

**MINUTES OF THE ORDINARY COUNCIL MEETING
HELD 28 APRIL, 2003, CIVIC CENTRE, OXLEY STREET
CAMDEN – 8.00PM**

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Present: Cr Corrigan (Mayor/Chairman), Cr Anderson, Cr Patterson, Cr Winn, Cr Batros, Cr Fekete, Cr McFadden, Cr Senise, Cr Campbell.

Staff: General Manager, Director Works & Services, Director Governance & Outcomes, Director Development & Environment, Manager Community Services, Manager Engineering, Senior Governance Officer.

PROCEDURAL ITEMS

1. **Election of Mayor.**
(3619/2)(General Manager)

Following the recent election of the Mayor, Councillor Corrigan as the State Member for Camden and his resignation as Mayor effective from this meeting, it is now necessary to conduct a fresh election for the position of Mayor. Due to the recent announcement by the State Government of the postponement of the Local Government Election to March 2004, the new Mayor will now hold office for the remainder of the term of Council.

At this stage, the Department of Local Government has not announced any details of the March 2004 Election. A full report will be provided to Council when the legislative arrangements are advised.

The procedures required for the Mayoral Election are the same as the case in the annual Mayoral election held in each previous September.

To be nominated, a Councillor must complete a nomination form. The form must be signed by two Councillors, one of whom may be the nominee and must indicate consent of the nominee.

The form must be delivered to the General Manager prior to the meeting on Monday, 28th April, 2003.

If more than one nomination is received, an election will be required to be held and the Method of voting determined. Three methods are available:

- i. Open voting (show of hands);
- ii. Ordinary Ballot; or
- iii. Preferential Ballot.

Once the method is determined, ballot papers will be distributed to each Councillor at the meeting for completion. It is important ballot papers are completed correctly and follow

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the instructions on the ballot paper. In the event of a tied vote, i.e. two candidates with the same number of votes, the election is determined by the draw from a box with the name drawn being declared the elected candidate.

Action required:

- i. If only one candidate – General Manager to declare the candidate elected.
- ii. If more than one candidate nominated – Determine the method of voting.

Recommended: That any election for Mayor proceed in accordance with the provisions of the Local Government (Elections) Regulation.

Chairmanship of Meeting

The Mayor, Cr Geoff Corrigan thanked Councillor colleagues for their support over the two (2) years as Mayor and his previous term as Mayor. Cr Corrigan reiterated that he will continue as a Councillor until the Local Government elections. Cr Corrigan also thanked staff for their assistance over the past twelve (12) years in particular General Managers Robert Rofo and Sheridan Dudley.

The Mayor, Cr Corrigan vacated the Chair for the Election of Mayor and the General Manager assumed the role of the Chairperson. The General Manager stated one (1) nomination had been received for the position of Mayor being from Cr Anderson.

The General Manager therefore declared Cr Fred Anderson elected as Mayor.

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2. Election of Deputy Mayor

(3619/2)(General Manager)

Depending on the outcome of the election of the Mayor, it may be necessary to also hold an election for Deputy Mayor.

Again, the usual provisions apply for the Deputy Mayor's position and are the same as that for the election of the Mayor.

To be nominated for election, a form must be completed and signed by two Councillors, one of whom may be the nominee and must indicate consent of the nominee.

The nomination form must be delivered to the General Manager prior to the meeting on Monday, 28th April, 2003.

Action required:

- i. If only one candidate nominated – The General Manager will declare the candidate elected;
- ii. If more than one candidate nominated – Determine the method of voting.

Recommended: That any election for Deputy Mayor proceed in accordance with the provisions of the Local Government (Elections) Regulation.

The General Manager stated that one (1) nomination had been received for the position of Deputy Mayor being from Cr Chris Patterson. The General Manager therefore declared Cr Chris Patterson elected as Deputy Mayor.

Cr Anderson then assumed Chairmanship of the Meeting.

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GENERAL PUBLIC ADDRESSES

Mr Kevin Lawler addressed the Council in relation to carparking within the Camden CBD.

MOTION

Moved Cr Batros, seconded Cr Patterson that an extension of two minutes be granted.

042/03

THE MOTION WAS **CARRIED.**

PUBLIC QUESTION TIME

There were no Public Questions.

CONFIRMATION OF MINUTES

Moved Cr Winn, seconded Cr Batros that confirmation of the Minutes of the Meeting of 24 March, 2003, copies of which have been circulated, be confirmed and adopted.

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THE MOTION WAS **CARRIED.**

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**1. Proposed Lot 103 - The Old Oaks Road, Grasmere –
Land Acquisition**

(S3626/6)(Director Governance and Outcomes)

The Section 94 Contribution Plan No 16 for Ellis Lane/Grasmere has identified the intersection of The Old Oaks Road and Sheathers Lane as requiring re-location of the intersection to a new “T” junction with Sheathers Lane.

On 29th January, 2002, Council approved a three-lot subdivision on an area of land located at the south-western corner of the intersection of Sheathers Lane and The Old Oaks Road and also having frontage to Cawdor Road.

The major benefit of the subdivision, from Council’s point of view, was to set aside an area of land (Proposed Lot 103) for road construction purposes for the realignment of the Old Oaks Road/Sheathers Lane intersection. A plan of the lot layout forms **Tabled Document “BPA 1”**. An additional intention of the subdivision was to permit the construction of a dwelling outside the odour buffer zone created by the existing Sewerage Treatment Plant (Proposed Lot 101).

It is, also, intended to close a length of The Old Oaks Road from the intersection with Sheathers Lane, once the new section has been constructed.

Council has been negotiating with the owner of Proposed Lot 103 for the acquisition of this land over several months. Valuations under the Land Acquisition (Just Terms Compensation) Act, 1991 have been obtained from both parties and negotiations have continued in an attempt to achieve the best outcome for both sides. These discussions have incorporated not only the compensation amount for the acquisition of Proposed Lot 103 but also centred around the potential development of the remaining parcels of land, particularly Proposed Lot 101. The negotiation sessions have been lengthy and at times, difficult. Council is now at the stage, where the matter should be finalised as soon as possible so construction of the road realignment can commence.

While both valuations are slightly different, it is agreed the value of the land to be acquired for the road, would equate to the current market value of the loss of approximately 1.128 hectares of land, which is the area of Proposed Lot 103 set aside for the new road alignment.

The amount submitted by the Valuer for the owner, M J Davis Valuations Pty Ltd as a fair market value is \$75,000, and Council’s Valuer agrees that this represents a fair and reasonable value. Accordingly, it is recommended Council accept the valuation of \$75,000 for the acquisition of Proposed

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Lot 103. The funding for the acquisition has been set aside in Contribution Plan No. 16 and is available for immediate allocation. Council should also pay reasonable valuation and legal fees associated with the transaction.

In addition, as outlined, over the past 12 months or more, Council staff have invested considerable time in endeavouring to reach the agreed amount of compensation payable with regard to the transfer of Proposed Lot 103 and also in attempting to reach an agreed position in any suggested future subdivision layout for Proposed Lot 101. However, in order to ensure the new Road alignment is achieved as soon as possible, it is also felt, that should the offer for the acquisition of Proposed Lot 103 not be accepted, Council should proceed to compulsory acquisition of area required for road construction under the Roads Act, 1993. (Part 12 – Acquisition of Land).

Recommended: That Council

- i) accept the valuation figure of \$75,000 by M J Davis Valuations Pty Ltd and offer to purchase Proposed Lot 103 for this amount, together with reasonable valuation and legal fees, with the purchase to be funded from Contribution Plan 16; and
- ii) in the event the purchase offer is not accepted by the owners, proceedings commence for the compulsory acquisition of Proposed Lot 103 under the Roads Act, 1993; and
- iii) the seal of Council be affixed to all documents relating to the Contract of Sale or proceedings under the Roads Act, 1993 ; and
- iv) Following the construction of the new section of The Old Oaks Road over Proposed Lot 103, as shown on the attached plan in **Tabled Document “BPA 1”**, application be made under the Roads Act, 1993 for the closure of that length of The Old Oaks Road that would no longer be required.
- v) In the event that the existing road is closed, Council proceed to dispose of the land through sale.

Resolved on the Motion of Cr McFadden, seconded Cr Fekete that Council

- i) accept the valuation figure of \$75,000 by M J Davis Valuations Pty Ltd and offer to purchase Proposed Lot 103 for this amount, together with reasonable valuation and legal fees, with the purchase to be funded from Contribution Plan 16; and*

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- ii) *in the event the purchase offer is not accepted by the owners, proceedings commence for the compulsory acquisition of Proposed Lot 103 under the Roads Act, 1993; and*
- iii) *the seal of Council be affixed to all documents relating to the Contract of Sale or proceedings under the Roads Act, 1993 ; and*
- iv) *Following the construction of the new section of The Old Oaks Road over Proposed Lot 103, as shown on the attached plan in **Tabled Document “BPA 1”**, application be made under the Roads Act, 1993 for the closure of that length of The Old Oaks Road that would no longer be required.*
- v) *In the event that the existing road is closed, Council proceed to dispose of the land through sale.*

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THE MOTION WAS **CARRIED.**

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**2. Elderslie Release Area – Proposed Cut-off Corner
Kirkham Land and Camden Valley Way**
(3345/17) (Director Governance & Outcomes)

Purpose of Report

This report concerns the need to acquire a cut-off corner of land to enable future traffic facilities at the future intersection with the Kirkham Link Road, Kirkham Lane and Camden Valley Way, Elderslie.

Proposal

Council is aware of the proposed link Road which will connect the Elderslie Release area with Camden Valley Way. This will then form an intersection with Kirkham Lane. Splay corners have been provided in the link road connection and there is an existing splay on the north-western corner of Kirkham Lane. It is now proposed to acquire a similar splay on the north-eastern corner of Kirkham Lane to accommodate a future traffic facility. A plan of the land to be acquired forms **Tabled Document “BPA 2”**.

Following Council agreeing to the land acquisition negotiations will commence with the landowner.

Funding

Funds required for the acquisition of the land will be from Section 94 monies associated with the Elderslie Release Area.

(Cr Campbell declared a potential conflict of interest in this matter as a Councillor taking part in the planning of the Elderslie Infill Area. Cr Campbell then stated that “I do not believe I have either a conflict of interest nor any pecuniary interest in this matter, however, as my role as a Councillor is again under investigation, this time after allegations by a person, or persons, unknown to me, that I have a pecuniary interest in taking part in the planning of the Elderslie Infill I will withdraw from this matter. As I have said I do not accept this, in fact I believe the allegations question my right and responsibility, to represent the residents of Elderslie, and the Elderslie Infill, and the future community of the infill, however, as the question is undetermined at this time I intend to withdraw from this debate. Cr Campbell therefore did not take part in discussion or voting on this matter and left the Chamber – the time being 8.16pm).

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Recommended: That Council resolve to:

- (i) Acquire a cut-off section of land, measuring 30 x 30 metres, on the north-eastern corner of Kirkham Lane and Camden Valley Way.
- (ii) Advise the property owner of the above.
- (iii) Authorise that the General Manager to negotiate the purchase price in accordance with the valuation to be obtained.
- (iv) That the land to be acquired be classified as “Operational Land” in accordance with Section 31(2) of the Local Government Act 1993
- (v) Authorise affixing of the Seal of the Council to all relevant documents in relation to the acquisition.
- (vi) Provide appropriation notification on any Section 149(2) certificate issued on the property.

Resolved on the Motion of Cr McFadden, seconded Cr Winn that Council resolve to:

- (i) *Acquire a cut-off section of land, measuring 30 x 30 metres, on the north-eastern corner of Kirkham Lane and Camden Valley Way.*
- (ii) *Advise the property owner of the above.*
- (iii) *Authorise that the General Manager to negotiate the purchase price in accordance with the valuation to be obtained.*
- (iv) *That the land to be acquired be classified as “Operational Land” in accordance with Section 31(2) of the Local Government Act 1993*
- (v) *Authorise affixing of the Seal of the Council to all relevant documents in relation to the acquisition.*
- (vi) *Provide appropriation notification on any Section 149(2) certificate issued on the property.*

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THE MOTION WAS **CARRIED.**

(Cr Campbell returned to the Chamber – the time being 8.20pm)

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3. Tender 03/06: Supply & Installation of an Automatic Irrigation System at Wandarrah Reserve, Mount Annan
(File 4650) (Director Works and Services)

Purpose of the Report

This report is to notify Council of proposed irrigation works to be carried out in Wandarrah Reserve, which is to be funded by Section 94 Contributions Plan N°2 (CP 2), and seeks Council's approval to appoint a contractor to undertake the works.

Works to be Undertaken

The works included under this contract comprise the supply of materials, plant, equipment and documentation necessary to complete the installation of an automatic irrigation system for the sporting field at Wandarrah Reserve.

The field to be irrigated is occupied by one football field with an attached kick about area. The playing field is located in a detention basin that was constructed as part of the urban development of Mount Annan. The site is located adjacent to the Mount Annan Public School.

Council has collected funds from CP2 available to undertake the proposed work.

Tenders Received

Council's officers prepared the necessary tender and contract documentation to implement these works. Tenders were invited (under Tender N°03/06) to undertake the construction work for this project. The tender was advertised in the Sydney Morning Herald on 11 and 18 March 2003, and the local press.

Tenders were received from 4 contractors interested in undertaking the work. All tenders received were submitted on the tender documents provided.

The following table summarises the tenderers and the tender prices submitted in order of price:

Tenderer	Total Lump Sum (excluding GST)	Total Lump Sum (including GST)
Brooks Irrigation (of Kirrawee)	\$116,300	\$127,930
Spraygrass Landscapes (of Vineyard)	\$131,962	\$145,158
Commercial Irrigation (of Kincumber)	\$161,587	\$177,746

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Austec Irrigation (of Denham Court)	\$177,273	\$195,000
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Assessment of Tenders

To assist in the assessment of the submissions, the tender documentation required the tenderers to provide information on the following assessment criteria:

- Lump Sum Cost (based on schedules of rates and amounts)
- Outline of works program and proposed duration of work
- Experience in similar past projects completed
- Management, staffing and sub-contractors to be utilised
- Plant & equipment available for the work

Council's officers reviewed the information provided by all the above tenderers. As part of the review a value assessment was undertaken to help select the proposal that provides the best value for money. The value assessment process involves an objective assessment of the proposals to enable both price and non-price attributes to be taken into account.

This process assessed that Brooks Irrigation Pty Ltd are capable of completing the works required by the contract and provide Council with the best value for money to do so.

Brooks Irrigation Pty Ltd has completed similar irrigation projects for Council at Nott Oval, Narellan and Liquidambar Reserve, Narellan Vale. In Council's dealings with them, Brooks Irrigation have provided a high standard of work, and done so in a very professional and co-operative manner.

Conclusion

From the tender assessment process undertaken, the tender by Brooks Irrigation Pty Ltd is considered to give Council the best value for money.

Recommended: That

- (i) Council approve the appointment of Brooks Irrigation Pty Ltd for the total contract sum of \$127,930 (inclusive of GST) to undertake Contract 03/06 for the Supply & Installation of an Automatic Irrigation System at Wandarrah Reserve;

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- (ii) Authority be granted for the necessary documentation to be completed with Brooks Irrigation Pty Ltd to undertake the proposed works covered by the contract; and for the documentation to be completed under Seal of Council.

Resolved on the Motion of Cr Batros, seconded Cr Winn that

- (i) *Council approve the appointment of Brooks Irrigation Pty Ltd for the total contract sum of \$127,930 (inclusive of GST) to undertake Contract 03/06 for the Supply & Installation of an Automatic Irrigation System at Wandarrah Reserve;*
- (ii) *Authority be granted for the necessary documentation to be completed with Brooks Irrigation Pty Ltd to undertake the proposed works covered by the contract; and for the documentation to be completed under Seal of Council.*

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THE MOTION WAS **CARRIED.**

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4. Tender 03/05: Construction of Additions To And Refurbishment Of The Amenities Building At Liquidambar Reserve, Narellan Vale

(File 4611) (Director Works and Services)

Purpose of the Report

This report is to notify Council of proposed construction of additions to and refurbishment of the existing amenities building at Liquidambar Reserve, which is to be funded by Section 94 Contributions Plan N°2 (CP 2), and for Council to approve the appointment of a contractor to undertake the works.

Works to be Undertaken

In June 2002 Council sought quotations from five consultants to provide architectural services for the proposed project. As a result of this process, Insite Architecture and Design Pty Ltd was engaged to undertake the architectural and structural design for a fee of \$23,545 (excluding GST).

Throughout the design process, Council has been in contact with the sporting groups that use Liquidambar Reserve, namely Narellan Rangers Soccer Club, Cobbitty - Narellan Cricket Club and Macarthur Touch Association, in order to assess their needs and to keep them advised with the progress of the project.

The works included under this contract comprise all site work, building and engineering works necessary to construct alterations and additions to the existing amenities building at Liquidambar Reserve. These works include the following:

Existing building alterations

- Addition of disabled toilet, shower and family room facilities.
- Kiosk to be refitted to provide a referees change room with shower and a First Aid room.
- Alterations to the store room.

New building

- Addition of change rooms, showers and toilet for both genders.
- Addition of new kiosk, meeting room and a covered open area

A copy of the plan showing the proposed works is attached in **Tabled Document "BPA 3"**.

The Development Consent and Construction Certificate to undertake the proposed works were issued by Council's Development Branch on 24 December 2002.

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The Section 94 Plan (CP2) in its schedule of works included an estimated indexed amount of \$462,978 (excluding GST) for this project. Therefore, after deducting the fees for architectural services, the estimated amount for the construction phase of the project provided in CP2 is \$439,433 (excluding GST).

Tenders Received

Insite Architecture and Design Pty Ltd, under the direction of and with assistance from Council's officers, prepared the necessary tender and contract documentation to implement the proposed works. Tenders were invited (under Tender N°03/05) to undertake the construction work for this project. The tender was advertised in the Sydney Morning Herald on 15, 18 and 25 February, and the local press. The closing date was 10th March 2003.

The following table summarises the three tenderers and the tender prices submitted in order of price:

Tenderer	Total Lump Sum (excluding GST)	Total Lump Sum (including GST)
Trudecon Pty Ltd (of Bexley)	\$496,718	\$546,390
M Bruton Pty Ltd (of Annangrove)	\$499,418	\$549,360
Lachlan Lynch Construction Management (of Balmain)	\$776,586	\$854,245

Amended Design and Specification

As can be seen from the information provided, the tender prices submitted were all well above the estimated amount for the construction phase of the project provided in the Section 94 Plan.

In order to bring the actual construction cost for the project closer to the estimate in the Section 94 Plan, the architect (under the direction of Council staff) reviewed the design and specification as a cost cutting exercise. The review was undertaken ensuring that there would be no detriment to the integrity of the design and the amenity and functionality of the building. From this review, it was decided to alter the following items in the design and specification:

- The area of surfaces to be tiled was reduced;
- The automated 'Flush Saver' (touch pad) plumbing system specified was omitted in favour of a conventional plumbing system;
- The gas hot water service (specified due to its reheat efficiency) was omitted in favour of an energy efficient

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(Quantum) electric (heat pump) hot water system that complies with Council's Building Energy Conservation Policy. This change negated the need to make a gas connection to the main in Liquidambar Drive (a distance of approximately 100 metres);

- The specification for the internal lighting fixtures was amended to provide a vandal proof light of a lesser standard than originally specified;

The review of the design and specification also allowed clarification on several queries raised by tenderers in their submissions.

The three tenderers were provided with the details of the amendments to the design and specification and requested to provide an amended lump sum price.

The following table summarises the resubmitted amended tender prices submitted in order of price:

Tenderer	Total Lump Sum (excluding GST)	Total Lump Sum (including GST)
Trudecon Pty Ltd	\$454,531	\$499,984
M Bruton Pty Ltd	\$490,864	\$539,950
Lachlan Lynch Construction Management	\$716,517	\$788,169

Assessment of Tender

To assist in the assessment of the submissions, the tender documentation required that the submissions provide information on the following assessment criteria:

- Lump Sum Cost
- Outline of works program and proposed duration of work
- The provision of a building solution that allows use of the existing facilities during construction.
- Experience in similar past projects completed.
- Contract management and planning

Council's officers reviewed the information submitted by the tenderers. As part of the review a value assessment was undertaken to help select the proposal that provides Council with the best value for money. The value assessment process involves an objective assessment of the proposals to enable both price and non-price attributes to be taken into account.

This process assessed that Trudecon Pty Ltd are capable of successfully completing the project and provide Council with the best value for money to do so.

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The submission by Trudecon Pty Ltd provided a building solution that will allow safe access to the existing building amenities on weekends during the construction period. This will be appreciated by the Narellan Rangers Soccer Club who operates the kiosk in the existing building on Saturdays.

As stated previously, the estimated amount for the construction phase of the project provided in CP2 is \$439,433 (excluding GST). The tendered price submitted by Trudecon Pty Ltd is 3% above this amount.

Under the General Conditions of Contract, the Superintendent may direct the Contractor to decrease or omit any part of the work under the Contract; or change the character or quality of any material or work, if the variation is within the general scope of the Contract. Therefore, once the Contractor is engaged, Council staff will negotiate with the Contractor in an attempt to identify items which may be reasonable to vary in order to bring the actual construction costs within the estimate provided in the Section 94 Plan.

Conclusion

From the tender assessment process undertaken, Trudecon Pty Ltd is considered capable of successfully completing the project and provides Council with the best value for money in doing so.

The undertaking of the project will provide a significant item of infrastructure that has been identified in Council's planning, and benefit the sporting groups and community that utilise Liquidambar Reserve.

Recommended: That

- (i) Council approve the appointment of Trudecon Pty Ltd. for the total contract sum of \$ 499,984 (inclusive of GST) to undertake Contract 03/05 for Construction of Additions To and Refurbishment Of The Amenities Building at Liquidambar Reserve;
- (ii) Authority be granted for the necessary documentation to be completed with Trudecon Pty Ltd to undertake the proposed works covered by the contract; and
- (iii) Authority be granted for the documentation to be completed under Seal of Council.

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Resolved on the Motion of Cr Patterson, seconded Cr McFadden that

- (i) Council approve the appointment of Trudecon Pty Ltd. for the total contract sum of \$ 499,984 (inclusive of GST) to undertake Contract 03/05 for Construction of Additions To and Refurbishment Of The Amenities Building at Liquidambar Reserve;*
- (ii) Authority be granted for the necessary documentation to be completed with Trudecon Pty Ltd to undertake the proposed works covered by the contract; and*
- (iii) Authority be granted for the documentation to be completed under Seal of Council.*

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THE MOTION WAS **CARRIED.**

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5. Harrington Park Reserve Lighting

(File 7130.15) [Director Works and Services]

Council considered a report to its 24 February 2003 meeting regarding the introduction of fees and charges for the Harrington Park Reserves. As part of its considerations Council resolved:

“that

- (iv) options for lighting of Harrington Park Reserve be reported to Council.”*

Harrington Park Reserve is currently being constructed adjacent to Waterbody 3 and The Northern Road, Harrington Park

Options for Provision of Lighting at Harrington Park Reserve

Council has previously established the standard of illuminating, to training standard, one of two the soccer/rugby fields within our reserves. This standard has provided lighting poles at each of the four corners of the playing field. It is estimated this standard of construction will cost \$37,000 (based on prior schemes).

Two lighting poles have been provided at Hillside Reserve, by Harpak, as part of its development of this reserve.

A request to consider lighting of Harrington Park Reserve for training purposes was forwarded to Harpak to gauge their intent to illuminate this reserve, being beneficial to the residents of Harrington Park.

Harpak have responded that they “had not intended to provide lights on this oval. In planning this estate, both Council and ourselves considered it appropriate to only illuminate the oval adjacent to the school. Not all ovals are lit and we considered it appropriate to provide one lit and one unlit oval on the estate”.

“CP 18 – Harrington Park” in fact provides for three sportsgrounds each with two playing fields lit to training standards.

Consequently it is appropriate to illuminate one of the soccer playing fields to training standards. As the effects of light spillage may affect abutting residential development, it is recommended that the southern field be illuminated.

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Recommended: That

- (i) Quotations be sought to erect four light standards to illuminate one of the playing fields at Harrington Park Reserve for training purposes.
- (ii) The funding for this project be sourced from CP 18 – Harrington Park .

Resolved on the Motion of Cr Corrigan, seconded Cr McFadden that

- (i) Quotations be sought to erect four light standards to illuminate one of the playing fields at Harrington Park Reserve for training purposes.*
- (ii) The funding for this project be sourced from CP 18 – Harrington Park .*

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THE MOTION WAS **CARRIED.**

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6. Camden Carparking Strategy – Oxley Street / Mitchell Street Site

(File 4157) (Director Works and Services)

Background

At its meeting of 24 July 2000, Council considered a report regarding the “*Revised Camden Town Centre Carparking Strategy*”. This report noted;

“The removal of the “Youth Cottage” situated on the corner of Oxley/Mitchell Streets would provide an opportunity for further parking, particularly if integrated with a rationalisation of the existing surface level carpark.

Some 33 additional spaces could be provided for a mixture of patrons and long-stay parkers.”

and the report further notes:

“Any action involving removal of the cottage would require sensitive liaison with local youth and a commitment by Council to provide access to another facility in the town centre precinct within a reasonable time frame.”

Current Situation

Until recently two groups were using the Oxley/Mitchell Streets “Youth Cottage”, after discussions with these groups the following arrangements have been made;

Camden Local Youth Group

Following negotiations with the President of the Camden Local Youth Group (CLYG) Management Committee, the Youth Group has relocated to the Mount Annan Community Cottage, Welling Drive Mount Annan. Whilst it is not a purpose built youth facility, the cottage provides an improved venue over that currently provided.

The Youth Group will have exclusive access to the rear room of the cottage and use of the office. The venue provides a much better environment than the former cottage in Oxley Street Camden, both in terms of location as well as physically amenity. The new location is situated in an area where there is a high youth population and is complementary to the youth room provided at the Mount Annan Leisure Centre and other programs in the area. The Youth Group will continue to provide outreach services as well as a “drop in” program at the Centre. Programs will be delivered to the young people of

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Camden Township and surrounding districts through the Camden RSL Youth Club venue.

Alcoholics Anonymous

Alcoholics Anonymous (AA) also utilise the cottage each Friday evening. Council officers have discussed the need to relocate with the Group's Secretary and the various options available to assist them in relocating. AA have indicated that they are amenable to relocating to the Civic Centre undercroft, especially if Council would consider waiving the hire for three months so as to assist them assess their situation before making permanent arrangements. It is proposed that the fee for the training room in the undercroft be waived for a period of 3 months. The current fee is \$33 per Friday evening (at \$11 per hour). Over a period of 13 weeks the total fee proposed to be waived is \$429.

Historical Significance

The cottage, sited at the intersection of Oxley and Mitchell Streets Camden, was identified for Council in 1990 by the "Camden and Narellan Town Centre Heritage Analysis and Development Guidelines" (Travis and Partners), as a marginal item. The cottage is the only remaining example of residential dwelling in Oxley Street and therefore is a sample of the street scape prior to development. Now in Council's Heritage Study Review (currently being undertaken by Tropman & Tropman), the youth cottage has been identified as a proposed heritage item. Both studies recommend further investigation to understand the nature and degree of heritage significance of the building.

In order to gain an appreciation of the historical significance of the building, it is essential that Council engage an independent consultant to undertake a "Heritage Impact Statement" on the youth cottage prior to determination of preferred development of the site. It is estimated such a study will cost in the order of \$6,000.

Consultation

The Heritage Impact Assessment will include a consultation phase which will involve relevant stakeholders including the Historical Society, CRAG and other interested groups.

Conclusion

Given the potential historical significance of the cottage, a "Heritage Impact Statement" is required to be undertaken in consultation with relevant stakeholders to determine the future of the Oxley/Mitchell Streets site.

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Recommended: That Council

- (i) Engage an independent consultant to prepare a Heritage Impact Statement on the cottage sited at the intersection of Oxley and Mitchell Streets, Camden.
- (ii) Allocate \$6,000 from the Camden Car Parking Reserve to undertake the Heritage Impact Assessment.
- (iii) Inform and involve relevant stakeholders of the proposal to undertake a Heritage Impact Assessment on the cottage at the corner of Oxley and Mitchell Streets, Camden.
- (iv) That Council waive the fees for Alcoholics Anonymous to use the Undercroft each Friday evening for three hours for a period of three months (13 weeks) at a proposed cost of \$429.00.

MOTION

Moved Cr Fekete, seconded Cr Winn that

- (i) Council authorise the Youth Cottage building be demolished and a carpark be constructed.
- (ii) Council waive the fees for Alcoholics Anonymous to use the Undercroft each Friday evening for three hours for a period of three months (13 weeks) at a proposed cost of \$429.00

THE MOTION ON BEING PUT WAS **LOST**.

(Cr Corrigan, Cr Patterson, Cr Campbell, Cr Batros and Cr Senise voted against the Motion).

FURTHER MOTION

Moved Cr Campbell, seconded Cr Batros that

- (i) Council defer this Item pending investigation on the heritage status of the building by contacting the Camden Historical Society and other informed local sources.
- (ii) A further report be submitted to Council when the advice has been received.
- (iii) Council waive the fees for Alcoholics Anonymous to use the Undercroft each Friday evening for three hours for a period of three months (13 weeks) at a proposed cost of \$429.00

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*THE FURTHER MOTION ON BEING PUT WAS **CARRIED**.*

*(Cr Winn, Cr Fekete, Cr McFadden and Cr Senise voted against
the Motion).*

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7. Donation Request

(File 3130) (Director Works and Services)

Tegan McWilliam is a 14 yr old student at Elderslie High School, and has written to Council requesting a donation to assist her in meeting the costs incurred in travelling to Brisbane to compete in the Australian Age National Swimming Championships to be held in Brisbane 26-30 April, 2003 (**see Tabled Documents “BPA 4”**).

Related Policy: Community Support Policy – Donations to Gifted Persons 4.2

Tegan is a resident of Camden and meets the criteria outlined in the above policy.

Recommended: That Tegan McWilliam be granted the maximum amount (\$250) permissible under the policy ‘Donations to Gifted Persons 4.2.’

Resolved on the Motion of Cr McFadden, seconded Cr Winn that Tegan McWilliam be granted the maximum amount (\$250) permissible under the policy ‘Donations to Gifted Persons 4.2.’

050/03

THE MOTION WAS **CARRIED.**

Delegated Committees

Development Committee – Held 14 April 2003

Resources & Services Committee – Held 14 April 2003

Resolved on the Motion of Cr Winn, seconded Cr Corrigan that the Minutes of the Development Committee of the 14 April, 2003, and the Minutes of the Resources & Services Committee of the 14 April, 2003, copies of which have been circulated, be confirmed and adopted.

051/03

THE MOTION WAS **CARRIED.**

QUESTIONS WITHOUT NOTICE

Traffic Committee Meeting

(TC/1220)

Cr Corrigan wished to be advised when the next Traffic Committee meeting is scheduled.

The Director Works & Services stated Cr Corrigan will be advised.

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Disabled Carparking – Argyle Street, Camden

(TC/1947)

Cr Patterson wished to be advised where Council is up to with placing disabled carparking in Argyle Street, Camden

The Director Works & Services stated this report is to be brought back to the next meeting of the Traffic Committee.

Two Level Carpark – Camden

Cr Patterson wished to be advised of the procedure to include in the Budget process for Council to borrow \$2 million or adequate funds to build a two level carpark.

The Director Governance & Outcomes stated the Draft Budget will come to a formal Committee Meeting held 12 May, 2003 for adoption for exhibition, which would be an appropriate time to move an amendment to the Draft Budget as proposed.

Mount Annan Botanic Gardens – Fee Structure

(PF7325.405)

Cr Campbell asked why Council was subsidising the Mount Annan Botanic Gardens by promoting its events in Council advertising, particularly as the State Government insisted on charging entry fees to local residents. Cr Campbell sought that Council make representations to the appropriate Minister.

The Director Governance & Outcomes advised that Council often included items from the Community Events Calendar in its advertising space when its own statutory advertising was insufficient to occupy the regularly booked space. He indicated that there was no additional cost to Council in doing so. The General Manager indicated that any representations to the Minister would be best achieved by the lodging of a Notice of Motion for Council consideration.

Council Elections – Deferment

(TC/2811)

Cr Batros wished to be advised if Council received any consultation from the Local Government Authority in relation to the deferment of the Local Government Elections.

The General Manager stated there was no notice or request for consultation given.

Cr Batros asked if Council could bring to the attention of the Local Government Association that Councils should have been consulted.

The General Manager stated that it would be appropriate to put a Notice of Motion before Council.

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Camden Show – Fees

(TC/543)

Cr McFadden asked if Council was in receipt of any complaints regarding the cost of entry fees to this years Camden Show.

The Director Works & Services stated not to Council's knowledge.

Wines Information Brochure

Cr Senise confirmed a discussion held earlier in the year relating to the production of a Wines Information Brochure and asked if it could be included in Council's new website.

The Director Governance & Outcomes stated the matter will be investigated. Council is currently about to publish a new Camden Visitors Guide and will check the details.

Library Services

(TC/1326)

Cr Batros wished to congratulate the Library staff on the recent literacy evening with Author, Marlee Ranacher

The General Manager thanked Cr Batros and undertook to pass on her congratulations to the staff involved.

The Meeting closed at 9.04pm.