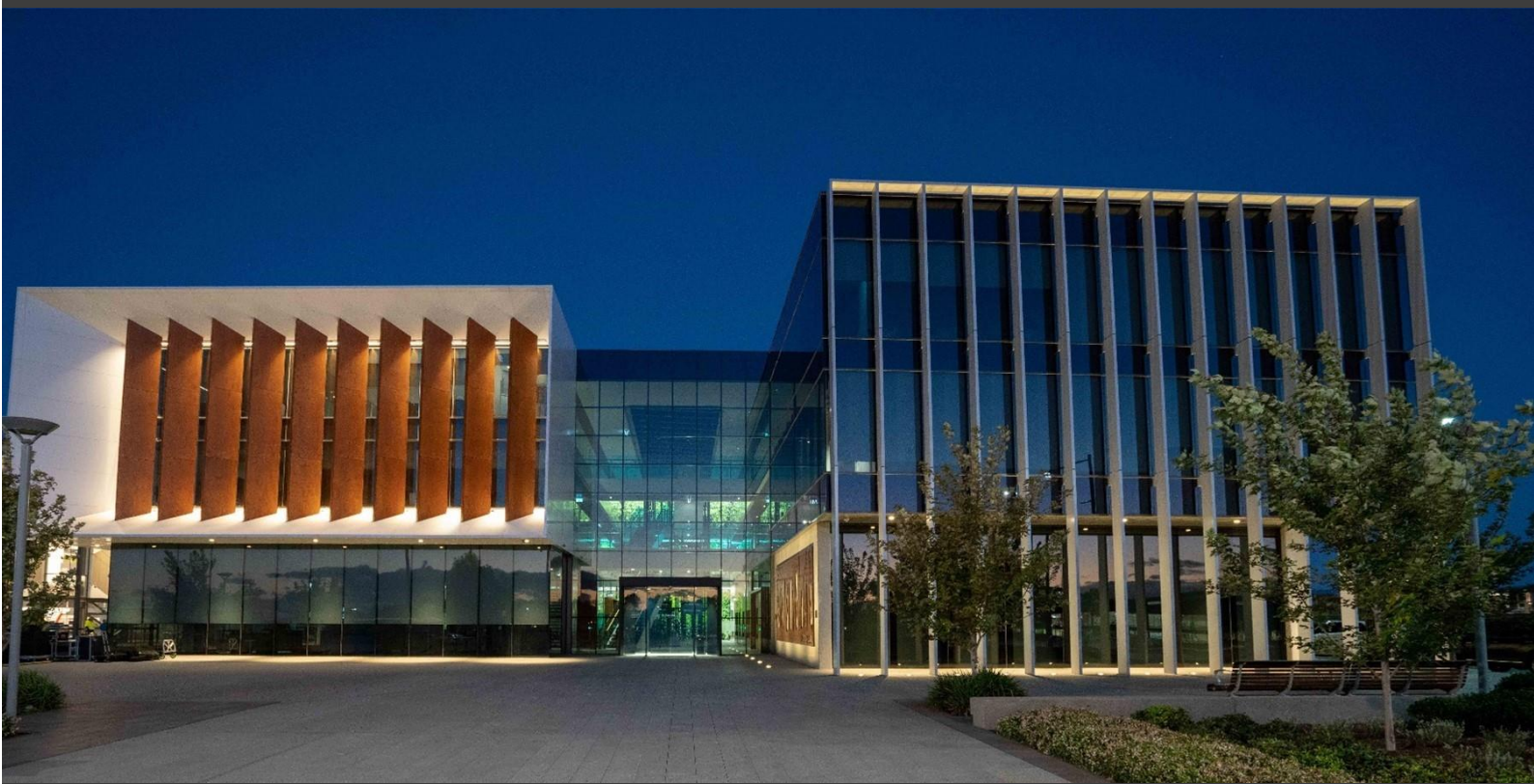


Business Paper

Ordinary Council Meeting

Camden Council
Administration Centre
70 Central Avenue
Oran Park

13 December 2022

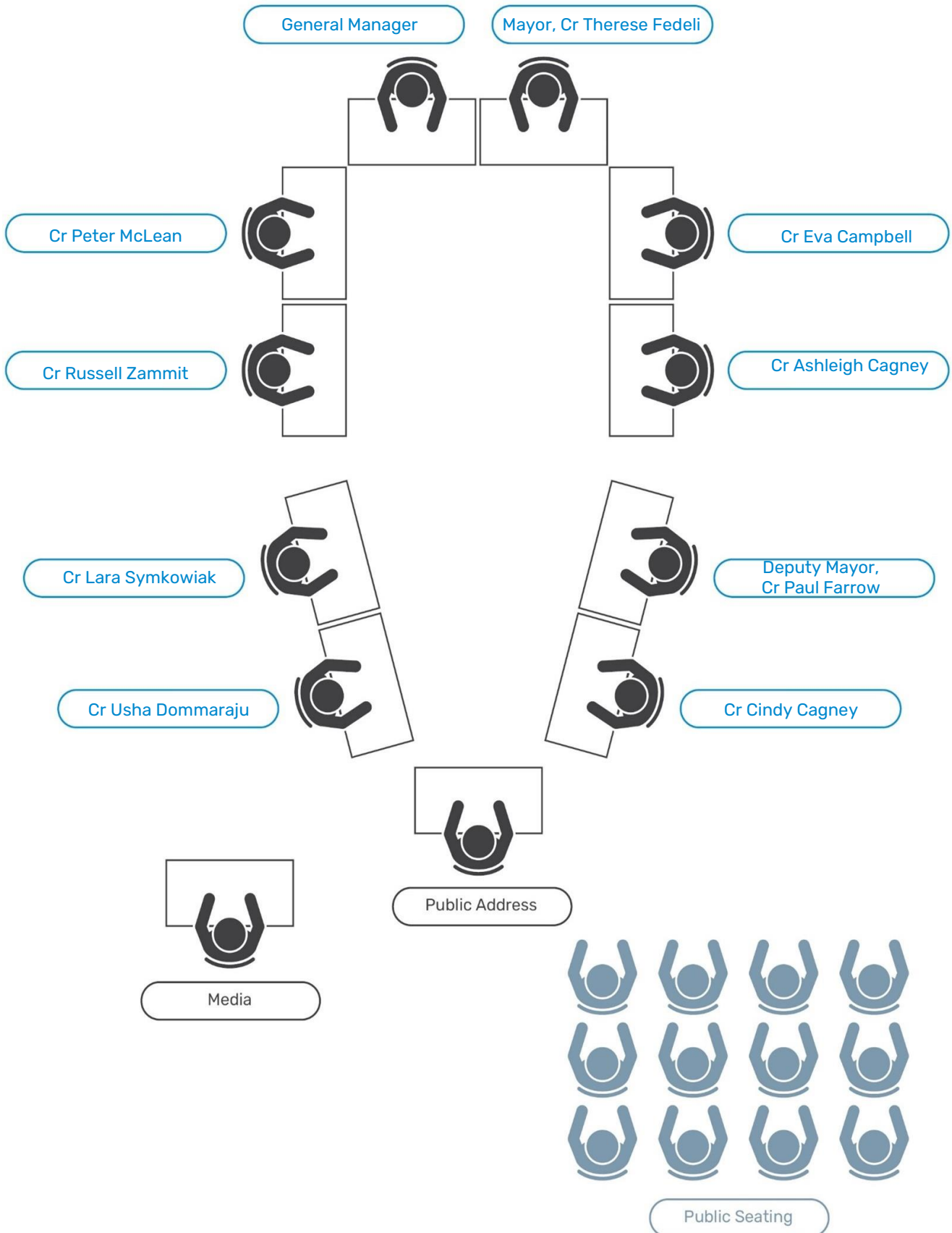


The public can also view the meeting via Council's webcast. A link to this webcast can be found on Council's webpage - <http://webcast.camden.nsw.gov.au/video.php>

camden
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COMMON ABBREVIATIONS

AEP	Annual Exceedance Probability
AHD	Australian Height Datum
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
DA	Development Application
DCP	Development Control Plan
DPE	Department of Planning & 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
GCC	Greater Cities Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
NCC	National Construction Code
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



OATH AND AFFIRMATION FOR COUNCILLORS

In accordance with section 233A of the *Local Government Act 1993*, all elected Councillors must take an oath of office or make an affirmation of office at or before the first meeting of the Council.

The oath or affirmation may be taken or made before the General Manager, an Australian legal practitioner or a Justice of the Peace.

A Councillor who fails, without a reasonable excuse, to take the oath of office or make an affirmation of the office in accordance with the Act is not entitled to attend a meeting as a Councillor, until the Councillor has taken the oath or made the affirmation.

OATH

"I [*name of councillor*] swear that I will undertake the duties of the office of Councillor in the best interests of the people of the Camden Local Government Area and the Camden Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment".

AFFIRMATION

"I [*name of councillor*] solemnly and sincerely declare and affirm that I will undertake the duties of the office of Councillor in the best interests of the people of the Camden Local Government Area and the Camden Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment".

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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)

SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge that this meeting is being held on the traditional lands of the Dharawal people and pay my respect to Elders both past and present.

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. The recording will also be made publicly available on Council's website.

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, or that release any personal information about another individual without their consent. Council accepts no liability for any damage that may result from your actions and comments.

Under Council's Code of Meeting Practice, individuals acting in a disorderly manner can be asked by the Chairperson to leave the meeting.

SUBJECT: LEAVES OF ABSENCE

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

RECOMMENDED

That leaves of absence be granted.

SUBJECT: APPROVAL TO ATTEND BY AUDIO-VISUAL LINK

Requests by Councillors to attend and participate in Council meetings by audio-visual link.

A decision whether to approve a request must be made by a resolution of Council. A resolution must state:

- The meetings the resolution applies to, and
- The reason why the Councillor is being permitted to attend the meetings by audio-visual link (unless the ground is illness, disability, or caring responsibilities).

RECOMMENDED

That the requests to attend and participate by audio-visual link be granted for the meetings as determined by Council and for the reasons noted.

SUBJECT: DECLARATION OF INTEREST

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, and where applicable, all other persons, must be familiar with the conflicts of interest provisions contained in the Code of Conduct.

This item of business provides an opportunity for Councillors to declare and manage any conflicts of interest that they may have in matters being considered at this meeting of Council.

RECOMMENDED

That the declarations be noted.

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.

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.

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.

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 webcast. Visual images of the speaker will not be captured as part of that webcast.

RECOMMENDED

That the public addresses be noted.

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 8 November 2022.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 8 November 2022, copies of which have been circulated, be confirmed and adopted.

Mayoral Minute

SUBJECT: MAYORAL MINUTE - WELCOME ANDREW CARFIELD
FROM: The Mayor
EDMS #: 22/516257

Tonight, it's my absolute pleasure to welcome our new General Manager, Mr Andrew Carfield to Camden Council and his first Camden Ordinary Council Meeting.

Andrew brings a wealth of experience to Camden across a wide range of council services, having most recently worked in senior executive roles at Sutherland Shire Council and Wollongong City Council.

As we all know, the Camden area continues to be one of the fastest growing in the country, welcoming more than 100 new residents every week. We're the beating heart of the Macarthur region and it's an exciting time to be joining our organisation.

On behalf of all the Councillors and staff, I welcome Andrew to Camden Council. We're all very much looking forward to working with him and achieving many great outcomes for our community.

RECOMMENDED

That Council note the information.

ORD01

**SUBJECT: ADOPTION OF THE ANNUAL FINANCIAL STATEMENTS - YEAR
ENDING 30 JUNE 2022**

FROM: Director Customer & Corporate Strategy

EDMS #: 22/355962

ORD01

PURPOSE OF REPORT

The purpose of this report is to recommend that Council adopt the 2021/22 Financial Statements, invite the Audit Office of NSW to address Council on the Financial Statements for the year ending 30 June 2022, and thank the Audit Office of NSW for its services.

BACKGROUND

In accordance with section 418 of the *Local Government Act 1993* (the Act), a copy of Council's Financial Statements has been made available to the public for inspection since 6 December 2022 at the Oran Park Customer Service Centre and on Council's website.

Under section 420 of the Act, "Any person may make submissions in writing to the Council with respect to the Council's audited Financial Statements or with respect to the auditor's report". Submissions must be in writing and received by Council before close of business on 20 December 2022 (the Act allows seven days for submissions after Council has considered the Financial Statements and auditor's report).

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

A Councillor briefing was held on 31 October 2022 to provide information on this report and the process.

MAIN REPORT

Council signed the Draft Annual Financial Statements on the 8 November 2022. A copy of the Draft Annual Financial Statements was provided to Councillors on 3 November 2022 as a supporting document to the report.

The audit of Council's Annual Financial Statements has been completed by the Audit Office of NSW. A copy of the audited Annual Financial Statements is provided as an **attachment** to this report.

There have been no material corrections to the Draft Annual Financial Statements, which were provided to Council on the 3 November 2022. There have been some minor disclosure improvements, which have been made based on recommendations from the Audit Office of NSW and the Audit, Risk and Improvement Committee (ARIC).

The Audit Office of NSW will attend tonight's Council meeting to present the audit report and address Council on its financial performance for the 2021/22 Financial Year.

Audit Risk and Improvement Committee

Council's Audit, Risk and Improvement Committee met on 9 November 2022 to review and provide an independent assessment of the 2021/22 Annual Financial Statements. The meeting included a presentation to the Committee by Council's external auditors (Audit Office of NSW) on the conduct of the 2021/22 audit.

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

- I. noted the Engagement Closing Report;*
- II. noted the Draft Management Representation Letter, including the certification on the effectiveness of internal controls;*
- III. subject to minor corrections and enhancements being processed:*
 - a. endorsed the General Purpose Financial Statements for the year ended 30 June 2022 for submission to Council for adoption;*
 - b. endorsed the Special Purpose Financial Statements for the year ended 30 June 2022 for submission to Council for adoption; and*
 - c. endorsed Special Schedules for the year ended 30 June 2022 for submission to Council for adoption*
- IV. thanked Management and the Audit Office of NSW for their efforts in completing the financial statements and external audit in a challenging year.*

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

CONCLUSION

The audit of the 2021/22 Annual Financial Statements has been completed and Council has received an unqualified audit report.

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

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

RECOMMENDED

That Council:

- i. resolve that a representative/s from Council's external auditor, Audit Office of NSW, address Council on the Annual Financial Statements and Financial Performance for the year ending 30 June 2022;
- ii. adopt the Annual Financial Statements for the Financial Year ending 30 June 2022; and
- iii. write to the Audit Office of NSW, thanking it for its services this year.

ORD01

ATTACHMENTS

1. Annual Financial Statements - 30 June 2022

SUBJECT: PONDICHERRY PRECINCT PLANNING PROPOSAL
FROM: Director Planning & Environment
EDMS #: 22/187188

PROPERTY ADDRESS

600J, 630 - 650, 650A, 680, 682, 730, 772
and 820 The Northern Road, Oran Park;
15 Grassbird Avenue, Oran Park; B Dick
Johnson Drive Oran Park
Lot B DP420694, Lot 8001 DP1257213
Lot 911 DP1257260, Lot 901, 902
DP1258129, Lot 53 DP1259061,
Lot 9091,9093, 9096, 9097 DP1267156
Lot 9098, 9099 DP1274778

PROPONENT

Greenfields Development Company No.2
Pty Ltd

OWNER

Leppington Pastoral Co Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal for land at Oran Park, known as the Pondicherry Precinct (Pondicherry).

The report recommends Council endorse the draft Planning Proposal and forward the proposal to the Department of Planning and Environment (DPE) for Gateway Determination.

The draft Planning Proposal is provided as an **attachment** to this report and associated specialist studies are provided under **separate cover**.

Councillors were briefed on the draft Planning Proposal on 28 June, 22 November and 29 November 2022.

BACKGROUND

In November 2017, Pondicherry was released by the Department of Planning, Industry and Environment (now DPE) to commence the precinct planning process, under the former Precinct Acceleration Protocol (PAP).

In November 2019, DPE announced changes to the precinct planning process. New precinct pathways were established, with Pondicherry identified for 'collaborative planning' between the State and Council.

In December 2020, DPE determined that the planning pathway for Pondicherry would proceed as a Planning Proposal to be lodged with Council.

In March 2021, a draft Planning Proposal was submitted to Council by the proponent, Greenfields Development Company No.2 (GDC) on behalf of the landowner, Leppington Pastoral Company.

Proposal Summary

The proposal seeks to rezone Pondicherry from RU1 Primary Production under Camden Local Environmental Plan 2010 (Camden LEP 2010) to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation under State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP).

The proposal is accompanied by amendments to Schedule 7 of the Camden Growth Centre Precincts Development Control Plan (draft DCP), provided as an **attachment** to this report. The amendments include an Indicative Layout Plan (ILP), site-specific figures and associated ILP controls for Pondicherry. Amendments are also proposed to the Oran Park Precinct ILP and SEPP maps to address interface and integration issues for the two precincts.

Part Pondicherry Precinct (Tranche 41)

In July 2020, a Planning Proposal was submitted to Council for part of Pondicherry known as Tranche 41. That proposal will facilitate a new residential precinct, providing up to 470 dwellings and an estimated population of 1,500 people. The proposal was finalised on 18 March 2022 and the DCP amendment took effect on 1 April 2022 (Schedule 7 of the Growth Centre Precincts DCP).

Locality Context

Pondicherry's location in the South West Growth Area (SWGA) is shown in **Figure 1**. The SWGA consists of 17,000ha of greenfield land identified by the NSW Government for urban development. The SWGA is made up of 18 precincts across the Camden, Campbelltown and Liverpool Local Government Areas (LGAs). Eleven of these precincts are located in the Camden LGA and the rezoning of precincts in the SWGA occurs through an amendment to the Precincts SEPP.

ORD02

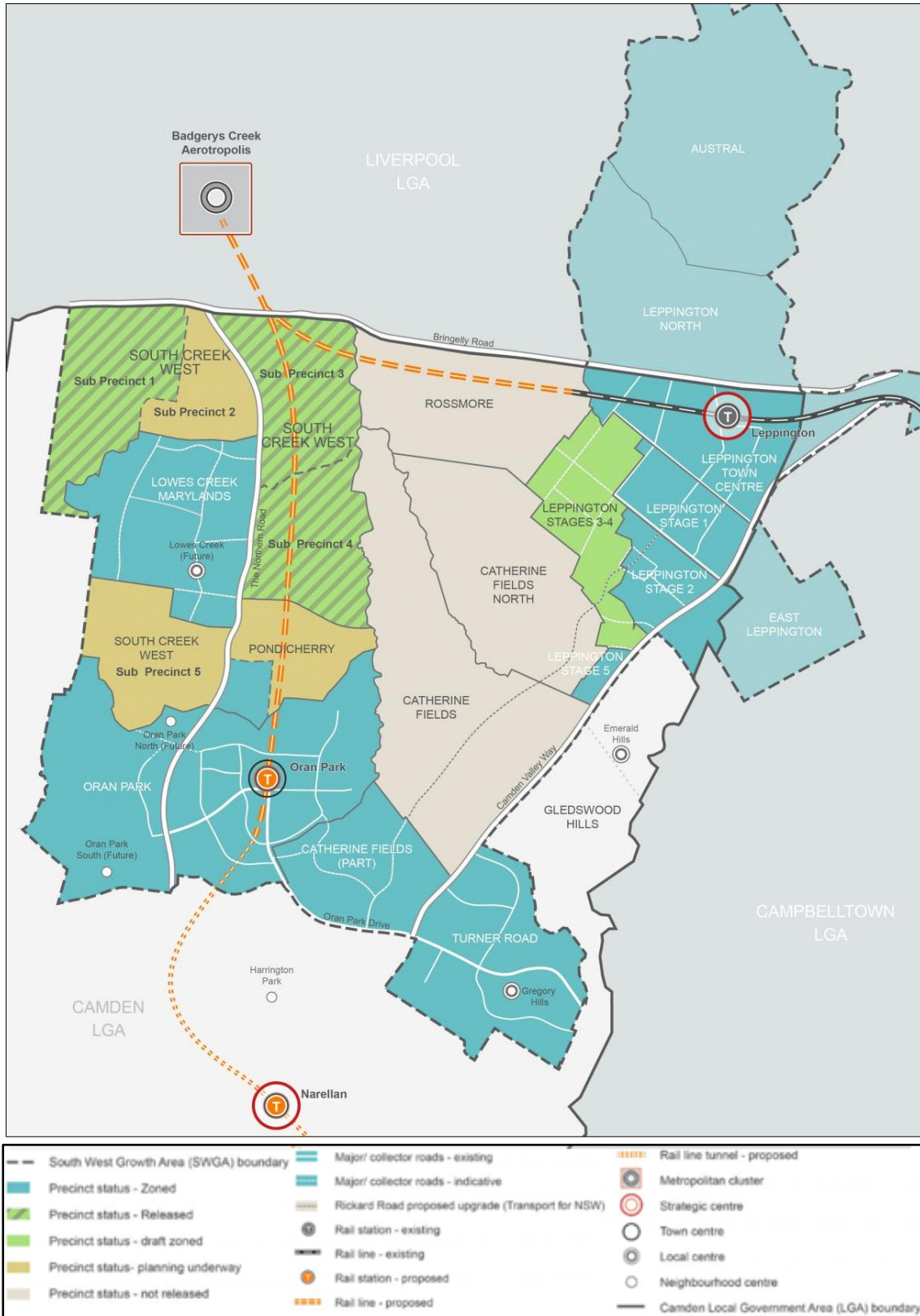


Figure 1: South West Growth Area Precincts

Site Context

Pondicherry encompasses approximately 242ha of rural land currently used for dairy farming. It includes several post-war farmhouses and two large farm dams. A Transgrid overhead transmission line traverses Pondicherry and there are no public roads or social infrastructure within the site.

Pondicherry is bound by The Northern Road to the west and South Creek to the east and the Oran Park Precinct to the south as shown in **Figure 2**. Part of the Oran Park Precinct (at the interface with the Pondicherry Precinct) is proposed to be amended as part of this proposal. To the north, Pondicherry is bound by the undeveloped South Creek West Precinct, known as Greenway.

The future north south rail corridor (gazetted under the Transport and Infrastructure SEPP) traverses the western portion of Pondicherry. It is anticipated that the future rail line will mostly be in a cutting. It is planned that vehicular crossings and potential pedestrian bridge connections will be built above the future rail line to connect east and west Pondicherry.



Figure 2: Site Context Map

Initial Notification

The proposal was placed on initial notification from 5 to 19 May 2021. Adjoining and nearby properties were notified by mail, and a notice was placed on Council's website. No submissions from the community were received.

Initial consultation with public agencies has also been undertaken, with eight agency submissions received, raising a number of points for consideration, but no objections (discussed later in this report). A formal public exhibition will occur subject to endorsement of the proposal by Council and receipt of a favourable Gateway Determination.

MAIN REPORT

Summary of Proposal

The proposal seeks to facilitate a new residential precinct comprising between 2,530 to 2,850 dwellings (approximately) to accommodate an estimated population of between 7,840 and 8,830 people (approximately). Pondicherry is proposed to include a recreational lake, district sized sports facility, public Kindergarten to Year 6 (K-6) and a private Kindergarten to Year 12 (K-12) school, integrated neighbourhood and community centre, public open space, riparian corridors, pedestrian footpaths and cycleways. The proposal also seeks to rezone a portion of land within the Oran Park Precinct where it interfaces with Pondicherry.

The proposal seeks to amend the Precincts SEPP as follows:

- Introduce B1 Neighbourhood Centre, C2 Environmental Conservation, R1 General Residential (Oran Park Precinct), R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation and SP2 Infrastructure zones; and
- Amend the land application, lot size, residential density, height of buildings, development control, floor space ratio, heritage, land reservation acquisition, precinct boundary, special areas, native vegetation protection and riparian protection area maps.

Indicative Layout Plan

The draft ILP is shown in **Figure 3** that the proponent advises is underpinned by the following key design and planning principles:

- Deliver walkable neighbourhoods focused around open spaces;
- Safe and convenient active transport connections that connect open spaces and riparian corridors to local facilities;
- Retain and enhance significant creek lines and associated remnant vegetation;
- Connections to existing and future adjoining development areas and the broader major road network; and
- Contribute to the diversity of housing in the locality, with higher-density residential developments located close to parks, open space, the school and lake precinct.

The draft ILP is planned to accommodate between 2,530 to 2,850 dwellings with a mixture of dwelling types. Additional key features of the ILP include:

- Eastern and western neighbourhood centres;
- Public K-6 and private K-12 school;
- 11.6ha of passive open space (excluding the lake waterbody) and 11.6ha of active open space;
- 12ha lake system and 5.5ha of riparian corridors;
- Network of pedestrian and cycle paths to provide connections between open space, Oran Park, and active transport links along The Northern Road; and
- Provision of sub-arterial roads currently known as Marylands Link Road No.1, Marylands Link Road No.2 and Oran Park Drive and several collector roads.

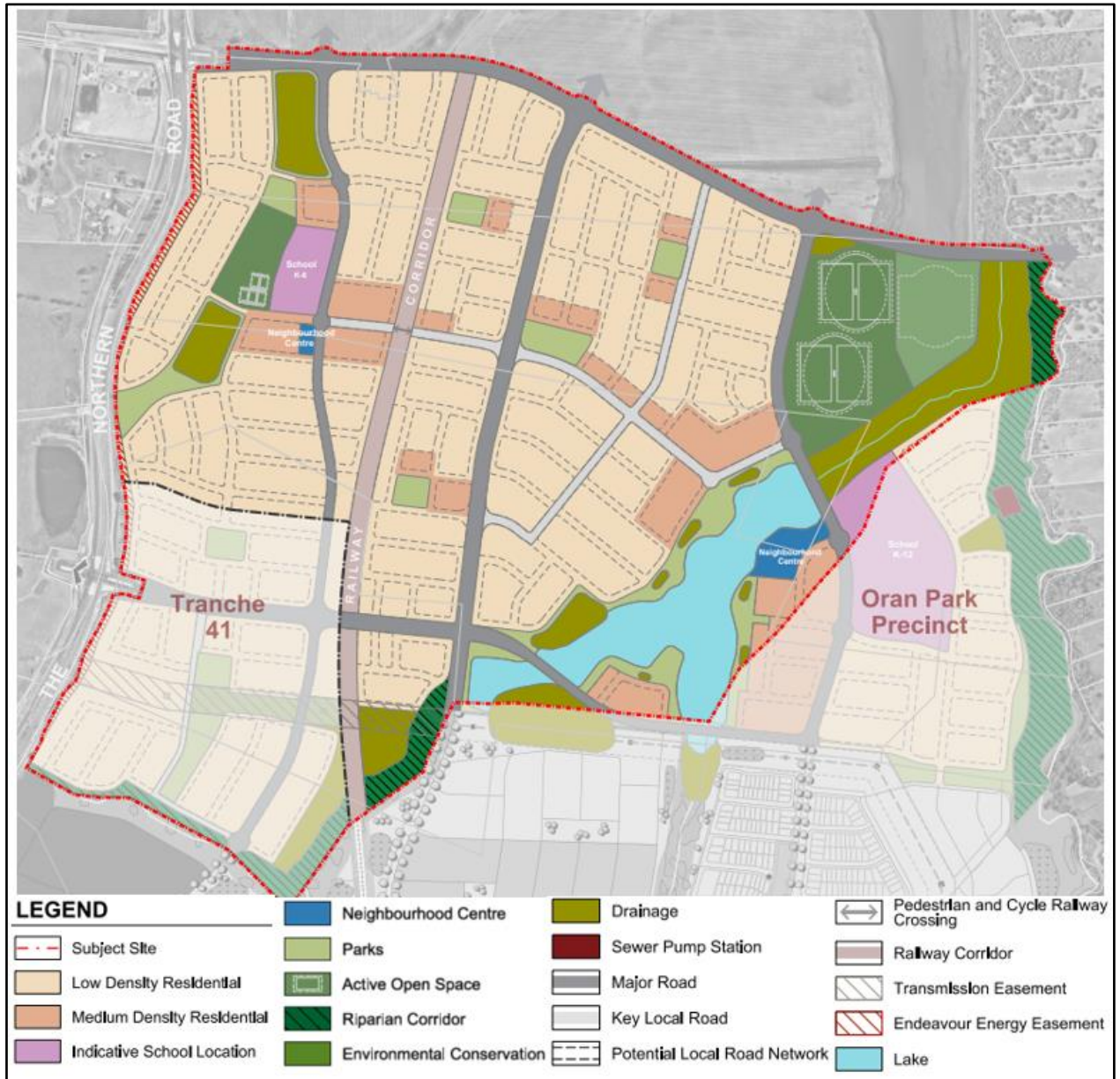


Figure 3: Pondicherry draft Indicative Layout Plan

Oran Park Precinct Amendments

To facilitate integration with the draft Pondicherry ILP the following amendments are proposed to the Oran Park ILP:

ORD02

- Relocation of a community centre adjacent to the proposed Pondicherry neighbourhood centre;
- Relocation of the private school site to the north, adjoining the playing fields providing better connections to the neighbourhood centre;
- Introduction of medium density housing to take advantage of the amenity afforded by the lake precinct;
- Continuation of the waterbody up the lower reaches of Ron's Creek providing flexibility in the ultimate lake water level relative to the natural creek line and topography;
- Redistribution of local passive open space, including amendment of the Oran Park Waterfront Land Strategy;
- Creation of an east-west open space corridor within the transmission line easement, linking Anthony Creek, Ron's Creek and South Creek;
- Expansion of the shared path network up to and around the lake precinct; east west connections within the transmission line corridor; and between the Pondicherry green link road, the lake and South Creek; and
- Associated collector and local road alignment changes.

The proposed changes to the Oran Park ILP are shown in **Figure 4**.

Officer comment

The proposed Oran Park ILP amendments are warranted to integrate Oran Park and Pondicherry.

The proposed amendments to the Oran Park open space network, including the east-west open space corridor, will facilitate connectivity between The Northern Road and South Creek and is consistent with Council's draft Green and Blue Grid vision that was recently publicly exhibited. It is noted that the Department of Planning and Environment Water (formerly Natural Resources Access Regulator) has provided in-principle support to amend the Oran Park Waterfront Land Strategy to facilitate the proposed Pondicherry lake.

The proposed amendments to the Oran Park ILP will require the Oran Park Precinct DCP and Oran Park VPA to be amended and this would be exhibited concurrently with the draft Pondicherry planning package (subject to the proposal being supported).

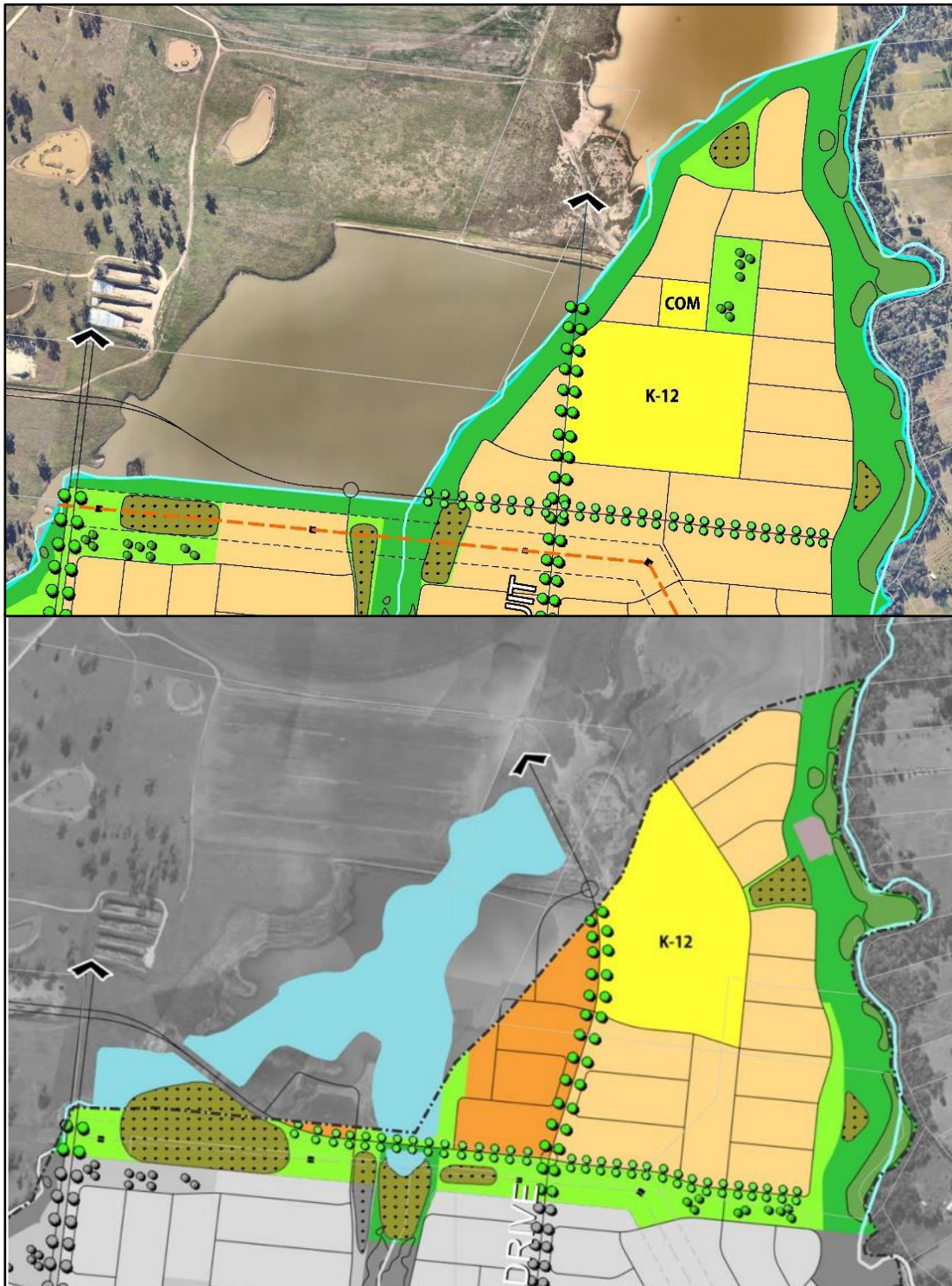


Figure 4: The existing Oran Park ILP (top) and proposed Oran Park ILP (bottom) where it interfaces with Pondicherry

ORD02

Zoning and Permissibility

As described earlier, the draft Planning Proposal seeks to rezone Pondicherry from RU1 Primary Production (under Camden LEP 2010) to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation under the Precincts SEPP. The proposed zoning is shown in **Figure 5** below.

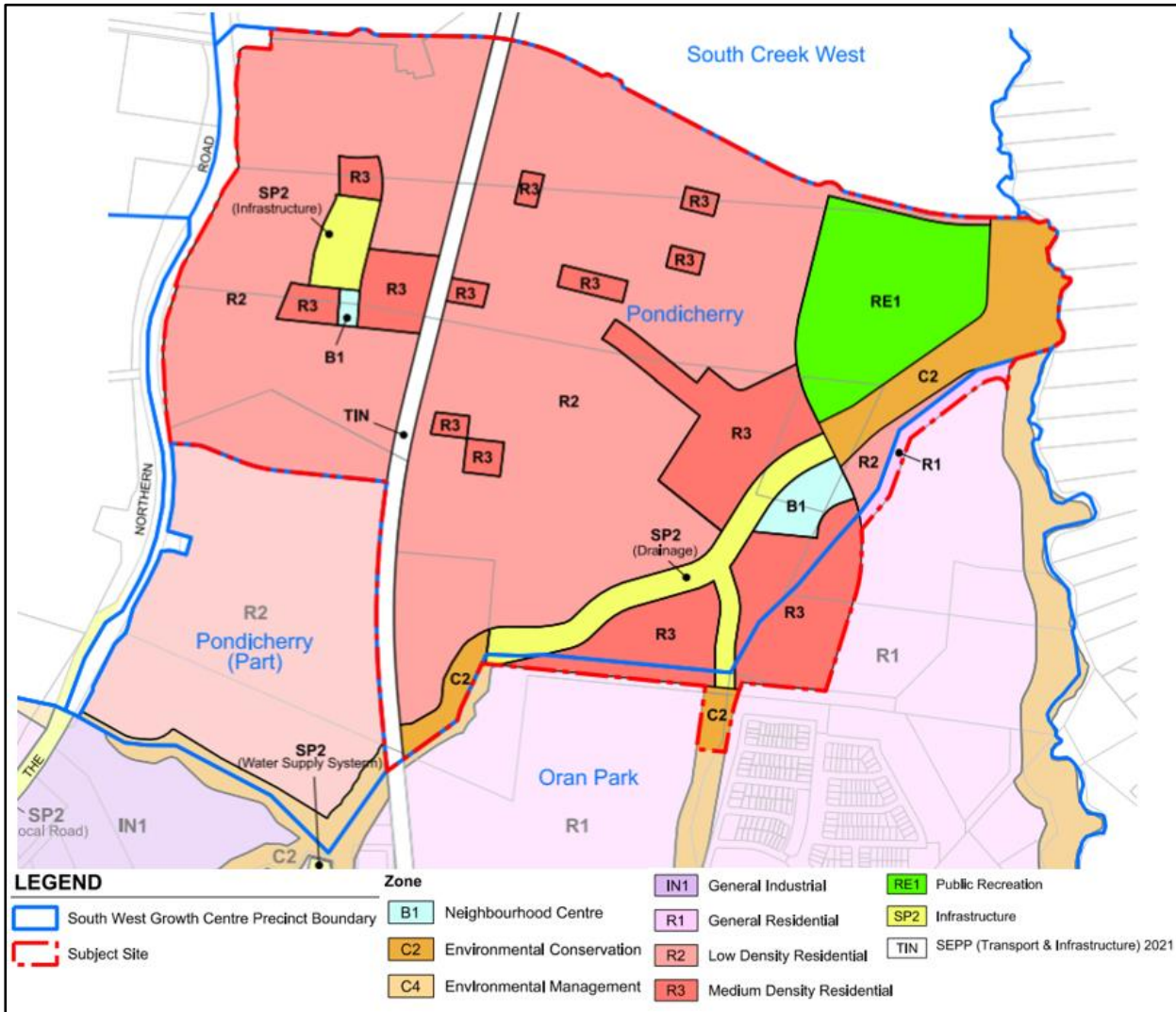


Figure 5: Proposed Zoning Map

The Precincts SEPP amendments to the Pondicherry and Oran Park Precincts are summarised in **Table 1**.

Proposed (Precincts SEPP)	
Zoning (LZN)	B1 Neighbourhood Centre, C2 Environmental Conservation, R1 General Residential and R3 Medium Density Residential (Oran Park Precinct), R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation, and SP2 Infrastructure zones

Proposed (Precincts SEPP)	
Height of Buildings (HOB)	9.5m (Pondicherry R2 zoned land and Oran Park Precinct R1 zoned land) 12m (Pondicherry) 16m (Oran Park Precinct R1 zoned land and R2 zoned land in Pondicherry) 24m (Pondicherry and Oran Park Precinct R3 zoned land)
Residential Density Bands (RDN)	10 – 20 dw/ha (500m ² - 1,000m ² lot size) 25 – 35 dw/ha (285m ² - 400m ² lot size) 35 – 60 dw/ha (166m ² - 285 m ² lot size)
Native Vegetation Protection (NVP)	Inclusion of riparian corridors (Anthony Creek and South Creek)
Land Reservation Acquisition (LRA)	Pondicherry is identified to have land for acquisition for the K-6 public school (other land dedications to Council would be facilitated under a proposed Voluntary Planning Agreement).
Development Control (DVC)	Identification of flood prone land within Pondicherry.

Table 1: Proposed Provisions under the Precincts SEPP

Dwelling Typologies and Yield

The proposal outlines that between 2,530 to 2,850 dwellings (approximately) could be achieved via a mixture of housing densities. The range of dwellings that could be achieved under the draft ILP is outlined in **Table 2** and **3** below.

Pondicherry is proposed to consist of 80% low density and 20% medium density residential development. Low density residential typologies primarily comprise of single or double storey detached dwellings. Medium residential typologies include rear and front-loaded attached dwellings (terraces), manor homes and studios. Three to six storey residential flat buildings are proposed to be located adjacent to the lake and neighbourhood centre.

	Low Density	Medium Density (Standard)	Medium Density (Lake)	Total
Dwellings	2,097	450	123	2,670
Household Size	3.33	2.15	2.15	-
Population	6,983	968	264	8,215

Table 2: Distribution of Dwellings in Pondicherry

Dwelling Format	Lot Size (sqm)	Proportion (% of total)	Estimated Total Number of Dwellings
Very Large Lots	600+	8.8%	240
Large Lots	500-599	12.9%	350
Standard Lots	450-499	18.9%	515
Small Lots	300-449	34.6%	940
Very Small Lots	<300	5.5%	150
Medium Density Lots	Includes 125-400 (attached and semi-detached)	19.3%	525
Total			2,720

Table 3: Indicative Lot Mix

Summary of Camden Growth Centre Precincts DCP Amendment

Amendments to Schedule 7 of the Camden Growth Centre Precincts DCP accompanies the proposal and is **attached** to this report. The amendments include the following site-specific controls for Pondicherry:

- Figures detailing flood prone land (to be inserted), riparian corridors, Aboriginal cultural heritage sites, bushfire risk, potential contamination, development on or near transmission easements, noise impact, residential structure, road hierarchy, pedestrian and cycleway network, and the transport network; and
- Indicative street cross sections.

Specialist Studies

The proposal has been submitted with specialist studies, as listed in **Table 4**, which are included under **separate cover**. A summary of the specialist studies and Council officer comments are provided as an **attachment**.

Specialist Study	
1.	Housing Market Assessment
2.	Landscape & Visual Assessment
3.	Social Infrastructure Assessment
4.	Geotech Investigation
5.	Land Capability
6.	Contamination Report
7.	Aboriginal Heritage Assessment
8.	European Heritage Assessment
9.	Flooding & Water Cycle Management Assessment
10.	Biodiversity Assessment
11.	Riparian Assessment
12.	Bushfire Strategic Study
13.	Traffic Assessment
14.	Utilities Servicing Report
15.	Utilities Implementation Plan
16.	Odour Impact Assessment
17.	Noise & Vibration Assessment
18.	Pondicherry Tree Strategy
19.	Housing Typologies

Table 4: Submitted Specialist Studies

Proposed Pondicherry Lake Precinct

A unique landscape feature of Pondicherry is the proposed lake precinct, comprising of a large water body (12ha approximately) and a surrounding network of open space. The proponent considers the lake precinct to be consistent with the principles of ecologically sustainable development and strategic planning policy, with a strengthened focus on placemaking and greener places to improve peoples' quality of life. The Social Infrastructure Assessment considers the lake precinct will become a destination that will be regionally significant.

It is proposed that the lake be designed in a manner to ensure water levels and surrounding land levels allow people to feel a connection to the water and to minimise (where possible) barriers between people and the water. The proponent's vision is to design the lake so that it's water quality could support secondary contact (such as kayaking and paddle boating).

Key water quality design features for the lake entail a pump and recirculation system that would recirculate water from the main water body back through a series of environmental filters, comprised of wetlands and bio retention basins, positioned around the upper part of the lake.

The proponent considers the pump and recirculation system is necessary to mitigate the risk of algal blooms in the water body and for this reason, is a necessary design feature whether the lake is used for secondary contact or not.

The existing farm dams play an active flood storage role that is required to be replicated by the lake, meaning the lake has a primary stormwater management function.

The proponent proposes to deliver the lake through a proposed Voluntary Planning Agreement (VPA) and for it to become a Council-owned asset.

The proponent has noted that the proposed lake would result in the district open space (the eastern-most double sports field shown light green in **Figure 3**) being temporarily impacted by the 1 in 100-year flood extent. The temporary flood extent would not impact the (western-most) two double sports fields that support Pondicherry's local active space needs. This flooding impact is able to be mitigated during future precinct planning to the north of Pondicherry.

Officer comment

Council officers acknowledge the community benefits from the lake precinct. Officers are undertaking a due diligence assessment process to identify and understand the risks, likely mitigating factors and associated costs with the project, including whole-of-life asset maintenance and renewal costs and staff resources and training. Should the proposal be supported, negotiations on the draft VPA can progress (including a future Councillor briefing).

The temporary option proposed for stormwater detention and flood mitigation is supported.

Camden Local Planning Panel

On 21 June 2022, the Camden Local Planning Panel (Panel) considered the draft Planning Proposal and indicated support for the Council officers' report. In summary, the Panel considered the proposal demonstrates strategic and site-specific merit and recommended the proposal proceed to Gateway Determination, subject to amendments outlined in the Council officer's report and the Panel's advice being addressed.

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

The draft Planning Proposal has been amended in response, as follows:

- The K-6 public school has been zoned SP2 Infrastructure with the Minister for Education and Early Learning nominated as the acquisition authority for the land;
- A neighbourhood centre has been provided for in the western part of Pondicherry;
- The maximum height of building development standard for the apartments overlooking the lake has been increased from 21m to 24m (to account for anticipated floor to ceiling heights and lift overruns);
- Provisions have been inserted into the draft DCP to:
 - require apartments to be no more than 6 storeys in height (to support the 24m maximum height of building development standard);
 - require that no more than 40% of the total residential lots proposed in a subdivision development application are of the same lot type (to promote housing diversity); and
 - reference the Greater Sydney Region Plan target of achieving 40% tree canopy cover for the public domain.

Assessment against Key Strategic Documents

The draft Planning Proposal has been assessed against key strategic plans, including the Greater Sydney Region Plan, Western City District Plan, Local Strategic Planning Statement, Community Strategic Plan, Local Housing Strategy, Centres and Employment Land Strategy and draft Green and Blue Grid vision. The proposal is generally consistent with the objectives of these key strategic documents, with a detailed assessment provided as an **attachment** to this report.

Assessment of Planning Merit

It is considered that the proposal demonstrates sufficient planning merit to proceed to Gateway Determination as it:

- Supports increased housing diversity by providing a mixture of dwelling typologies. Pondicherry would contribute to Camden's 6-10-year housing target and respond to the needs of Camden's growing community;
- Provides for substantial social infrastructure via the provision of a public K-6 school, a private K-12 school, two neighbourhood centres and a community facility;
- Pondicherry lake would bring community benefit by strengthening the local green and blue grid network. The lake system would also enhance the riparian corridors and facilitate improvements in biodiversity;

- Supports the delivery of open space via the provision of multiple local parks, two double playing fields, hard courts and land for district open space;
- Demonstrates that there would be no adverse traffic and stormwater impacts (subject to additional clarification);
- Has assessed the land is suitable for residential development based on specialist studies, with measures in place to address relevant site conditions;
- Demonstrates Pondicherry would have access to service infrastructure based on consultation with service providers;
- Leverages off and provides connections to the facilities of Oran Park, ensuring integration between Oran Park and Pondicherry within the broader SWGA; and
- Is supported by a revised letter of offer to enter a draft VPA for the delivery of infrastructure to Pondicherry.

Draft Voluntary Planning Agreement (VPA)

The proponent has submitted a letter of offer to enter into a VPA for Pondicherry, which is currently being assessed by Council officers.

The draft VPA offer provides for approximately \$204 million worth of land and works and includes:

- Two double sports fields, one with hybrid turf and one with standard turf;
- An active open space area in western Pondicherry, containing five hard sports courts;
- Local parks;
- Community centre;
- Sub-arterial road works, bridge works, shared paths;
- Riparian corridor rehabilitation, embellishment and shared paths; and
- Stormwater drainage facilities and land dedication, including the extensive Pondicherry lake.

The VPA letter of offer is for a total of 2,200 dwellings in Pondicherry. The Pondicherry VPA letter of offer would also amend the Oran Park VPA to facilitate the revised Oran Park ILP.

Should the proposal be supported, negotiations on the draft VPA will progress (including a future Councillor briefing).

Regional Infrastructure

The proponent has advised planning and negotiations in relation to regional infrastructure delivery and an associated State Government VPA will continue subject to endorsement of the proposal.

Initial Public Agency Consultation

Public agencies provided comment as part of the initial notification undertaken for Pondicherry in 2021. Eight submissions were received from public agencies, raising a number of points for consideration, with no objections received. A summary of the agency comments and Council officer responses is provided as an **attachment** to this report.

Agencies will be provided with an opportunity to make a formal submission at the public exhibition stage, should the proposal be supported.

Next Steps

Subject to Council endorsement, the draft Planning Proposal will be submitted to DPE for a Gateway Determination and negotiations on the draft VPA will progress, including a future Councillor briefing.

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

Recommended Community Participation Methods

On 14 September 2021, Council endorsed the Camden Community Participation Plan 2021 (CPP). The CPP identifies that where a draft Planning Proposal demonstrates strategic merit, the Gateway report to Council will recommend the community participation methods for the public exhibition period.

Subject to Council endorsement and a favourable Gateway Determination, the following community communication and engagement methods are proposed:

Phase	Communication	Engagement
Phase 1 Public Exhibition	<ul style="list-style-type: none"> Media release Notification letters Economic Development E-news Mayoral message Social Media 	<ul style="list-style-type: none"> Your Voice Camden project page Subscriber notification of exhibition Document displays Notify preliminary engagement participants
Phase 2 Post Exhibition	<ul style="list-style-type: none"> Councillor briefing / Council report (if required) Media release Acknowledge submissions Economic Development E-news. 	<ul style="list-style-type: none"> Your Voice Camden project page updates Clarify submissions where required

Table 5: Community communication and engagement methods

FINANCIAL IMPLICATIONS

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

CONCLUSION

The draft Planning Proposal seeks to amend the Precincts SEPP 2021 to rezone Pondicherry Precinct from RU1 Primary Production to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation. The draft Planning Proposal also seeks to amend the Oran Park Precinct SEPP and ILP as outlined in this report.

The draft proposal would facilitate the delivery of between 2,530 to 2,850 dwellings, a recreation lake, K-6 and K-12 schools, integrated neighbourhood and community centre, a western neighbourhood centre, public open space, riparian corridors, and pedestrian footpaths and cycleways.

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.

ORD02

RECOMMENDED

That Council:

- i. endorse the draft Planning Proposal for land at 600J, 630 - 650, 650A, 680, 682, 730, 772 and 820 The Northern Road, Oran Park; 15 Grassbird Avenue, Oran Park; B Dick Johnson Drive Oran Park to be forwarded to the Department of Planning and Environment for Gateway Determination;
- ii. endorse draft Schedule 7 of the Camden Growth Centre Precincts Development Control Plan for Pondicherry for the purposes of public exhibition;
- iii. endorse draft amendments to the Oran Park Precinct Development Control Plan outlined in this report, to be exhibited concurrently with the Pondicherry draft planning package;
- iv. forward the draft Camden Growth Centre Precincts Development Control Plan and draft Oran Park Precinct Development Control Plan to the Secretary of the Department of Planning and Environment at the same time it is placed on public exhibition;
- v. subject to no unresolved submissions being received, grant delegation to the General Manager to adopt the draft Camden Growth Centre Precincts Development Control Plan and draft Oran Park Precinct Development Control Plan upon notification of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 amendment;
- vi. subject to receiving a favourable response from the Department of Planning and Environment, proceed to public exhibition for the draft Planning Proposal in accordance with the requirement of the Gateway Determination and the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*;
- vii. subject to no unresolved submissions being received, forward the draft Planning Proposal to the Department of Planning and Environment for the plan to be made; or
- viii. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or
- ix. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.

ATTACHMENTS

1. Pondicherry Precinct DCP
2. Pondicherry Planning Proposal
3. Pondicherry Summary of Specialist Studies and Council Officer Comment
4. Assessment against Key Strategic Documents
5. Initial Notification Agency Submissions Response Table - Pondicherry - December 2022
6. SEPP Land Application Map
7. SEPP Height of Building Map

8. SEPP Land Reservation Acquisition Map
9. SEPP Land Zoning Map
10. SEPP Residential Density Map
11. Pondicherry Updated - ILP
12. Minutes - CLPP 21-June-2022
13. Under Separate Cover - Pondicherry Technical Studies

ORD02

SUBJECT: DELEGATIONS TO THE MAYOR - CHRISTMAS/NEW YEAR RECESS PERIOD
FROM: Director Customer & Corporate Strategy
EDMS #: 22/503928

PURPOSE OF REPORT

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

BACKGROUND

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

MAIN REPORT

Council will be in recess from 14 December 2022 until 14 February 2023 (the recess period). During the recess period, it may be necessary to make decisions on urgent matters that may not fall within the delegations of staff.

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

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

Should the need arise to exercise this delegation, a report will be provided to the Ordinary Council Meeting of 14 February 2023.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

Council is requested to delegate authority to the Mayor (and Deputy Mayor, in the absence of the Mayor) to make decisions on urgent matters during the recess period from 14 December 2022 until 14 February 2023, as provided for under sections 226 and 377 of the Act.

RECOMMENDED

That Council:

- i. delegate authority to the Mayor (and Deputy Mayor, in the absence of the Mayor) to make decisions on urgent matters during the recess period from 14 December 2022 until 14 February 2023, as provided for under sections 226 and 377 of the *Local Government Act 1993*; and**
- ii. receive a report to the Ordinary Council Meeting of 14 February 2022, if this delegated authority is exercised.**

ORD03

ORD04

SUBJECT: INVESTMENT MONIES - OCTOBER 2022
FROM: Director Customer & Corporate Strategy
EDMS #: 22/519792

PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the *Local Government (General) Regulation 2021*, a list of investments held by Council as at 31 October 2022 is provided.

MAIN REPORT

The weighted average return on all investments was 2.50% p.a. for the month of October 2022. The industry benchmark for this period was 2.89% (Ausbond Bank Bill Index). It should be noted that Council's investment performance will be above benchmark once investments held at lower interest rates mature and are re-invested at much higher interest rates. This is representative of a market being driven by extraordinary increases in the official cash rate over a short period of time by the Reserve Bank of Australia.

The official cash rate as determined by the Reserve Bank of Australia (RBA) as at 31 October 2022 was 2.60%. On 2 November 2022, the Board of the RBA subsequently increased the official cash rate to 2.85%.

The Responsible Accounting Officer (the Chief Financial Officer) has certified that all investments have been made in accordance with Section 625 of the *Local Government Act 1993*, the relevant regulations and Council's Investment Policy.

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

RECOMMENDED

That Council:

- i. **note that the Responsible Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act 1993*, Regulations, and Council's Investment Policy;**
- ii. **note the list of investments for October 2022; and**
- iii. **note the weighted average interest rate return of 2.50% p.a. for the month of October 2022.**

ATTACHMENTS

1. Monthly Investment Report - October 2022

ORD05**ORD05**

SUBJECT: ACCEPTANCE OF GRANT FUNDING - NSW GOVERNMENT SENIORS FESTIVAL GRANTS PROGRAM - SENIORS IN STYLE FASHION SHOW 2022

FROM: Acting Director Sport, Community and Activation

EDMS #: 22/531603

PURPOSE OF REPORT

The purpose of this report is to advise Council of the successful grant funding application of \$3,500 (excl. GST) through the NSW Government's Seniors Festival Grants Program, and to seek Council's endorsement to accept the funding.

BACKGROUND

The Seniors Festival Grants Program is part of the NSW Government's commitment to provide seed funding to councils to run local Seniors Festival programs and activities that provide opportunities for people over 60 to remain active, healthy, engaged and contributing to their local communities.

The funds provided under this category will enable Council to develop and deliver the Seniors In Style Fashion Show project. This new program will be part of Council's annual Seniors Festival and will increase opportunities for residents to participate in recreational and social initiatives including arts, culture and affordable exercise programs and workshops.

MAIN REPORT

The NSW Government's Seniors Grants Program has advised Council that it was successful in its application for \$3,500 (excl. GST) to fund the Seniors In Style Fashion Show.

The Seniors In Style Fashion Show project is part of Council's broader Seniors Festival program and will be delivered in partnership with local seniors, community groups, aged care services and local businesses.

The event is aimed at:

- Promoting positive attitudes and behaviours to ageing;
- Celebrating respect, inclusion and social participation of all seniors across the Camden Local Government Area (LGA);
- Providing knowledge and skill development in public speaking; and
- Celebrating ageing through fashion and modelling opportunities.

The fashion show will be professionally photographed, with the images and experiences captured, developed, and displayed as part of a future art exhibition project within Council facilities and local participating businesses across the Camden LGA.

The free event will be open to all seniors and the broader community and will be held in the Camden CBD.

FINANCIAL IMPLICATIONS

Council has been successful in its application for \$3,500 (excl. GST). In addition, Council has allocated \$2,500 to the project from existing budgets.

The grant will support the hire of equipment, photography and development of materials and resources. This event is offered free to local seniors across the Camden LGA.

CONCLUSION

Council has been successful in its application for \$3,500 (excl. GST) to deliver the Seniors In Style Fashion Show through the NSW Government Seniors Festival Grants Program.

RECOMMENDED

That Council:

- i. accept the grant funding of \$3,500 (excl. GST) from the NSW Government's Seniors Festival Grants Program for inclusion in the 2022/23 budget to deliver the Seniors In Style Fashion Show project;**
- ii. write to the Hon. Mark Coure MP, Minister for Multiculturalism and Minister for Seniors, thanking him for the grant; and**
- iii. write to Peter Sidgreaves MP, Member for Camden, thanking him for his support.**

ORD06**ORD06**

SUBJECT: ACCEPTANCE OF GRANT FUNDING - SENIORS REDUCING SOCIAL ISOLATION GRANT PROGRAM - EXPANSION OF COUNCIL'S CAFE CONNECT PROGRAM 2023

FROM: Acting Director Sport, Community and Activation

EDMS #: 22/531850

PURPOSE OF REPORT

The purpose of this report is to advise Council of the successful grant funding application of \$27,098 (excl. GST) through the NSW Government's Seniors Reducing Social Isolation Grant Program, and to seek Council's endorsement to accept the funding.

BACKGROUND

The Seniors Reducing Social Isolation Grant Program is an initiative under the NSW Government's Ageing Well in NSW: Seniors Strategy 2021–2031. It aims to combat social isolation for seniors and provides one-off grants for organisations to provide social connection opportunities for seniors to develop ongoing quality relationships with each other.

The funds provided under this category will enable Council to expand and enhance the already existing and successful Café Connect program that fosters social inclusion and celebrates the diversity of seniors in the community.

MAIN REPORT

The Café Connect program provides free regular ongoing opportunities for seniors, community organisations and services to connect through diverse group activities.

The program is aimed at:

- Providing opportunities for our local seniors to build ongoing relationships and friendships over a series of community-based cafes;
- Providing access to information and links to services that promote inclusion, social connections and health and wellbeing;
- Increasing opportunities for seniors to participate in recreational initiatives; and
- Ensuring the views of seniors are heard and their needs addressed.

Council's Café Connect program is a safe and inclusive space for social participation and is offered free to local seniors. The funding will allow Council to hold additional Café Connect sessions and expand the program across the Camden Local Government Area.

FINANCIAL IMPLICATIONS

Council has been successful in its application for \$27,098 (excl. GST). In addition, Council has allocated \$15,000 to the project from existing budgets.

The grant will support the hire of facilitators to run the program as well as the purchase of resources, catering, promotion and printing.

CONCLUSION

Council has been successful in its application for \$27,098 (excl. GST) through the NSW Government's Seniors Reducing Isolation Grant Program to expand and increase the delivery of its Café Connect Program.

RECOMMENDED

That Council:

- i. accept the grant funding of \$27,098 (excl. GST) from the NSW Government's Seniors Reducing Social Isolation Grant for inclusion in the 2022/23 budget to expand and increase the delivery of Council's Café Connect Program;**
- ii. write to the Hon. Mark Coure MP, Minister for Multiculturalism and Minister for Seniors, thanking him for the grant; and**
- iii. write to Peter Sidgreaves MP, Member for Camden, thanking him for his support.**

ORD07

ORD07

SUBJECT: ACCEPTANCE OF GRANT FUNDING - TRANSPORT FOR NEW SOUTH WALES - GET NSW ACTIVE PROGRAM 2022/23

FROM: Acting Director Community Assets

EDMS #: 22/439232

PURPOSE OF REPORT

The purpose of this report is to seek Council’s acceptance of grant funding in the sum of \$1,203,000 (excl. GST) from Transport for New South Wales (TfNSW), under the Get NSW Active Program, for pedestrian facilities across eight projects within the Camden Local Government Area.

BACKGROUND

TfNSW seeks applications from councils each year for projects under the Get NSW Active Program for pedestrian and bicycle infrastructure. This year, 15 applications were made for eligible projects under the funding guidelines. Successful funding applications previously announced under this program for the Cawdor Road Shared Path and a new Pedestrian Access and Mobility Plan were reported to the Council Meeting of 13 September 2022. A further eight projects have been successful in securing grant funding under this program.

MAIN REPORT

The NSW Government offers funding under the Get NSW Active Program for pedestrian and bicycle planning and facilities.

Council has been advised by TfNSW that the following applications have been successful in the 2022/23 financial year:

Location	Details	Budget	Attachment
Jamboree Avenue, Leppington	Four pedestrian refuge crossings	\$201,000	1
Waterworth Drive, Narellan Vale (Narellan Vale Public School)	Footpath widening and retaining wall	\$74,000	2
Kavanagh Street, Gregory Hills	Two pedestrian refuge crossings	\$125,000	3
Crookston Drive, Camden South	Pedestrian refuge crossing	\$60,000	4
Coghill Street to Queen Street, Narellan	Footpath through park	\$80,000	5
Camden Valley Way, Gledswood Hills	Shared path (eastern side)	\$450,000	6
Argyle Street, Camden (near Cowpasture Reserve)	Pedestrian refuge crossing and footpath	\$123,000	7
Cobbitty Road, Cobbitty (Cobbitty Public School)	Disability parking bay, ramps and steps	\$90,000	8
TOTAL		\$1,203,000	

The projects will be completed in the 2022/23 financial year, except for the Camden Valley Way shared path in Gledswood Hills which is a two-year project. It is expected that \$50,000 of the funding allocated for this project will be spent on design in the 2022/23 financial year, with the balance to be spent on construction in the 2023/24 financial year. The funding will allow for the installation of pedestrian and bicycle facilities in the vicinity of bus stops, public reserves, community facilities and schools.

FINANCIAL IMPLICATIONS

Council will receive a total of \$1,203,000 (excl. GST) through the Get NSW Active Program. It is proposed to allocate \$803,000 in the 2022/23 financial year, including \$50,000 towards the design of the Camden Valley Way shared path with the remaining \$400,000 for the construction in the 2023/24 financial year.

No matching funding is required for these projects.

CONCLUSION

Council has been successful in securing grant funding under the 2022/23 Get NSW Active Program for eight projects.

The projects will enable improved pedestrian and bicycle access and road safety, and it is recommended that the grant funding be accepted.

RECOMMENDED

That Council:

- i. **accept the grant funding from Transport for New South Wales, under the Get NSW Active Program 2022/23, of \$1,203,000 (excl. GST) to undertake installation of pedestrian and bicycle infrastructure, allocating \$803,000 to the 2022/23 financial year budget and \$400,000 to the 2023/24 financial year budget;**
- ii. **write to The Hon. Rob Stokes MP, Minister for Active Transport, thanking him for the grant; and**
- iii. **write to Mr Peter Sidgreaves MP, Member for Camden, thanking him for his support.**

ATTACHMENTS

1. Jamboree Avenue
2. Waterworth Drive
3. Kavanagh Street
4. Crookston Drive
5. Coghill Street to Queen Street
6. Camden Valley Way
7. Argyle Street
8. Cobbitty Road

ORD08**ORD08**

SUBJECT: ACCEPTANCE OF GRANT FUNDING - FLOODPLAIN MANAGEMENT PROGRAM

FROM: Acting Director Community Assets

EDMS #: 22/549687

PURPOSE OF REPORT

The purpose of this report is to seek Council's acceptance of grant funding in the sum of \$333,334 (excl. GST) from the NSW Government, under the 2022/23 Floodplain Management Program administered by the Department of Planning and Environment (DPE), for the purpose of updating the Nepean River Flood Study and the investigation and design of a levee along McCrae Drive, Camden South to alleviate flooding in properties.

BACKGROUND

The NSW Government's 2022/23 Floodplain Management Program, administered by the DPE, supports the NSW Government's *Flood Prone Land Policy* and provides financial support to local councils to undertake initiatives that manage flood risk and build community resilience.

Council made two applications for funding:

1. Update Nepean River Flood Study to include precincts development and urban land release; and
2. Investigation and design for building a levee from Saunders Road and along McCrae Drive, Camden South.

MAIN REPORT

The DPE has advised Council of successful grant funding to update the Nepean River Flood Study to include precincts development and urban land release areas and to undertake investigation and design for building a levee from Saunders Road and along McCrae Drive, Camden South.

The funding will support Council in its floodplain management responsibilities to understand the flood behaviours and risk in the catchment at current conditions and assist in reducing flood damage to private and public assets.

FINANCIAL IMPLICATIONS

Council will receive a total of \$333,334 (excl. GST) through the 2022/23 Floodplain Management Program.

Council is required to provide a co-contribution of \$1 for every \$2 of Grant Funding, and \$166,667 is available in Council's budget for this purpose.

CONCLUSION

Council has been successful in securing grant funding under the NSW Government's 2022/23 Floodplain Management Program. The funding will be utilised to update the Nepean River Flood Study and to undertake investigation and design for building a levee from Saunders Road and along McCrae Drive, Camden South.

RECOMMENDED

That Council:

- i. accept the grant funding of \$333,334 (excl. GST) through the NSW Government's 2022/23 Floodplain Management Program to update the Nepean River Flood Study and undertake investigation and design for building a levee from Saunders Road and along McCrae Drive, Camden South, allocating \$150,000 to the 2022/23 financial year budget and \$183,334 to the 2023/24 financial year budget;**
- ii. write to The Hon. James Griffin, MP, Minister for Environment and Heritage, thanking him for the grant, and**
- iii. write to Peter Sidgreaves MP, Member for Camden, thanking him for his support.**

ORD09**ORD09**

SUBJECT: TENDER T014/2022 - PRINCIPAL CONTRACTOR - REMEDIATION WORK TO STRUCTURAL STEEL AND REPLACEMENT OF BOX GUTTERS AT MOUNT ANNAN LEISURE CENTRE

FROM: Acting Director Community Assets

EDMS #: 22/532075

PURPOSE OF REPORT

The purpose of this report is to advise Council of the tenders received for T014/2022 - Principal Contractor – Remediation Work to Structural Steel and Replacement of Box Gutters at Mount Annan Leisure Centre and recommend that Council accept the tender submitted by Perfect Remediation Pty Ltd.

BACKGROUND

Council has secured \$1.749 million in funding from the Federal Government under round 3 of the Local Roads and Community Infrastructure Program (LRCI) to undertake improvements works to the structural steel and roofing at Mount Annan Leisure Centre pool hall.

Council engaged a structural engineer to undertake investigations over the site and provide a specification and scope of works for the repairs required, as detailed below:

- Replace all box gutters in the pool hall;
- Remedial work to corroded structural steel columns;
- Remedial work to corroded steel wall framing;
- Remedial work to acoustic ceiling panels;
- Remedial work to the corroded steel frames for the external bi-fold doors;
- Replacement of corroded bolts to ceiling frame;
- Replace or repair roof flashings as required;
- Replace corroded steel panels to the underside of the box gutters with fibre cement sheeting; and
- Make good floor tiles and wall cladding after all remedial work is complete as required.

The final scope of works will be confirmed once further investigation of the structural steel is undertaken and the damaged elements are fully exposed. Tendered contract rates will be applied to determine the final costs.

Council has coordinated with the YMCA facility operators to obtain a partial closure of the pool hall, with the works proposed to be undertaken in two stages between March and July 2023.

Stage 1 of the works will see closure of the program and leisure pool to the public whilst Stage 2 will allow the program and leisure pools to be re-opened and the 25-metre pool closed to the public. Temporary hoardings and screening will be in place to provide a safe barrier between the construction sites and public during construction. Noisy works will be limited where possible to the least busy periods of the pool hall operations.

MAIN REPORT

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2021* and Council’s Procurement Policy and Guidelines.

Contract Term

The contract term is for the duration of the construction works which is anticipated to start in early March 2023 and be completed by mid-August 2023.

Work, Health & Safety Requirements

The selected tender meets all WHS requirements as required for this contract.

Certificates of Currency

The selected tender provides all current insurances as required for this contract.

Advertising of Tenders

Tender T014/2022 Principal Contractor – Remediation Work to Structural Steel and Replacement of Box Gutters at Mount Annan Leisure Centre was issued to three selected specialist contractors following a publicly advertised Expression of Interest (EOI E002/2022), and was open for a period of 28 days until the closing date of 12 October 2022 through the e-tendering website: www.tenders.nsw.gov.au.

Tenders Received

Council received three on-time tender responses from the following organisations:

Tender	Suburb
Perfect Remediation Pty Ltd	Marrickville NSW 2204
Murphy’s Remedial Builders Pty Ltd	Redfern NSW 2016
Duratec Limited	Newington NSW 2127

Tender Evaluation Process

Tenders were assessed by the Tender Evaluation Panel, in accordance with Council’s Procurement Policy and Guidelines. The evaluation criteria were prepared and weighted on 21 October 2022. Following the close of the tender period, each tender was evaluated by the members of the Tender Evaluation Panel using a Tender Evaluation and Pricing Matrix on the following criteria:

- Methodology and Approach of Project;
- Project Team Qualifications and Experience;
- Clarity of Project Program;
- Experience on Similar Projects;
- Price;
- Quality Assurance Systems;
- Workplace Health and Safety; and
- Conformance to the Conditions.

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

FINANCIAL IMPLICATIONS

Council has sufficient funds allocated from the budget to proceed with the proposed works in accordance with the terms and conditions of this tender.

CONCLUSION

It is recommended that Council accept the tender from Perfect Remediation Pty Ltd in the sum of \$896,700 (excl. GST). This tender overall provided a submission that demonstrated a thorough understanding of the project, provided evidence of relevant experience in similar sized and scoped projects, and demonstrated best value for money.

RECOMMENDED

That Council accept the tender provided by Perfect Remediation Pty Ltd as per the terms and conditions of T014/2022 Principal Contractor – Remediation Work to Structural Steel and Replacement of Box Gutters at Mount Annan Leisure Centre for the sum of \$896,700 (excl. GST) in accordance with Council’s adopted budget.

ATTACHMENTS

1. Confidential - Tender Evaluation Report - T014/2022 Principal Contractor – Remediation Work to Structural Steel and Replacement of Box Gutters at Mount Annan Leisure Centre - *Supporting Document*

ORD10

SUBJECT: TENDER T007/2022 - PROVISION OF ELECTRICAL SERVICES (FOR BUILDINGS, PARKS, SPORTS FIELD AND PRIVATE STREET LIGHTING)

FROM: Acting Director Community Assets

EDMS #: 22/522703

PURPOSE OF REPORT

The purpose of this report is to advise Council of the tenders received for T007/2022 – Provision of Electrical Services (for buildings, parks, sports field and private street lighting) and to recommend that Council accept the panel of tenderers as outlined in the report.

BACKGROUND

Council called tenders for the provision of electrical services which are to commence in January 2023, with an initial term of three years with two further options, at Council's discretion, of one year each. The scope of works sought in the tender covered the following categories:

- General electrical repairs and maintenance;
- Inspection, testing and certification of switchboards across the Local Government Area (LGA) as required;
- Emergency repair works;
- Testing and Tagging;
- Sports field lighting maintenance;
- Private street lighting maintenance;
- After hours call outs for emergencies;
- Upgrade of old electrical wiring and fittings;
- Installation of new electrical items;
- Inspection and testing of Residual Current Devices (RCDs) to meet statutory requirements;
- Thermographic imaging of larger electrical switchboards to meet statutory requirements; and
- Provision of advice in relation to electrical installations and improvements to Council as required.

Tenderers were able to submit a tender to provide services in one or more of the above categories of works.

MAIN REPORT

Legislation

This tender process was conducted in accordance with the Local Government Act 1993, the *Local Government (General) Regulation 2021* and Council's Procurement Policy and Guidelines.

Contract Term

The term of this contract will be for a period of three years with two one-year options at Council’s discretion.

Financial Implications

Council has sufficient budget allocation from existing operational budgets to proceed with the reactive and scheduled works in accordance with the terms and conditions of this tender.

Work, Health & Safety Requirements

The selected tenderers meet all WHS requirements as required for this contract.

Certificates of Currency

The selected tenderers have provided all current insurances as required for this contract.

Advertising of Tenders

A tender for the provision of electrical services (for buildings, parks, sports field and private street lighting) was called on 4 October 2022, and publicly advertised on Council’s website. The tender was open for a period of 22 days until the closing date of 26 October 2022 and was available through the e-tendering website: www.tenders.nsw.gov.au.

Tenders Received

Council received 13 tender responses from the following companies:

Tender	Suburb
Aeron Group Pty Ltd	North Richmond NSW
EC Operations Power Unit Trust, Trading as EC Power	Silverwater NSW
Funnells Electrical Pty Ltd	Narellan NSW
Hix Group Pty Ltd	Penrith NSW
Kealec Pty Ltd, Trading as Sportz Lighting	Smithfield NSW
PD Building Automation Pty Ltd	Smeaton Grange NSW
Radi Pty Ltd, Trading as Radi Electrical	Smeaton Grange NSW
Smada Electrical Services Pty Ltd	Rouse Hill NSW
SPA Trade Services (NSW) Pty Ltd	Wetherill Park NSW
TH4U Pty Ltd as Trustee for Yarradean Trust, Trading as Thermal Scanners	Sydney NSW
The Sydney Electrical Company Pty Ltd	Milperra NSW
The Trustee for W & C Matas Family Trust, Trading as Matcorp Electrical	Mount Annan NSW
Tiger Electrical Solutions Pty Ltd	Smeaton Grange NSW

Of the 13 tenders received, one tender was non-conforming.

Tender Evaluation Process

Tenders were assessed by the Tender Evaluation Panel, in accordance with Council's Procurement Procedures and Guidelines. The evaluation criteria were prepared and weighted on 21 October 2022. Following the close of the tender period, each tender was evaluated by members of the Tender Evaluation Panel using a Tender Evaluation and Pricing Matrix.

For the price component, tenderers were asked to provide their rates in the form of labour rates, plant rates and as a schedule of rates. These rates were used with annualised statistics from previous years' activities and expenditure to estimate prices for the purpose of a relative comparison between tenderers.

It should also be noted that tenderers were able to elect the categories for which they wanted to provide services. All suppliers except one submitted rates for all categories.

The criteria considered for this tender were:

- Local supplier within the LGA;
- Customer focus;
- Contractor performance;
- Corporate and social responsibility;
- Demonstrated capacity and technical ability;
- Price;
- Workplace Health and Safety; and
- Conformance to the conditions.

A summary of the tender assessment is provided as a supporting document. Please note this information is commercial in confidence.

CONCLUSION

It is recommended that Council accept the tenders from Funnells Electrical Pty Ltd, Tiger Electrical Solutions Pty Ltd and Radi Electrical. These three companies are all local to the Camden LGA and overall have provided submissions that demonstrated a thorough understanding of the requirements, provided evidence of relevant experience in electrical services and demonstrated value for money.

RECOMMENDATION

That Council accept the tenders provided by Funnells Electrical Pty Ltd, Tiger Electrical Solutions Pty Ltd and Radi Electrical as per the terms and conditions of T007/2022 Provision of Electrical Services (for Buildings, Parks, Sport fields and Private Street Lighting) and the schedule of rates submitted, in accordance with Council's adopted budget.

ATTACHMENTS

1. Confidential Tender Evaluation Report - T007/2022 - Electrical Services (for buildings, parks, sports field and private street lighting) - *Supporting Document*

ORD11

SUBJECT: TENDER T010/2022 – PRINCIPAL CONTRACTOR FOR CONSTRUCTION OF PORRENDE STREET NARELLAN STAGE 2
FROM: Acting Director Community Assets
EDMS #: 22/544221

ORD11**PURPOSE OF REPORT**

The purpose of this report is to advise Council of the tenders received for T010/2022 – Principal Contractor for Construction of Porrende Street Narellan Stage 2 and recommend that Council accept the tender submitted by Devcon Civil Pty Ltd.

BACKGROUND

Porrende Street services through traffic from The Northern Road and the Narellan Industrial Area, a Bunnings development and the Narellan Sports Hub which provides facilities for Netball, Hockey, Rugby League and Athletics.

Within the past six years, the Intersection of the Northern Road and Porrende Street was upgraded to a high-capacity signalised intersection, and in 2021 Council upgraded the Porrende Street roundabout to improve traffic flows into the new Narellan Sports Hub and the Bunnings development. The roundabout upgrade (Stage 1) was funded by the Federal Government Western Sydney Infrastructure Program (WSIP).

The Porrende Street Stage 2 works are also funded by the WSIP and include new road pavement, realignment of kerb and gutter, drainage, a gross pollutant trap, footpaths and landscaping from the roundabout to the intersection of Graham Hill Road.

MAIN REPORT**Legislation**

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2021* and Council's Procurement Policy and Guidelines.

Contract Term

The contract term is for the duration of the construction works which, based on the tender program submitted and assessment of likely permissible extensions of time such as inclement weather and site conditions, is anticipated to be approximately four months.

Works are scheduled to commence on site in January 2023 and be completed in April 2023.

Work, Health & Safety Requirements

The selected tender meets all Work Health and Safety requirements as required for this contract.

Certificates of Currency

The selected tender provides all current insurances required for this contract.

Advertising of Tenders

A tender for T010/2022 – Principal Contractor for Construction of Porrende Street Narellan Stage 2 was called on 14 September 2022, and publicly advertised on Council’s website. The tender was open for a period of 28 days until the closing date of 12 October 2022 and was available through the e-tendering website: www.tenders.nsw.gov.au.

Tenders Received

Council received 8 *on time* tender responses from the following organisations.

Tender	Suburb
ANR Engineering Pty Ltd	Kemps Creek NSW
Devcon Civil Pty Ltd	Blacktown NSW
Ezypave Pty Ltd	Lidcombe NSW
Kingsline Pty Ltd	Greenfield Park NSW
Mack Civil Pty Ltd	Peakhurst NSW
Nace Civil Engineering Pty Ltd	Prestons NSW
North Shore Paving Co Pty Ltd	Lindfield West NSW
State Civil Pty Ltd	Bardwell Valley NSW

One tender was non-conforming.

Tender Evaluation Process

Tenders were assessed by the Tender Evaluation Panel in accordance with Council’s Procurement Procedures and Guidelines. The evaluation criteria were prepared and weighted on 4 October 2022. Following the close of the tender period, each tender was evaluated by the members of the Tender Evaluation Panel using a Tender Evaluation and Pricing Matrix on the following criteria:

- Local Supplier;
- Methodology and Understanding of Project;
- Project Team Including Subcontractors;
- Program;
- Price;
- Conformance to the Conditions; and
- Workplace Health and Safety.

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

CONCLUSION

It is recommended that Council accept the tender from Devcon Civil Pty Ltd in the sum of \$864,327.70 (excl. GST). This tenderer overall provided a submission that demonstrated a thorough understanding of the project, provided evidence of relevant experience in similar sized projects, and demonstrated best value for money.

RECOMMENDATION

That Council accept the tender provided by Devcon Civil Pty Ltd as per the terms and conditions of T010/2022 - Principal Contractor for Construction of Porrende Street Narellan Stage 2 for the lump sum of \$864,327.70 (excl GST) in accordance with Council's adopted budget.

ATTACHMENTS

1. Confidential - Tender Evaluation Report - T010/2022 Principal Contractor for Construction of Porrende Street Narellan Stage 2 - *Supporting Document*

ORD11

SUBJECT: MINUTES TO THE 16 SEPTEMBER 2022 AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING

FROM: General Manager

EDMS #: 22/515278

PURPOSE OF REPORT

The purpose of this report is to provide Council with the minutes of the 16 September 2022 Audit, Risk and Improvement Committee meeting.

BACKGROUND

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

Council resolved to adopt the Committee's current Audit, Risk and Improvement Committee Charter on 8 June 2021. The Charter includes a requirement to report draft minutes to Councillors via the Councillor Update, and to subsequently report the final minutes to Council for noting after they have been approved at the next Audit, Risk and Improvement Committee meeting.

MAIN REPORT

The Audit, Risk and Improvement Committee met on 16 September 2022. The agenda discussed at the meeting included:

- Enterprise Risk Management;
- External Audit Update;
- Service Review Program;
- Fraud and Corruption Control Update;
- Audit Recommendations Implementation Status Update;
- Governance Information Report to 30 June 2022;
- Work Health and Safety Update;
- Review of Internal Audit Manual and Quality Assurance and Improvement Program; and
- Internal Audit Plan Status Update.

The draft minutes of the 16 September 2022 Audit, Risk and Improvement Committee meeting were circulated to Councillors as part of the Weekly Councillor Update on 21 October 2022 and subsequently approved at the 9 November 2022 Committee meeting. The approved minutes are provided as an **attachment** to this report.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

CONCLUSION

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

RECOMMENDED

That Council note the minutes of the 16 September 2022 Audit, Risk and Improvement Committee meeting.

ATTACHMENTS

1. Minutes to the 16 September 2022 Audit, Risk and Improvement Committee Meeting

ORD12

SUBJECT: CLOSURE OF THE MEETING TO THE PUBLIC
FROM: General Manager
EDMS #: 22/545100

In accordance with the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*, the following business:

- *Hardship Claim - Land Acquisition (Just Terms Compensation) Act 1991;*

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

- The personal hardship of any resident or ratepayer (Section 10A(2)(b));

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

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

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

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

RECOMMENDED

That Council:

- hear any objection or submission by a member of the public, limited to a period of four minutes, concerning the closure of the meeting; and**
- close the meeting to the media and public to discuss a report dealing with personal hardship in accordance with the provisions of Section 10A(2)(b) of the *Local Government Act 1993*.**

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