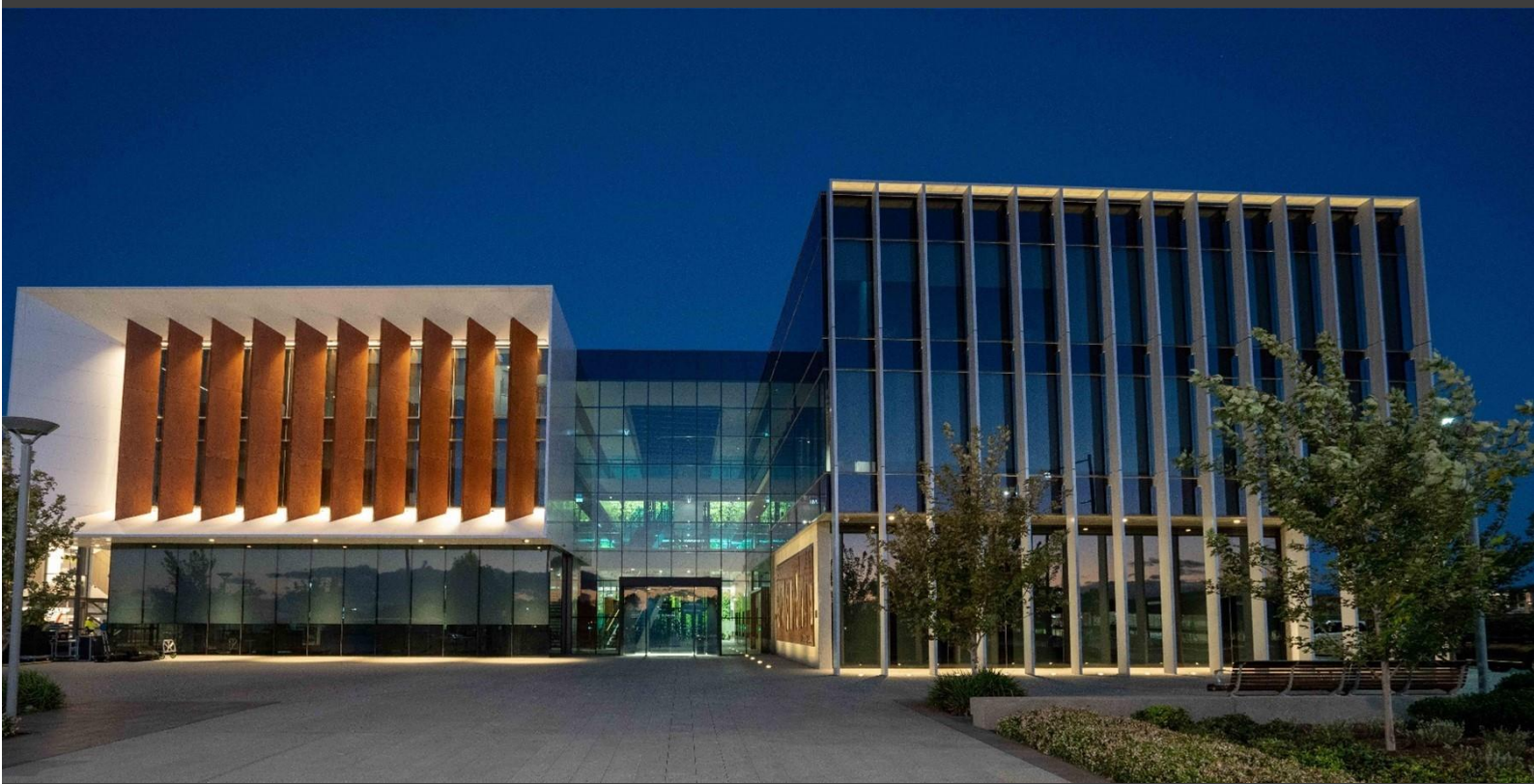


# Business Paper

Ordinary Council Meeting

Camden Council  
Administration Centre  
70 Central Avenue  
Oran Park

8 November 2022

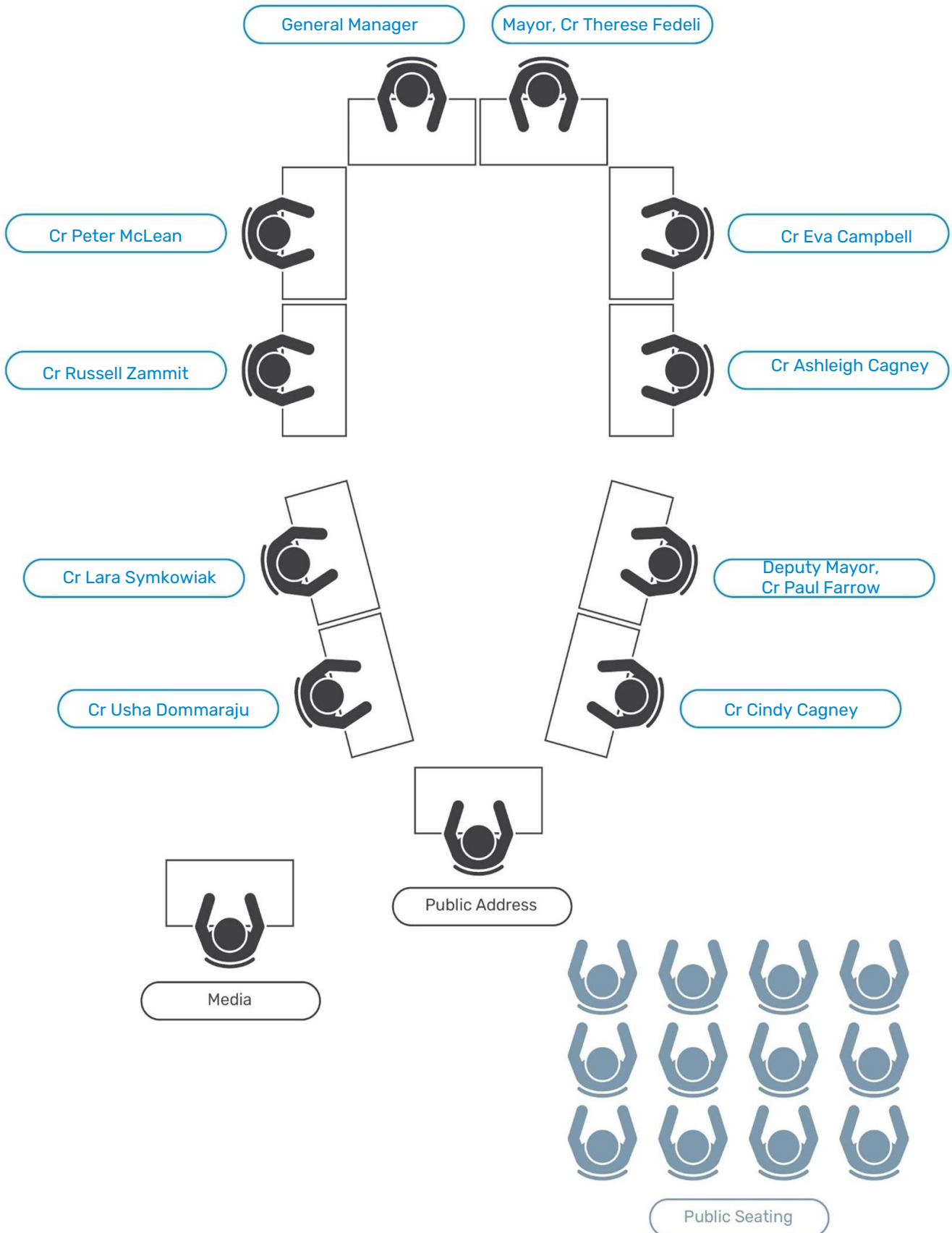


The public can also view the meeting via Council's webcast. A link to this webcast can be found on Council's webpage – <http://webcast.camden.nsw.gov.au/video.php>

camden  
council

## 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**

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## 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 the traditional custodians of this land on which we meet and pay our 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 Local Traffic Committee Meeting held 4 October 2022, the Ordinary Council Meeting held 11 October 2022 and the Extraordinary Council Meeting held 17 October 2022.

**RECOMMENDED**

**That the Minutes of the Local Traffic Committee Meeting held 4 October 2022, the Ordinary Council Meeting held 11 October 2022 and the Extraordinary Council Meeting held 17 October 2022, copies of which have been circulated, be confirmed and adopted.**

**SUBJECT: MAYORAL MINUTE**

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Consideration of Mayoral Minute (if any).

## ORD01

ORD01

**SUBJECT: MATER DEI / WIVENHOE PLANNING PROPOSAL**  
**FROM:** Acting Director Planning & Environment  
**EDMS #:** 22/463535

---

**PROPERTY ADDRESS** Part Lot 100 DP1230568  
229 Macquarie Grove Road, Cobbitty

**PROPONENT** Graham Pascoe – Pascoe Planning Solutions

**OWNER** Sisters of the Good Samaritan

### PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal for land at 229 Macquarie Grove Road, Cobbitty. The draft Planning Proposal seeks to amend the Camden Local Environmental Plan (LEP) 2010 to introduce more appropriate land use zones for the current uses on the site and apply new minimum lot sizes to facilitate the separation of these uses.

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

The draft Planning Proposal and supporting draft Development Control Plan (DCP) are provided as **attachments** to this report.

Councillors were briefed on the draft Planning Proposal on 31 October 2022.

### BACKGROUND

In October 2021, Pascoe Planning Solutions lodged a Planning Proposal on behalf of the landowners, the Sisters of the Good Samaritan.

The site is currently zoned under Camden LEP 2010 as R5 Large Lot Residential, RU1 Primary Production, C2 Environmental Conservation and SP2 Air Transport Facility. A minimum lot size of 40ha applies to those parts of the site that are zoned R5 Large Lot Residential and RU1 Primary Production.

A portion of the site contains the Wivenhoe heritage item comprising the house and gardens, outbuildings, stables, servant's quarters and a coach house.

The site represents the residue holding following the Kirkham Rise residential development and the Wivenhoe Seniors Living Village.

The site comprises of the following precincts:

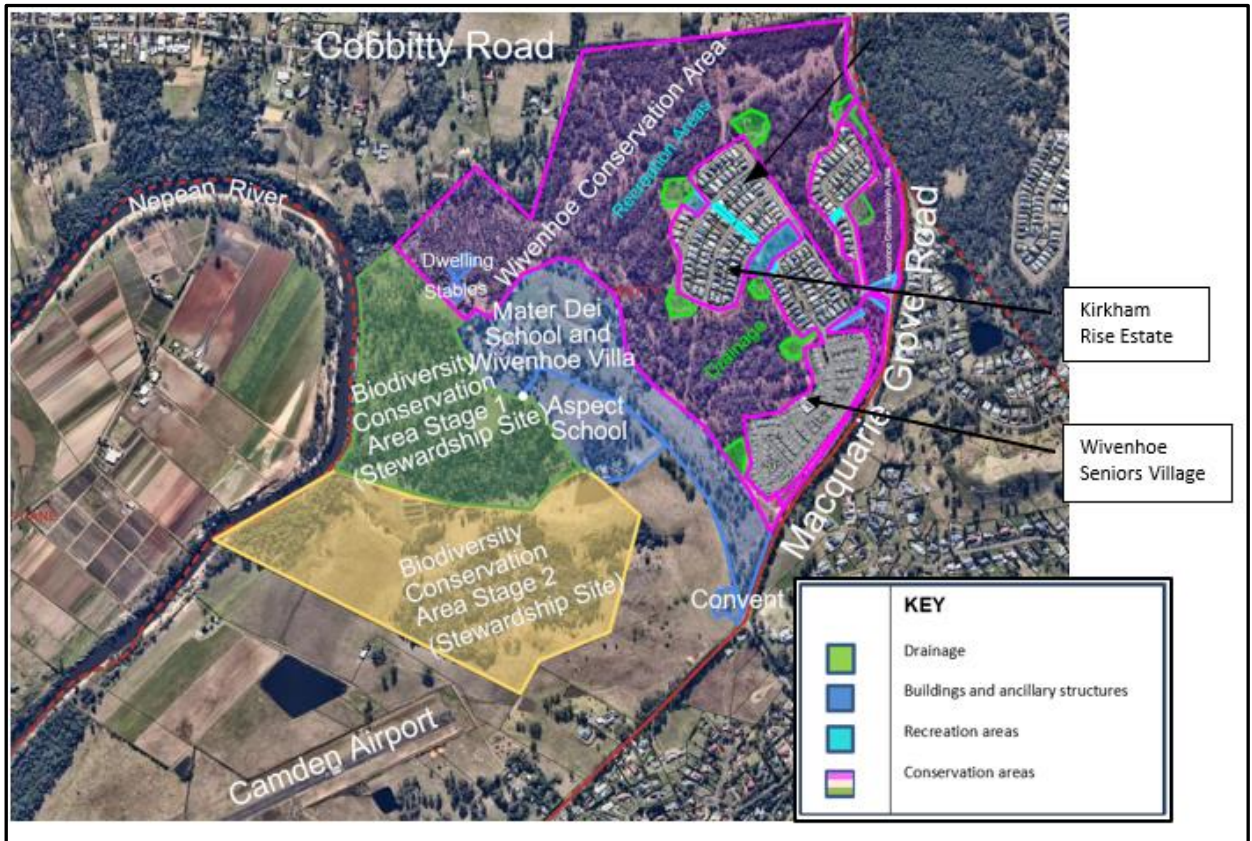
- Mater Dei School Precinct, the Mater Dei Chapel, the Stables and Wivenhoe Villa;
- The Aspect School (Autism Spectrum Australia);
- The Convent/residue area;
- Wivenhoe Environmental Conservation Area and Biodiversity Stewardship Areas Stages 1 and 2;



ORD01

- Supporting infrastructure for the Kirkham Rise residential development and Wivenhoe Seniors Living Village including:
  - Parks and walkways (including one embellished small pocket park); and
  - Several detention basins used for drainage.

The distribution of these uses across the site is shown in **Figure 1**.



**Figure 1 - Site Plan showing approximate location of land uses**

The intent of the proposal is to apply land use zones that are in keeping with the current uses on the site and to facilitate the separation of the Mater Dei School, Aspect School, Conservation Lands and Convent Precinct onto separate allotments as shown in **Figure 2**.

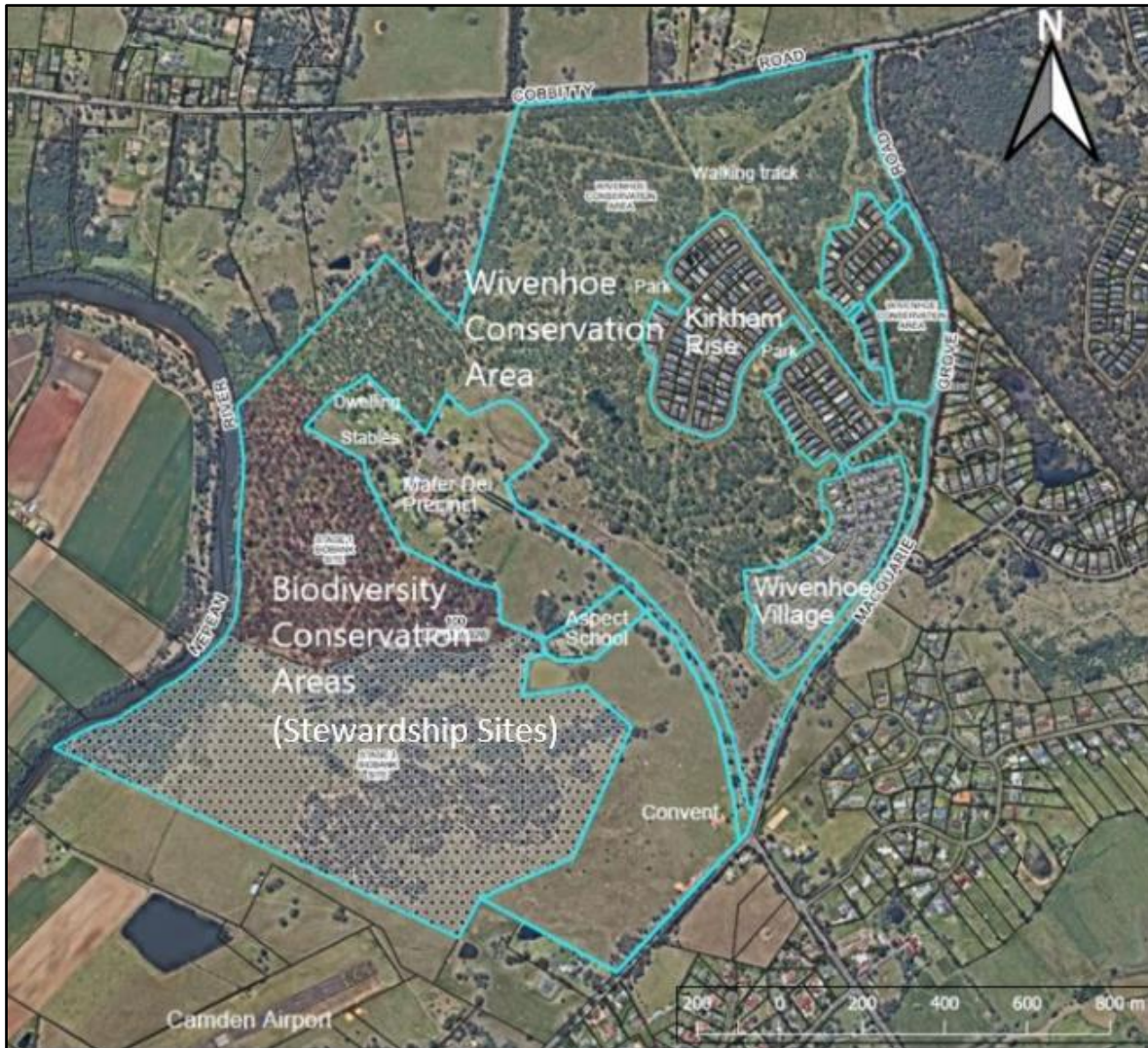


Figure 2 - Indicative Future Subdivision Layout

**Site Context**

The subject land is located within the rural residential area of Cobbitty and is bounded by the Nepean River to the west, Cobbitty Road to the north and Macquarie Grove Road to the northeast and southeast. Camden Airport adjoins part of the property boundary to the southwest of the site. Vehicular access to the site is via a central driveway accessed from Macquarie Grove Road.

The site comprises approximately 246ha of sloping land with large portions of the site covered by critically endangered Cumberland Plain Woodland with much of the site mapped as being bushfire prone.

The site is within Camden Airport’s Australian Noise Exposure Forecast 20 year and 25-year zone, Inner Horizontal Surface, Approach Surface, Transitional Surface and Obstacle Limitation Surface.



### Planning Proposal History

The Kirkham Rise and Wivenhoe Village sites were rezoned for residential purposes in September 2007 and three other approved Planning Proposals have also been associated with the site:

- April 2011: The first Planning Proposal resulted in the rezoning of the land within the Wivenhoe Village site to R2 Low Density Residential zone to facilitate the development of seniors living housing.
- January 2013: The second Planning Proposal resulted in some minor adjustments to land zoning boundaries surrounding the Kirkham Rise and Wivenhoe Estates.
- April 2014: The third Planning Proposal resulted in an amendment to the description and heritage curtilage of Wivenhoe.

### Development within the Locality

Kirkham Rise and Wivenhoe Village were developed as part of a 210-lot subdivision that was approved in February 2009. The consent also approved the construction of 12 drainage basins and recreational areas located on the subject site.

As part of the subdivision, a Voluntary Planning Agreement (VPA) was entered into between Council and the Trustees of the Sisters of the Good Samaritan which included active and passive recreational areas, monetary contributions, heritage conservation and ongoing environmental conservation works.

### Existing Conservation Protection over parts of the site

A substantial portion of the site has significant biodiversity value as shown in **Figure 1**. These mapped areas are already subject to conservation protection measures, which include two Biodiversity Conservation Areas (Stage 1 and 2) which is subject to Biodiversity Stewardship Agreements and the Wivenhoe Conservation Area which is subject to a Conservation Management Plan.

### Future of the site and land dedication matters

The Sisters of the Good Samaritan (Sisters) plan to exit the site in 2023, leaving Mater Dei school to be managed by Good Samaritan Schools. The Sisters are putting plans in place for the future management of the site and to ensure that the conservation lands continue to be managed appropriately.

The Sisters have been in separate negotiations with Council and National Parks and Wildlife Service (NPWS) to dedicate parts of the site to each organisation. At its meeting held on 13 October 2022, Council resolved (in summary) to enter into a deed of agreement with the Sisters of the Good Samaritan for the transfer of some of the conservation land surrounding Kirkham Rise.

Current and future land dedication matters do not have implications for the subject Planning Proposal.

## Initial Notification

The draft Planning Proposal was placed on initial notification for a period of 14 days from 28 March to 11 April 2022.

Letters were sent to adjoining and nearby properties and notices were placed on the Your Voice Council website. Two submissions were received objecting to the draft Planning Proposal. The issues raised in these submissions are summarised below:

- Concern that the reduction of land size (minimum lot size) will lead to subdivision and further development;
- Protection of the site's biodiversity;
- Impacts on local native fauna that live on the site;
- Concern that the site provides a corridor for wildlife and offers food and shelter, and this will be lost if the site is rezoned; and
- The importance of the site to native animals due to other land elsewhere being lost to bushfire.

Initial consultation with public agencies was also undertaken, with five agency submissions received, which raised no objection, subject the further investigation of certain matters. An agency response summary table is provided as an **attachment** to this report.

The draft Planning Proposal, specialist studies and draft DCP have been updated in response to these submissions.

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

## MAIN REPORT

### Summary of Proposal

The purpose of the draft Planning Proposal is to introduce zones that are more appropriate to the current uses on site and to apply new minimum lot sizes to facilitate the future separation of these uses as follows:

- Mater Dei Precinct (including school, stables, and workers cottage);
- Aspect School Precinct;
- Convent Precinct; and
- Conservation Lands Precinct.

The proposal also seeks to correct a zoning anomaly in regard to land zoned SP2 Air Transport Facility and to apply an SP2 Infrastructure Drainage and RE1 Public Recreation zone to lands proposed to be dedicated to Council.

The proposal is accompanied by proposed amendments to the Camden Development Control Plan 2019 (draft DCP). The amendments propose to incorporate a site identification and layout plan identifying the future use precincts and new controls to address site access, Asset Protection Zones (APZs) and site constraints including Camden Airport and heritage.

**Proposal’s Vision**

The vision for the site is to enable the Sisters of the Good Samaritan to withdraw from the site whilst ensuring that the current uses of the site are protected into the future.

The intention for the Mater Dei Precinct is that the site will continue to be operated by Good Samaritan Schools and there will be the option for the Aspect School to purchase the smaller school site.

The intention for the Convent Precinct is that it will form a residual lot that can be sold to fund the draft Planning Proposal and future subdivision.

**Zoning and permissibility**

A comparison between the existing and proposed zoning and lot sizes is provided in **Tables 1** and **2** and as illustrated in maps provided as an **attachment** to this report.

Zoning (LZN)	Existing	Proposed	Proposed land area (ha)
	RU1 Primary Production (117.0ha)	SP2 Infrastructure – Educational Establishment	10
		C2 Environmental Conservation	81.9
		RU2 Rural Landscape	25.1
	C2 Environmental Conservation (98.7 ha)	SP2 Infrastructure – Educational Establishment	2.3
		C2 Environmental Conservation (no change)	91.4
		SP2 Infrastructure - Drainage	2.8
		RE1 Public Recreation	2.2
	R5 Large Lot Residential (26.0ha)	SP2 Infrastructure – Educational Establishment	13.1
		C2 Environmental Conservation zone	12.9
	SP2 - Air Transport Facility (3.0ha)	C2 Environmental Conservation zone	3.0

**Table 1 - Comparison between existing and proposed zoning**

Minimum Lot Size	Existing	Proposed	Proposed Land Area (ha)
	AB2 (40ha) (143.0 ha)	Z1 (2ha)	2.2
		AB2 (20ha)	46.0
		None (C2 zone)	94.8
	None (C2 zone) (98.7ha)	AB2 (20ha) (SP2 -Educational Establishment zone)	2.4
		None (RE1 & SP2 – Drainage zones) and C2 zone	96.3
	None (SP2 - Air Transport Facility) (3.0ha)	None (C2 zone)	3.0

**Table 2 - Comparison between existing and proposed minimum lot sizes**

**Draft Development Control Plan**

The draft Planning Proposal is accompanied by an amendment to Schedule 5 of the Camden Development Control Plan 2019 (draft DCP) and applies to land within the subject site. The draft DCP is included as an **attachment** to this report.

**Specialist Studies**

The Planning Proposal was supported by various specialist studies, as listed in **Table 3**, which are included under **separate cover** to this report.

Specialist Study	Author	Date
European Heritage Assessment	Design 5 Architects	30 September 2021
Aboriginal Due Diligence Assessment	Travers Bushfire & Ecology	22 September 2021
Bushfire Protection Assessment	Travers Bushfire & Ecology	3 September 2021
Camden Airport Operations Report	REHBEIN Airport Consulting	September 2021
Transport Assessment	Transport Planning Partnership	October 2021
Transport Assessment Addendum	Transport Planning Partnership	20 January 2022
Biodiversity Overview (updated) (Including Conservation Initiatives) Report	Travers Bushfire & Ecology	8 August 2022
Wivenhoe Biodiversity Overview and Management (appendices 1 -7)	Travers Bushfire and Ecology, Eco Logical Australia, OEH	7 October 2021, Jan 2008, Oct 2016, July 2012, May 2016, May 2012

**Table 3 - Specialist studies**

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

### **Camden Local Planning Panel**

On 20 September 2022, the Camden Local Planning Panel (the Panel) considered the draft Planning Proposal and draft DCP. The Panel considered the proposed zones and planning controls reflect the opportunities and attributes of the land holding and the proposal will ensure the important ecological and heritage values of the site will be protected and will continue to be appropriately managed in the future.

The Panel supported Council officers' recommended amendments to the Planning Proposal to:

- Reflect an existing agreement between Council and the landowner under which Council will take ownership of drainage and public recreation/open space areas associated with the existing Kirkham Rise residential development; and
- Correct an apparent anomaly in relation to land currently zoned SP2 Air Transport Facility.

The Panel also agreed that the inconsistency of the Planning Proposal with the Minister for Planning Direction 3.1 (Conservation Zones) is justified, for the reasons outlined in the Council officers' report.

The draft Planning Proposal has been amended in accordance with the recommendations of Council officers and the Panel.

### **Assessment against Key Strategic Documents**

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

On balance, it is considered that the draft Planning Proposal demonstrates sufficient planning merit to proceed to Gateway Determination for the following reasons:

- It proposes land use zones that are in keeping with the current uses on the site.
- The removal of the R5 Large Lot Residential zone from the site is consistent with the rural character and heritage qualities of the site.
- It secures additional Environmental Conservation zoned land for the Camden Local Government Area.
- It provides a logical solution to secure the future ongoing use of two existing educational establishments in the Camden area that provide education services to children and their families.
- It will have minimal impact on the existing area as the proposal does not seek to change or increase the uses on the site.



- It is in keeping with Council's strategic plans and policies.

### **Next Steps**

Subject to Council endorsement, the draft Planning Proposal will be submitted to the DPE for a Gateway Determination.

Subject to a favourable Gateway Determination, the draft Planning Proposal and draft DCP will be placed on public exhibition. Council is also requested to grant delegation to the General Manager to adopt the draft DCP, subject to no unresolved submissions being received and the proposal being finalised. If unresolved submissions are received, 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 and the draft DCP will be adopted.

### **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, it is recommended that the following community engagement methods be undertaken at public exhibition of the draft Planning Proposal:

- Notification letters to landowners and adjacent properties (approximately 170 letters); the extent of the notification area for this proposal provided as an attachment to this report;
- Signage to be provided at the site advising that the proposal is on exhibition; and
- Social media posts directing the community to Council's Your Voice website for further information on the proposal.

### **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 Camden LEP 2010 to rezone land to SP2 Infrastructure Educational Establishment, C2 Environmental Conservation, RU2 Rural Landscape, SP2 Infrastructure Drainage, RE1 Public Recreation and introduce a new 20ha and 2ha minimum lot size to parts of the site. The proposal seeks these amendments to ensure that the land zones applying to the site are in keeping with the current and future uses on the site and to support the future separation of these uses.

The draft Planning Proposal is supported by a draft DCP which proposes amendments to Schedule 5 Mater Dei of the Camden DCP 2019.

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

### RECOMMENDED

That Council:

- i. endorse the amended draft Planning Proposal for land at 229 Macquarie Grove Road Cobbitty (Part Lot 100 DP1230568) to be forwarded to the Department of Planning and Environment for Gateway Determination;
- ii. endorse the draft Camden Development Control Plan 2019 for the purposes of public exhibition;
- iii. subject to no unresolved submissions being received, grant delegation to the General Manager to adopt the proposed changes to the Camden Development Control Plan upon notification of the Camden LEP 2010 amendment;
- iv. subject to receiving 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;
- v. 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
- vi. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or
- vii. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.

### ATTACHMENTS

1. Planning Proposal Request
2. Draft Development Control Plan
3. Assessment against Strategies, SEPPs and Ministerial Directions
4. Summary of Specialist Studies and Officer Comment
5. Agency Response Table
6. Maps
7. Notification Map
8. Technical Studies Mater Dei PP - Under separate cover

## ORD02

ORD02

**SUBJECT: LEPPINGTON TOWN CENTRE PLANNING PROPOSAL**  
**FROM:** Acting Director Planning & Environment  
**EDMS #:** 22/319502

---

**PROPERTY ADDRESS** Leppington Town Centre Precinct Boundary (Figure 1)

**PROPONENT** Camden Council

### PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal for Leppington Town Centre.

The report recommends that 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 and associated specialist studies are provided as **confidential attachments** to this report.

A series of Councillor briefings were held on the draft Planning Proposal package, with the last briefing held on 11 October 2022.

### BACKGROUND

#### **Summary of draft Planning Proposal**

The draft Planning Proposal seeks to facilitate a shift for Leppington Town Centre from a largely employment-zoned business and industrial park, with pockets of separated medium density residential, to a highly integrated mixed-use Strategic Centre core. The proposal seeks to help facilitate residential living and provision of cultural and recreational facilities, as well as major retail and government services for the surrounding areas.

The draft Planning Proposal seeks to amend State Environmental Planning Policy (Precincts - Western Parkland City) 2021 ('Precincts SEPP') to facilitate, by 2041, the delivery of approximately:

- 10,500 dwellings;
- 156,000m<sup>2</sup> of retail floor space;
- 142,000m<sup>2</sup> of commercial, health, community and education floor space; and
- 160,000m<sup>2</sup> of commercial and industrial enterprise employment floor space.

The draft Planning Proposal also ensures capacity for approximately 11,000 jobs.

To support the additional population, the draft Planning Proposal seeks to deliver:

- Additional active open space (including playing fields);
- Additional passive open space (riparian corridors, pedestrian links and cycleways);

ORD02

- An integrated health hub;
- A multi-purpose community facility;
- Aquatic and indoor recreation centre (Liverpool Local Government Area);
- An upgrade of the existing primary school; and
- Additional education facilities.

Council officers continue to consult with School Infrastructure NSW to support the delivery of additional education facilities to service Leppington Town Centre. This will ensure that public schools are supporting community needs and continue to be appropriately resourced to respond to changes in student population.

The draft Planning Proposal includes land within the Liverpool LGA (shown in **Figure 1**) Liverpool City Council considered the draft Planning Proposal on 26 October 2022 and resolved to endorse the draft Planning Proposal and forward it to DPE for gateway determination.

Leppington Town Centre is a 440 hectare precinct (shown in **Figure 1**) located within the South West Growth Area (SWGA). The precinct spans over two LGAs with Liverpool City Council to the north of Bringelly Road and Camden to the south.



Figure 1: Leppington Town Centre Precinct Boundary

## Regional Site Context

The regional context of Leppington Town Centre is shown in **Figure 2**. The town centre is approximately 2km south east of the Aerotropolis boundary, which places the town centre in the ideal location to support the Aerotropolis in terms of housing and employment.

Leppington Town Centre is identified as a Strategic Centre in the Greater Sydney Region Plan (Region Plan), Western City District Plan (District Plan) and Liverpool and Camden Council's Local Strategic Planning Statements (LSPS).

### Transport Connections

Leppington Station, which opened in 2015, is located in the town centre. The existing rail line connects to Liverpool, Parramatta and the Sydney CBD.

The extension of rail from Leppington Station to the Aerotropolis along the East-West rail link corridor is identified as an Infrastructure Priority to be completed by 2031 in the Western Parkland City Draft Blueprint.

Bringelly Road transects the north of the area, along the Camden and Liverpool LGA boundary, and provides connections to Liverpool and the Aerotropolis. To the east, Cowpasture Road and Camden Valley Way provide connections to Narellan and Campbelltown. To the south, Ingleburn Road separates Leppington Town Centre from Leppington release area stages 1-5.

Several other key roads within Leppington Town Centre are funded by the state infrastructure programs, Housing Acceleration Fund (HAF) and Special Infrastructure Contribution (SIC), and are in various stages of design for upgrade to an urban standard, including Rickard Road, Ingleburn Road, Dickson Road, Byron Road and Eastwood Road.



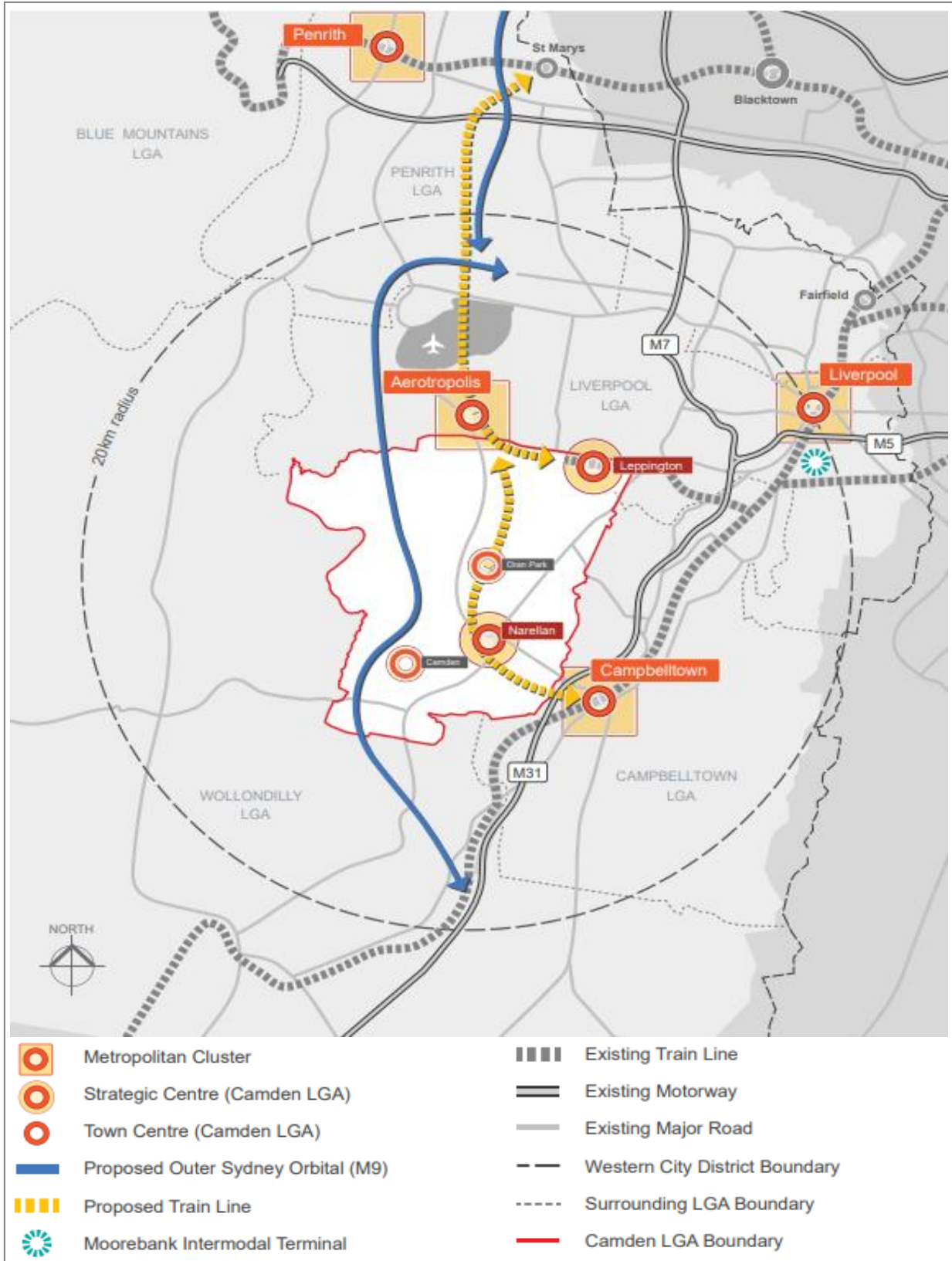


Figure 2: Leppington Town Centre Regional Context (Camden LSPS, 2020)

### Local Site Context

There are 181 parcels of land in the Camden LGA portion of the town centre, with a land ownership map for the LGA shown in **Figure 3**.



**Figure 3: Leppington Town Centre ownership map for Camden LGA (September 2022)**

The town centre is focused along three north-south creeks, namely Kemps Creek to the west; Scalabrini Creek in the centre; and Bonds Creek to the east.

The existing site context is primarily rural (under existing use rights) with scattered patches of vegetation to the south of Bringelly Road.

An existing primary school sits in the centre of the town centre on Rickard Road.

The Liverpool City Council portion of the town centre is currently transitioning from rural land uses to urban development in the form of narrow lot and terraced housing.

### Changing Strategic Context

The draft Planning Proposal has been prepared in response to changes to the surrounding strategic context since the original rezoning in 2013, including:

- Announcement of Western Sydney Airport and Aerotropolis ('the Aerotropolis');
- Planned extension of the rail line to the Aerotropolis;
- Planned high-frequency bus corridors; and



- Being identified as a Strategic Centre in the Greater Sydney Region Plan (Region Plan), Western City District Plan (District Plan) and Council’s Local Strategic Planning Statement (LSPS).

The proposed changes are the result of a consideration of market demand, feasibility testing and recognising the changed role for Leppington Town Centre in response to the Aerotropolis plans.

With the Aerotropolis being the primary focus of new employment lands in South West Sydney, Leppington Town Centre will need to increase its role of providing much needed homes, local employment, services and a civic hub to support the concept of a 30-minute city.

**Leppington Town Centre Planning History**

In 2017, the DPE announced a review to investigate slow development uptake in Leppington Town Centre since the initial rezoning in 2013. Responsibility for the review was transferred from DPE to Council in 2019. The Leppington Town Centre review history is summarised in **Table 1** below.

Year	Milestone
2013	Leppington Town Centre rezoned.
2014	Western Sydney Airport (Aerotropolis) announced.
2015	Leppington Train Station opened.
2016	Greater Sydney Region Plan adopted.
2017	DPE announced review to investigate limited development since rezoning and holds community engagement sessions.
2018	Western City District Plan adopted.
2019	Council was handed lead of Leppington Town Centre review.
2020	Camden Local Strategic Planning Statement is adopted and North South and East West rail link corridors gazetted.
2021	Between February and March 2021, Council held preliminary community engagement sessions to inform the vision.  On 8 June 2021 Council accepted funding from DPE to finalise the review.
2022	The extension of rail from Leppington Station to the Aerotropolis along the East West rail link corridor is identified as an Infrastructure Priority to be completed by 2031 in Western Parkland City Draft Blueprint.

**Table 1: Leppington Town Centre Review History**

## Development History

Leppington Town Centre has been slow to develop to date. There are several reasons for this, including fragmentation of land ownership and the perceived lack of a lead developer to establish a town centre with a range of retail services and amenity. Other factors include development uncertainty, development gravitating towards the Aerotropolis and project feasibility relating to land value expectations and development standards.

Recent development history for the town centre is provided as an **attachment** to this report and is also shown in **Figure 4** below.



Figure 4: Development History in Leppington Town Centre as of September 2022

## Preliminary Community Engagement

Preliminary community engagement has been undertaken to inform a new vision for the town centre:

- In 2019, DPE undertook preliminary community engagement; and
- In 2021, Council officers completed additional preliminary community consultation which included a survey, landowner webinar and youth engagement at Leppington Primary School.

A copy of the Preliminary Engagement Report is provided as an **attachment** to this report.

## Preliminary State Agency Consultation

Camden and Liverpool City Council officers have been working collaboratively with state agencies to prepare the draft Planning Proposal. The councils intend to further consult with state agencies as part of the recommended state agency consultation period following Gateway Determination by DPE (prior to public exhibition).

### Transport for NSW (TfNSW)

The draft Leppington Town Centre and Precinct Traffic Modelling Report has been developed in collaboration with TfNSW. Council officers have written to TfNSW to seek access to Bringelly Road from the proposed northern extension of Byron Road.

Council officers also anticipate further consultation with TfNSW on rail and bus in the town centre during State Agency Consultation.

### School Infrastructure NSW (SINSW)

Collaboration is ongoing between Council officers and School Infrastructure NSW (SINSW) regarding the provision of education facilities within Leppington Town Centre. SINSW has identified a need for additional education facilities to service the Leppington Town Centre to ensure that public schools are supporting community needs and continue to be appropriately resourced to respond to changes in student population.

Council officers note that Leppington Public School will be subject to upgrades as part of the 2022-23 NSW Budget allocation.

Further amendments may be required to the draft Planning Proposal as a result of state agency consultation and Councillors will be provided with updates on this issue.

### NSW Health

Council officers will continue to consult with NSW Health to ensure appropriate health services are located within the precinct. NSW Health has indicated that it would like Council to retain the current Land Reservation Acquisition (LRA) map layer location.

### Landcom

Landcom have been collaborating with the councils and relevant state agencies, to develop a catalyst site that will take advantage of Government-owned land (north of the station) to deliver jobs, homes and state agency needs required to support the future population as a result of the draft Planning Proposal.

### Sydney Water

Sydney Water provided a letter of advice in May 2022, outlining water and wastewater servicing capacity for the Town Centre based on forecast growth under current planning controls and additional forecast growth associated with the draft Planning Proposal. Sydney Water's advice is included within the draft Utilities Assessment Report which is provided as a **confidential attachment** to this report.



Sydney Water has recently released its Growth Servicing Plan 2022-2027 (GSP). Council officers will consult further with Sydney Water and update the Draft Leppington Town Centre Utilities Assessment prior to public exhibition to reflect the GSP (if required).

### **Initial Notification**

Initial notification of the draft Planning Proposal has not been undertaken. The draft Planning Proposal remains confidential as it is reasonable to believe that revealing the details of the draft Planning Proposal would result in increased market speculation prior to public exhibition, which would confer a commercial advantage on persons with whom Council is proposing to conduct business.

Subject to the draft Planning Proposal being endorsed by Council and issued with a Gateway Determination by DPE, the details of the proposal will be made available at the public exhibition stage.

### **MAIN REPORT**

#### **Proposed Vision for Leppington Town Centre**

##### Active and people-focussed

The vision for the Leppington Town Centre is for it to become a major new Strategic Centre within the Western Parkland City of Sydney, in close proximity to the Western Sydney Aerotropolis and with a rail station providing direct access to Liverpool and Sydney CBD. Leppington Town Centre will be a people and lifestyle-focused place, transit-oriented and highly convenient with major shopping, cultural and recreation facilities. It will have multiple education and health facilities as well as convenient industrial and urban services space on its fringe to meet the needs of its local community.

##### A green urban centre

A public domain green network will be focused on the existing natural creek lines and be connected to the main town centre core and train station. The built form will be high quality with a range of densities and building heights increasing with proximity to the centre and station. Streets, public and private open spaces will be lined with green tree canopy and have cool outdoor spaces. Leppington will be resilient to urban heat and known for its sustainable buildings, spaces and lifestyle.

##### Convenient and connected

As a strategic centre in the Western Parkland City, Leppington Town Centre will provide much-needed homes, jobs, services and a civic hub with high-frequency trains and rapid buses to Bradfield in the Aerotropolis, to Liverpool CBD and to greater Sydney, complementing the concept of a 30-minute city. Convenience is never far away with fine grain retail, eat streets, entertainment and excellent transport connections to the rail station at the heart of the centre and the surrounding area. The range of active transport options through permeable streets and spaces will be a key feature of Leppington, providing access from the outer areas to the centre core. Services, schools, community education and cultural activities will all be within walking distance and people of all ages will feel safe riding bikes through leafy streets on a network of separated cycleways within a 10-minute neighbourhood.

### A well-designed built environment

The centre will be known as a smart and innovative city with architecturally-designed, sustainable and diverse buildings that open to a vibrant public domain. Streets of varying nature and function will be leafy, human-scaled and lined with active and engaging building frontages. A linear high street is planned with fine-grain retail and entertainment activated by eat streets, parks and plazas with events and interactive public art including indigenous art. Active and engaging street frontages offer access throughout the town centre for cyclists and pedestrians while also creating a sense of place. Above street level, rooftop spaces with shared views to cityscapes and landscapes will act as places to relax and connect with others.

### Complementary to its natural environment

The built environment is to be complemented by a local open space network focused on three restored and enhanced natural creeks (Kemps, Scalabrini and Bonds Creeks). Urban plazas, parks, sports fields, bush reserves and walking trails will connect kilometres of local open space to the Western Sydney Parklands and the regional open space network creating a green grid. Streets will provide desirable tree planting of indigenous tree species and an environmental function, as well as their transport function.

### **Proposed Density Pyramid**

A 'pyramid' approach has been adopted for Leppington Town Centre for the purposes of planning of the intensity of activity, density of built form and concentration of facilities.

The highest densities and concentrations of active and commercial floor space are focussed on the station and surrounds to support a mixed-use Strategic Centre CBD. The densities taper down to the edges of the town centre to align with feasibility advice received (Housing Market Demand Analysis, HillPDA) and to be consistent with current approved development.

### **Proposed Draft Indicative Layout Plan**

An updated Indicative Layout Plan (ILP) for the town centre is included in the draft Planning Proposal.

The draft ILP has considered the development feasibility of the proposed land use zones for various development types in addition to market demand. Land fragmentation has also been addressed through a revised road network and street hierarchy that facilitates access to all lands within the site, enabling development for lots that were previously inaccessible.

### **Draft Planning Proposal**

The draft Planning Proposal supports the intent for Leppington Town Centre to become a new Strategic Centre within the Western Parkland City; to complement the role of the Aerotropolis and grow into a regionally significant transit-oriented centre providing major civic, cultural, recreational, retail and business service functions for the area.

The draft Planning Proposal includes land use and zoning changes to the Precincts SEPP in line with recommendations from the Leppington Town Centre Market Demand Analysis and the changed role for Leppington Town Centre in response to the Aerotropolis.

The plans for Leppington Town Centre shift from a largely employment-zoned business and industrial park, with pockets of separated medium density residential, to a highly integrated mixed-use Strategic Centre core with a focus on residential living and provision of cultural and recreational facilities, as well as major retail and government services for the surrounding areas.

Specialist Studies

The draft Planning Proposal is supported by specialist studies. These specialist studies are listed in **Tables 2, 3 and 4** below.

Specialist	Consultant	Date
Indigenous Heritage Assessment Project: Austral & Leppington North Precincts, South West Growth Centres	Australian Museum Business Services	June 2012
Austral & Leppington North Precinct Biodiversity Conservation Assessment	Cardno	August 2012
Austral and Leppington North Precincts – Historic Heritage project	Australian Museum Business Services	June 2012
Austral & Leppington North Precincts Water Cycle Management Response to Exhibition Submissions	Cardno	December 2012

**Table 2: Historical specialist studies commissioned by DPE prepared for the original rezoning of the Austral and Leppington North Precinct**

Specialist Study	Consultant	Date
Draft Leppington Town Centre Utilities Assessment	Mott McDonald	September 2022
Draft Social Infrastructure and Open Space Assessment	Elton Consulting	September 2022

**Table 3: Specialist studies commissioned by DPE to support the draft Planning Proposal**

Specialist Study	Consultant	Date
Leppington Town Centre Market Demand Analysis	HillPDA	April 2021
Bushfire Assessment Report Leppington Town Centre	EcoLogical Australia	August 2022
Draft Designing Leppington Town Centre – Urban Design Report	LFA and Turf	September 2022

Specialist Study	Consultant	Date
Draft Delivering Leppington – Open Space and Infrastructure Costings Report	Mecone	October 2022
Draft Leppington Town Centre and Precinct Traffic Modelling Report	Arup	March 2022

**Table 4: Specialist studies commissioned by Council to support the draft Planning Proposal**

In addition to the above specialist studies, the draft Planning Proposal has also been developed in conjunction with the Draft Leppington Town Centre Development Control Plan and Contributions Plan.

The above specialist studies and supporting documents are provided as **confidential attachments** to this report.

An assessment of the draft Planning Proposal against the specialist studies is provided in 3.3 Section C - Environmental, Social and Economic Impact within the draft Planning Proposal (**confidential attachment**).

**Proposed Zoning and Land Use Changes**

The proposed zoning and land use changes identified in the draft Planning Proposal address many of the issues identified as current impediments to the development of Leppington Town Centre including land fragmentation, development feasibility constraints and inappropriate land use zoning for development.

Proposed Zoning and Land Use Changes - Residential Development Summary

The proposed zoning changes will support the market demand for approximately 10,500 dwellings by 2041.

Proposed Zoning and Land Use Changes - Employment Development Summary

The employment space and jobs envisioned for Leppington Town Centre under the Western Sydney District Plan is more likely to be realised, with the proposed zoning changes providing the capacity for 11,000 jobs (approximately).

Proposed Zoning and Land Use Changes – Land Reservation Acquisition map

Council officers are currently refining state government-funded intersection designs in and around the precinct to limit their impact on land acquisition. The preferred draft option for intersection footprints is provided as a **confidential attachment** to this report.

The Land Reservation Acquisition map in the draft Planning Proposal will be updated prior to public exhibition to be consistent with the preferred draft option for intersection footprints.

Clauses and Local Provisions

New clauses and local provisions are proposed to support the draft Planning Proposal and vision for Leppington Town Centre. These provisions seek to ensure:

- Active street frontages;
- Design excellence;
- Public realm excellence;



- Urban heat mitigation;
- Environmentally sustainable buildings; and
- Affordability and feasibility.

### **Amendments to the Camden Growth Areas Development Control Plan**

To support the development of Leppington Town Centre as a Strategic Centre, the draft Planning Proposal seeks to make amendments to the following Development Control Plans (DCPs):

#### Schedule 1 - Austral and Leppington North (of the Camden Growth Centres Precincts DCP and Liverpool Growth Centre Precincts DCP)

Schedule 1 is proposed to only apply to lands in Liverpool LGA (will no longer apply to Camden LGA).

#### Schedule 2 - Leppington Major Centre (of the Camden Growth Centres Precincts DCP)

Schedule 2 is proposed to be replaced with a new DCP for the town centre called Schedule 2 - Leppington Town Centre DCP.

The draft Schedule 2 - Leppington Town Centre (of the Camden Growth Areas Precincts DCP is provided as a **confidential attachment** to this report.

### **Provision of Infrastructure**

#### Local Development Contributions

Local infrastructure costs are proposed to be funded via a Development Contributions Plan (Contributions Plan).

Council officers have considered the findings of Delivering Leppington Town Centre, which provides preliminary costings for infrastructure to support the town centre.

A draft Contributions Plan is currently being developed based on the preliminary findings of Delivering Leppington Town Centre.

A separate report will ask Camden Council to consider the draft Contributions Plan for Leppington Town Centre.

A copy of Delivering Leppington Town Centre is provided as a **confidential attachment** to this report.

#### State Government Special Infrastructure Contributions Levy

State Government infrastructure costs are funded through the Special Infrastructure Contributions (SICs) program. A SIC is paid by the developer to the State Government on new development in Special Infrastructure Contributions Areas.

The Western Sydney Growth Areas Special Infrastructure Contributions (WSGASIC) applies to Leppington Town Centre. The list of State Government-funded infrastructure items, that the WSGASIC collects for, has not been updated since it came into effect in 2011.

It is recommended that Council write to the Minister for Planning to request the list of State Government infrastructure items be reviewed to reflect the changing role of Leppington Town Centre.

**Assessment against Key Strategic Documents**

The draft Planning Proposal has been assessed against key strategic documents, including the Greater Sydney Region Plan, the Western City District Plan and the Camden Local Strategic Planning Statement (LSPS) and is viewed as being generally consistent with these plans and their objectives.

A full assessment against these key strategic documents is provided as an appendix to the draft Planning Proposal (**confidential attachment**).

**Assessment of Planning Merit**

It is considered that the proposal demonstrates strategic and site-specific planning merit to proceed to Gateway Determination as it:

- Supports increased housing diversity and a mixture of dwelling typologies that responds to the needs of Camden’s growing community, providing for 10,500 dwellings by 2041;
- Supports capacity for 11,000 jobs;
- Provides for a diverse range of open space providing amenity for future residents and workers in town centre, including:
  - active open space (including playing fields); and
  - passive open space (riparian corridors, pedestrian links and cycleways);
- Accommodates substantial social infrastructure to support the future population of the town centre, including:
  - An integrated health hub;
  - A multi-purpose community facility;
  - Aquatic and indoor recreation centre (Liverpool LGA);
  - An upgrade of the existing primary school; and
  - Additional education facilities;
- Gives effect to the vision of Leppington Town Centre as a Strategic Centre, as identified in the Greater Sydney Regional Plan, Western City District Plan, Camden Local Strategic Planning Statement and Camden Community Strategic Plan;
- Is consistent with relevant Section 9.1 Ministerial Directions, State Environmental Planning Policies and State Regional Environmental Plans.

**Camden Local Planning Panel**

On 3 August 2022, the Camden and Liverpool Local Planning Panels (‘Panels’) considered the draft Planning Proposal.

The Camden Panel found that the draft Planning Proposal demonstrates strategic and site-specific merit and recommended that it proceed to Gateway Determination, pending the Panel’s advice being considered.

A copy of Camden Panel meeting minutes and Camden Council officers’ response to their advice is provided as a **confidential attachment** to this report.

A copy of Liverpool Local Planning Panel meeting minutes (containing their advice) and Liverpool City Council officers' response to their advice is also provided as **confidential attachments** to this report.

### **Liverpool City Council**

The Leppington Town Centre precinct spans over two LGAs with Liverpool City Council to the north of Bringelly Road and Camden Council to the south (shown in **Figure 1**).

Throughout the process of preparing the draft Planning Proposal package, officers from both councils have worked in a collaboratively manner.

Liverpool City Council considered the draft Planning Proposal on 26 October 2022 and resolved to endorse the draft Planning Proposal and forward it to DPE for gateway determination.

### **Next Steps and Public Exhibition**

Subject to endorsement of the proposal by Council, the draft Planning Proposal will be submitted to DPE for Gateway Determination.

In addition to the request for a Gateway Determination, it is recommended that Council write to the DPE to request a formal state agency consultation period be undertaken, prior to public exhibition, to provide a further opportunity for agency comment on the draft Planning Proposal package. It is also recommended that Council delegate authority to the General Manager to make any amendments to the draft Planning Proposal and supporting documents prior to public exhibition. Councillors will be provided with updates on this matter prior to commencement of public exhibition.

Subject to a favourable Gateway Determination being received, the draft Planning Proposal will be placed on public exhibition, concurrently with the draft DCP and draft Contributions Plan.

Council will consult with DPE on the draft DCP in accordance with the instrument of delegation issued by the DPE Secretary to Council for the Camden Growth Areas DCP.

A separate report will ask Council to consider the draft Contributions Plan for Leppington Town Centre.

### **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), it is recommended that the below community communication and engagement methods be undertaken.

ORD02

Phase	Communication	Engagement
Phase 1 Pre-Exhibition		Your Voice Camden project page to host:  Background information and links  Video about Leppington changes  Subscriber option for updates  FAQs and links
Phase 2 Public Exhibition	Media release  Notification letters  Community Update (project newsletter)  Economic Development E-news  Mayoral message  Social Media  3D flythrough, render and images	Your Voice Camden project page  Subscriber notification of exhibition  Pop Up at Leppington Train Station  Online information session  Meetings with stakeholders  Developer Forum  Document displays  Notify preliminary engagement participants
Phase 3 Post Exhibition	Councillor briefing / Council report  Media release  Acknowledge submissions  Community Update (project newsletter)  Economic Development E-news.	Your Voice Camden project page updates  Clarify submissions where required

**Table 5: Community communication and engagement methods**

A copy of the draft Communications and Engagement Plan for Leppington Town Centre is provided as a **confidential attachment** to this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications for Council as a result of the draft Planning Proposal.

Changes to local contributions and the SIC are dealt with in the main body of the report.

A separate report will ask Council to consider the draft Contributions Plan for Leppington Town Centre.

### CONCLUSION

The draft Planning Proposal proposes land use zoning changes to the Precincts SEPP. Many of the proposed changes are the result of a consideration of market demand, feasibility testing and recognising the changed role for Leppington Town Centre in response to the Aerotropolis plans.

The draft Planning Proposal will enable Leppington Town Centre to be a regionally-significant transit-oriented centre providing the major civic, cultural, recreational, retail and business service functions for the South West Growth Area. The nearby Aerotropolis will take on the major business and industrial enterprise focus and Leppington Town Centre will become a mixed use, urban living and service centre for the surrounding district.

The draft Planning Proposal will enable Leppington Town Centre to become the South West Growth Area's first compact and walkable neighbourhood. The new vision for Leppington Town Centre, which this draft Planning Proposal will enable, is a town centre that is:

- Active and people focused;
- A green urban centre;
- Convenient and connected;
- A well designed built environment; and
- Complementary to its natural environment.

Council officers consider the draft Planning Proposal demonstrates strategic and site-specific planning merit and should proceed to Gateway Determination.

### RECOMMENDED

**That Council:**

- i. endorse the draft Planning Proposal for Leppington Town Centre for the purpose of a Gateway Determination and public exhibition;**
- ii. endorse the draft Camden Growth Areas DCP (as amended) for Leppington Town Centre for the purpose of public exhibition;**
- iii. forward the draft Planning Proposal and supporting documents to the Department of Planning and Environment for Gateway Determination with a request that State Agency Consultation occur prior to public exhibition;**
- iv. forward the draft Camden Growth Areas DCP (as amended) for Leppington Town Centre to the Secretary of the Department of Planning and Environment at the same time as it is placed on public exhibition;**
- v. delegate authority to the General Manager to make any amendments to the planning proposal and supporting documents prior to public exhibition;**

- vi. subject to receiving a favourable response from the Department of Planning and Environment, proceed to public exhibition for community and stakeholder input into the details of the draft Planning Proposal;
- vii. write to the Minister for Planning to request the Western Sydney Growth Areas Special Infrastructure Contributions be reviewed to reflect the changing role of Leppington Town Centre; and
- viii. consider a further report following the results of public exhibition.

### ATTACHMENTS

1. Leppington Preliminary Community Engagement Report (2021)
2. Development Application History - *Supporting Document*
3. Draft SEPP Maps - *Supporting Document*
4. Camden Local Planning Panel Report & Minutes 3 August 2022 - *Supporting Document*
5. Council officers response to Camden Local Planning Panel Advice - *Supporting Document*
6. SINSW Submission - Draft ILP and Draft Planning Proposal Commentary - *Supporting Document*
7. Draft Option for Intersection Footprints - *Supporting Document*
8. Liverpool Council Local Planning Panel Advisory Minutes - *Supporting Document*
9. Liverpool Council officers response to Local Planning Panel Advice - *Supporting Document*
10. Draft Communications & Engagement Plan - *Supporting Document*
11. Draft Planning Proposal - Under Separate Cover - *Supporting Document*
12. Draft DCP - Under Separate Cover - *Supporting Document*
13. Technical Documents commissioned by DPE - Under Separate Cover - *Supporting Document*
14. Historical Technical Studies commissioned by DPE - Under Separate Cover - *Supporting Document*
15. Technical Studies commissioned by Council to support the Draft Planning Proposal - Under Separate Cover - *Supporting Document*

**ORD03****ORD03**

**SUBJECT: PLANNING PROPOSAL FOR COUNCIL OWNED LAND AT 55  
TOPHAM ROAD, SMEATON GRANGE**  
**FROM:** Acting Director Planning & Environment  
**EDMS #:** 22/466284

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### PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of a draft Planning Proposal for Council owned land at 55 Topham Road, Smeaton Grange.

The draft Planning Proposal seeks to amend Camden Local Environmental Plan (LEP) 2010 to introduce an Additional Permitted Use of '*animal boarding and training establishment*' at 55 Topham Road, Smeaton Grange.

### BACKGROUND

At its meeting held on 13 July 2021, Council endorsed the preferred site for Council's future animal care facility at 55 Topham Road, Smeaton Grange.

The site is zoned IN1 General Industrial under the Camden LEP 2010 and '*animal boarding and training establishments*' are currently prohibited within this zone.

In February 2022, Council officers engaged Planning Ingenuity to prepare a draft Planning Proposal that seeks to introduce an Additional Permitted Use (APU) for '*animal training and boarding establishment*' at the subject site. The draft Planning Proposal is provided as an **attachment** to this report.

Given the draft Planning Proposal seeks to facilitate the establishment of an animal care facility on Council owned land, Council officers engaged GYDE Consulting to undertake an independent assessment of the draft Planning Proposal and to prepare an assessment report for Council's consideration. The independent assessment report is provided as an **attachment** to this report.

On 18 October 2022, the draft Planning Proposal was considered by the Camden Local Planning Panel. The Panel concluded that the draft Planning Proposal demonstrated strategic and site specific merit and recommended that Council proceed to a Gateway Determination. A copy of the minutes from the Camden Local Planning Panel meeting is provided as an **attachment** to this report.

Councillors were briefed on the draft Planning Proposal on 31 October 2022.

### MAIN REPORT

The independent assessment report (prepared by GYDE Consulting) that is **attached** to this report considers the proposal demonstrates strategic and site specific planning merit and is aligned with Council's strategic vision for the site.

GYDE Consulting concludes that the proposal will facilitate the provision of an important piece of community infrastructure in an appropriate location.



### FINANCIAL IMPLICATIONS

This report has no financial implications for Council.

### CONCLUSION

The attached independent assessment report concludes that the draft Planning Proposal has strategic and site specific merit and that the matter should proceed to a Gateway Determination.

### RECOMMENDED

**That Council:**

- i. endorse the draft Planning Proposal that seeks to introduce an Additional Permitted Use of *'animal boarding and training establishment'* to Council owned land at 55 Topham Road, Smeaton Grange (Lot 3513 DP 830128) to be forwarded to the Department of Planning and Environment for Gateway Determination;**
- ii. 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 requirements of the Gateway Determination and the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2021*;**
- iii. 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**
- iv. if unresolved submissions are received, consider a further report outlining the results of the public exhibition period.**

### ATTACHMENTS

1. Independent Assessment Report
2. Minutes of Camden Local Planning Panel
3. Planning Proposal



**ORD04****ORD04**

**SUBJECT: VARIATIONS TO DEVELOPMENT STANDARDS APPROVED UNDER STAFF DELEGATION (QUARTERLY REPORT)**

**FROM:** Acting Director Planning & Environment

**EDMS #:** 22/440879

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of any development applications (DAs) that involved a development standard variation approved under staff delegation in the last quarter (July-September 2022).

### BACKGROUND

In February 2018, the Department of Planning and Environment (DPE) published *Planning Circular PS 18-003 Varying Development Standards*. This planning circular advised consent authorities of arrangements for when the Secretary's concurrence to vary development standards may be assumed and clarified requirements around reporting and record keeping where that concurrence has been assumed.

In accordance with the planning circular, councils are required to fulfil the following procedural and reporting requirements when development standards are being varied:

- Maintain a publicly available online register of all variations to development standards approved by the consent authority or its delegates;
- Report all variations approved by Council to the DPE within four weeks of the end of each quarter; and
- Report all applications approved under staff delegation to a meeting of Council at least once each quarter.

Council maintains an online register of all variations to development standards and reports all variations approved by Council to the DPE within four weeks of the end of each quarter.

The purpose of this report is to advise Council of any applications approved under staff delegation during the last quarter as per the procedural requirements outlined above.

Councillors were briefed on the details of the application referred to in this report on 31 October 2022.

### MAIN REPORT

During the last quarter (July-September 2022), Council staff approved one DA that varied a development standard. The details of this application is outlined below:

DA/2022/505/1 – Single storey dwelling house at 39 Gleeson Rise, Oran Park

- The development involves the construction of a single storey dwelling house.
- The approved dwelling house had a maximum height of 5.469m and thereby varied from the maximum building height development standard (5 metres) by 469mm or 9.38% variation.
- The variation was considered reasonable given the additional height allowed for an appropriate / compliant roof form; the development satisfied the key amenity related development controls pertaining to floor space ratio, site coverage, solar access, landscaping and private open space; there were no amenity impacts caused by the contravention; and the proposal was consistent with the objectives of the zone and the standard.

The above DA relates to a property located in the vicinity of Oran Park House and it is noted that, on 14 June 2022, Council endorsed a Planning Proposal that allows building heights above 5 metres provided:

- the dwelling is single storey;
- the dwelling is a detached dwelling;
- the dwelling does not exceed 7m; and
- the dwelling is contained within a Standard Building Height Envelope (as recommended by Heritage NSW).

The Council endorsed Planning Proposal is currently with the DPE for the plan to be made. The above-described DA fully complied with the requirements of the Council endorsed Planning Proposal.

**FINANCIAL IMPLICATIONS**

This report has no financial implications for Council.

**CONCLUSION**

During the last quarter (July-September 2022) Council staff approved one DA that varied a development standard. The variation is reported to Council in accordance with the procedural requirements outlined in *Planning Circular PS 18-003 Varying Development Standards*.

**RECOMMENDED**

**That Council note the information in this report.**

## ORD05

ORD05

**SUBJECT: ANNUAL FINANCIAL STATEMENTS - YEAR ENDING 30 JUNE 2022**  
**FROM:** Director Customer & Corporate Strategy  
**EDMS #:** 22/355913

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of the following:

- The Draft Annual Financial Statements for the year ending 30 June 2022 have been completed;
- The Statements by Councillors and Management to Council's auditor, the Audit Office of NSW, in accordance with section 413(2)(c) of the *Local Government Act 1993*, has been prepared; and
- Dates are proposed for the presentation of the Audit Report to Council and giving public notice of the date in accordance with sections 418(1)(a)-(1)(b) of the *Local Government Act 1993*.

### BACKGROUND

The Draft Annual Financial Statements have been completed and the external audit conducted by the Audit Office of NSW has commenced.

A copy of the Statement by Councillors and Management made to Council's auditor, the Audit Office of NSW, is provided as **Attachment 1** and **Attachment 2** to this report.

Upon signing, this representation acknowledges Council's responsibility for ensuring that the Annual Financial Statements have been prepared in accordance with the relevant Australian Accounting Standards and the Local Government Code of Accounting Practice and Financial Reporting.

A Councillor briefing was held on 31 October 2022 to discuss this report.

### MAIN REPORT

Council's auditors will present a summary of their findings to Council at the meeting of 13 December 2022. Public notice of this meeting will appear on Council's website from 6 December 2022.

The Draft Annual Financial Statements for the period ending 30 June 2022 is provided as a **supporting document**.

### FINANCIAL IMPLICATIONS

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

### CONCLUSION

This report is a statutory report which is required to complete the 2021/22 Annual Financial Statements. The Annual Financial Statements comply with the Australian Accounting Standards and the Local Government Code of Accounting Practice and Financial Reporting. Therefore, it is recommended that Council and management sign the “Statement by Councillors and Management” as attached to this report.

It is also recommended that Council notify the public that the Audit Office of NSW will present their audit findings to Council on 13 December 2022.

### RECOMMENDED

**That Council:**

- i. endorse the Statements by Councillors and Management, which is to be signed by the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer (Chief Financial Officer); and**
- ii. notify the public that the Annual Financial Statements and Audit Report will be presented to Council on 13 December 2022.**

### ATTACHMENTS

1. General Purpose Financial Statements 2022
2. Special Purpose Financial Statements 2022
3. Draft 2021-22 Annual Financial Statements - *Supporting Document*

**ORD06**

**ORD06**

**SUBJECT: RESULTS AGAINST BUDGET AND REVOTES FOR YEAR ENDING 30 JUNE 2022**  
**FROM: Director Customer & Corporate Strategy**  
**EDMS #: 22/462643**

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**PURPOSE OF REPORT**

The purpose of this report is to advise Council of the final budget result for the 2021/22 financial year and the proposed revotes and works in progress program to be carried forward into the 2022/23 Budget.

**BACKGROUND**

In adopting the 2021/22 Budget, Council approved a balanced budget position. A balanced budget position has been maintained (after transfers to reserves) at each quarterly review presented to Council during the 2021/22 financial year.

Budget adjustments identified at the June 2022 Budget Review represent a surplus position of \$1,108,489 for the 2021/22 financial year. The identified year-end surplus is above Council's minimum working funds level of \$1,000,000.

A Councillor briefing was held to discuss this report on the 31 October 2022.

**MAIN REPORT**

**PROPOSED ALLOCATION OF THE 2021/22 BUDGET SURPLUS**

It is recommended that the surplus of \$1,108,489 be allocated as follows.

<b>Proposed Budget Surplus Allocation</b>		
<b>Budget Surplus Available for Allocation</b>		<b>\$1,108,489</b>
<b>Less: Transfer to Capital Works Reserve</b>	<b>\$608,489</b>	
<b>Less: Transfer to Working Funds Reserve</b>	<b>\$500,000</b>	
<b>Total - Allocation of Budget Surplus</b>		<b>\$1,108,489</b>
<b>Budget Position</b>		<b>Balanced</b>

**CURRENT RESERVE BALANCES**

**Capital Works Reserve**

The Capital Works Reserve is predominantly used to fund capital works or to match grant funding as part of a capital grant funding agreement. The balance of the Capital Works Reserve is as follows:



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<b>Capital Works Reserve</b>	
Reserve Balance – 30 June 2022	<b>\$1,663,810</b>
Add: Proposed June 2022 Budget Review Transfer	\$608,489
<b>Proposed Balance of Reserve</b>	<b>\$2,272,299</b>
<b>Committed Funds Held in Reserve</b>	
Less: 2021/22 Proposed Revoted projects	(\$381,911)
Less: 2022/23 Community Support Package Round 3 Funding	(\$205,000)
Less: Narellan Catchment Creek Flood Study	(\$133,333)
Less: 2023/24 Camden Memorial Pool Funding	(\$330,000)
<b>Total Committed Funds</b>	<b>(\$1,050,244)</b>
<b>Uncommitted Balance – Capital Works Reserve</b>	<b>\$1,222,055</b>

If the year-end surplus is allocated to the Capital Works Reserve, the increase in cash reserves could be used to fund new or existing projects unable to be funded as part the 2022/23 Budget process.

**Asset Renewal Reserve**

The Asset Renewal Reserve is primarily used for the replacement and/or maintenance of existing assets. It assists in maintaining Council’s asset base in a good condition. The balance of the Asset Renewal Reserve is as follows:

<b>Asset Renewal Reserve</b>	
Reserve Balance – 30 June 2022	<b>\$754,854</b>
Add: 2022/23 Loan Interest Savings (Reserve Transfer)	\$90,100
<b>Reserve Balance</b>	<b>\$844,954</b>
<b>Committed Funds Held in Reserve</b>	
Less: 2021/22 Proposed Revoted projects	(\$89,973)
Less: 2022/23 Community Support Package Round 3 Funding	(\$291,800)
<b>Total Committed Funds</b>	<b>(\$381,773)</b>
<b>Uncommitted Balance – Asset Renewal Reserve</b>	<b>\$463,181</b>

**Working Funds Reserve**

The Working Funds Reserve is primarily used as a holding reserve for unallocated funds or for transferring committed funding from one budget year to the next. The balance of the Working Funds Reserve is as follows:

<b>Working Funds Reserve</b>	
Reserve Balance – 30 June 2022	<b>\$559,224</b>
Add: Proposed June 2022 Budget Review Transfer	\$500,000
Add: 2022/23 Adopted Budget - Transfer to Reserve (1 July 2022)	\$507,000
<b>Proposed Balance of Reserve</b>	<b>\$1,566,224</b>
<b>Committed Funds Held in Reserve</b>	
Less: 2021/22 Proposed Revoted projects	(\$559,224)
<b>Total Committed Funds</b>	<b>(\$559,224)</b>
<b>Uncommitted Balance – Working Funds Reserve</b>	<b>\$1,007,000</b>

In adopting the 2022/23 Budget, Council resolved to transfer \$507,000 to the Working Funds Reserve as a budget contingency to reduce the impact of budget movements resulting from the current uncertainty in the economy, including rising costs (inflation), the impact of global events such as the conflict in Europe on the broader economy, recent natural disasters, and supply chain issues.

It is recommended that the budget contingency be increased by a further \$500,000 to \$1,007,000 which is considered prudent when you consider Council’s cash budget is over \$200 million.

Once held in the reserve the contingency can only be accessed through a formal resolution of Council. The balance in the reserve will be reported to Council as part of the quarterly budget review process.

**MAIN REPORT – RESULTS AGAINST BUDGET - 30 JUNE 2022**

Further information and explanation of the year end surplus for the 2021/22 financial year is detailed below:

**MAJOR VARIATIONS TO BUDGET**

Variations between the adoption of the March Review of the 2021/22 budget and the final budget result for 2021/22 represent a budget surplus of \$1,108,489.

A list of the variations (greater than \$20,000) is provided in the following table. Brief explanations follow the table.

June Review of the 2021/22 Budget Major Variations	Budget Impact Increase/ (Decrease)
<b>Income Adjustments</b>	
<i>Note: Increase in income is an increase to the budget Shortfall in income is a decrease to the budget</i>	
<b>1. Mount Annan Leisure Centre &amp; Camden War Memorial Pool</b>	(\$1,152,049)
<b>2. Corporate Revenue - Supplementary Rate Income</b>	\$529,351
<b>3. Development Compliance &amp; Public Health Fines &amp; Income</b>	(\$481,498)
<b>4. Corporate Revenue - Container Deposit Scheme</b>	\$318,985
<b>5. Development Assessment &amp; Certification</b>	(\$123,353)
<b>Sub Total - Income Adjustments</b>	<b>(\$908,564)</b>
<b>Expenditure adjustments</b>	
<i>Note: Increase in expenditure is a decrease to the budget Saving in expenditure is an increase to the budget</i>	
<b>6. Civil Infrastructure - Operational &amp; Capital Expenditure</b>	\$676,127
<b>7. Parks and Playgrounds - Operational &amp; Capital Expenditure</b>	\$656,827

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June Review of the 2021/22 Budget Major Variations	Budget Impact Increase/ (Decrease)
<b>8. Community Support Services and Facilities</b>	(\$656,428)
<b>9. Street Lighting Expenses</b>	\$422,083
<b>10. Library Services - Operational Expenditure</b>	\$399,445
<b>11. Oran Park Community Management Scheme</b>	\$307,538
<b>12. Fleet Management - Operating Expenditure</b>	\$179,115
<b>Minor Budget Variations &lt; \$20,000</b>	\$32,346
<b>Sub Total - Expenditure Adjustments</b>	<b>\$2,017,053</b>
<b>Council Authorised Variations</b>	Nil
<b>TOTAL – Major Variations to Budget</b>	<b>\$1,108,489</b>

**Income Adjustments Commentary**

**1. Mount Annan Leisure Centre & Camden War Memorial Pool – Decrease in Income of \$1,152,049**

The Mount Annan Leisure Centre and Camden War Memorial Pool were both significantly impacted by COVID-19 and the public health orders which were in place for large periods of the 2021/22 financial year. The final result for the Mount Annan Leisure Centre was \$604,000 below budget expectations, which was partly offset by operational savings at the Camden War Memorial Pool of \$75,000.

Further, in finalising the 2020/21 Year End Result, Council did not recognise the profit share amount for the Mount Annan Leisure Centre due to the uncertainty of COVID-19 and its impact on operations. This amount (\$623,000) has now been provided to the contractor in accordance with the contract provisions. It should be noted that under the contract the profit share amount payable to the contractor is required to be invested back into community-based programs and capital improvements at the pools.

**2. Corporate Revenue Supplementary Rate Income – Increase in Income of \$529,351**

Supplementary rate income is received upon the re-zoning or subdivision of land. It is additional rate income to the amount levied at the beginning of the financial year. The increase in rate income realised during the fourth quarter of 2021/22 is primarily due to new lots created through subdivisions in the Oran Park, Gregory Hills and Leppington land release areas.

**3. Development Compliance & Public Health Fines & Income – Decrease in Income of \$481,498**

Income from development compliance, public health fines and outstanding notice/orders was below budget expectations for the 2021/22 financial year. This is due to a reduction in fines issued as Council continued to adopt an education-based regulatory approach and impacts associated with the COVID-19 lockdown.

**4. Corporate Revenue Container Deposit Scheme – Increase in Income of \$318,985**

Council entered into a refund sharing agreement for the Container Deposit Scheme in April 2019. Income received from the container deposit scheme has exceeded budget expectations by \$319,000 for the 2021/22 financial year.

**5. Development Assessment & Certification – Decrease in Income of \$123,353**

Development income and expenditure were both below budget expectations for the 2021/22 financial year. Development assessment and certification income was \$853,000 below budget expectations as the number of development applications received by Council declined due to slowing development activity. This has been partially offset by a \$543,000 saving in staffing and operational expenditure.

Legal fee income was \$157,000 above budget expectations due to the recoupment of legal costs from previous financial years and there was also a minor saving in legal expenditure of \$30,000.

**Expenditure Adjustments Commentary**

**6. Civil Infrastructure Operational & Capital Expenditure – Decrease in Expense of \$676,127**

There was a net saving of \$676,127 in the construction and maintenance of transport and drainage infrastructure for the 2021/22 financial year. This saving is due to a number of variations which include a \$429,000 saving in Council's recurrent capital construction program, a saving of \$134,000 in capital works project management costs which were funded through Section 7.11 developer contributions and grant funding, and savings of \$172,000 in operational costs including the Workshop and Stores.

There was an increase in expenditure of \$327,000 in relation to the recent flood events which cannot be claimed under the Disaster Recovery Funding Arrangements. This was largely offset through a savings of \$268,000 in Council's routine road maintenance program, which occurred as a result of staff being re-directed to flood response and recovery works.

**7. Parks and Playgrounds Operational & Capital Expenditure – Decrease in Expense of \$656,827**

Parks and Playground expenditure for the 2021/22 financial year has resulted in savings when compared to budget of \$656,827. Savings were realised through a reduction in maintenance costs of \$202,000 for the Narellan Sports Hub and Ferguson Cricket ground facilities due to the timing of the handover of these new facilities into Council's maintenance program.

There was a further saving of \$256,000 realised in Council's routine maintenance program, partly as a result of the re-direction of resources to respond to flood response and recovery works. There was also an expenditure saving when compared to budget for parks and open space capital improvements of \$199,000, which was primarily due to project procurement and delivery.

**8. Community Support Services and Facilities – Increase in Expense of \$656,428**

The net result for Community Support Service and Facilities was a variation to budget of \$656,428. This is due to a number of adjustments including additional expenditure of \$471,000 incurred for building cleaning and maintenance due to COVID-19 measures implemented in line with public health orders.

There was also a \$162,000 budget shortfall for the Camden Civic Centre which was significantly impacted by COVID-19 public health orders. This resulted in expenditure and income for the centre being below budget expectations. There were also a number of minor adjustments totalling \$23,000 in this service area as at 30 June 2022.

**9. Street Lighting Expenses – Decrease in Expense of \$422,083**

The street lighting charges allocation relates to the maintenance and electricity cost of public lighting throughout the LGA. Savings against budget were realised primarily as a result of the timing of installation of new lights in growth areas and the increasing use of energy efficient lighting across the LGA.

**10. Library Services Operational Expenditure – Decrease in Expense of \$399,445**

Savings have been realised through Council's library operations primarily as a result of the closure of the libraries during the COVID-19 lock down period, in line with public health orders. This resulted in staffing and operational savings, where community programs moved online and there was a reduced requirement for casual staffing.

**11. Oran Park Community Management Scheme – Decrease in Expense of \$307,538**

Council is a member of the Oran Park Town Management Scheme. Under the scheme, Council pays an annual contribution towards landscaping maintenance costs. Savings were realised during the 2021/22 financial year through a reduction in the landscaping contribution and scheme administration fees.

**12. Fleet Management Operating Expenditure – Decrease in Expense of \$179,115**

Operating expenditure for Council's fleet were below budget expectations for the 2021/22 financial year. The savings were primarily due to a reduction in travelling during the COVID-19 lock down period in line with public health orders.

**COUNCIL AUTHORISED VARIATIONS**

Council has authorised seven (7) budget variations since the adoption March Quarterly Review of the 2021/22 Budget. A list of these approved variations is provided in the following table:

Council approved variations	Expenditure (Increase)/ Decrease	Income Increase/ (Decrease)	Budget Impact Increase/ (Decrease)
Grant Funding - Larkin Place Activation Pilot ORD59/2022	(\$500,000)	\$500,000	-
Narellan Creek Water Quality Improvement Project ORD60/2022	(\$200,000)	\$200,000	-



Council approved variations	Expenditure (Increase)/ Decrease	Income Increase/ (Decrease)	Budget Impact Increase/ (Decrease)
South West Growth Area Precinct Planning ORD70/2022	(\$120,000)	\$120,000	-
Grant Funding - Youth Job Link Program ORD49/2022	(\$50,000)	\$50,000	-
Grant Funding - Greener Neighbourhoods Program ORD81/2022	(\$50,000)	\$50,000	-
Grant Funding - Solar Lighting of Dog Off Leash Areas ORD48/2022	(\$18,000)	\$18,000	-
Grant Funding - NSW Weeds Action Program 2020 -2025 ORD82/2022	(\$10,000)	\$10,000	-
<b>TOTAL</b>	<b>(\$948,000)</b>	<b>\$948,000</b>	<b>Nil</b>

**CONTRA ADJUSTMENTS**

These adjustments relate to movements of income and expenditure within Council’s adopted budget. The adjustments have no impact on Council’s projected budget result as both movements of income and expenditure are of equal value.

During this quarter (1 April 2022 to 30 June 2022), there has been seven (7) contra adjustments which have been required totalling \$24,597,449. These contra movements are summarised in **Attachment 1** to this report.

**EXPENDITURE REVOTES**

Each year, Council adopts the Annual Budget which is for the period July to June (Financial Year). At the end of the financial year, Council’s approval of expenditure for any projects that have not yet commenced lapses. As a result, Council is required under the *Local Government Act 1993* to pass a resolution to include those projects in the new year’s budget. The projects (expenditure) included in the new year’s budget are referred to as revotes.

Projects that are not yet completed but have commenced (works in progress) are not required to be revoted by Council as they are automatically included in the new year’s Budget.

Provided below is a summary table of the revotes and works in progress; a more detailed summary of the revotes is provided as **Attachment 2** to this report.

ORD06

EXPENDITURE REVOTES & WORKS IN PROGRESS (SOURCE OF FUNDS)	Works Not Commenced (Revotes)	Works in Progress (Carry Forward)	Budget Transfers to Future Years (2023/24 & 2024/25)	Total
<b>S 7.11 Contributions</b>	\$3,989,929	\$11,817,983	\$10,915,623	<b>\$26,723,535</b>
<b>External Grants</b>	\$440,210	\$15,222,732	\$17,565,270	<b>\$33,228,212</b>
<b>Internal Reserves</b>	\$2,589,833	\$8,850,391	-	<b>\$11,440,224</b>
<b>Waste Management</b>	-	\$30,167	-	<b>\$30,167</b>
<b>General Revenue</b>	\$1,118,691	\$4,367,368	-	<b>\$5,486,059</b>
<b>Other Sources</b>	\$155,100	\$21,320	-	<b>\$176,420</b>
<b>TOTAL</b>	<b>\$8,293,763</b>	<b>\$40,309,961</b>	<b>\$28,480,893</b>	<b>\$77,084,617</b>

It should be noted that the general revenue (General Fund) component of the revotes and works in progress of \$5,486,059 is transferred to Council’s revotes and works in progress reserve to ensure funds are available for those projects in the 2022/23 financial year; all other funding sources are already held in a cash reserve.

The revotes and works in progress program totals \$48.604 million for the period ending 30 June 2022 (excluding budget transfers to future years – 2023/24 and 2024/25). There were a number of contributing factors which led to delays in the delivery of some capital projects, including the impacts of COVID-19, significant flooding events throughout 2021/22 and the timing of land acquisition.

Council also received a number of significant capital grants towards the end of the 2021/22 financial year. As the funding is required in future financial years, it has the impact of inflating the value of the carry forwards/revotes for 2021/22. As a result, some project budgets are required to be phased for delivery over future years which includes the 2023/24 and 2024/25 Budgets.

A total of \$19.460 million is proposed to be included in the 2023/24 Budget and \$9.021 million is proposed to be included in the 2024/25 Budget. The overall budget estimate for these projects have not changed. The funding adjustments will be included in the 2023/24 Budget.

A copy of the projects proposed to be transferred to the 2023/24 and 2024/25 Budgets is provided as **Attachment 3**.

The works in progress program has a number of projects which are considered outside of Council’s typical capital expenditure program. A list of these projects (greater than \$1 million) is provided in the table below.

These projects represent 50% of the total revotes and works in progress program.

Project Description	Proposed Carry Forward
Oran Park Leisure Centre – Design & Construction	\$5,957,327
Leppington Road Improvements – Detailed Design	\$5,131,469
Narellan Works Depot Redevelopment	\$3,365,380
Raby Rd Upgrade – Planning & Design	\$1,611,182
Lodges Road / Franzan Ave - Roundabout Construction	\$1,601,000
Hilder Reserve Sportsfield Improvements	\$1,500,000
Nepean River Open Space Improvements	\$1,500,000
Narellan Town Centre Improvements	\$1,351,383
Kirkham Park BMX and Sporting Facility Expansion	\$1,189,477
Porrende Street Roundabout	\$1,180,926
	<b>\$24,388,144</b>

### 2021/22 LOAN BORROWINGS

In adopting the 2021/22 Budget, Council approved loan borrowings of \$7.8 million which was to part fund Council’s Road reconstruction program (\$3.5 million) and part fund the first year of Council’s Community Support Package Stage 3 (\$4.3 million).

Council secured the \$7.8 million loan through NSW Treasury Corporation (TCorp) and the loan was drawn down (transferred to Council) on the 19 May 2022. The terms of the loan were a ten-year fixed interest loan at 4.10%.

Council’s 2022/23 Budget forecast a fixed interest rate of 2.75%. This assumption was prepared prior to the recent increases in the official cash rate set by the Reserve Bank of Australia. An adjustment has been included in the September Budget Review of the 2022/23 Budget to reflect the increased interest rate.

### COUNCILLOR CONSOLIDATED WARD FUNDS

The balance of Consolidated Ward Funds is \$108,754.

Consolidated Ward Funds	
2021/22 Budget Allocation	\$30,000
2020/21 Ward Funds Revote	\$78,754
<b>Total Funds Available</b>	<b>\$108,754</b>
<b>Funding Allocated:</b>	
Nil	
<b>Total Funding Allocated in 2021/22</b>	<b>\$0</b>
<b>Balance of Consolidated Ward Funds</b>	<b>\$108,754</b>

It should be noted that the balance of Consolidated Ward Funds is over and above the year end budget surplus as advised in this report.

The unspent balance of Consolidated Ward Funds has been included in the proposed revotes to be carried over into the 2022/23 Budget.

**SUMMARY OF YEAR END RESULTS AGAINST BUDGET**

The following table is a summary of budget adjustments up to 30 June 2022.

Budget Adjustment Summary	Expenditure (Increase) / Decrease	Income Increase / (Decrease)	Budget Impact Increase / (Decrease)
<b>2020/21 Carry-Forward Working Funds</b>			\$1,000,000
<b>2021/22 Adopted Budget Position</b>			Balanced
<b>Less: Minimum Level of Working Funds</b>			(\$1,000,000)
<b>September Review 2021 Adjustments</b>	(\$11,931,636)	\$11,931,636	-
<b>December Review 2021 Adjustment</b>	\$5,647,885	(\$5,647,885)	-
<b>March Review 2022 Adjustment</b>	(\$2,116,354)	\$2,116,354	-
<b>Available Working Funds 31 March 2022</b>			-
<b>Note 1: Major Variations</b>	(\$4,777,643)	(\$3,669,154)	\$1,108,489
<b>Note 2: Authorised Variations</b>	\$948,000	\$948,000	-
<b>Note 3: Contra Adjustments</b>	\$24,597,449	\$24,597,449	-
<b>Sub Total – June Review Adjustments</b>	<b>\$20,767,806</b>	<b>\$21,876,295</b>	<b>\$1,108,489</b>
<b>Available Working Funds (Uncommitted cash)</b>			<b>\$1,108,489</b>

**STATEMENT BY RESPONSIBLE ACCOUNTING OFFICER (CHIEF FINANCIAL OFFICER)**

The following statement is made by the Responsible Accounting Officer (Chief Financial Officer) in accordance with section 203(2) of the *Local Government (General) Regulation 2021*:

‘It is my opinion that the year-end Budget Result for Camden Council for the period ending 30 June 2022 indicates that Council’s projected financial position is satisfactory. No remedial actions are required based on the financial position presented within this report.’

**CONCLUSION**

This report presents the final budget result for the 2021/22 financial year and the proposed revotes and works in progress program to be carried forward into the 2022/23 financial year.

It is recommended that Council adopt the necessary resolutions to transfer the budget surplus to the Capital Works Reserve and Working Funds Reserve, and approve the expenditure revotes program and necessary reserve movements as outlined in this report.

### RECOMMENDED

That Council:

- i. approve the budget variations contained within this report;
- ii. approve the allocation of the June Year End Budget Surplus of \$1,108,489 to the Capital Works Reserve (\$608,489) and Working Funds Reserve (\$500,000);
- iii. approve the expenditure revotes program totalling \$8,293,763 as identified within the attachment to this report and approve the inclusion of these projects in the 2022/23 Budget;
- iv. approve the transfer of \$5,486,059 to the revotes and works in progress reserve, representing the General Fund portion of the revotes and works in progress program; and
- v. approve the transfer of \$19,460,175 into the 2023/24 Budget and \$9,020,718 into the 2024/25 Budget based on the revised phasing of the capital works program as at 30 June 2022.

### ATTACHMENTS

1. Budget Appendix
2. 2021-22 Revotes Appendix (Works Not Commenced)
3. Capital Expenditure Review - Revised Phasing of Budgets



**ORD07**

**SUBJECT: RATES, CHARGES AND LEVIES WRITTEN OFF FOR THE 2021/22 FINANCIAL YEAR**  
**FROM:** Director Customer & Corporate Strategy  
**EDMS #:** 22/462624

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**PURPOSE OF REPORT**

The purpose of this report is to advise Council of the rates, charges, and levies to be written off for the 2021/22 financial year, as permitted under the *Local Government Act 1993*.

**BACKGROUND**

The *Local Government (General) Regulation 2021* (section 131) requires the General Manager to advise Council of all rates and charges and levies to be written off in the previous financial year.

A Councillor briefing was held to discuss this report on 31 October 2022.

**MAIN REPORT**

The amount of rates, charges and levies proposed to be written off in respect of the 2021/22 financial year are set out below and discussed.

**1. Postponed Rates – (\$8,265)**

An owner of rural land or land used as a principal dwelling, where the land is not used for the purpose for which it is zoned, may apply to Council for postponed rates. This is essentially because the rating of land is based on use, not zoning.

The Valuer General approves and provides Council with a discounted land value to calculate the rates payable on these properties. The amount which is discounted is referred to as postponed rates.

Under section 595 of the *Local Government Act 1993*, on the sixth year, the first year's postponed rates and interest are to be written off. Upon sale of the property, the amount postponed (up to five years) becomes payable.

There are currently ten (10) properties which are entitled to an adjustment for postponed rates.

The postponed rates amount written off for the 2021/22 financial year are as follows:

Rates written off from 2017/18	\$6,654
Interest written off from 2017/18	\$1,611
<b>Total Postponed Rates</b>	<b>\$8,265</b>

**2. Rates and Charges – Mandatory Pension Rebate – (\$857,341)**

Section 583 of the *Local Government Act 1993* requires Council to write off amounts of rates, charges and interest reduced or waived under Division 1 of Part 8 of Chapter 15 of the Act (concessions for pensioners). The mandatory pensioner rebate is currently \$250 per assessment. This amount has not changed since 1989.

Rates and charges to be written off for the 2021/22 financial year relating to the mandatory pension rebate total \$857,341.

Council is then able to claim 55% (\$471,538) of the pensioner rebate from the NSW State Government. The remaining 45% (\$385,803) is a cost to Council, which is provided for as part of the budget each year.

As part of the 2022/23 Budget, Council introduced a further voluntary pension rebate of \$50 per assessment. As this was only introduced on 1 July 2022, the total amount of rates written off as a result of the pension rebate in the 2021/22 financial year does not include any voluntary rebate component.

**3. Stormwater Management Levy – Voluntary Pension Rebate (Under Council’s Policy) – (\$77,662)**

Section 582 of the *Local Government Act 1993* allows Council to waive or reduce rates, charges, and interest due by any person prescribed by the regulations who is in receipt of a pension, benefit or allowance under the *Social Security Act 1991* of the Commonwealth.

In line with Council’s adopted Revenue Policy, ratepayers who are eligible for the pension rebate receive a payment exemption for the Stormwater Management Levy. The amount to be written off in relation to the Stormwater Management Levy for the 2021/22 financial year is \$77,662.

**4. Accrued Interest and Miscellaneous Amounts – (\$4,623)**

Section 567 of the *Local Government Act 1993* allows Council to write off accrued interest on amounts that would be uneconomical to recover. These amounts are shown in the table below:

Category	
<b>Amounts written off under \$3.00</b>	\$2,443
<b>Pension interest written off in accordance with Council Policy</b>	\$1,708
<b>Interest written off due to COVID-19 hardship claim</b>	\$472
<b>Total</b>	<b>\$4,623</b>

**FINANCIAL IMPLICATIONS**

In accordance with the relevant sections of the *Local Government Act 1993*, the total amount to be written off in the 2021/22 financial year is \$947,891. The majority of the amount to be written off relates to the mandatory Pensioner Rebate. It should be noted that 55% of the Pensioner Rebate is recovered from the NSW State Government.

ORD07

The amount to be written off each financial year is considered as part of the annual budget process and is reviewed at each quarterly budget review. Adjustments which arise as a result of exemptions or write-offs are included within budget projections to minimise the impact they may have on Council's budget position.

### CONCLUSION

The General Manager has a statutory obligation to advise the Council of all rates, charges and levies that are to be written off. The adoption of this report means Council has complied with the requirements of the *Local Government Act 1993* and the *Local Government (General) Regulation 2021* (section 131).

### RECOMMENDED

**That Council write off rates, charges and levies as outlined in this report totalling \$947,891 for the 2021/22 financial year**

**ORD08**

**ORD08**

**SUBJECT: SEPTEMBER REVIEW OF THE 2022/23 BUDGET**  
**FROM: Director Customer & Corporate Strategy**  
**EDMS #: 22/462644**

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**PURPOSE OF REPORT**

This report presents the September Quarterly Budget Review for the 2022/23 financial year in accordance with Part 9, Division 3, Section 203 of the *Local Government (General) Regulation 2021*.

Its purpose is to inform Council of the necessary changes to the 2022/23 Budget for the reporting period ending 30 September 2022, and to consider other changes put forward for determination.

**BACKGROUND**

In adopting the 2022/23 Budget, Council approved a balanced budget position. Budget adjustments identified at the September Quarterly Review represent a projected surplus of \$434,246 for the 2022/23 financial year.

A Councillor briefing was held to discuss this report on the 31 October 2022.

**MAIN REPORT**

**PROPOSED ALLOCATION OF THE 2022/23 PROJECTED BUDGET SURPLUS**

It is recommended that the projected surplus of \$434,246 be allocated as follows:

Proposed Budget Surplus Allocation		
<b>Budget Surplus Available for Allocation</b>		<b>\$434,246</b>
<b>Less: Transfer to Capital Works Reserve</b>	\$434,246	
<b>Total - Allocation of Budget Surplus</b>		<b>\$434,246</b>
<b>Budget Position</b>		<b>Balanced</b>

**CURRENT RESERVE BALANCES**

**Capital Works Reserve**

The Capital Works Reserve is predominantly used to fund capital works or to match grant funding as part of a capital grant funding agreement. The balance of the Capital Works Reserve is as follows:

<b>Capital Works Reserve</b>	
<b>Reserve Balance – 30 June 2022</b>	<b>\$1,663,810</b>
<b>Add: Proposed June 2022 Budget Review Transfer</b>	\$608,489
<b>Add: Proposed September 2022 Budget Review Transfer</b>	\$434,246
<b>Proposed Balance of Reserve</b>	<b>\$2,706,545</b>
<b>Committed Funds Held in Reserve</b>	
<b>Less: 2021/22 Proposed Revoted projects</b>	(\$381,911)
<b>Less: 2022/23 Community Support Package Round 3 Funding</b>	(\$205,000)
<b>Less: Narellan Catchment Creek Flood Study</b>	(\$133,333)
<b>Less: 2023/24 Camden Memorial Pool Funding</b>	(\$330,000)
<b>Total Committed Funds</b>	<b>(\$1,050,244)</b>
<b>Uncommitted Balance – Capital Works Reserve</b>	<b>\$1,656,301</b>

If the projected surplus is allocated to the Capital Works Reserve, the increase in cash reserves could be used to fund new or existing projects unable to be funded as part the 2022/23 Budget process.

**Asset Renewal Reserve**

The Asset Renewal Reserve is primarily used for the replacement and/or maintenance of existing assets. It assists in maintaining Council’s asset base in a good condition. The balance of the Asset Renewal Reserve is as follows:

<b>Asset Renewal Reserve</b>	
<b>Reserve Balance – 30 June 2022</b>	<b>\$754,854</b>
<b>Add: 2022/23 Loan Interest Savings (Reserve Transfer)</b>	\$90,100
<b>Reserve Balance</b>	<b>\$844,954</b>
<b>Committed Funds Held in Reserve</b>	
<b>Less: 2021/22 Proposed Revoted projects</b>	(\$89,973)
<b>Less: 2022/23 Community Support Package Round 3 Funding</b>	(\$291,800)
<b>Total Committed Funds</b>	<b>(\$381,773)</b>
<b>Uncommitted Balance – Asset Renewal Reserve</b>	<b>\$463,181</b>

**Working Funds Reserve**

The Working Funds Reserve is primarily used as a holding reserve for unallocated funds or for transferring committed funding from one budget year to the next. The balance of the Working Funds Reserve is as follows:

<b>Working Funds Reserve</b>	
<b>Reserve Balance – 30 June 2022</b>	<b>\$559,224</b>
<b>Add: 2022/23 Adopted Budget - Transfer to Reserve</b>	<b>\$507,000</b>
<b>Add: Proposed June 2022 Budget – Transfer to Reserve</b>	<b>\$500,000</b>
<b>Proposed Balance of Reserve</b>	<b>\$1,566,224</b>
<b>Committed Funds Held in Reserve</b>	
<b>Less: 2021/22 Proposed Revoted projects</b>	<b>(\$559,224)</b>
<b>Total Committed Funds</b>	<b>(\$559,224)</b>
<b>Uncommitted Balance – Working Funds Reserve</b>	<b>\$1,007,000</b>

In adopting the 2022/23 Budget, Council resolved to transfer \$507,000 to the Working Funds Reserve as a budget contingency to reduce the impact of budget movements resulting from the current uncertainty in the economy, including rising costs (inflation), the impact of global events such as the conflict in Europe on the broader economy, recent natural disasters and supply chain issues.

A further \$500,000 is proposed to be transferred to the Working Funds Reserve as detailed in the *Results against Budget and Revotes for Year Ending 30 June 2022* report for consideration by Council at the Ordinary Council meeting of 8 November 2022.

Once held in the reserve the contingency can only be accessed through a formal resolution of Council. There have been no circumstances identified as part of the September Quarterly Review where this allocation should be used.

**SEPTEMBER QUARTERLY REVIEW OF THE 2022/23 BUDGET**

Further information and explanation of the projected budget surplus of \$434,246 for the 2022/23 financial year is detailed below.

**Proposed Variations to Budget**

Proposed variations which have been identified as part of the September Quarterly Review has led to a projected budget surplus of \$434,246.

A list of the variations (greater than \$20,000) is provided in the following table. Brief explanations follow the table.

<b>September Review of the 2022/23 Budget Proposed Variations</b>	<b>Budget Impact Increase/ (Decrease)</b>
<b>Income Adjustments</b>	
<i>Note: Increase in income is an increase to the budget Shortfall in income is a decrease to the budget</i>	
<b>1. Corporate Revenue – Financial Assistance Grant</b>	<b>\$384,504</b>
<b>2. Corporate Revenue – Investment Income (General Fund)</b>	<b>\$300,000</b>
<b>3. Emergency Services – Emergency Services Subsidy</b>	<b>\$242,906</b>
<b>4. Public Libraries – State Government Subsidy</b>	<b>\$63,771</b>



September Review of the 2022/23 Budget Proposed Variations	Budget Impact Increase/ (Decrease)
<b>Sub Total - Income Adjustments</b>	<b>\$991,181</b>
<b>Expenditure adjustments</b>	
<b>Note: Increase in expenditure is a decrease to the budget Saving in expenditure is an increase to the budget</b>	
5. Narellan Works Depot Redevelopment	(\$185,000)
6. Additional Voluntary Pension Rebate	(\$163,700)
7. Western Sydney Regional Illegal Dumping Squad	(\$85,000)
8. Corporate Expenditure - Loan Repayments	(\$64,000)
9. Mount Annan Leisure Centre – Air Handling Units	(\$35,000)
10. Risk Management – Insurance Premiums	\$34,990
Minor Budget Variations < \$20,000	(\$33,225)
<b>Sub Total - Expenditure Adjustments</b>	<b>(\$530,935)</b>
<b>Council Authorised Variations</b>	<b>(\$26,000)</b>
<b>TOTAL - Proposed Variations to Budget</b>	<b>\$434,246</b>

**Income Adjustments Commentary**

**1. Financial Assistance Grant – Increase in Income of \$384,504**

Council's allocation of the Financial Assistance Grant has exceeded original budget expectations. Council included an estimate of \$4,210,400 in the 2022/23 original Budget. Council was advised that its allocation for the 2022/23 financial year was \$4,594,904, resulting in an increase when compared to original budget of \$384,504. The increase in the grant is primarily driven by population growth.

**2. Investment Income (General Fund) – Increase in Income of \$300,000**

Council's 2022/23 Investment return (interest) budget was originally set using an interest rate of 1.00%. This was determined using Access Economics business outlook data which was the best available information at that time. Since the budget was set, the Reserve Bank of Australia has made a number of increases to the official cash rate.

As a result and following review of Council's budget, it is recommended that Council increase the investment return for 2022/23 by \$300,000 (General Fund) using a revised investment return of 2.50% (weighted average). The investment budget will continue to be monitored with any further changes reported to Council as part of future quarterly budget reviews.

**3. Emergency Services Subsidy – Increase in Income of \$242,906**

There has been a net saving in Council's statutory contribution towards Emergency Services when compared to budget of \$242,906. While there has been an increase in expenditure when compared to the adopted 2022/23 Budget, this has been offset by the NSW State Government subsidy which is provided to assist councils with meeting the increased cost of emergency services and retaining contributions at 2019/20 levels. The continuation of this subsidy was not known at the time of preparing the 2022/23 Budget.

**4. Public Libraries State Government Subsidy – Increase in Income of \$63,771**

Council's Original Budget included an estimate for the NSW State Government Library Subsidy of \$262,600. Council has been advised that its subsidy for the 2022/23 financial year will be \$326,371, resulting in additional revenue when compared to budget of \$63,771.

**Expenditure Adjustments Commentary****5. Narellan Works Depot Redevelopment – Increase in Expense of \$185,000**

Funding is required for the Narellan Works Depot Redevelopment project to meet additional costs which include the requirement to remove the existing fuel bowsers at a cost of \$235,000. The additional costs are partly funded from the Domestic Waste Reserve (\$50,000) resulting in a net funding requirement of \$185,000.

**6. Additional Voluntary Pension Rebate – Increase in Expense of \$163,700**

In adopting the 2022/23 Budget and Revenue Policy, Council resolved to increase the rates and annual charges pension rebate through an additional voluntary rebate of \$50. This has increased the pension rebate to a maximum of \$300 per property. The cost of the additional voluntary rebate is \$163,700. A recurrent budget allocation will be included in the 2023/24 budget.

**7. Western Sydney Regional Illegal Dumping Squad – Increase in Expense of \$85,000**

Funding for Council's contribution to the WSRID program was previously sourced from the Better Waste and Recycling Grant. This funding program no longer exists and details about its replacement program have not been announced by the EPA. In the absence of grant funding, it is proposed to fund this membership fee from General Fund. Should grant funding be made available this general fund allocation will be returned to the budget.

**8. Corporate Expenditure Loan Repayments – Increase in Expense of \$64,000**

Council's 2021/22 Budget included approved loan borrowings of \$7.8 million. This loan was secured through NSW Treasury Corporation (TCorp) and was drawn down (transferred to Council) on the 19 May 2022. The terms of the loan were a ten-year fixed interest loan at 4.10%. Council's 2022/23 budget forecast a fixed interest rate of 2.75%. This assumption was prepared prior to the recent increases in the official cash rate set by the Reserve Bank of Australia. This adjustment represents the increased interest payable for 2022/23. Adjustments to future budgets and the Long-Term Financial Plan will be made as part of adopting the 2023/24 budget.

**9. Mount Annan Leisure Centre Air Handling Unit – Increase in Expense of \$35,000**

As part of the routine maintenance and inspection program at the Mount Annan Leisure Centre, Council has identified that the air handling unit requires replacement. The estimated cost to replace the unit is \$35,000.

**10. Risk Management Insurance Premiums – Decrease in Expense of \$34,990**

Council has received its insurance premiums for 2022/23 for public liability, property, motor vehicle, crime, and cyber, and professional liability. The premiums are received after Council sets its budget for 2022/23, which has resulted in a saving to the budget of \$34,990.

**COUNCIL AUTHORISED VARIATIONS**

There were eight (8) Council authorised budget variations during the period 1 July 2022 to 30 September 2022.

Council approved Variations	Expenditure (Increase)/ Decrease	Income Increase/ (Decrease)	Budget Impact Increase/ (Decrease)
Winter Sportsground Hire Fee Waiver ORD122/22	-	(\$15,000)	(\$15,000)
Camden Musical Society Annual Subsidy ORD123/22	(\$11,000)	-	(\$11,000)
Grant Funding – Get NSW Active Program ORD140/22	(\$1,193,000)	\$1,193,000	-
Grant Funding – NSW Environment Trust ORD141/22	(\$114,000)	\$114,000	-
Camden Men’s Shed Contribution ORD101/22	(\$43,300)	\$43,300	-
Grant Funding – Habitat Action Grant ORD139/22	(\$40,000)	\$40,000	-
Grant Funding – Trees for the Queens Jubilee ORD102/22	(\$15,000)	\$15,000	-
Grant Funding – Healthy Streets Demonstration ORD124/22	(\$10,000)	\$10,000	-
<b>TOTAL</b>	<b>(\$1,426,300)</b>	<b>\$1,400,300</b>	<b>(\$26,000)</b>

**CONTRA ADJUSTMENTS**

These adjustments relate to movements of income and expenditure within Council’s adopted budget. The adjustments have no impact on Council’s projected budget result as both movements of income and expenditure are of equal value.

During this quarter (1 July 2022 to 30 September 2022), there has been fifteen (15) contra adjustments which have been required amounting to \$17,064,393. A detailed list of these adjustments is provided in **Attachment 1** of this report.

**Disaster Recovery Funding Arrangements – July 2022 Floods**

On 14 July 2022, Council was notified that it was one of 37 Local Government Areas (LGAs) across NSW which had been declared as a disaster area and was to receive support through the joint Australian Government-State Disaster Recovery Funding Arrangements (DRFA).

Funding assistance of \$1 million has been provided to Council under the DRFA (Category D). This is in addition to the \$1 million Council received in relation to the March 2022 Floods.

The additional \$1 million has been included in the 2022/23 September Quarterly Budget Review as a contra entry (as above) to the budget. A further report will be presented to a future meeting of Council to put forward recommendations on programs and projects to be funded.

**COUNCILLOR CONSOLIDATED WARD FUNDS**

As part of the Annual Budget process, an allocation of \$30,000 is included within the budget which is available for Councillor endorsed funding requests, fee waivers and/or support for specific community requests.

The available balance of the Consolidated Ward Funds at the end of the September 2022 reporting period was \$138,754.

<b>Consolidated Ward Funds</b>	
<b>2022/23 Budget Allocation</b>	\$30,000
<b>2021/22 Ward Funds Revote</b>	\$108,754
<b>Total Funds Available</b>	<b>\$138,754</b>
<b>Funding Allocated:</b>	
<b>Nil</b>	
<b>Total Funding Allocated in 2022/23</b>	<b>\$0</b>
<b>Balance of Consolidated Ward Funds</b>	<b>\$138,754</b>

It should be noted that the balance of Consolidated Ward Funds is over and above the projected balanced budget position as advised in this report.

**SUMMARY OF SEPTEMBER REVIEW ADJUSTMENTS**

The following table is a summary of budget adjustments up to 30 September 2022.

<b>Budget Adjustment Summary</b>	<b>Expenditure (Increase) / Decrease</b>	<b>Income Increase / (Decrease)</b>	<b>Budget Impact Increase / (Decrease)</b>
<b>2021/22 Carry-Forward Working Funds</b>			\$1,000,000
<b>2022/23 Adopted Budget Position</b>			\$0
<b>Less: Minimum Level of Working Funds</b>			(\$1,000,000)
<b>September Review 2022</b>			
<b>Note 1: Proposed Variations</b>	(\$675,054)	\$1,135,300	\$460,246
<b>Note 2: Authorised Variations</b>	(\$1,426,300)	\$1,400,300	(\$26,000)
<b>Note 3: Contra Adjustments</b>	\$17,064,393	(\$17,064,393)	-
<b>Sub Total - Review Adjustments</b>	<b>\$14,963,039</b>	<b>(\$14,528,793)</b>	<b>\$434,246</b>
<b>Available Working Funds (uncommitted cash)</b>			<b>\$434,246</b>

### **ON-TIME PAYMENT POLICY REPORTING**

At the end of each quarter, Council is required to report on compliance with its adopted On-Time Payment Policy. This Policy requires Council to pay interest where an invoice received from small business (turnover less than \$2 million p.a.) has been held by Council for more than 20 days and the interest payable is more than \$20.

For the reporting period 1 July 2022 to 30 September 2022, Council processed 48 invoices from registered small businesses. None of these invoices became overdue during the reporting period.

### **STATEMENT BY RESPONSIBLE ACCOUNTING OFFICER**

The following statement is made in accordance with section 203(2) of the *Local Government (General) Regulation 2021*:

'It is my opinion that the Quarterly Budget Review Result for Camden Council for the period ending 30 September 2022 indicates that Council's projected financial position is satisfactory. No remedial actions are required based on the financial position presented within this report.'

A copy of the Quarterly Budget Review Statement for the period ending 30 September 2022 is provided as **Attachment 2** of this report.

### **CONCLUSION**

The September Quarterly Review of the 2022/23 Budget has been completed and is recommended for adoption by Council.

### **RECOMMENDED**

**That Council adopt the budget variations contained within this report and confirm the allocation of the September 2022 Quarterly Budget Review surplus of \$434,246 to the Capital Works Reserve.**

### **ATTACHMENTS**

1. September Review Budget Appendix
2. September Review 2022-23 QBRS

## ORD09

**SUBJECT: INVESTMENT MONIES - SEPTEMBER 2022**  
**FROM:** Director Customer & Corporate Strategy  
**EDMS #:** 22/463774

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### 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 30 September 2022 is provided.

### MAIN REPORT

The weighted average return on all investments was 2.29% p.a. for the month of September 2022. The industry benchmark for this period was 1.79% (Ausbond Bank Bill Index) and the official cash rate as determined by the Reserve Bank of Australia (RBA) as at 30 September 2022 was 2.35%.

On 4 October 2022, the Board of the Reserve Bank of Australia subsequently increased the official cash rate to 2.60%.

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 September 2022; and**
- iii. note the weighted average interest rate return of 2.29% p.a. for the month of September 2022**

### ATTACHMENTS

1. Monthly Investment Report - September 2022



**SUBJECT: ANNUAL REPORT 2021/2022**  
**FROM:** Director Customer & Corporate Strategy  
**EDMS #:** 22/404318

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### PURPOSE OF REPORT

The purpose of this report is to advise Council through the draft Annual Report 2021/2022 of progress made in implementing the Delivery Program (2017/18 – 2020/21).

### BACKGROUND

In accordance with the *Local Government Act 1993* (the Act), all councils are required to undertake their planning and reporting activities using the Integrated Planning and Reporting (IPR) framework. The framework requires councils to develop a suite of plans that reflect their community's vision and aspirations.

The documents that form our IPR framework include:

- **Community Strategic Plan (10 year+)**  
The Community Strategic Plan is the highest level of plan, which stretches beyond the next 10 years, identifying the community aspirations, desired outcomes and necessary strategies.
- **Four-Year Delivery Program and Operational Plan (Budget)**  
The Delivery Program is Council's commitment to progress the Community Strategic Plan in its Council term, which is aligned with the six Key Directions. The Delivery Program shows how the community's aspirations are developed into objectives (community outcomes).
- **Resourcing Strategy: Executive Summary**  
The Strategy ensures the community's long-term objectives are met. It integrates the below strategy and plans in accordance with the IPR framework:
  - Asset Management Strategy and Plan;
  - Workforce Plan; and
  - Long Term Financial Plan.

The IPR framework requires councils to prepare and endorse an Annual Report within five months of the end of the financial year. This Annual Report is the final report for the 2017/18 to 2021/22 Delivery Program and provides a status update on the period from July 2021 to June 2022.

Councillors were briefed on this matter on 31 October 2022.

**MAIN REPORT**

The draft Annual Report 2021/2022 (the Report) is provided as **Attachment 1** to this report and provides a status update on the adopted 39 performance indicators within the Delivery Program (2017/18 – 2021/22) for the July 2021 to June 2022 reporting period.






Council monitors its progress in achieving the objectives stated in the Community Strategic Plan through the implementation of the Delivery Program under the six Key Directions:

1. Actively Managing Camden LGA’s Growth;
2. Healthy Urban and Natural Environment;
3. A Prosperous Economy;
4. Effective and Sustainable Transport;
5. An Enriched and Connected Community;
6. Strong Local Leadership.

The Report captures the annual status of the performance indicators under each of the six Key Directions and summarises key achievements of Council during the period, including detailing support provided to the community through COVID-19 and flood events during the financial year.

Council utilises a rating scale to assess the status of the performance indicators. **Table 1** below provides a description for each rating scale.






**Table 1**

Rating Scale	Symbol	Description
“On Track”		When the ‘actual’ is either equal, less or greater than the set target
“Monitoring”		Corporate variance of ±10% applies to the set target and is considered achievable, feasible and realistic for performance improvement, with the exception of legislative requirements
“Needs Work”		When the ‘actual’ is either below or above the corporate variance
“Trend”		Shows a pattern of changing data over time where setting a target is not possible
“Flood/COVID Impact”		Deliverables impacted by a range of incidents including COVID-19 NSW Public Health guidelines and restrictions along with flood events

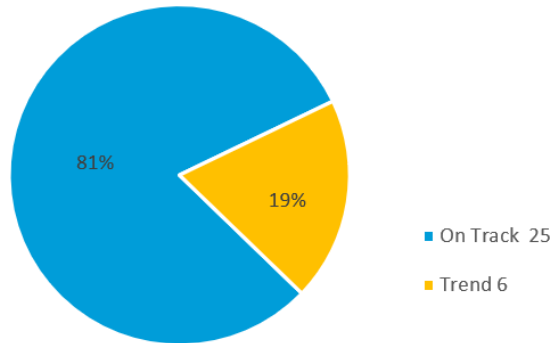
Of the 39 Performance Indicators that were able to be delivered during the reporting period (that is, those not impacted by COVID-19 guidelines and restrictions and localised flooding), 25 Indicators (81%) were assessed as 'On Track'; (0%) as 'Monitoring'; 0 Indicators (0%) as 'Needs Work'; and 6 Indicators (19%) as 'Trend'.

**Table 2** below provides a summary of the status of the 39 performance indicators under the six Key Directions.

**Table 2**

Key Direction	No. of Performance Indicators	Status				
		On Track 	Monitor 	Needs Work 	Trend 	Flood/ COVID Impact 
Actively Managing Camden LGA's Growth	4	4	0	0	0	0
Healthy Urban and Natural Environment	12	7	0	0	3	2
A Prosperous Economy	3	1	0	0	2	0
Effective and Sustainable Transport	5	3	0	0	0	2
An Enriched and Connected Community	8	5	0	0	0	3
Strong Local Leadership	7	5	0	0	1	1
<b>TOTALS</b>	<b>39</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>8</b>

The below diagram provides a visual presentation on the annual performance status:



The Report also comprises information on statutory reporting requirements, as prescribed under the Act and the *Local Government (General) Regulation 2021* (the Regulation).

**FINANCIAL IMPLICATIONS**

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

**CONCLUSION**

The Annual Report is required to be endorsed by Council within five months of the end of the financial year and demonstrates Council’s achievements across all services under the six Key Directions.

The endorsed Annual Report 2021/2022 will be made publicly available on Council’s website and provided to the Office of Local Government.

**RECOMMENDED**

**That Council endorse the attached draft Annual Report 2021/2022.**

**ATTACHMENTS**

- 1. Camden Council Annual Report 2021 - 2022

# ORD11

**SUBJECT: GROWTH AREAS CONTRIBUTIONS PLAN AMENDMENT 2 - LOWES CREEK MARYLAND POST EXHIBITION**

**FROM:** Acting Director Sport, Community & Activation

**EDMS #:** 22/440947

**PREVIOUS ITEMS:** ORD05 - Camden Growth Areas Contributions Plan Amendment 2 - Lowes Creek Maryland - Ordinary Council - 12 Jul 2022 6.30pm

## PURPOSE OF REPORT

The purpose of this report is to inform Council of the public exhibition outcomes and seek Council adoption of Amendment 2 of the Camden Growth Areas Contribution Plan (CGACP).

## BACKGROUND

The Lowes Creek Maryland (LCM) precinct was rezoned on 16 July 2021, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (now referred to as *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*). The rezoning seeks to supply approximately 7,000 new dwellings and facilitate 2,200 jobs to the Sydney South West Growth Area.



**Figure 1 – LCM Indicative Layout Plan**

The draft Camden Growth Areas Contributions Plan Amendment 2 (Amendment 2) was prepared following the rezoning of the LCM precinct and is based on the expected infrastructure demands generated by the future population.

Following Council endorsement in July, Amendment 2 was placed on public exhibition from 29 July to 29 August 2022. One submission was received as a combined submission from three major landowners within the precinct. Post exhibition changes to Amendment 2 are recommended following review of the submission received. Amended documents relating to CGACP Amendment 2 are provided as **Attachments 1 and 2** to this report.

Councillors were provided with a briefing on the matter on 31 October 2022.

**MAIN REPORT**

**Summary of Amendment 2**

Amendment 2 is based on the expected demands generated by the rezoning of the LCM precinct. There are no proposed changes to the planned provisions outlined below. The infrastructure to be delivered under Amendment 2 is summarised in **Table 1** below:

**Table 1** – Summary of local infrastructure provision in Amendment 2

Facility	Planned Provision in Precinct
Open Space	<ul style="list-style-type: none"> <li>• 17 local parks</li> <li>• 4 district parks</li> <li>• 6 double playing fields</li> </ul>
Roads	<ul style="list-style-type: none"> <li>• Local roads</li> <li>• Collector roads</li> <li>• Sub arterial roads</li> </ul>
Water quality management	<ul style="list-style-type: none"> <li>• Riparian zones</li> <li>• Water quality basins</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>• Land component</li> </ul>

**Public exhibition**

Amendment 2 was publicly exhibited for 30 days from 29 July to 29 August 2022. Landowners within and adjacent to the LCM precinct were notified of the amendment.

One submission was received during the exhibition period. It is a joint submission from three of the major landowners of the LCM precinct and is provided as a **supporting document**. A summary of the key themes identified in the submission and Council officer response is provided as **Attachment 3** of this report.

**Key changes to Amendment 2 post-exhibition**

Council officers have reviewed the contributions plan and associated works schedule following the public exhibition. The review identified a number of minor changes, resulting in a revised contributions plan value of **\$564,522,271**. The changes are considered minor in nature and do not require an additional period of public exhibition.



The exhibited contributions plan value was \$567,729,165, therefore there has been a \$3,206,894 reduction in overall value which accounts for a less than 1% change. The summary of contributions rates in the Main Document have been amended to reflect the adjusted changes. Additional information on the identified changes is included below.

#### *Open Space*

A review of updated maps relating to land classifications for open space has reduced land acquisition costs for some parks and resulted in minor reductions to the open space works values.

#### *Community Facilities (land only)*

Amendments have also been made to the social infrastructure works list resulting in the amendment to identified neighbourhood centres.

The LCM Planning Proposal's Demographic and Social Infrastructure Assessment recommends a rate of provision for local and district community facilities at 55m<sup>2</sup> per 1,000 residents, which equates to 1,120m<sup>2</sup> for the estimated future population of Lowes Creek Maryland. An additional 755m<sup>2</sup> provision has been identified to accommodate anticipated need for the estimated future population of the district, including South Creek West and Cobbitty.

Accordingly, the Community Centre, item CC, has been increased from 1,000m<sup>2</sup> to 1,875m<sup>2</sup> within the existing open space allocation, which is above the required provision.

It should be noted that item CC under the plan is for land acquisition only and that the works associated with the community centre is a non-essential work and therefore cannot be collected for under the plan.

#### *Transport*

Following endorsement of Amendment 2, correspondence has been sent to the Department of Planning and Environment (DPE) requesting that the sub-arterial roads in the LCM precinct be included in the Special Infrastructure Contributions (SIC) schedule. The inclusion of these roads in the CP has been identified as a key concern in the submission received.

To date, a formal response has not been received. In the event that the identified sub-arterial roads are included in the SIC, a further report will be provided to Council.

#### *Stormwater*

A review of the stormwater management works schedules identified an administrative error, resulting in the omission and duplication of some costs relating to detention basins bioretention components. These issues have been resolved in the updated CP.

#### *Plan Administration*

Plan administration has been adjusted as it is based on the overall cost of the plan. A rate of 1.5% has been applied to the total value of the plan.

### **Application to IPART**

As per Council resolution on 12 July 2022, the application to the Independent Pricing and Regulatory Tribunal (IPART) is currently being prepared. Following review and approval from IPART, the contribution plan will be able to collect the full per lot contribution. Until this review has been completed, the contributions plan will be subject to the \$30,000 per lot cap.

### **FINANCIAL IMPLICATIONS**

The value of local infrastructure within the LCM precinct to be collected under Amendment 2 is \$564,522,271.

Following Council endorsement, contributions collected will be subject to the cap of \$30,000 per lot.

Following review and approval from IPART, the full per lot contribution will be able to be collected.

### **CONCLUSION**

Amendment 2 was publicly exhibited for 30 days from 29 July to 29 August 2022. During this period, one joint submission was received on the proposed amendment.

Officers have considered the submission received and recommend minor amendments to Amendment 2 as a result to resolve identified errors. The changes recommended are considered minor amendments and do not require an additional period of public exhibition.

Following endorsement, Amendment 2 will enable the delivery of local infrastructure to meet the demand generated by the rezoning of the LCM precinct. The value of local infrastructure under Amendment 2 is approximately \$565 million.

### **RECOMMENDED**

**That Council:**

- i. adopt the Camden Growth Areas Contribution Plan Amendment 2 as amended; and**
- ii. notify the submitters of the outcome of this report.**

### **ATTACHMENTS**

1. Main Document - Growth Areas Contributions Plan - Amendment 2
2. Technical Document - Growth Areas Contributions Plan - Amendment 2
3. Council officer response to submission - Growth Areas Contributions Plan - Amendment 2
4. Joint Submission - Growth Areas Contributions Plan - Amendment 2 - *Supporting Document*

**SUBJECT: COMMUNITY GRANTS PROGRAM 2022/2023**  
**FROM:** Acting Director Sport, Community & Activation  
**EDMS #:** 22/471853

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the recommended allocations for the Community Grants Program.

### BACKGROUND

Council's Community Grants Program has been developed to provide assistance to community groups to deliver projects and events that address gaps in service delivery, create innovation and activation, and demonstrate wider community benefit.

On 9 March 2021, Council endorsed the Community Support Package - Stage 3, which extended Council's existing grants program in the wake of COVID-19 and included financial grants available to incorporated associations, not-for-profit groups, sporting groups, businesses and individuals located in or servicing the Camden Local Government Area (LGA).

Categories for the 2022/2023 round included Community Small Grants, Community Sponsorship and Sport and Recreation Grants.

Applications were assessed using set guidelines and criteria to ensure equity, probity and consistency in evaluating requests.

Councillors were briefed on the matter on 31 October 2022.

### MAIN REPORT

The grants program was promoted widely through direct e-mail, social media, Council's website and community service providers. Eligibility criteria was published on Council's website and grants platform, and information sessions were also held via Zoom.

A table outlining all applications received and officer recommendations is provided as an **attachment** to this report.

### Community Small Grants 2022

The Community Small Grants Program consisted of three categories: Health and Wellbeing, Culture and Inclusion, and Minor Works. Incorporated associations, charities and not-for-profit organisations could apply for a total of up to \$6,500 (excl. GST). A total of 15 applications were received to a value of \$77,129 (excl GST).

Each application was assessed against the program guidelines and criteria with consideration given to:

- Community benefit;
- The timeline of project delivery;
- The contribution of the organisation towards the project or program; and
- Consideration of community needs and service gaps.

The assessment panel has recommended 10 applications for funding under the Community Small Grants Program as outlined below:

No.	Name of applicant	Project Name	Amount recommended
1.	The Camden Show Society Inc	Enhancing community safety with installation of solar powered lighting	\$2,697
2.	Mother Hubbard's Cupboard in Camden Inc.	Who needs first aid - WE DO!	\$3,000
3.	Men's Shed Narellan Inc.	Replacement of Milling Machine with Turret Milling Machine	\$6,500
4.	Turning Point Camden Incorporated	Technology - Getting Connected	\$6,500
5.	Camden Amateur Swimming Club (Camden ASC)	Professional Coaching Opportunity	\$3,000
6.	The Shepherd Centre - For Deaf Children	Kidscape	\$5,432
7.	Northcott	Start your engines! Support group for people with disability learning to drive	\$6,500
8.	Camden Community Connections (trading as Big Yellow Umbrella)	Yellow Hamper Food Security Program	\$5,856
9.	Camden Digital Arts and Culture Centre	CDACC youth and seniors cooking and coffee workshops	\$2,500
10.	Camden Equitation Incorporated	Education & Training	\$1,860
Total value of projects recommended for funding (excl. GST)			\$43,845

**Sport and Recreation Grants 2022**

The Sport and Recreation Program received a total of 10 applications requesting monetary support to a total value of \$53,130.54 (excl. GST). Local sporting groups, clubs and organisations could apply for a total of up to \$6,500 (excl. GST).

Each application was assessed against the program guidelines and criteria with consideration given to:

- Benefit to the local community;
- Consideration of sustainable programs including coach development or administration development;
- Projects for target groups including female participation, inclusion and diversity; and
- Projects that enhanced pathway development for athletes and participation opportunities.

The assessment panel has recommended seven applications for funding under the Sport and Recreation Program:

No.	Name of applicant	Project Name	Amount recommended
1.	Camden Seniors Citizens Association Inc	Carpet Bowls Mats	\$3,710
2.	Narellan Rangers Soccer Club Inc.	Goal Post Replacements	\$6,500
3.	Camden Cycle Club	Rockets Equipment Grant	\$6,500
4.	Rossmore & Districts Pony Club Incorporated	Cross Country Jump Equipment	\$5,950
5.	Narellan Netball Club Inc	Narellan Netball Club start-up funding	\$2,408.50
6.	Northcott	Ready, Set, Run: inclusive community fun run gala day for children with disability in Camden	\$6,500
7.	Camden Rugby Union Club Inc	2023 Macarthur Tens Tournament	\$6,500
Total value of projects recommended for funding (excl. GST)			\$38,068.50

**Community Sponsorship 2022**

The Community Sponsorship Program received a total of seven applications requesting monetary support to a total value of \$85,150 (excl. GST).

Each application was assessed against the program guidelines and criteria with consideration given to:

- Not-for-profit groups, organisations or individuals seeking to organise an event/activity/service within the Camden LGA that has benefit to the wider community;
- Festivals, special events and activities that will enhance and promote community wellbeing, the lifestyle of residents and provide a service to the resident or business community of the Camden LGA;
- Organisations that encourage economic and/or tourism opportunities within the Camden LGA.

The assessment panel has recommended six applications for funding under the Community Sponsorship Program:

No.	Name of applicant	Event Name	Amount recommended
1.	AusCycling Limited	2023 AusCycling BMX National Series	\$20,000 <i>cash</i> \$2,000 <i>in-kind</i>
2.	The Camden Show Society Inc	2023 Camden Show	\$9,000 <i>cash</i> \$11,000 <i>in-kind</i>
3.	Camden Tigers Football Club	Dharawal Cup	\$10,000 <i>cash</i>
4.	Camden Amateur Swimming Club	Camden ASC Annual Swimming Carnival	\$3,500 <i>cash</i>
5.	Camden Senior AFL Club	AFL Indigenous Round	\$6,500 <i>cash</i>
6.	Southwest Telugu Association Incorporated	Ugadi	\$4,520 <i>cash</i> \$1,980 <i>in-kind</i>
Total value of projects recommended for funding (excl. GST)			\$68,500

**FINANCIAL IMPLICATIONS**

There is sufficient budget allocated to fund the total of \$150,413.50 (excl. GST) as outlined in this report.



### CONCLUSION

A total of 32 applications have been received across the three grant categories. The recommendations as outlined in this report see a total of 23 applications supported to a total value of \$150,413.50 (excl. GST).

The applications include a variety of programs and projects that will benefit the wider Camden community, and provide assistance to a range of community organisations, sporting and cultural groups.

### RECOMMENDED

**That Council:**

- i. approve the recommended allocation of funding for the Community Small Grants of \$43,845 (excl. GST);**
- ii. approve the recommended allocation of funding for the Sport and Recreation Grants of \$38,068.50 (excl. GST);**
- iii. approve the recommended allocation of funding for the Community Sponsorship Grants of \$68,500 (excl. GST); and**
- iv. write to each applicant advising them of the outcome of this report and thanking them for their participation in the program.**

### ATTACHMENTS

1. Summary - Community Grants 2022/2023

**ORD13****ORD13**

**SUBJECT: DRAFT BIODIVERSITY STRATEGY 2022 - POST EXHIBITION**  
**FROM: Director Community Assets**  
**EDMS #: 22/464125**

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**PURPOSE OF REPORT**

The purpose of this report is for Council to consider the outcome of the public exhibition and post exhibition changes to the draft Biodiversity Strategy 2022 (the draft Strategy).

It is recommended that Council adopt the draft Strategy as amended, which is provided as an **attachment** to this report.

**BACKGROUND**

The draft Strategy sets out a framework for biodiversity conservation in Camden, along with actions to protect, enhance and manage Camden's biodiversity values. The draft Strategy works towards a vision for Camden as a place that encompasses significant natural values, and where the environment is appreciated and protected by Council and the community.

Councillors were briefed on the draft Strategy prior to its exhibition on 19 April 2022.

**MAIN REPORT****Draft Biodiversity Strategy**

The draft Strategy sets a Vision of Camden that encompasses significant natural values, and where the environment is appreciated and protected by the Council and the community.

The draft Strategy covers four key themes:

1. Caring for biodiversity – covers the technical studies and on-ground actions required to identify, protect and manage natural areas and values
2. Planning to protect biodiversity – providing for the protection of biodiversity through land use planning
3. Community and stewardship – recognising the essential role our community and Council has in caring and advocating for biodiversity
4. Improving knowledge – recognising that improving our understanding of natural values and the pressures on these will better enable us to protect biodiversity.

Each theme includes a range of actions. The actions are broad and have been identified for delivery as short term (0-2 years), medium term (3-5 years) or long term (greater than 5 years) with identified outcomes and success measures.

The draft Strategy features artwork and photographs that have been submitted to Council as part of the annual Macarthur Nature Photography Competition and the Threatened Species Art and Writing Competition over recent years and showcases local species and biodiversity.

## Public Exhibition and Community Engagement

The draft Strategy was exhibited from 16 May to 24 June 2022, which included:

- Copies of the draft Strategy on display at Council's Oran Park Administration building and Camden, Narellan and Oran Park Libraries;
- Development of a draft Strategy-specific webpage on the Your Voice Camden community consultation platform;
- Promotion via Council's communication channels including social media and the Sustainable Camden eNewsletter; and
- Direct provision to stakeholders including the Australian Botanic Gardens Mount Annan, Wollondilly Shire Council, Campbelltown City Council, and NSW Local Land Services.

### Key Findings – Your Voice Camden

Data from the platform during the exhibition period shows a total of 168 discrete visitors to the engagement page with a total of 309 views during the period.

The draft Strategy document was downloaded a total of 100 times while the technical supporting information was downloaded 23 times.

Information from the engagement tools that were used on the platform is outlined below:

- A quick poll asked respondents which area to prioritise for biodiversity, generating 19 responses with most respondents identifying that action should be focussed on reducing threats to biodiversity, such as pests, weeds and climate change (37%), with the second highest response recommending action to increase connectivity to link existing natural areas (26%). Other responses included:
  - Protecting and preserving priority waterways and riparian areas, e.g. Nepean River and South Creek;
  - Conserving and enhancing priority reserves, e.g. Kings Bush, Harrington Forest, Elizabeth Throsby Reserve etc; and
  - Improving knowledge and increasing value placed on biodiversity by the community.
- Five contributions were also made on the Ideas Wall, being:
  - Encourage the use of local native vegetation including trees, shrubs and grasses;
  - Ban artificial turf i.e. plastic grass on all sporting grounds (including schools), public land, and on any area over 25sqm in DA landscape plans;
  - Street trees with at least some at an advanced age to provide more immediate shade;
  - Street trees with at least some at an advanced age to encourage diversity; and
  - More opportunities for residents to become involved in hands-on projects, and greater focus on responsible pet ownership.

- The feedback form attracted two responses, one bringing Council’s attention that the weblink for the supporting information needed to be updated and requested an extension to the exhibition period, which occurred, and the second response providing general support for the draft Strategy as outlined below:

*‘It is great to see Camden Council acknowledge the many pressures on biodiversity as discussed on page 13 and put into context the unique and threatened flora and fauna in the region. Seeing Council’s achievements from the previous strategy on page 48 and outlining clear objectives for the future shows a well-structured approach and care for the local environment.*

*As more goals are met under the Improving Knowledge section (page 70) such as more data on platypus populations it would be great to see more targeted actions for specific fauna communities like the platypus in the future.’*

**Submissions Received**

One submission was received from the community on the draft Strategy, along with feedback from two stakeholders. A detailed consideration of the submissions is provided as an **attachment** to this report.

**Summary of Post Exhibition Changes**

Following the exhibition period, changes have been made to the document to better reflect the local context and challenges to biodiversity management, incorporate new information and additional actions to ensure a comprehensive approach. A summary of the submissions and key changes has been included as an attachment to this report.

The proposed changes provide further clarity and reflect changes to the policy and legislation framework. The changes are consistent with the intent of the exhibited draft Strategy and do not warrant re-exhibition.

**FINANCIAL IMPLICATIONS**

The funding for the implementation of the short-term actions within the draft Strategy (over the next five years) will be sourced from current and future budgets as well as from suitable grant funding and partnerships. The implementation of medium and long-term actions will require consideration for funding in future budgets.

**CONCLUSION**

The draft Strategy provides an updated framework for biodiversity conservation and management in Camden. It sets out a program of actions across four key themes to protect the significant natural assets in the Camden local government area and to foster an enhanced appreciation and protection of the local environment by Council and the community.

Following the public exhibition process, the draft Strategy has been amended in response to issues raised in the submission and based on feedback from stakeholders. The proposed amendments do not change the intent of the draft Strategy, rather they provide additional clarity and reflect changes to the policy and legislative framework.

It is recommended that Council adopt the amended draft Strategy, as attached.

**RECOMMENDED**

That Council:

- i. **adopt the draft Biodiversity Strategy 2022 included as an attachment to this report; and**
- ii. **write to the submitters thanking them for their submission and to advise them of the outcome of this report.**

**ATTACHMENTS**

1. Biodiversity Strategy 2022
2. Summary of Submissions

**ORD14****ORD14**

**SUBJECT: TENDER T005/2022 - CONSULTANT FOR DESIGN OF LEPPINGTON OPEN SPACES 1A-1D (LEPPINGTON OVAL)**

**FROM:** Director Community Assets

**EDMS #:** 22/466189

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of the tenders received for T005/2022 - Consultant for design of Leppington open spaces 1A-1D and recommend that Council accept the tender submitted by Group GSA.

### BACKGROUND

At its meeting on the 13 September 2022, Council endorsed the Leppington Oval (Pat Kontista) Masterplan which included:

- Three full sized playing fields;
- Three tennis court;
- Multipurpose sports court;
- Fitness stations;
- Nature play and play space;
- Shared pathways and boardwalks;
- Community centre;
- Open lawn areas; and
- Opportunities to interact with Scalabrini Creek.

The draft Masterplan was exhibited for a period of 28 days from Wednesday, 29 June until Wednesday, 27 July 2022.

Council endorsed the Masterplan without change. A copy of the Masterplan is provided as **Attachment 1** of this report.

The purpose of T005/2022 - Consultant for design of Leppington open spaces 1A-1D, was to progress the design of the Leppington Oval (Pat Kontista) Masterplan to complete plans suitable for construction.

### 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 project and includes consultancy services to design the works identified on the masterplan, with the exception of the proposed buildings which will be contracted separately. The design is anticipated to be completed by February 2024.

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

A selective tender for T005/2022 Design Consultancy Services for Leppington Open Spaces 1A -1D was issued to seven preferred contractors following completion of an Expression of Interest (EOI) process in June 2022. The tender was open for a period of 35 days until the closing date on the 5 October 2022 and was available to these companies through the e-tendering website: [www.tenders.nsw.gov.au](http://www.tenders.nsw.gov.au).

Tenders Received

Council received six on-time tender responses from the following organisations.

<b>Tender</b>	<b>Suburb</b>
Arcadia Landscape Architecture Pty Ltd	Pyrmont
ASPECT Studios Pty Ltd	Redfern
GroupGSA Pty Ltd	East Sydney
James Mather Delaney Design Pty Ltd	Redfern
McGregor Coxall Australia Pty Ltd	Manly
Taylor Brammer Landscape Architects Pty Ltd	Woollahra and Austinmer

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 22 August 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:

- Proposed key personnel;
- Project appreciation;
- Project Program;
- Design management and methodology;

- Proposed sub-consultants;
- Price;
- WHS.

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

#### Tender Compliance Panel

Tender submissions and evaluations were reviewed by the Tender Compliance Panel and all recommendations have been addressed.

#### FINANCIAL IMPLICATIONS

Council has sufficient funds allocated from section 7.11 contributions, and grant funding for Scalabrini East secured through Round 2 of the NSW Government's Accelerated Infrastructure Fund, to proceed with the proposed works in accordance with the terms and conditions of this tender.

A financial review of the information available demonstrates the company's ability to service the requirements of this tender.

#### CONCLUSION

It is recommended that Council accept the tender from GroupGSA Pty Ltd in the sum of \$1,246,400 (excl. GST). Overall, this tenderer provided a submission that demonstrated a thorough understanding of the project, provided evidence of relevant experience in similar sized complex projects, and demonstrated best value for money.

#### RECOMMENDED

**That Council accept the tender provided by GroupGSA Pty as per the terms and conditions of T005/2022 Consultant for design of Leppington open spaces 1A-1D for the lump sum of \$ 1,246,400 (excl. GST) in accordance with Council's adopted budget.**

#### ATTACHMENTS

1. Tender T005/2022 - Leppington 1A 1B 1C Masterplan Only
2. Confidential - T005/2022 Tender Evaluation Report - Leppington Open Spaces 1A to 1D - *Supporting Document*

**ORD15**

**SUBJECT: TENDER T009/2022 - PRINCIPAL CONTRACTOR - SUPPLY & INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM AT HAYTER RESERVE**

**FROM:** Director Community Assets

**EDMS #:** 22/468495

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of the tenders received for T009/2022 - Principal Contractor - Supply & Installation of an Automatic Irrigation System at Hayter Reserve, South Camden and recommend that Council accept the tender submitted by Greenstar Water Solutions.

### BACKGROUND

Hayter Reserve is located in the southern ward of Camden LGA and home of the Camden "Rams" Rugby Club. The facility includes two playing fields, irrigation, clubhouse and floodlighting.

As part of the Community Support Package (CSP), Council allocated funding in the 2022/23 Capital Works Program to upgrade the existing irrigation systems of the facility. The proposed works include:

- Installation of new Irrigation system to Fields 1 and 2 with provision for extension in the future;
- Expansion of the irrigation storage with a new concrete tank and connection to existing tank;
- New housing shed and fencing; and
- New irrigation controls and pump systems.

As the site is flood prone, the design includes mounting of critical irrigation systems on a removable trailer to minimize flood damage in the event of site inundation.

### 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 are anticipated to be completed in February 2023 subject to the weather conditions.

#### 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

A tender for T009/2022 Principal Contractor - Supply & Installation of an Automatic Irrigation System at Hayter Reserve, South Camden was issued via an open tender process in August 2022. The tender was open for a period of 24 days until the closing date on the 23 September 2022 and was available through the e-tendering website: [www.tenders.nsw.gov.au](http://www.tenders.nsw.gov.au).

Tenders Received

Council received seven on-time tender responses from the following organisations.

<b>Tender</b>	<b>Suburb</b>
Aqua Irrigation Holdings T/A Aquawest	Dubbo NSW 2830
Austec irrigation & Garden supplies Pty Ltd	Gregory Hills NSW 2557
Greenstar Water Solutions Pty Ltd	West Gosford NSW 2250
Hawkesbury Valley Irrigation Pty Ltd	Windsor NSW 2756
Neverstop Irrigation Pty Ltd	Cromer NSW 2099
Southwell Group Pty Ltd	Camden NSW 2570
Jaddfe Pty Ltd T/as Watermatic Irrigation	Hornsby NSW 2077

Tender Evaluation Process

Tenders were assessed by the Tender Evaluation Panel, in accordance with Council’s Procurement Policy and Guidelines. The evaluation criteria was prepared and weighted on 28 September 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 Understanding of Project;
- Project Team Including Subcontractors and Specialists;
- Project Program;
- Relevant Experience;
- Local Supplier Preference;
- Price; and
- WHS.

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

### Tender Compliance Panel

Tender submissions and evaluations were reviewed by the Tender Compliance Panel and all recommendations have been addressed.

### 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.

A financial review of the information available demonstrates the company's ability to service the requirements of the tender.

### CONCLUSION

It is recommended that Council accept the tender from Greenstar Water Solutions in the sum of \$343,324.43 (excl. GST). This tenderer 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 value for money.

### RECOMMENDED

**That Council accept the tender provided by Greenstar Water Solutions Pty Ltd as per the terms and conditions of T009/2022 Principal Contractor - Supply & Installation of an Automatic Irrigation System at Hayter Reserve for the lump sum of \$343,324.43 (excl. GST) in accordance with Council's adopted budget.**

### ATTACHMENTS

1. Confidential - Tender T009/2022 - Principal Contractor - Supply & Installation of an Automatic Irrigation System at Hayter Reserve - *Supporting Document*

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