

Business Paper

Ordinary Council Meeting

Camden Council
Administration Centre
70 Central Avenue
Oran Park

9 April 2024

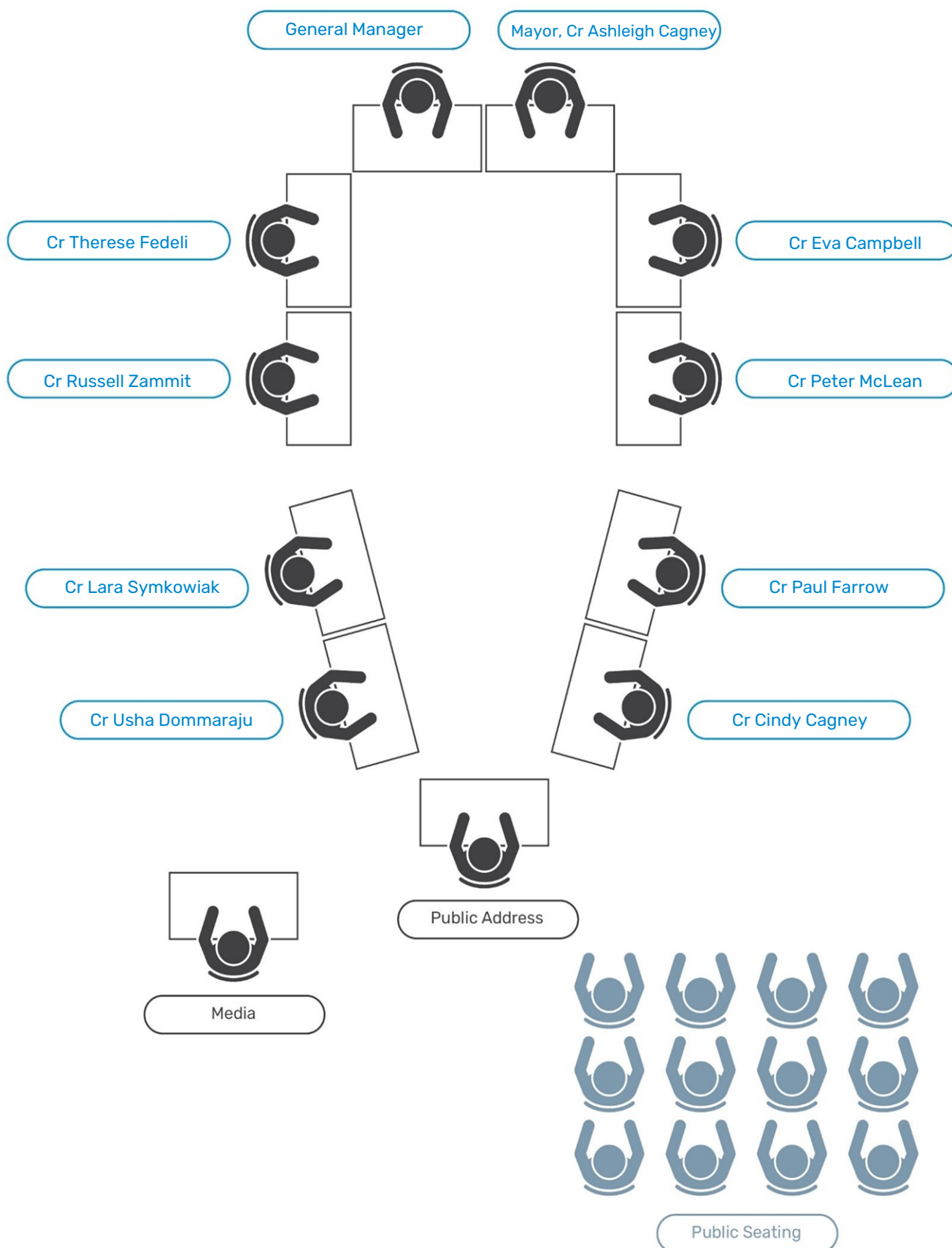


The public can also view the meeting via Council's webcast. A link to this webcast can be found on Council's webpage – <http://webcast.camden.nsw.gov.au/video.php>

camden
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COMMON ABBREVIATIONS

AEP	Annual Exceedance Probability
AHD	Australian Height Datum
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
DA	Development Application
DCP	Development Control Plan
DPE	Department of Planning & Environment
TfNSW	Transport for NSW
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GCC	Greater Cities Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
NCC	National Construction Code
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
S10.7 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
S603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
S73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement



OATH AND AFFIRMATION FOR COUNCILLORS

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

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

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

OATH

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

AFFIRMATION

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

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SUBJECT: PRAYER

PRAYER

Almighty God, bless all who are engaged in the work of Local Government. Make us of one heart and mind, in thy service, and in the true welfare of the people we serve: We ask this through Christ our Lord.

Amen

Almighty God, give thy blessing to all our undertakings. Enlighten us to know what is right, and help us to do what is good: We ask this through Christ our Lord.

Amen

Almighty God, we pause to seek your help. Guide and direct our thinking. May your will be done in us, and through us, in the Local Government area we seek to serve: We ask this through Christ our Lord.

Amen

AFFIRMATION

We affirm our hope and dedication to the good Government of Camden and the well being of all Camden's residents, no matter their race, gender or creed.

We affirm our hope for the sound decision making by Council which can improve the quality of life in Camden.

Either – “So help me God” or “I so affirm” (at the option of councillors)

We pledge ourselves, as elected members of Camden Council, to work for the provision of the best possible services and facilities for the enjoyment and welfare of the people of Camden.

Either – “So help me God” or “I so affirm” (at the option of councillors)

SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge that this meeting is being held on the Traditional Lands and Waterways of the Dharawal people and also recognise surrounding Dharug, and Gundungurra people and pay our respect to Elders past, present, and those emerging.

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 held 5 March 2024 and the Ordinary Council Meeting held 12 March 2024.

RECOMMENDED

That the Minutes of the Local Traffic Committee held 5 March 2024 and the Ordinary Council Meeting held 12 March 2024, copies of which have been circulated, be confirmed and adopted.

SUBJECT: MAYORAL MINUTE

Consideration of Mayoral Minute (if any).

ORD01

ORD01

SUBJECT: PRE-PUBLIC EXHIBITION - DRAFT 2024/25 OPERATIONAL PLAN AND BUDGET, INCLUDING DRAFT REVENUE POLICY, DRAFT CAPITAL WORKS PROGRAM, DRAFT FEES AND CHARGES AND DRAFT LONG-TERM FINANCIAL PLAN

FROM: Director Growth and Finance

EDMS #: 24/88179

PURPOSE OF REPORT

The purpose of this report is to present the Draft 2024/25 Operational Plan, Budget and Long-Term Financial Plan, for formal consideration by Council and public exhibition. The draft 2024/25 Operational Plan also consists of the Draft Revenue Policy, Draft Fees and Charges and Draft Capital Works Program.

BACKGROUND

In accordance with the *Local Government Act 1993*, all councils are required to undertake community planning and reporting activities using the Integrated Planning and Reporting (IPR) framework. The framework provides for the interrelationship between the Community Strategic Plan, Delivery Program, Operational Plan and Resourcing Strategy.

At its meeting of 14 June 2022, Council endorsed the revised Community Strategic Plan and Connecting Camden – Our Community Strategic Plan and adopted the 2022-26 Delivery Program, 2022/23 Operational Plan, Long-Term Financial Plan and Asset Management Policy, Strategy and Plan.

The Community Strategic Plan is a minimum 10-year plan and represents the highest level of strategic planning undertaken by a council. All other plans must support the achievement of the Community Strategic Plan's objectives. The purpose of the Community Strategic Plan is to identify the community's main priorities and aspirations for the future and to plan strategies to achieve them.

The Delivery Program is a four-year program and outlines the principal activities Council will deliver, or advocate for, to achieve the objectives outlined in the Community Strategic Plan. All plans, projects, activities, and funding allocations are directly linked to the Delivery Program.

The Operational Plan is an annual plan that supports the Delivery Program and outlines the projects and actions that will be undertaken to achieve the commitments made in the Delivery Program. The Draft 2024/25 Operational Plan is the third annual plan within the four-year Delivery Program.

Councillors were briefed on the Draft 2024/25 Operational Plan and Budget on 28 November 2023, 12 March 2024, 19 March 2024 and 26 March 2024.

DRAFT 2024/25 OPERATIONAL PLAN

The IPR framework requires councils to have an Operational Plan that is adopted before the beginning of the financial year, detailing activities, and actions to be undertaken during the year to achieve commitments made within the 2022-26 Delivery Program.

The Draft 2024/25 Operational Plan has been compiled and details 168 actions to be delivered across our five key directions. The delivery of these actions will ensure Council's effective and efficient delivery of the adopted 2022-26 Delivery Program.

A copy of the 2022-26 Adopted Delivery Program and Draft 2024/25 Operational Plan (including Revenue Policy) are provided as **Attachment 1** to this report.

DRAFT 2024/25 BUDGET

A detailed review of the draft 2024/25 Budget has been undertaken. A summary of the Draft 2024/25 Budget is provided in the table below:

Draft 2024/25 Budget	
Operating Expenditure	\$184,795,000
Capital Works Program Expenditure – Council Delivered	\$162,309,000
Capital Works Program Expenditure – Developer Delivered	\$108,984,000
Other Capital Expenditure	\$5,559,000
Loan Principal Repayments	\$3,523,000
Transfers to Cash Reserves	\$66,305,000
Gross Expenditure Budget	\$531,475,000
Less: Developer Delivered Capital Works	\$108,984,000
Less: Depreciation Expense	\$33,934,000
Less: Transfers to Cash Reserves	\$66,305,000
Net Cash Expenditure Budget	\$322,252,000

Council's proposed gross expenditure budget for the 2024/25 financial year is \$531.5 million. Upon removing non-cash expenditure and transfers to reserve, Council's proposed cash budget for the 2024/25 financial year is \$322.2 million.

RECOMMENDED ALLOCATION OF AVAILABLE FUNDS

The Draft 2024/25 Budget provides the financial resources for Council to continue to deliver the services, programs and activities outlined within the adopted Delivery Program. In reviewing the 2024/25 Budget, Council has prudently considered both the needs of the community and long-term financial sustainability of the organisation.

After taking into consideration the cost of maintaining existing service levels, the draft 2024/25 Budget has identified available funding of \$3.624 million.

The proposed allocation of available funds will ensure Council is able to maintain contemporary service levels in support of a rapidly growing and diversifying community, including Council's asset base. The proposed allocation of available funds is shown in the following table:

Allocation of Available Funds	2024/25
Available Funding	\$3,624,200
Recommended Allocation:	
Additional Asset Renewal Works	\$400,000
Emergency Management Response & Coordination	\$178,700
Community & Road Safety Programs and Initiatives	\$45,000
Traffic Management Advice & Support	\$71,000
Corporate Support (Organisational Growth)	\$428,000
Workforce Management Plan (Year 3)	\$200,000
Digital Innovation Strategy (Data Insights Stream)	\$526,400
Strategic Infrastructure Planning & Design (Growth)	\$327,100
Infrastructure / Engineering Requirements (Growth)	\$380,000
Property Services – New Release Areas	\$172,000
Regulatory Compliance - Environment and Health	\$172,000
Companion Animals	\$135,300
Heritage and Urban Design Services	\$155,100
Sport and Leisure Management Coordination	\$179,000
Social & Community Planning	\$163,600
Enhancement of Community Grants Program	\$50,000
Children and Families Services	\$41,000
Civil Maintenance & Construction Works Coordination	\$123,700
Funded from Capital Works	(\$123,700)
Civil Maintenance & Construction Works Surveying	\$296,100
Funded from Capital Works	(\$296,100)
Work Health & Safety Programs and Initiatives	\$135,000
Work Health & Safety Reserve – Transfer from Reserve	(\$135,000)
Digital Innovation Strategy	\$318,000
New Technology Reserve – Transfer from Reserve	(\$318,000)
Domestic Waste Services Operations	\$583,200
Funding from Domestic Waste Service	(\$583,200)
Cemeteries Operations	\$129,600
Cemeteries Reserve – Transfer from Reserve	(\$129,600)
Total – Recommended Allocation	\$3,624,200
Draft Budget Position	Balanced

DRAFT 2024/25 BUDGET HIGHLIGHTS

Rate Income

Rates consist of a base charge (\$760 proposed in 2024/25) and an ad-valorem charge. The base charge amount is a standard amount, which is applied to all properties. The ad-valorem charge is primarily determined by the value of the property as provided by the NSW Valuer General.

Rates for the 2024/25 financial year will be based on 2022 land valuations as provided by the NSW Valuer General's Office. Under the *Valuation of Land Act 1916*, Council must use the 2022 valuations for the issuing of 2024/25 rate notices.

It is proposed that total rating income for the 2024/25 financial year will increase by 8.2% in line with the approved rate peg announced by the NSW Independent Pricing and Regulatory Tribunal (IPART) in November 2023. This is an increase in total rating income and not the increase which will be applied against each rateable assessment.

The impact on the average residential assessment is an increase of approximately \$106 per year (\$2.04 per week).

The additional rate income generated in the 2024/25 financial year will be used to continue to deliver key services and infrastructure and facilities for our current and growing community. It will also assist Council in strategically planning and delivering for our future growth.

Voluntary Pension Rebate

In accordance with section 575 of the *Local Government Act 1993*, Council provides a rebate to eligible pensioners for annual rates and domestic waste charges of \$250.

In June 2022, Council resolved to provide an additional voluntary pension rebate of \$50 to eligible pensioners, bringing the total pension rebate amount to \$300. This increase is now in place on a permanent basis.

The provision of an additional voluntary pension rebate is permissible under section 582 of the *Local Government Act 1993*, which states that a council may 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*.

Stormwater Management Levy

In accordance with section 496A of the *Local Government Act 1993*, Council will continue to levy properties that receive a stormwater service through the Stormwater Management Levy, which is \$25 per year for land categorised as residential. This amount has remained unchanged since 2006.

Residents who currently receive a pension rebate will continue to receive an exemption from paying the Stormwater Management Levy.

The proposed charges for the Stormwater Management Levy and the proposed program of works for the 2024/25 financial year can be found in Council's Draft Revenue Policy.

Domestic Waste Charges

It is proposed to increase Domestic Waste Management charges by 5% for the 2024/25 financial year. The impact on the average 120 litre service is approximately \$20 per year (\$0.38 per week). This increase is primarily driven by a significant increase in waste disposal fees.

Council will subsidise the impact of increasing disposal costs for four years (introduced 2023/24) by using a Domestic Waste Management reserve. This reserve had been planned for since 2015/16. Without this financial planning, residents would have seen an immediate increase of 23% in their Domestic Waste Management charge.

Council continues to provide a weekly three-bin service at a very reasonable cost per property. The proposed charges for Domestic Waste Management can be found in Council's draft Fees and Charges schedule for the 2024/25 financial year.

Fees and Charges

It is proposed to increase discretionary fees and charges by 2.9% in the 2024/25 financial year. Fees set by legislation have been reviewed and updated as required. Any changes to legislative fees which are announced during the public exhibition period will be included in the final Fees and Charges Schedule presented to Council for formal adoption in June 2024.

Council's Fees and Charges for the 2024/25 financial year will be part of the documentation placed on public exhibition for 28 days.

A copy of the Fees and Charges Schedule has been provided as **Attachment 2** to this report.

Investment Income

Council has an adopted Investment Policy which outlines the way Council may invest funds, risk profile considerations and the types of institutions and products which it may invest in.

Interest projections for the 2024/25 financial year have been prepared based on generating a return on investment of 5.6% (this includes a performance factor of 2%). It is also anticipated that Council's investment base (pool of funds available for investment) will increase by 5.0% during the 2024/25 financial year.

Loan Borrowings - External

The proposed loan borrowing program is shown below. Loan borrowings are indicative only and revisited at each review of the Budget. Council's capacity to borrow is strong and within the industry benchmarks for a growing Council.

ORD01

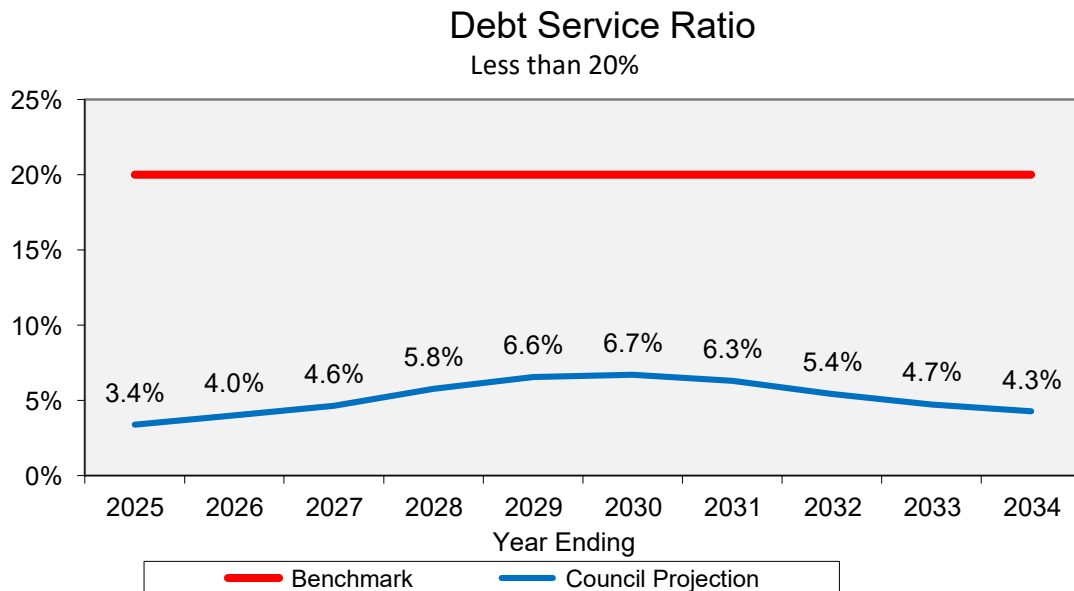
Purpose	2024/25	2025/26	2026/27	2027/28
Renewal Program	\$3.9M	\$4.3M	\$5.5M	\$6.5M
Community Support Package Stage 3	\$13.84M	\$7.45M	-	-
Community/Civic Catalyst Site	-	-	\$27.3M	\$27.3M
Community Infrastructure Renewal Program	\$1.17M	\$1.56M	\$1.27M	Nil
Total Borrowings	\$18.91M	\$13.31M	\$34.07M	\$33.8M

Where possible, Council will also take advantage of low-cost interest schemes offered by the NSW State Government that assist councils with the cost of growth.

Council's proposed debt is shown in the table below:

	2024/25	2025/26	2026/27	2027/28
Principal Outstanding	\$65.1M	\$73.9M	\$103.1M	\$130.7M
Debt Servicing Costs (principal & interest)	\$5.7M	\$7.3M	\$8.7M	\$11.4M

Council has considered the impact of its proposed loan borrowings program on the Long-Term Financial Plan and is satisfied that this level of debt is well within the recommended levels for a growth Council. This is demonstrated through the forecasted debt service ratio which is shown in the chart below:



Council continues to use debt prudently, balancing the level of debt, capacity to borrow and the opportunity cost of borrowing to ensure inter-generational equity in a rapidly growing environment. As Council grows, there will be greater pressure to borrow in order to construct the infrastructure required to support our community. Council has deliberately maintained a strong borrowing capacity for this purpose.

Council's borrowing capacity remains well within the benchmark of no greater than 20%.

DRAFT 2024/25 CAPITAL WORKS PROGRAM

Capital Works Program Summary

The Draft Capital Works Program for the 2024/25 financial year is \$271.3 million. A breakdown of this program is shown in the following table:

Local Service	2024/25
Roads and Transport Infrastructure	\$144,308,000
Drainage Infrastructure	\$34,180,000
Parks & Playgrounds	\$68,825,000
Community & Recreational Facilities	\$23,980,000
Total	\$271,293,000
Funded By:	
Works in Kind Agreements	\$108,934,000
Developer Contributions (Cash Reserves)	\$69,812,000
External Grants	\$71,085,000
Internal Reserves	\$500,000
Loans	\$18,910,000
General Fund	\$2,052,000
Total	\$271,293,000

A copy of the draft Capital Works Program is provided as **Attachment 3** to this report.

Western Sydney Infrastructure Grants

In 2022, the NSW State Government announced the WestInvest Program, a \$5 billion program to fund infrastructure projects that will improve liveability across Western Sydney. Under the program, \$3 billion was allocated to NSW Government agencies and \$2 billion was allocated to community projects.

Council was successful in securing funding for 11 projects under the WestInvest Program, totalling \$132 million which included the contingency amounts which are only allocated to projects following review and agreement with the grant body. The table below shows the updated budget for each of the projects included in the draft capital works program.

ORD01

WestInvest Program Funding	Budget
Scalabrini North - Leppington Town Centre Open Space and Riparian Corridor – Leppington	\$23,038,576
Camden Town Centre Enhancements - John Street Public Domain Upgrade and Activation – Camden	\$18,765,630
Scalabrini East - Pat Kontista Active Open Space and Community Facilities – Leppington	\$19,361,664
Liz Kernohan Drive Intersection Upgrade with Camden Valley Way & Kirkham Lane – Elderslie	\$13,000,000
Cut Hill Reserve Sports Field Redevelopment - Cobbitty	\$11,759,880
Camden Animal Shelter and Community Education Hub – Smeaton Grange	\$9,383,485
Narellan Town Centre Improvements – Narellan	\$8,707,700
Camden Civic Centre Renewal and Upgrade – Camden	\$6,272,000
Camden Community Nursery – Smeaton Grange	\$3,391,881
Camden Pedestrian Access and Mobility Plan – City Wide	\$1,149,163
Ultimate Nature Challenge – Cobbitty	\$851,400
SUB-TOTAL	\$115,681,379
Project Contingencies	\$16,311,221
Total Budget Plus Contingency Amounts	\$131,992,600

Community Support Package Stage 3

The draft 2024/25 capital works program includes the continuation of the Community Support Package Stage 3 which focuses on recovery and generating investment into our community following the COVID-19 pandemic. The total support package, valued at \$127 million over four years, includes a Sportsground Improvement Program.

A detailed review of all projects was undertaken by Councillors to consider the need/timing and scope of projects. This review resulted in a \$3.375 million reduction in loan borrowings for the following projects.

Project	Draft Budget	Revised Budget	Savings	Comment
Birriwa Amenity Extension	\$700,000	\$0	\$700,000	Not Required
Cowpasture Reserve	\$2,642,900	\$1,952,900	\$690,000	Revised Footprint
Narellan Hockey Amenities	\$5,985,000	\$4,000,000	\$1,985,000	Revised Proposal
Total	\$9,327,900	\$5,952,900	\$3,375,000	

Across the three stages of the Community Support Package, it is estimated that Camden's economic output will increase by up to \$221.7 million and 507 additional FTE jobs within the local area will also be generated by the package.

A list of the projects to be delivered under the Community Support Package Stage 3 (primarily funded through loan borrowings) is provided in the table below:

Project	CSP Funding	Other Sources	Total
Hybrid or Synthetic Turf Construction	\$6,000,000	\$49,000	\$6,049,000
Harrington Park Reserve Playing Surface Upgrades	\$4,650,000	\$91,300	\$4,741,300
NSH, New Amenities Building for Hockey	\$3,915,000	\$85,000	\$4,000,000
Civic Centre Upgrade and Renewal	\$1,765,000	\$6,348,100	\$8,113,100
Cowpasture Reserve Softball: Amenities	\$1,300,000	\$652,900	\$1,952,900
Sheathers Lane and Cawdor Road Shared Paths	\$1,090,000	\$1,585,600	\$2,675,600
Fairfax Reserve Sports field change room facilities	\$900,000	\$30,000	\$930,000
Nugget Beams: Amenities (Scope, design, upgrade)	\$850,000	\$30,000	\$880,000
Onslow Reserve: Sports fields Refurbishment	\$575,000	\$59,300	\$634,300
Fairfax Reserve Sportsfield Improvements	\$500,000	\$79,100	\$579,100
Birriwa Reserve Sportsfield Improvements	\$490,000	-	\$490,000
Ron Dine Reserve: Improved and Additional Parking	\$475,000	-	\$475,000
Hilder Reserve Sportsfield - Construction	\$450,000	\$2,614,800	\$3,064,800
Belgenny Reserve Design & Construction	\$400,000	\$137,400	\$537,400
Onslow Reserve: Irrigation	\$350,000	-	\$350,000
Nugget Beams: Sportsfield Construction & Seating	\$290,000	\$125,000	\$415,000
Wandarrah Reserve Sports Field Construction	\$290,000	-	\$290,000
Ron Dine Reserve: Irrigation Systems Improvement	\$270,000	\$1,282,400	\$1,552,400
Fairfax Reserve Irrigation System Improvements	\$190,000	-	\$190,000
Onslow Reserve: Additional Shade and Seating	\$150,000	-	\$150,000
Ron Dine Reserve: Seating Fields 3 & 4	\$50,000	-	\$50,000
Ron Dine Reserve: Move Turning Circle	\$25,000	-	\$25,000
TOTAL	\$24,975,000	\$13,169,900	\$38,144,900

Continuation of Community Infrastructure Renewal Program (CIRP)

As the population of Camden grows, the infrastructure that Council is required to maintain increases. This includes roads, drainage, parks, and community buildings.

To ensure Council maintains its infrastructure in a good condition and any renewal backlog remains within the industry benchmark, over the past ten years Council has adopted renewal programs, which have assisted in this initiative.

ORD01

The 2023/24 Adopted Budget included an extension of the Community Infrastructure Renewal Program for a further four years (from 2023/24 to 2026/27).

A summary of the CIRP for the 2024/25 financial year is included below:

Community Infrastructure Renewal Program	Amount
Community Buildings	
Camden Sports Club – Camden Major Facility Maintenance including lighting upgrade, toilets, doors, windows, and painting (Note further funds allocated in 2025/26)	\$60,000
Minor Projects Funding – Minor replacements and maintenance at various Council Facilities	\$150,000
Playgrounds	
Onslow Park – Camden Complete replacement of play equipment & embellishment of surrounds (Note further funds allocated in 2023/24 for works)	\$230,000
Kirkham Park – Elderslie Complete replacement of play equipment & embellishment of surrounds (Note further funds allocated in 2023/24 for works)	\$225,000
Minor Projects Funding – Includes rubber Softfall repairs and component replacements	\$100,000
Open Space	
Macarthur Park – Camden Reconstruction of retaining wall and footpath repairs.	\$160,000
Jack Nash Reserve – Currans Hills Replacement of poor condition pathway lighting	\$45,000
Minor Projects Funding – Includes park furniture, fencing and other minor assets	\$70,000
Sportsgrounds	
Cricket Wicket Surfacing – Belgenny & Fairfax Reserves Replacement of Wicket by Priority of Condition	\$30,000
Tennis and Multi-Use Court Surfacing – Harrington Park Replacement and maintenance of poor condition surfacing by priority of condition.	\$50,000
Sportsfield Lighting – Liquidambar, Jack Nash & Macarthur Park Replacement and maintenance of poor condition lighting by priority of condition.	\$50,000
Total Proposed Program:	\$1,170,000

Councillors were briefed on 19 March 2024 and 26 March 2024 with respect to recommendations for the allocation of renewal funding to these specific projects.

PROPOSED RESERVE MOVEMENTS

In addition to the reserve transfers already approved as part of the 2022/23 - 2025/26 Delivery Program, the following reserve transfers are proposed to be made as part of the 2024/25 Budget.

Proposed Reserve Transfers (Net)	2024/25
Transfer from Biodiversity Credits Reserve	\$386,900
Transfer from Work Health and Safety Reserve	\$135,000
Transfer from Cemetery Reserve	\$129,600
Transfer from Technology Reserve	\$318,000
Total	\$969,500

Transfer from Biodiversity Credits Reserve – \$386,900

As part of the December 2023 Quarterly Budget Review, Council approved the creation of this new reserve which holds funds from the sale of Biodiversity credits. The draft 2024/25 budget includes a transfer from this reserve to fund a range of sustainability initiatives across the Camden LGA.

Transfer from Work Health and Safety Reserve – \$135,000

The draft 2024/25 budget proposes a \$135,000 allocation for work health and safety programs and initiatives to be funded from this reserve.

Transfer from Cemetery Reserve – \$129,600

The draft 2024/25 budget proposes a \$129,600 allocation from the Cemetery Reserve to assist with the appropriate surveying works which are required for burial allotments at the Camden Cemetery.

Transfer from Technology Reserve – \$318,000

The draft 2024/25 budget proposes a \$318,000 allocation from the Technology Reserve for the continued implementation of Council's Digital Innovation Strategy, including Cyber Security initiatives.

RESERVE BALANCES

The balances available to Council for future allocation from its three major reserves are shown below. There are no proposed transfers from these reserves to fund the 2024/25 Operational Plan (Budget).

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.

ORD01

Capital Works Reserve	
Reserve Balance – 30 June 2023	\$2,357,849
Add: December 2023 Budget Review Transfer	\$24,500
Proposed Balance of Reserve	\$2,382,349
Committed Funds Held in Reserve	
Less: 2022/23 Revoted projects	(\$696,548)
Less: 2023/24 Camden Memorial Pool Funding	(\$330,000)
Less: 2023/24 Nepean River Corridor Study	(\$175,000)
Less: 2023/24 Community Infrastructure Renewal Program	(\$500,000)
Less: 2023/24 Flood Recovery & Resilience Program	(\$46,250)
Total Committed Funds	(\$1,747,798)
Uncommitted Balance – Capital Works Reserve	\$634,551

Asset Renewal Reserve

Council approved the creation of the Asset Renewal Reserve as part of adopting the 2013/14 - 2016/17 Delivery Program for the replacement and/or renewal of existing assets.

Asset Renewal Reserve	
Reserve Balance – 30 June 2023	\$564,848
Add: Transfers to Reserve (Loan Interest Savings) 2023/24	\$74,900
Add: Transfers to Reserve (Loan Interest Savings) 2024/25	\$58,800
Available Balance of Reserve	\$698,548
Committed Funds Held in Reserve	
Less: 2022/23 Revoted projects	(\$89,973)
Less: 2023/24 Community Infrastructure Renewal Program	(\$500,000)
Total Committed Funds	(\$589,973)
Uncommitted Balance – Asset Renewal Reserve	\$108,575

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.

Working Funds Reserve	
Reserve Balance – 30 June 2023	\$1,232,978
Add: June 2023 Budget Review Transfer	\$801,028
Proposed Balance of Reserve	\$2,034,006
Committed Funds Held in Reserve	
Less: 2022/23 Revoted projects (June 2023)	(\$60,152)
Less: 2022/23 Revoted projects (March QBR 2023)	(\$300,000)
Less: 2023/24 Approved Transfer from Reserve	(\$838,000)
Less: September 2023 Budget Review Transfer	(\$801,000)
Total Committed Funds	(\$1,999,152)
Uncommitted Balance – Working Funds Reserve	\$34,854

FINANCIAL SUSTAINABILITY INDICATORS

Council's Long-Term Financial Plan outlines the key financial ratios that assist councils to determine their financial health and sustainability. An overview of these ratios is provided in this section.

Council's long-term financial sustainability will be assisted over time by increased revenue and economies of scale through population growth. Council will remain financially sustainable if the rate peg recommended by IPART is adopted annually and the rate of growth remains within the parameters allowed for in the Long-Term Financial Plan.

Most councils in NSW adopt the recommended rate peg set by IPART annually as it is the only way of maintaining existing service levels without applying to IPART for a special rate variation, now or in the future. Recurrent rate income is essential to operations, maintaining the service quality expected by our community, to upgrade/renew and construct infrastructure. It is also expected that Council will continue to deliver its services as efficiently as possible, adopting leading technologies and practices that are sustainable and environmentally sensitive.

Council has a history of strong financial management through adopting and maintaining a balanced cash budget position. This is supported by a Council that does not spend beyond its means and has the appropriate budgetary controls and project management frameworks in place.

Council's rapidly growing and diversifying asset base continues to be maintained at a high standard with the appropriate maintenance and asset renewal programs in place. Council has a strong cash position which is maintained at a level better than the industry benchmark, which is prudent for a rapidly growing community and organisation.

Council has a strong capacity to borrow, which is essential for the delivery of infrastructure in a rapidly growing environment. In this instance, borrowing ensures the cost of growth is distributed across generations with no one community responsible for infrastructure that will be used by communities over many years. Where possible, Council looks to capitalise on low-cost loan initiatives made available by the State Government or grant funding as it becomes available.

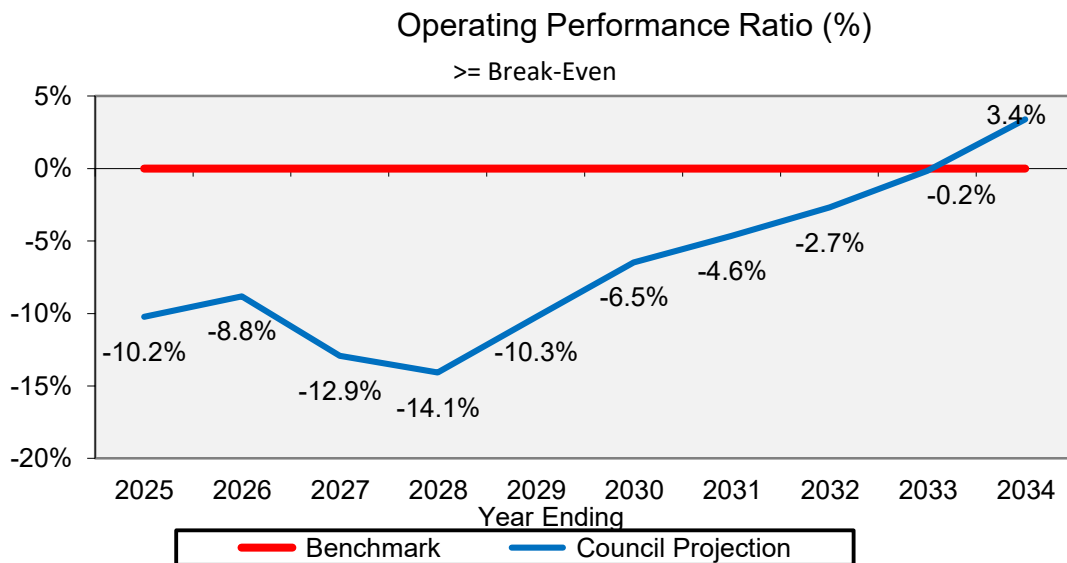
Further information on Council's financial health ratios is provided below and in Council's Long-Term Financial Plan.

A copy of the Long-Term Financial Plan has been provided as **Attachment 4** to this report.

Operating Performance Ratio

This ratio measures Council's ability to fund operations (including non-cash depreciation) now and into the future. The benchmark for this ratio is to break even or better.

ORD01



The Camden LGA is one of the fastest growing areas in NSW. This brings the challenge of planning and delivering service demand and infrastructure sometimes years before additional income is realised through growth.

Rates and annual charges income is expected to double over the next 10 years, providing greater economies of scale in the later years of the Long-Term Financial Plan. The Operating Performance Ratio remains below breakeven predominately due to high depreciation expense, resulting from infrastructure constructed for future growth in the area.

A Council undertaking greenfield developments cannot decide to deliver infrastructure once the population is fully realised, it must deliver services and infrastructure from the time growth commences. It is expected that this ratio will continue to improve over time as Council's economies of scale increases.

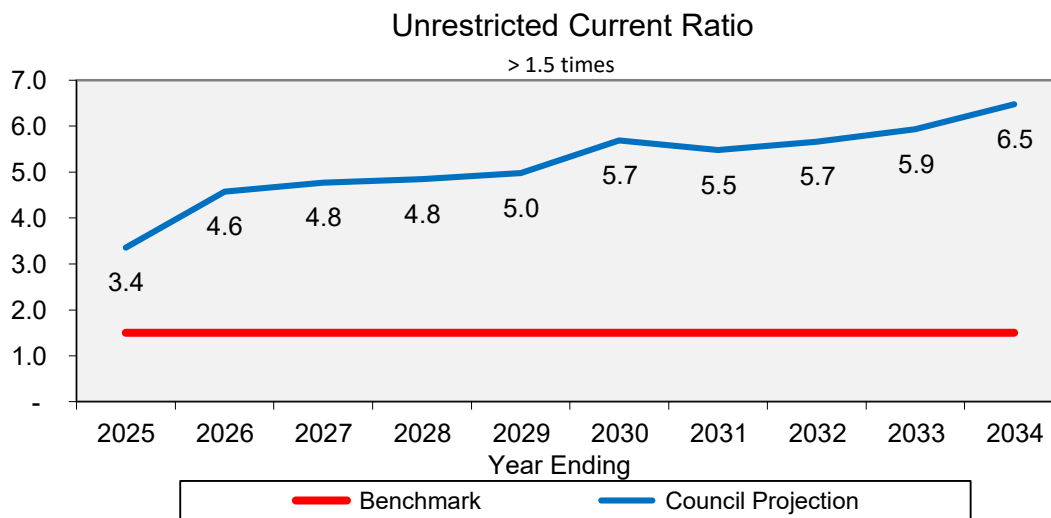
It is important to note that the operating performance ratio is not a measure of the Council's budget or cash position. Council has a history of adopting balanced budgets and prudently managing expenditure throughout the year to ensure at each quarterly budget review the budget remains in a balanced or surplus position. Council's cash reserves and ability to fund debt (borrowings) are in a strong position.

The operating performance ratio declines in the first three years primarily due to a significant increase in domestic waste management (DWM) disposal costs. Council will subsidise the impact of increasing disposal costs for four years (introduced in 2023/24) by using a Domestic Waste Management reserve. This reserve had been planned for since 2015/16. Without this financial planning, residents would have seen an immediate increase of 23% in their Domestic Waste Management charge.

While increasing disposal costs are recognised as an expense on the Income Statement the transfer of cash from reserves is not recognised as income which means, while the waste cash budget balances over the next three years, there will be no correlating income to offset the increasing waste disposal costs on the Income Statement, which will impact the reported result.

Unrestricted Current Ratio

The unrestricted current ratio measures Council's ability to fund short term financial obligations such as loans, payroll and leave entitlements (measures liquidity). The benchmark for this ratio is greater than 1.5:1.



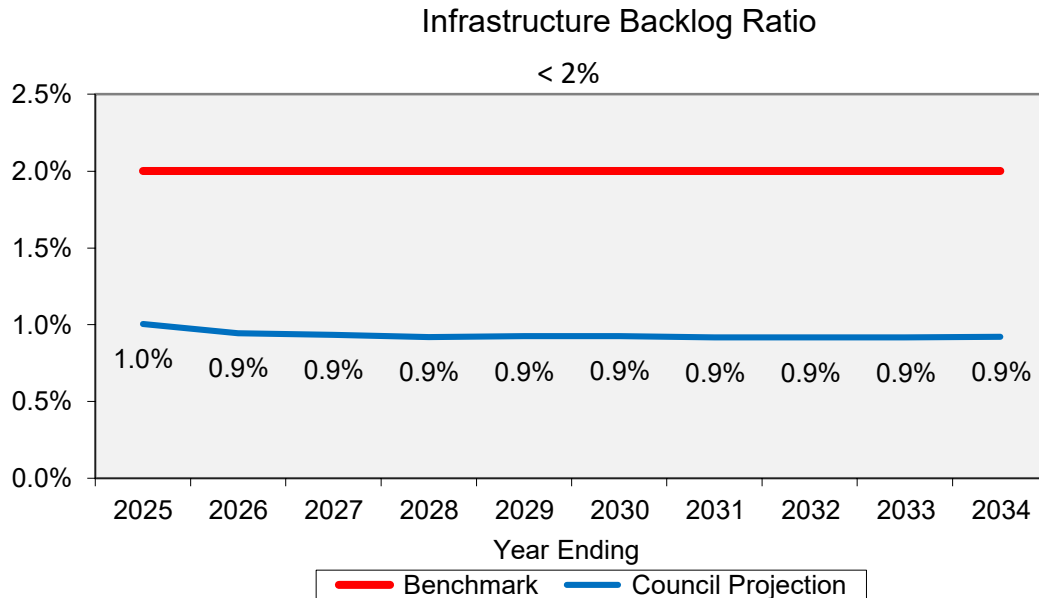
This indicator measures Council's ability to fund its short-term liabilities. It is estimated in 2024/25 that Council will have \$3.40 to fund every \$1 of liability. Forecasts indicate that Council will remain above benchmark levels over the life of the plan, demonstrating Council's strong cash position.

The ratio improves in later years due to an improved cash position when additional rating income is available. This reflects the ability for Council to allocate funds for future infrastructure requirements such as Community Infrastructure in Growth Areas which are not funded through Developer Contributions.

ORD01

Infrastructure Backlog Ratio

This ratio measures the proportion of the infrastructure backlog against the total value of Council's infrastructure asset base. The benchmark for this ratio is less than 2%.



Camden's rapid growth forecasts will result in a significant proportion of new assets to be constructed each year. This ratio improves as a result of the magnitude of new assets being received through development and renewal/maintenance programs Council already has in place.

PUBLIC EXHIBITION

The draft documents – 2024/25 Operational Plan and Budget, 2024/25 Revenue Policy and Fees and Charges schedule, Draft Capital Works Program and Long-Term Financial Plan – have been prepared in accordance with the *Local Government Act 1993* and IPR framework.

The draft documents must be publicly exhibited for a period of 28 days as per the legislation. Public exhibition will commence on Wednesday 17 April 2024 and conclude on Tuesday 14 May 2024 (inclusive).

The documents will be available at Council's Customer Service Centre (Oran Park) and the Camden and Narellan Libraries and will be published on Council's website throughout the course of the exhibition period.

Submissions and/or comments received will be reported back to Council as part of the adoption of 2024/25 Operational Plan and Budget.

FINANCIAL IMPLICATIONS

The financial implications are covered within the body of the report.

CONCLUSION

It is recommended that the Draft 2024/25 Operational Plan and Budget, Draft 2024/25 Revenue Policy, Draft Fees and Charges schedule, Draft Capital Works Program and Draft Long-Term Financial Plan be placed on public exhibition for a period of 28 days.

RECOMMENDED

That Council:

- i. **endorse the following documents for the purposes of public exhibition:**
 - **Draft 2024/25 Operational Plan and Budget including Revenue Policy;**
 - **Draft 2024/25 Capital Works Program;**
 - **Draft 2024/25 Fees and Charges schedule; and**
 - **Draft Long-Term Financial Plan; and**
- ii. **note that a further report will be presented to Council at its meeting of 11 June 2024 to consider any submissions received during the public exhibition period and to adopt the documents outlined above.**

ATTACHMENTS

1. 2022-26 Delivery Program and Draft 2024-25 Operational Plan
2. Draft 2024-25 Fees and Charges Schedule
3. Draft 2024-25 Capital Works Program
4. Draft 2024-25 Long Term Financial Plan

ORD02

ORD02

SUBJECT: PRE-PUBLIC EXHIBITION - DRAFT WESTERN SYDNEY REGIONAL AFFORDABLE HOUSING CONTRIBUTION SCHEME

FROM: Director Planning and Environment

EDMS #: 23/609557

PURPOSE OF REPORT

The purpose of this report is to inform Council on the draft Western Sydney Regional Affordable Housing Contribution Scheme (draft Scheme) and to seek Council's endorsement to place the draft Scheme on public exhibition. A further report will be brought back to Council following the public exhibition.

BACKGROUND

The need to prepare an affordable housing contribution scheme was part of the State Government's assurance requirements for the Camden Local Housing Strategy, and in the Western City District Plan (2018). The preparation of a draft Scheme is enabled by State Policy, namely State Environmental Planning Policy (Housing) 2021 (the Housing SEPP).

Given housing affordability is not a localised issue, the draft Scheme has been prepared by the Western Sydney Planning Partnership (WSPP) with staff from nine participating Councils (Blacktown, Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly). The WSPP is a vehicle for western Sydney councils to work at a regional level with state agencies to deliver outcomes through a collaborative planning approach.

All levels of government have been requested to contribute to addressing the housing crisis, and local government in Western Sydney can play a role through the draft Scheme which seeks to implement current Environmental Planning and Assessment Act 1979 provisions that allow for the establishment of affordable rental housing contributions to be made by development.

In June 2021, the Department of Planning, Housing and Infrastructure (DPHI) endorsed the draft Camden Local Housing Strategy. As part of the endorsement process, DPHI required Council to prepare an Affordable Housing Contribution Scheme and Strategy. To reduce the burden on individual Councils of preparing and administering separate schemes, the WSPP has been working with planning staff from western Sydney councils to develop a common approach for a regional Scheme.

DPHI has confirmed that if Councils adopt the draft Scheme, they will meet their Local Housing Strategy assurance requirements. The correspondence from DPHI is provided as **Attachment 2** to this report.

Affordable Housing

Housing in Western Sydney is becoming increasingly unaffordable for many people, including low and moderate income essential workers. If adopted, the draft Scheme will allow affordable housing contributions to be levied as a condition of consent for certain development approvals to contribute to affordable housing provision in Western Sydney. The contribution is proposed at a low-rate and with a staged three year introduction, so that it does not undermine the delivery of development.

The draft Scheme identifies a process for the delivery and management of affordable rental housing in perpetuity, partnering with registered community housing providers and state government housing providers to deliver and manage the housing.

The public exhibition is intended to seek community and stakeholder comment on the draft Scheme. The submissions and feedback received during the exhibition will be considered and reported to Council and will allow Council to consider whether or not to endorse the application of the draft Scheme in the Camden LGA. The draft Scheme is provided as **Attachment 1** to this report.

A Councillor Briefing on the draft Scheme was provided on 20 February 2024.

MAIN REPORT

What is affordable housing?

Affordable housing is a form of housing where tenants typically pay rent set at a discounted rate (20-25% lower than market rent) or a proportion of their income (typically 25-30% of their income).

Affordable housing is separate from social housing and market rental housing.

- *Social housing* is government subsidised rental housing such as public, Aboriginal and community housing that is typically managed by Department of Community and Justice (DCJ) and Community Housing Providers (CHPs).
- *Market rental housing* is a type of housing that can be rented privately from a real estate agent or landlord.

Affordable housing is primarily intended for households on very-low, low and moderate incomes who are priced out of market (private) housing. This may include:

- Key workers such as healthcare workers, childcare workers, teachers and emergency services workers who play a critical role in sustaining Western Sydney's productivity;
- Apprentices and graduates; and
- People with challenging financial situations such as households with a loss of income due to injury or death, or victims of domestic and family violence.

Strategic Context

Affordable rental housing targets are set out in the Greater Sydney Region Plan - A Metropolis of Three Cities and the Western City District Plan (District Plan), both published in 2018 by the Greater Sydney Commission.

ORD02

Targets in the range of 5 -10 per cent of new residential floorspace were signalled to the private sector, and the District Plan included an action for Councils to '*Prepare (an) Affordable Housing Rental Housing Scheme...*'

DEVELOPMENT OF A DRAFT REGIONAL AFFORDABLE HOUSING CONTRIBUTION SCHEME

Substantive work has been undertaken to inform the draft Scheme, which is considered an efficient way to provide a common regional approach, that is responsive to the Western Sydney context.

The draft Scheme is based on advice provided by consultants, which considered options for the application of a contribution scheme in Western Sydney and recommended the preferred option of a low rate that is applied broadly to development based on identified need for affordable housing across the region.

As both residential and non-residential development contribute towards the need for affordable housing, the draft Scheme is broadly applied, with a delayed implementation of three years to provide sufficient notice to market.

The draft Scheme proposes a low-rate affordable housing contribution calculated generally at 1.5% of total floorspace or developable area for residential subdivision and residential development to be imposed as a condition of development consent. The draft Scheme includes a reduced rate for major non-residential development of 0.3% based on economic advice.

This low rate supports the intent to attract jobs growth to Western Sydney, while recognising the need generated for affordable rental housing by essential workers necessary for commercial and industrial development. The draft Scheme excludes certain types of development from making a contribution, including social and affordable housing and other forms of specialised accommodation such as seniors housing, group homes, hostels and boarding houses.

The draft Scheme applies to new development and excludes replacement dwellings and small-scale alterations and additions, which would not be required to make a contribution. The draft Scheme only applies to large non-residential development over 1,000 square metres in gross floor area (GFA), which ensures the draft Scheme does not apply to small local businesses.

The draft Scheme allows each Council to review and determine which type of development is included (or not included). Furthermore, the draft Scheme does not preclude the opportunity for Council to consider additional affordable housing contributions in the future as part of future precinct planning or planning proposals.

The draft Scheme is supported by an evidence base including a housing needs assessment evidence base. This demonstrates that housing affordability in Western Sydney has declined significantly in recent years and establishes the need for the provision of affordable rental housing. The evidence base is provided as **Attachment 3** to this report.

Consultants were engaged to undertake a review of the proposed contributions and to test the economic impact of the draft Scheme to ensure it does not unreasonably affect the economic viability of development. The economic testing is provided as **Attachment 4** to this report.

The design of the draft Scheme incorporates the recommendations of the economic testing report. As a result, the approach includes setting a low rate (1.5% equivalent of residential GFA and 0.3% of non-residential GFA) and delaying its introduction for three years (to ensure clear information is available to the market).

Many Sydney councils have adopted affordable rental housing schemes in place, in different forms and rates. The rates in the draft Scheme are less than the affordable housing contributions in other parts of Sydney, including in the City of Sydney where contributions are 3% for residential development and 1% for non-residential development.

Delivery of affordable housing

The draft Scheme will require monetary contributions as a condition of development consent (and in certain cases this may be in-kind as land dedications). Contributions have been monetised with rates that differ between LGAs to account for the regional differences in floorspace value.

The estimated affordable rental housing supply to be created through the draft Scheme and distribution approach (that leverages Federal Government financing and other land resources) is 6,800 dwellings equivalent over a 10-year period (4,800 if partially implemented).

The principles of the draft Scheme are that affordable housing:

- Contribute to the creation of mixed and balanced communities that are representative of a socially diverse residential population and all income groups;
- Is available to very-low, low and moderate income households or a combination of these income earner households;
- Are rented at rates no greater than 30% of the household income;
- Are provided in locations with access to public transport, services, shops and facilities;
- Are managed and retained as affordable housing in perpetuity; and
- Consist of dwellings built to a similar standard of other dwellings in the same area.

The draft Scheme is accompanied by a draft Distribution Plan, which sets out the process for the delivery of affordable housing. A key element of this approach is to minimise any ongoing burden on local councils for the delivery of affordable housing, and managing affordable rental housing, or the asset management, maintenance or renewal. The draft Distribution Plan is provided as **Attachment 5** to this report.

Key elements of the draft Distribution Plan are:

- Affordable rental housing will be for very low, low, moderate-income households, and be provided at below private market rental levels to reduce housing related financial stress;
- Opportunity to pool contributions across sub-regions of Western Sydney LGAs to increase scale and flexibility for delivery of affordable housing;

ORD02

- Partnership proposed with NSW Department of Communities and Justice to lead a competitive commissioning process and establish legal agreements for affordable rental housing;
- Delivery by the expert not-for-profit housing providers, including registered community housing and state government housing providers;
- Commissioning process leverages Commonwealth government affordable housing financing and housing provider land assets to increase quantity of affordable rental housing supply; and
- Housing providers to own, manage and renew dwellings as affordable rental housing in perpetuity.

The detailed commissioning process for the delivery of affordable housing is included in the draft Distribution Plan, which supports the draft Scheme. The draft Distribution Plan will be an operational policy for distribution of the contributions collected under this draft Scheme.

It is proposed that housing delivery would be with Not for Profit (NFP) (community and government) housing providers, ownership would be transferred to the NFP provider so that local councils are not taking-on housing asset management responsibilities and costs, and with a requirement that the affordable rental housing be provided in perpetuity (noting some flexibility in renewal and redevelopment of stock in the long term with retention of the same amount of affordable housing).

Transferring asset ownership also allows, for example, the community housing providers to seek additional low-cost financial support from the Commonwealth Government to part-finance projects. Currently discussions are underway between WSPP and the State Government (eg Homes NSW) on establishing a partnership for them to lead a regional mechanism for disbursement of funds to NFP providers using a competitive commissioning process.

Public Exhibition

If endorsed, it is proposed that each Council undertake a public exhibition of the draft Scheme. The exhibition will provide the opportunity to seek community, industry and other stakeholder feedback on the draft Scheme.

Regional coordination of the timing of the exhibition with other western Sydney councils would be undertaken through WSPP. The WSPP will prepare exhibition materials (including FAQ's and factsheets) and provide these to each Council to support the exhibition process.

Council's Strategic Planning Team will be responsible for managing the exhibition process for Camden. The WSPP will support Council by providing technical advice to respond to enquiries, as required.

Councillors will be briefed on the feedback and submissions received during the public exhibition. The draft Scheme may be revised following exhibition in response to issues raised in submissions and to address the feedback provided from each Council.

Following the exhibition, the submissions and draft Scheme will be reported to Council for consideration seeking a resolution on whether Council adopts the draft Scheme (or chooses to opt-out of the Scheme).

A regional approach to statutory adoption

The draft Scheme will need to be adopted by Council for it to come into effect.

WSPP is working with DPHI to finalise the statutory implementation mechanism for Councils who resolve to adopt the Scheme. This is likely to occur through a process whereby DPHI prepare an amending State Environmental Planning Policy (SEPP) to amend all Local Environmental Plans (LEPs) at the same time. This is an efficient mechanism to amend the LEPs instead of each Council needing to progress individual planning proposals to amend their LEPs.

The Scheme may need to be exhibited again as part of any statutory amendment process (amending SEPP or planning proposal process) as part of formal consultation requirements. Further details of this process will be confirmed in a report to Council following the exhibition of the draft Scheme.

Each Council will have the option to adopt the draft Scheme or for the draft Scheme to not apply in their LGA. However, Councils who do not opt-in to the regional Scheme may be required to develop individual schemes to meet DPHI assurance requirements.

FINANCIAL IMPLICATIONS

Developing an individual LGA-level Affordable Housing Contribution Scheme would require substantive Council resources, including a requirement for an evidence base and individual scheme development, and viability testing. There are savings in participating in a regional collaboration with other councils for the preparation of, and adopting a regional scheme prepared with the assistance of the WSPP.

CONCLUSION

The draft Western Sydney Regional Affordable Housing Contribution Scheme seeks to introduce affordable housing contributions for new development and provides a regional approach that will assist in addressing the affordability crisis and ensure that the growth and development of the region directly contributes to the increasing need for rental affordable housing in Western Sydney.

The proposed public exhibition of the draft Scheme provides an opportunity for Council to seek and consider community and other stakeholder feedback on the draft Scheme. Following the exhibition, Councillors will be briefed on the submissions received and a further report will be brought back to Council to determine whether or not to adopt the draft Scheme in Camden.

ORD02

RECOMMENDED

That Council:

- i. note the draft Western Sydney Regional Affordable Housing Contribution Scheme prepared through the Western Sydney Planning Partnership;**
- ii. note that the regional approach to prepare the draft Western Sydney Regional Affordable Housing Contribution Scheme:**
 - a. is an efficient way of councils meeting their local housing strategy assurance requirements set by the NSW Department of Planning, Housing and Infrastructure;**
 - b. fulfils actions for affordable rental housing set out in the Western City District Plan; and**
 - c. will use existing legislative provisions to contribute towards improving affordable rental housing supply.**
- iii. endorse the public exhibition of the draft Western Sydney Regional Affordable Housing Contribution Scheme; and**
- iv. following the exhibition, report the results of the public exhibition to Council with a recommendation on whether to endorse implementation of the draft Scheme in the Camden Local Government Area.**

ATTACHMENTS

1. Final Draft Regional Affordable Housing Contribution Scheme
2. DPHI correspondence on Local Housing Strategy Assurance Requirements
3. Evidence Base for the Western Sydney Regional Affordable Housing Strategy - SGS Economics and Planning
4. Economic Testing - HillPDA Consulting
5. Draft Regional Affordable Housing Distribution Plan

ORD03

ORD03

SUBJECT: PRE-PUBLIC EXHIBITION – PONDICHERRY PLANNING AGREEMENT
FROM: Director Growth and Finance
EDMS #: 24/133011

PURPOSE OF REPORT

The purpose of this report is to inform Council of the draft Pondicherry Planning Agreement and to recommend that it be endorsed for public exhibition.

BACKGROUND

In March 2021, the developer Greenfields Development Company No. 2 Pty Ltd (GDC2) submitted a Planning Proposal for the Pondicherry Precinct. To deliver the infrastructure required as part of the Planning Proposal, GDC2 submitted an initial Letter of Offer (Initial Offer) to enter into a Voluntary Planning Agreement (VPA) with Council in October 2021. The Initial Offer was valued at approximately \$200 million which covers works and land dedications for local infrastructure.

Following amendments to the Indicative Layout Plan (ILP) as part of the planning proposal assessment process, a revised Letter of Offer (Revised Offer) was received in May 2022. The Revised Offer was valued at approximately \$204 million worth of works and land dedications.

In December 2022, Council's Development Contributions Management Committee (DCMC) endorsed the VPA in principle and formal negotiations to commence.

In April 2023, GDC2 lodged a further revised Letter of Offer (Letter of Offer) (**Attachment 1**) that formed the basis for the draft VPA. The Letter of Offer is valued at approximately \$206 million for works, land dedications and monetary contributions.

The draft VPA has been prepared by Council's solicitors and is provided as **Attachment 2** to this report. The Letter of Offer and draft VPA were reported to DCMC in March 2024 and were endorsed to be reported to Council seeking approval to publicly exhibit the draft planning agreement.

MAIN REPORT

Provision of infrastructure

The draft VPA has been based on the Letter of Offer, which reflects the required infrastructure under the draft ILP. The proposed infrastructure can be seen in Schedule 1 of **Attachment 2** and is summarised below:

- Local parks (active and passive) land dedication and works;
- Community centre land dedication and facility;
- Road works, bridge works, shared paths and land dedication;
- Riparian corridor land dedication, works and embellishment; and
- Stormwater drainage works and land dedication, including Pondicherry Lake.

The location of works and land dedication can be seen in **Figure 1**.

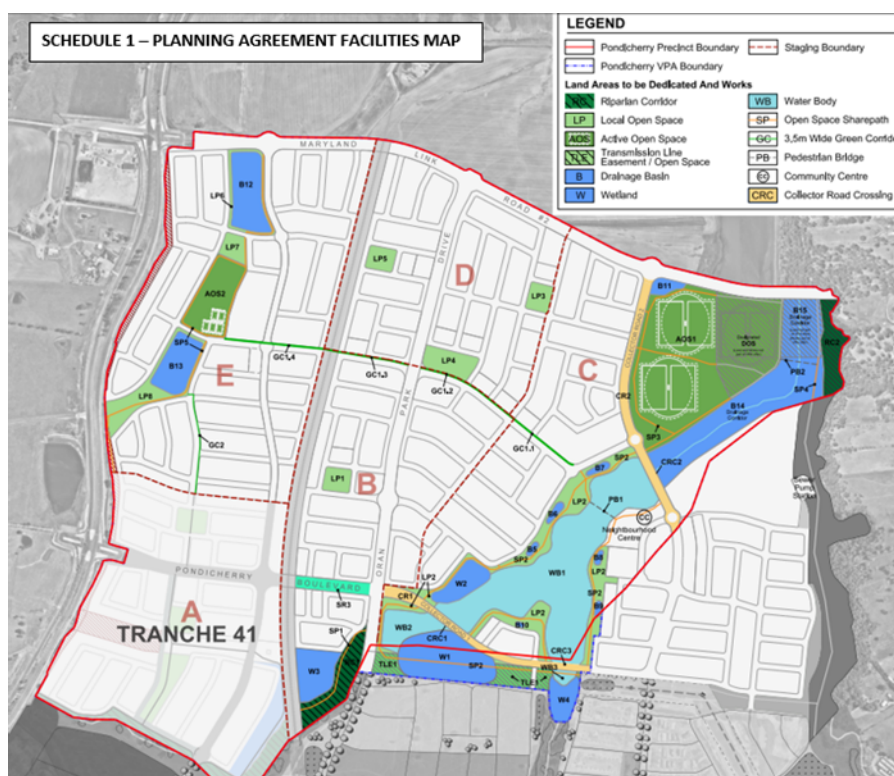


Figure 1 – Map of Pondicherry VPA works and land dedication.

The total value of the draft VPA is **\$205,658,058.91**. This equates to **\$93,480.94** per dwelling for 2,200 dwellings. This is summarised in **Table 1** below.

Table 1 – Summary of draft VPA value

Infrastructure	Total
Land dedication	\$115,906,200.00
Carrying out of works	\$88,863,533.91
Monetary contribution for lake pump replacement	\$121,550.00
Monetary contributions for lake maintenance (secondary contact)	\$766,775.00
TOTAL	\$205,658,058.91

Key VPA issues

Pondicherry Lake

The draft VPA includes the dedication and embellishment of the Pondicherry Lake (approx. 11.84 hectares). The lake forms part of the water cycle management strategy for the Precinct and performs a combined stormwater detention and catchment management function. This water body will be integrated into the urban environment and will form a focal point for the broader community and the open space network, which will encourage walking, cycling and passive open space recreation. However, the water body will be at a visual amenity water quality standard, which means that contact with the lake is not permissible.

The draft VPA also includes the option (time-limited to three years) for Council to nominate secondary recreation contact quality for the lake in addition to the visual amenity qualities mentioned above. This option is valued at \$766,775 (**Table 1**) and would include desilting of wetlands and bio-retention basins and water quality testing. The provisions to allow secondary recreation contact can be seen in Clause 19 of the draft VPA and the details of the monetary contributions towards the maintenance of the lake to facilitate secondary recreation contact can be seen in the works schedule of **Attachment 2**.

Should Council make the nomination to allow secondary recreation contact quality by the prescribed time, GDC2 offer to provide additional monetary contributions towards the costs associated with the maintenance and operation of the lake to secondary recreation contact quality. However, if Council elects not to pursue the secondary recreation contact option, the monetary contribution will not be provided to Council.

This report recommends that Council not pursue the secondary recreation contact option and for the water body to remain at the visual amenity quality standard. To ensure clarity during the public exhibition period, it is recommended that the draft VPA be amended prior to public exhibition, if Council supports this position.

Combined Development Lot Threshold

In the Letter of Offer, GDC2 proposed that the treatment of Final Lots across the three separate VPA areas of Oran Park, Tranche 41 and Pondicherry be treated under one Final Lot 'cap'. The combination of each three areas equates to a Combined Development Lot Threshold of 10,416 Final Lots. The Combined Development Lot Threshold is derived from the individual Final Lot thresholds of the three separate VPA areas and summarised in **Table 2**.

Table 2 – Summary of Final Lot development thresholds

<i>Planning agreement</i>	<i>Final Lot threshold under the VPA</i>
Oran Park Urban Release Area	7,756
Pondicherry Part Precinct (Tranche 41)	460
Draft Pondicherry Precinct	2,200
Combined Development Lot Threshold	10,416

While the three VPA areas have been planned separately, the Letter of Offer provides an expectation that the combined population within the three separate VPA areas would use the facilities across the three VPA areas without being confined to the VPA area in which they reside. Essentially, the Letter of Offer seeks to treat the provision of infrastructure between the three VPA areas (Oran Park, Tranche 41 and Pondicherry) as one catchment, despite being planned separately with separate agreements applicable for each area.

The intent of the Combined Development Lot Threshold is to enable GDC2 to transfer lots between any of the three VPA areas, provided it does not exceed the Combined Development Lot Threshold. If the Combined Development Threshold is exceeded, GDC2 will be required to pay a monetary contribution or dedicate an area of land as per **Table 3** below.

Table 3 – Additional contribution rates per dwelling above the threshold

<i>Development type</i>	<i>Occupancy rate</i>	<i>Monetary contribution</i>	<i>Land dedication</i>
Single, detached dwelling (low density)	3.33	\$60,000	150m2
Attached dwelling (medium density)	2.15	\$45,000	110m2
Apartment dwelling (high density)	1.23	\$30,000	75m2

GDC2 has committed to not transferring more than 250 detached dwelling lots, or the equivalent population forecast for a detached dwelling, within the catchment area of the three VPAs and within the Combined Development Lot Threshold.

The intent of combining the treatment of the Final Lot thresholds across the three VPA areas and commitment to not transferring more than 250 detached dwelling lots, or the equivalent population forecast for a detached dwelling, can be seen in the Explanatory Note under **Attachment 3**.

Details of the treatment of the Combined Development Lot Threshold can be seen under Clause 10 of the draft VPA (**Attachment 2**).

FINANCIAL IMPLICATIONS

The total value of the draft VPA is **\$204,891,283.91**, which excludes the secondary recreation contact option. If Council supports the secondary recreation contact scenario by the prescribed time, the additional monetary contributions for the maintenance of the lake to facilitate secondary recreation contact will be included. Accordingly, this results in the value of the draft VPA being **\$205,658,058.91**. Table 4 summarises the value of the draft VPA under each scenario and the equivalent per lot contribution for 2,200 lots.

Table 4 – Comparison of VPA values based on water quality scenario

<i>VPA scenario (water quality option)</i>	<i>Total VPA value</i>	<i>Per lot contribution</i>
Visual amenity	\$204,891,283.91	\$93,132.40
Secondary recreation	\$205,658,058.91	\$93,480.94

CONCLUSION

The draft VPA has been prepared to enable the delivery of local infrastructure to meet the demand generated by the proposed rezoning of the Pondicherry Precinct. The monetary value of local infrastructure is approximately \$206 million.

The draft VPA is considered supportable for the following reasons:

- The provision of infrastructure is considered consistent with the Planning Proposal and the Letter of Offer.
- The draft VPA primarily seeks to achieve visual amenity quality of the lake.
- The draft VPA provides an appropriate contribution towards additional social infrastructure in the event that GDC2 exceeds the Combined Development Lot Threshold of 10,416 lots.

Next steps

Should Council resolve to endorse the draft VPA, it will be placed on public exhibition as per the requirements of the *Environmental Planning and Assessment Act 1979*.

Council will then receive a further report on the results of the public exhibition.

RECOMMENDED

That Council:

- i. **endorse the draft Pondicherry Planning Agreement, with the exclusion of all references to secondary recreation contact as a future option, to be placed on public exhibition in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and**
- ii. **receive a further report on the outcomes of the public exhibition.**

ATTACHMENTS

1. Pondicherry VPA Letter of Offer
2. Draft Pondicherry VPA
3. Explanatory Note - Lot yields in Pondicherry, Oran Park and Tranche 41 VPAs

ORD04

ORD04

SUBJECT: PRE-PUBLIC EXHIBITION - COBBITTY PLANNING AGREEMENT
FROM: Director Growth and Finance
EDMS #: 24/136592

PURPOSE OF REPORT

The purpose of this report is to inform Council of the draft Cobbitty Planning Agreement offered by Mirvac for land at 499-593 Cobbitty Road, Cobbitty and to recommend that it be endorsed for public exhibition.

BACKGROUND

In July 2023, the Developer (Mircvac), issued a Letter of Offer (**Attachment 1**) to enter into a Voluntary Planning Agreement (VPA) with Council. The Offer delivers all the local infrastructure required in the associated Indicative Layout Plan (ILP) and is valued at approximately \$61 million including works, land dedications and monetary contributions.

In August 2023, Council's Development Contributions Management Committee (DCMC) gave in principle approval for formal negotiations of the VPA to commence.

The draft VPA has been prepared by Council's solicitors and provided as **Attachment 2** to this report. The Letter of Offer and draft VPA were reported to the DCMC in March 2024 and was endorsed to be reported to Council seeking approval to publicly exhibit the draft planning agreement.

MAIN REPORT

Provision of infrastructure

The draft VPA has been based on the Letter of Offer which reflects the required infrastructure under the draft ILP. The proposed infrastructure can be seen in Schedule 1 of **Attachment 2** and is summarised below:

- Local passive parks, land dedication and works;
- Road works, bridge works, shared paths and land dedication;
- Riparian corridor land dedication and works;
- Stormwater drainage land dedication and works;
- Monetary contribution towards community facility; and
- Monetary contribution towards active open space (part of negotiation not contained in the original offer).

The extent of works and land dedication and land (grey lot boundaries) covered by the VPA can be seen below in **Figure 1**.

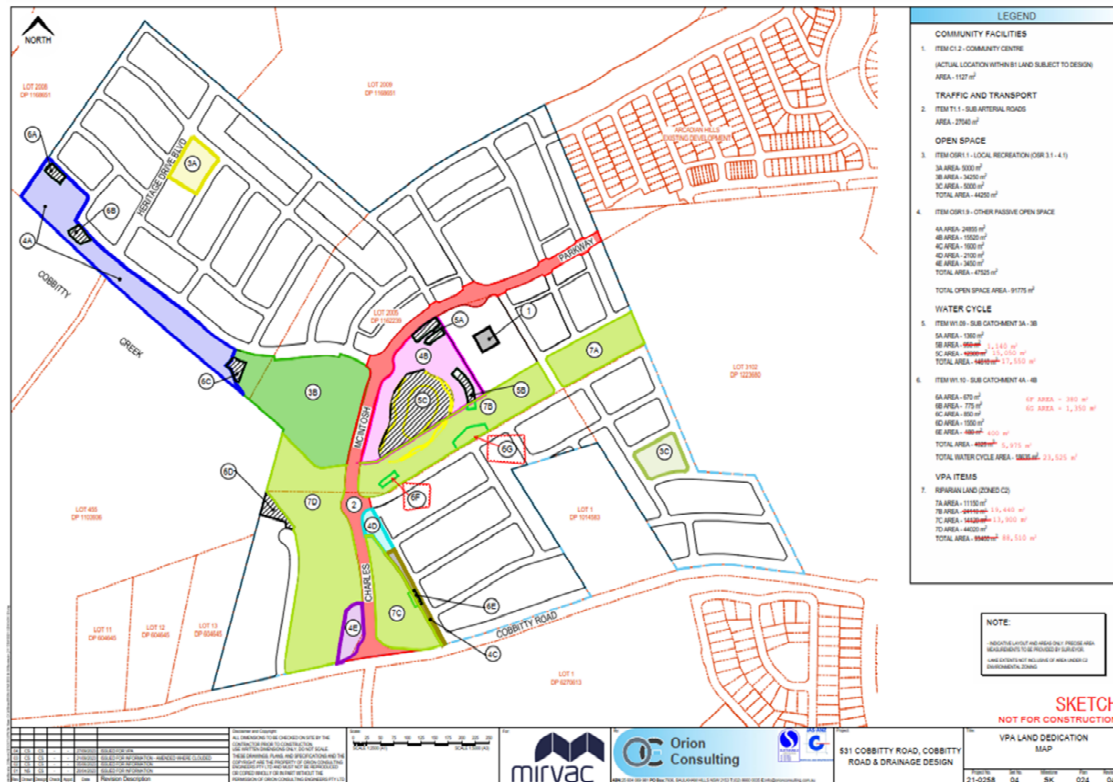


Figure 1 – Infrastructure and land covered in the Mirvac Offer.

The Offer was reported to the DCMC in August 2023 to which the DCMC gave in-principle support subject to the following points being part of the negotiation:

- That the valuation of the land for dedication takes into consideration encumbrances to the site and is consistent with the quantity of works provided;
- Include a monetary contribution for active open space that is not being provided within the development, to meet the demand of the development;
- Additional open space embellishment is provided to improve the quality of open space, potentially in the form of:
 - Improved embellishment of the village green;
 - Clear detail of embellishment of passive open space.
- Reiterating that Council's policy generally does not recognise surplus credits in a Planning Agreement.

The negotiated outcome, which is reflected in the final draft VPA provided as **Attachment 2** to this report, has addressed the above requirements of the DCMC in the following ways:

ORD04

- Land has been revalued to reflect the existing encumbrances;
- A monetary contribution of \$1.7 million has been offered;
- Approximately \$188,000 of that \$1.7 million has been transferred to the Village Green to fund outdoor gym equipment and the balance will be paid in cash; and
- Mirvac is no longer pursuing payment of their perceived surplus.

The purpose of this report is to seek Council's endorsement for the draft VPA to be placed on public exhibition.

Value of draft VPA

The total value of the draft VPA is **\$61,022,102**. This equates to **\$64,369.30** per dwelling for 948 dwellings. The value of the draft VPA is summarised in **Table 1** below.

Table 1 – Summary of draft VPA value

<i>Infrastructure</i>	<i>Total</i>
Land dedication	\$36,749,175
Carrying out of works	\$20,382,143
Monetary contributions for community centre and active sports	\$3,890,784
TOTAL	\$61,022,102

Development Lot Threshold

The development lot threshold for this VPA is 948 lots. If the development exceeds this threshold, under the VPA, the developer would be required to make a monetary contribution for each additional lot. The additional per lot monetary contribution is **\$30,952**, indexed at the time of payment. This amount is the per lot contribution for social infrastructure (land and works) in the VPA.

FINANCIAL IMPLICATIONS

The total value of the draft VPA, providing the development does not yield more than 948 lots, is **\$61,022,102**.

Should the development exceed the development threshold of 948 lots then each additional lot would be charged **\$30,952 + CPI**. Money derived from the additional lot yield is not tied to any particular piece of infrastructure and is discretionary.

CONCLUSION

The draft VPA has been prepared to enable the delivery of local infrastructure to meet the demand generated by the forecast population for the proposed precinct. The monetary value of local infrastructure is approximately \$61 million.

The draft VPA is considered supportable for the following reasons:

- The provision of infrastructure is consistent with the Indicative Layout Plan, the Letter of Offer, and additional requirements of the DCMC from its meeting in August 2023; and

- The draft VPA provides an appropriate contribution towards additional social infrastructure in the event that Mirvac exceeds the development threshold of 948 lots.

Next steps

Should Council resolve to endorse the draft VPA, it will be placed on public exhibition as per the requirements of the *Environmental Planning and Assessment Act 1979*.

Council will then receive a further report on the results of the public exhibition.

RECOMMENDED

That Council:

- endorse the draft Cobbitty Road, Cobbitty Planning Agreement to be placed on public exhibition in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and**
- receive a further report on the outcomes of the public exhibition.**

ATTACHMENTS

1. Cobbitty VPA Letter of Offer
2. Draft 499, 501, 585, 589, 591 and 593 Cobbitty Road, Cobbitty Planning Agreement

ORD05

ORD05

SUBJECT: PRE-PUBLIC EXHIBITION - DRAFT EVENTS STRATEGY 2024 - 2027
FROM: Director Sport, Community and Activation
EDMS #: 24/149441

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to place the Draft Events Strategy on public exhibition for a period of 28 days.

BACKGROUND

The Draft Events Strategy, provided as an **attachment** to this report, was developed in consultation with internal and external stakeholders, and sets out Council's four-year strategy for community events.

The draft strategy sets the framework, vision and direction for events and aims to ensure that Council's events program continues to meet the needs of the growing Camden community.

Astrolabe Group were commissioned to develop the draft Events Strategy in collaboration with Council officers.

Councillors were briefed on the draft Events Strategy on 19 April 2024.

MAIN REPORT

The draft Events Strategy was identified as a deliverable in Council's Delivery Program 2022-26, as a broader activity to support initiatives that build and foster community cohesion.

The purpose of this Events Strategy is to provide:

- The strategic direction for council events, ensuring the objectives and goals of the events are aligned with the outcomes and priorities of our community;
- A reflection on what makes past events successful and what aspects are important to the community;
- An opportunity to identify a vision for future events and the social, economic, cultural, civic and environmental benefits the events can create; and
- A foundation to inform the events action plan and evaluation framework, ensuring this strategy can be implemented and improved upon.

STRATEGIC CONTEXT

The Events Strategy closely connects the delivery of events with a number of Council's strategies and plans including.

- Community Strategic Plan 2036;
- Cultural Activation Strategy 2022-2026;
- Disability Inclusion Action Plan 2023 – 2027;
- Economic Development Strategy 2022 – 2026;

- Destination Management Plan 2024; and
- Children and Families Strategy.

STRATEGY PILLARS

The events strategy will be guided by the below four pillars, setting Council's focus and priorities to achieve our collective vision for community events. These pillars have been developed in collaboration with our stakeholders.

Pillar 1	Pillar 2	Pillar 3	Pillar 4
We are connected in community	Uniquely Camden	Celebrate diversity and inclusion	Our events have local impact

Each pillar is supported by three strategies that outline the objectives of the pillars, with all strategies having a corresponding internal action plan to describe how Council will achieve the objectives, including the initiatives and activities we will undertake.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

To ensure that Council's events continue to meet the needs of our growing community, feedback was sought from internal and external stakeholders including:

- Event attendees (online survey);
- Residents and community representatives (YourVoiceCamden);
- Events Reference Group;
- Councillors; and
- Internal co-design workshops with relevant Council branches.

The codesign workshops were used to design the strategies for each pillar and their corresponding actions.

VISION FOR CAMDEN COUNCIL EVENTS

Through the codesign workshops, the following vision was created for Council's events:

'Our events are for everyone, whether you live in the Camden community, run a business, have a family or are visiting the area. We share a vision with our community to create fun, affordable, inclusive events that promote Camden as an attractive place to live, visit and invest.'

Our events are a place where everyone feels welcome, included and safe. We bring our diverse community together and form meaningful connections through shared experiences.'

PUBLIC EXHIBITION

Public exhibition of the draft Events Strategy will be implemented through Council's community engagement platform YourVoiceCamden, with the following activities to be undertaken as part of the public exhibition process:

- Communications plan informing the community of the exhibition and seeking community feedback;
- Copy of draft strategy sent directly to previously engaged stakeholders inviting feedback;
- Print copies placed in Council's Administration Building and Libraries; and
- Electronic copy placed on YourVoiceCamden online platform.

It is proposed to place the draft events strategy on public exhibition for a period of 28 days, starting from mid-April to mid-May 2024.

FINANCIAL IMPLICATIONS

The draft Events Strategy provides high end strategic direction and will guide the development of Council's future events program.

Funding for events will be addressed through the 24/25 budget process, with other potential income opportunities to be investigated.

CONCLUSION

This strategy has been developed to guide Council in delivering engaging events in Camden LGA that align with community priorities.

Council will evaluate the successes and refine the events program to respond to the sentiments of residents, visitors and stakeholders.

Public exhibition of the draft document will allow the community and key stakeholders to review and provide feedback on the strategy pillars and ensure that Council's events continue to meet the wants and needs of the community.

It is recommended that Council endorse the draft Events Strategy to be placed on public exhibition.

RECOMMENDED

That Council:

- i. **endorse the draft Camden Events Strategy 2024 – 2027 to be placed on public exhibition from mid-April to mid-May 2024;**
- ii. **if no unresolved submissions are received during public exhibition, adopt the draft Camden Events Strategy effective from the day after the close of the exhibition period; or**
- iii. **if any unresolved submissions are received during public exhibition, receive a further report to consider the submissions.**

ATTACHMENTS

1. Draft Events Strategy 2024

ORD05

ORD06

ORD06

SUBJECT: POST-PUBLIC EXHIBITION - CAT MANAGEMENT PLAN
FROM: Director Planning and Environment
EDMS #: 24/5431

PURPOSE OF REPORT

The purpose of this report is to advise Council of the outcome of the public exhibition of the draft Cat Management Plan, and to seek Council's endorsement of the Cat Management Plan.

BACKGROUND

In August 2023, Councillors were briefed about the draft Cat Management Plan. Following the briefing, the Cat Management Plan was placed on public exhibition.

The Cat Management Plan was developed to guide the responsible management of cats over the next five years. It identifies objectives and strategies to implement Council's vision of creating an environment that encourages responsible pet ownership, where people and cats integrate safely and harmoniously.

The Cat Management Plan is supported by the Camden Companion Animal Advisory Committee and has four overarching objectives:

- Caring for cats through responsible cat ownership;
- Providing a framework for managing semi-owned and un-owned cats;
- Improving domestic cat welfare and rehoming; and
- Protecting wildlife and reducing the impact of feral cats.

Councillors were briefed on the outcome of the public exhibition period and the feedback from the community on 20 February 2024. The Camden Companion Animal Advisory Committee has also been briefed following the exhibition period.

MAIN REPORT

The draft Cat Management Plan (the Plan) was placed on public exhibition from 3 October 2023 until 31 October 2023, and was available at Council's libraries, the Oran Park Administration Centre and the Your Voice Camden website.

The Your Voice Camden website received 638 visits, the Plan was downloaded 230 times, and 13 submissions were received.

Broadly, there was general support for the Plan. A copy of the submissions is provided as a supporting document to this report and a detailed consideration of the submissions is provided as **Attachment 1** of this report.

Summary of Submissions by Subject/Theme

Submission Theme	Summary
1. Wildlife Conservation	<ul style="list-style-type: none"> Concerns raised about the impact of roaming cats on native wildlife, with specific instances of bird killings and disturbances in gardens.
2. Responsible Pet Ownership Legislation	<ul style="list-style-type: none"> Advocating for measures such as cat containment, increased microchipping, and desexing to prevent cats from roaming freely (note there was also opposing views on cat containment). Comparison of regulations for cats with those for dogs, proposing that both should be subject to similar containment measures. Advocacy for stricter regulations for cats to ensure responsible pet ownership.
3. Animal Welfare	<ul style="list-style-type: none"> There was some concern raised about potential animal cruelty and cat euthanasia rates. Suggestions to support local cat rescue groups.
4. Capacity of Animal Shelters	<ul style="list-style-type: none"> Concerns about the capacity of animal shelters to handle increasing numbers of cats. Concerns around the proposed capacity for the new Camden Animal Shelter.
5. Community Involvement, Education and Collaboration	<ul style="list-style-type: none"> Advocacy for community involvement in cat management, including reporting unowned cats and supporting community cat programs. Suggestions to include stakeholders with experience in community cat programs in decision-making processes. Suggestions for collaborative efforts involving real estate agents and developers in educating the public about cat responsibilities. Emphasis on the need for ongoing education and outreach programs. Proposals for the inclusion of targeted free desexing programs in low socio-economic areas.
6. Differentiation of Cat Types	<ul style="list-style-type: none"> Appreciation for the recognition of different cat types (owned, semi-owned, unowned) in the plan. Recommendations for further details and clarity, especially regarding the handling of unowned cats.

Summary of amendments to the Cat Management Plan

The Plan, where required, and in response to the submissions, has been amended. Key amendments have been coloured with red text in the attached Plan. The following is a summary of the key changes:

- Vision:** The vision of the Plan has been amended and now reads: *To create a balanced relationship between humans and cats in our community, where all cats, whether owned, semi-owned, unowned, or feral, are treated with compassion, cared for responsibly, and contribute positively to the well-being of both residents and the local environment.*

ORD06

The amended vision broadens the scope to encompass all cats within the community, regardless of ownership status, and emphasises fostering a balanced and positive relationship between humans and cats. It highlights the importance of treating all cats with compassion and responsibility, aiming for their well-being and positive impact on both residents and the local environment.

- **Council Responsibilities:** This section has been updated to clarify holding periods for cats coming into Council's Animal Shelter as well as providing information about how to report issues with cats within the community.
- **Camden Animal Shelter:** This section has been amended to include references to 'Capacity for Care', the 'Five Freedoms of Animal Welfare' and how the capacity of the new Animal Shelter is being designed to incorporate best practice housing, environmental enrichment, and care.
- **Key Stakeholders:** This section has been updated to include the current animal shelter contractor as a stakeholder.

FINANCIAL IMPLICATIONS

The funding for the implementation of the actions within the Cat Management Plan will be sourced from current and future budgets as well as from suitable grant funding and partnerships.

CONCLUSION

Council has prepared the Cat Management Plan to guide the responsible management of cats in the Camden LGA. In response to the submissions received, the Plan has been amended. The proposed amendments do not change the intent of the Plan, rather they provide additional clarity.

The amended Cat Management Plan is provided as **Attachment 2** of the report and shows the changes that have been made, following the public exhibition.

If adopted the Plan will be promoted through Council's usual channels and made available on Council's website. Actions within the Plan will be implemented, and progress will be monitored through Council's Companion Animal Advisory Committee.

It is recommended that Council adopt the amended Cat Management Plan, as attached.

RECOMMENDED

That Council:

- adopt the Cat Management Plan included as Attachment 2 to this report; and**
- write to the submitters thanking them for their submission and to advise them of the outcome of this report.**

ATTACHMENTS

1. Cat Management Plan Submission Officers Response Table
2. Cat Management Plan 2024
3. Cat Management Plan Submissions - *Supporting Document*

ORD06

ORD07

ORD07

SUBJECT: TENDER T002/2024 - MANAGEMENT OF COUNCIL'S AQUATIC AND LEISURE FACILITIES

FROM: Director Sport, Community and Activation

EDMS #: 24/143236

PURPOSE OF REPORT

The purpose of this report is to advise Council of the tenders received for T002/2024 Management of Council's Aquatic and Leisure Facilities and recommend that Council decline to accept the tenders for the reasons set out in this report.

BACKGROUND

Council's aquatic and leisure facilities include the Mount Annan Leisure Centre and the Camden War Memorial Pool which are managed by a contractor. The contract ends 30 June 2024.

The new Oran Park Leisure Centre is currently under construction and is expected to open in the second half of 2024.

Council's intention for the aquatic and leisure centres is that they are managed and operated to provide for the health, wellbeing, and connection of the Camden community.

T002/2024 is for the contract management of all three facilities, including the Mount Annan Leisure Centre, the Camden War Memorial Pool and the Oran Park Leisure Centre.

A Councillor Briefing was held in relation to this tender on 12 March 2024.

MAIN REPORT

Legislation

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

Contract Term

The term of this contract will be for a period of four years with one option for extension of two years.

Financial Implications

Funding for the Oran Park Leisure Centre, Mount Annan Leisure Centre and Camden War Memorial Swimming Pool has been included in Council's Budget and Long-term Financial Plan on a recurrent basis.

The proposed management fee will be offset by membership revenue and other revenue generated through these facilities. The final budget proposals for each facility will be determined on an annual basis and presented to Council as part of the Annual Budget process. This is consistent with arrangements which are currently in place under the current contract.

Work, Health & Safety Requirements

WHS requirements will be checked as required for this contract.

Certificates of Currency

Current insurances will be checked as required for this contract.

Advertising of Tenders

A tender for T002/2024 Management of Council's Aquatic and Leisure Facilities was called on 16 January 2024, and publicly advertised on Council's website. The tender was open for a period of 29 days until the closing date 14 February 2024 and was available through the e-tendering website: www.tenders.nsw.gov.au. A mandatory tender briefing was held on 23 January 2024.

Tenders Received

Council received three on time tender responses from the following organisations.

Tender	Suburb
The Trustee for Belgravia Leisure Unit Trust	South Melbourne
BlueFit Pty Ltd	Essendon
Young Men's Christian Association of Sydney (trading as the "Y NSW")	Parramatta

Tender Evaluation Process

Tenders were assessed by the Tender Evaluation Panel, in accordance with Council's Procurement Procedures and Guidelines. The evaluation criteria were prepared and weighted on 9 February 2024. 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:

- Price;
- Local Supplier within LGA;
- Experience;
- Resource Capability;
- Service Approach/Methodology; and
- Transition.

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

ORD07

Tender Compliance Panel

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

CONCLUSION

Recommendation of the Tender Evaluation Panel

Following the evaluation process, it is recommended that Council decline to accept any of the tenders submitted and enter into direct negotiations.

In accordance with section 178(3)(e) of the Regulation, it is recommended that Council enter negotiations with a view to entering into a contract in relation to the management and operation of Council's aquatic and leisure centres, which ensures that Council's community, social and commercial outcomes are met.

RECOMMENDATION

That Council:

- i. **decline all tenders submitted for T002/2024 Tender for Management of Council's Aquatic and Leisure Facilities, in accordance with section 178(1)(b) of the *Local Government (General) Regulation 2021***
- ii. **decline to invite fresh submissions under sections 178(3)(b)-(d) of the *Local Government (General) Regulation 2021* because it would be of no benefit as submissions were received from the primary operators in aquatic and leisure industry, and the corresponding market has already been tested;**
- iii. **enter into negotiations with any person (whether or not the person was a tenderer), because of the specialised nature of the services, with a view to entering into a contract in relation to the management and operation of Council's aquatic and leisure centres, which ensures that Council's community, social and commercial outcomes are met, in accordance with section 178(3)(e) of the *Local Government (General) Regulation 2021*.**

ATTACHMENTS

1. T002/2024 - Tender Evaluation Report - *Supporting Document*

ORD08

ORD08

SUBJECT: PROVISION OF EXPENSES AND FACILITIES TO COUNCILLORS - JULY TO DECEMBER 2023

FROM: Director Customer and Corporate Strategy

EDMS #: 24/86154

PURPOSE OF REPORT

The purpose of this report is to table detailed reports on the provision of expenses and facilities to Councillors for the period of 1 July 2023 to 31 December 2023.

BACKGROUND

At its Ordinary Meeting on 12 July 2022, Council resolved to adopt the Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy (the Policy).

Clause 14.2 of the Policy provides that:

“Detailed reports on the provision of expenses and facilities to Councillors will be publicly tabled at a Council meeting every six months and published in full on Council’s website. These reports will include expenditure summarised by individual Councillor and as a total for all Councillors”.

A Councillor briefing on this matter was held on 26 March 2024.

MAIN REPORT

In accordance with the Policy, the expenditure for the payment of expenses and the provision of facilities to all Councillors for the period of 1 July 2023 to 31 December 2023, excluding Mayoral and Councillor Fees, is detailed below in Table 1. This will be further reported for the full financial year in Council’s 2023/24 Annual Report, as required under section 217(1)(a1) of the *Local Government (General) Regulation 2021*.

Table 1:

Expense Category	Total Cost (all Councillors)
Travel Expenses - General	\$986.69
Professional Development	\$3,500.00
Conferences & Seminars	\$7,480.53
ICT Expenses	\$2,428.22
Travel Expenses - Interstate	NIL
Travel Expenses - Overseas	NIL
Spouse & Partner Expenses	NIL
Carer Expenses	\$2,026.80
TOTAL	\$16,422.24

A further breakdown by individual Councillor is provided as **Attachment 1** to this report.

ORD08

FINANCIAL IMPLICATIONS

This report has no financial implications.

CONCLUSION

This report provides information on the provision of expenses and facilities to Councillors for the period from 1 July 2023 to 31 December 2023, including expenditure summarised by individual Councillor and as a total for all Councillors.

RECOMMENDED

That Council note the information in this report in relation to the provision of expenses and facilities to Councillors for the period of 1 July 2023 to 31 December 2023.

ATTACHMENTS

1. Provision of Expenses and Facilities to Individual Councillors - July to December 2023

ORD09**ORD09****SUBJECT: AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION NATIONAL GENERAL ASSEMBLY 2024****FROM:** Director Customer and Corporate Strategy**EDMS #:** 24/144414

PURPOSE OF REPORT

The purpose of this report is to inform Councillors of the upcoming 2024 Australian Local Government Association (ALGA) National General Assembly (NGA) and request the endorsement of proposed motions to be submitted to the NGA.

BACKGROUND

The NGA will take place from Tuesday, 2 July to Thursday, 4 July 2024 at the National Convention Centre, Canberra.

Online registration and submission of motions for the NGA are now open on the ALGA website.

Councillor briefings on this matter were held on 20 February 2024 and 26 March 2024.

MAIN REPORT

NGA Motions

The theme of the 2024 NGA is 'Building Community Trust'. The ALGA is seeking motions from councils that align with this theme and identify opportunities for new federal programs and policies that will support councils to build stronger communities. The latest date that motions can be accepted for inclusion in the NGA Business Paper is Tuesday, 30 April 2024.

To be eligible for inclusion in the NGA Business Paper, motions must meet the following criteria:

1. Be relevant to the work of local government nationally;
2. Not be focused on a specific jurisdiction, location or region – unless the project or issue has national implications;
3. Be consistent with the themes of the NGA;
4. Complement or build on the policy objectives of ALGA and the relevant state or territory local government association;
5. Be submitted by a council which is a financial member of their state or territory local government association;
6. Propose a clear action and outcome i.e., call on the Australian Government to act on something;
7. Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government;
8. Address issues that will directly improve the capacity of local government to deliver services and infrastructure for the benefit of all Australian communities;

9. Not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another;
10. Be supported by sufficient evidence to support the outcome being sought and demonstrate the relevance and significance of the matter to local government nationally.

All motions must also be aligned to one of the following twelve priority areas:

- Intergovernmental relations;
- Financial sustainability;
- Roads and infrastructure;
- Emergency management;
- Housing and homelessness;
- Jobs and skills;
- Community services;
- Closing the Gap and Aboriginal and Torres Strait Islander Reconciliation;
- Data, digital technology and cyber security;
- Climate change and renewable energy;
- Environment;
- Circular economy.

All motions will be reviewed by the ALGA Board's NGA Sub-committee prior to publishing the NGA Business Paper to ensure that they meet the guidelines. Where there are numerous motions on a similar issue, the NGA Sub-committee will group these motions together under an overarching strategic motion. The ALGA also expects that any council that submits a motion will have a council representative present at the NGA to move and speak to that motion if required.

Proposed Motions

Two motions are proposed for submission to the NGA, as detailed below. The background information (comprising the National Objective and Summary of Key Arguments) to each proposed motion is provided at **Attachment 1**. This background information is required to be submitted with each motion.

1. Motion Category – Financial sustainability

Motion Subject – Indexation of Financial Assistance Grants

Motion Wording – This National General Assembly calls on the Australian Government to correct the base level of funding for Financial Assistance Grants to local government across Australia by including indexation from the three-year period of the indexation freeze following the 2014-15 Australian Government Budget.

2. Motion Category – Community services

Motion Title – Funding for seniors programs

Motion Wording – This National General Assembly calls on the Australian Government to:

1. Recognise the essential role councils play in delivering seniors programs which both benefit local communities and save the Australian and State Governments significant health care costs; and
2. Support the capacity of councils to develop and deliver seniors programs which enhance health and wellbeing outcomes for older Australians, by increasing the funding provided for such programs and ensuring that the funding opportunities enable the longevity and sustainability of program delivery.

Payment of Expenses and Provision of Facilities to Mayor and Councillors Policy

Under clause 6.7.3 of Council's Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy, the costs associated with Councillor attendance at the NGA will be met by Council.

FINANCIAL IMPLICATIONS

The costs associated with Councillor attendance at the NGA are accommodated within Council's adopted budget.

CONCLUSION

The NGA will take place from 2-4 July 2024. Councillors can register to attend the NGA and Council is entitled to submit motions.

Two motions are proposed to be submitted, as outlined in this report.

RECOMMENDED

That Council:

- i. **note the information in this report; and**
- ii. **submit the following motions to the Australian Local Government Association National General Assembly 2024:**
 - a. **This National General Assembly calls on the Australian Government to correct the base level of funding for Financial Assistance Grants to local government across Australia by including indexation from the three-year period of the indexation freeze following the 2014-15 Australian Government Budget.**
 - b. **This National General Assembly calls on the Australian Government to:**
 1. **Recognise the essential role councils play in delivering seniors programs which both benefit local communities and save the Australian and State Governments significant health care costs; and**
 2. **Support the capacity of councils to develop and deliver seniors programs which enhance health and wellbeing outcomes for older Australians, by increasing the funding provided for such programs and ensuring that the funding opportunities enable the longevity and sustainability of program delivery.**

ORD09

ATTACHMENTS

1. Background Information to Proposed Motions

ORD10

ORD10

SUBJECT: INVESTMENT MONIES - FEBRUARY 2024
FROM: Director Growth and Finance
EDMS #: 24/138841

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 29 February 2024 is provided.

MAIN REPORT

The weighted average return on all investments was 5.23% p.a. for the month of February 2024. The industry benchmark for this period was 4.43% (Ausbond Bank Bill Index) and the current official cash rate as determined by the Reserve Bank of Australia (RBA) is 4.35%.

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 February 2024; and**
- iii. **note the weighted average interest rate return of 5.23% p.a. for the month of February 2024.**

ATTACHMENTS

1. Investment Summary Report - February 2024

SUBJECT: MINUTES TO THE 21 FEBRUARY 2024 AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING

FROM: General Manager

EDMS #: 24/114849

PURPOSE OF REPORT

The purpose of this report is to provide Council with the minutes of the 21 February 2024 Audit, Risk and Improvement Committee meeting.

BACKGROUND

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

Council resolved to adopt the Committee's revised Audit, Risk and Improvement Committee Terms of Reference (ARIC ToR) on 12 September 2023. The ARIC ToR includes a requirement to report draft minutes to Councillors via the Councillor Update, and to subsequently report the final minutes to Council for noting after they have been approved at the next Audit, Risk and Improvement Committee meeting.

MAIN REPORT

The Audit, Risk and Improvement Committee met on 21 February 2024. The agenda discussed at the meeting included:

- Internal Audit Reports issued since last meeting - Project Management follow up audit and Supplementary Rates review;
- External Audit update – Management Letter;
- Audit Recommendations Implementation Status update;
- Presentation on Child Safe Framework;
- Cyber Security six monthly update;
- Quarterly Legislative Compliance Declarations;
- Governance Information Report – July to December 2023;
- Work, Health and Safety update – July to December 2023;
- Guidelines for Risk Management and Internal Audit – Gap Analysis update;
- Six Month Quality Assurance and Improvement Program Balanced Scorecard/KPI Report;
- Audit, Risk and Improvement Committee and Internal Audit Annual Report 2023;
- Assurance Map; and
- Internal Audit Plan Status update.

The draft minutes of the 21 February 2024 Audit, Risk and Improvement Committee meeting were circulated to Councillors as part of the Weekly Councillor Update on 22 March 2024, and subsequently approved at the 27 March 2024 Committee meeting. The approved minutes are provided as an **attachment** to this report.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

CONCLUSION

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

RECOMMENDED

That Council note the minutes of the 21 February 2024 Audit, Risk and Improvement Committee meeting.

ATTACHMENTS

1. Minutes to the 21 February 2024 Audit, Risk and Improvement Committee Meeting

SUBJECT: BICYCLE NSW MEMBERSHIP
FROM: Director Sport, Community and Activation
EDMS #: 24/89604

PURPOSE OF REPORT

The purpose of this report is to notify Council of an invitation received from Bicycle NSW, to join the organisation as a NSW Local Government Member, for consideration by Council.

BACKGROUND

Council has received an invitation from Bicycle NSW to join its NSW Council Membership program.

The membership program is aimed at providing NSW Councils with access to resources, and support, advice and feedback on active transport planning and strategy development.

Councillors were briefed on this matter on 26 March 2024.

MAIN REPORT

As the peak body in NSW for recreational and transport bicycle use, Bicycle NSW's mission is to create a better environment for all bicycle riders.

With local government being one of the largest asset managers of active transport infrastructure, Bicycle NSW has developed the NSW Council Membership program to better engage, support and service the local government sector in NSW.

Bicycle NSW advertises that the Membership benefits include:

- One-on-one support and advice for active transport managers and staff in councils;
- Involvement in an active transport council peer-to-peer roundtable (quarterly) to discuss support, key issues, challenges and updates among peers and Bicycle NSW;
- Additional support advice and feedback on key local council active transport planning and development strategies, plans and blueprints;
- Work with council employees to engage them with active transport and to find safe active transport routes to work;
- End-of-trip facilities advice for council and 1-2 developments within their Local Government Area;
- Use of the Bicycle NSW Council Members logo to actively profile councils' commitment to active transport;
- Digital Marketing including access to Bicycle NSW's social media and e-newsletter followers through featured content; and
- Access to resources and toolkits to assist with active transport planning.

The membership is valid for 12 months and is subject to renewal thereafter.

FINANCIAL IMPLICATIONS

The annual membership fee for a metropolitan council is \$800 excluding GST.

CONCLUSION

Council has received an invitation from Bicycle NSW to join its NSW Council Membership program.

RECOMMENDED

That Council determine whether or not to join Bicycle NSW as a NSW Local Government Member.

ORD13

ORD13

NOTICE OF MOTION**SUBJECT: NOTICE OF MOTION - EXTENSION OF HOURS FOR SPLASH PARKS****FROM: Cr McLean****EDMS #: 24/156572**

"I, Councillor Peter McLean, hereby give notice of my intention to move the following at the Council Meeting of 9 April 2024:

That Council investigate options to extend the hours of the splash parks to provide further benefits to the Camden community. This might include consideration of:

- a. Investigating both earlier opening times and later closing times.
- b. Modified operations and management of the facilities.
- c. Amendments of usage rules and terms.
- d. Other considerations relevant to splash parks elsewhere.

and report back to Council on the costs, operational measures, the benefits and any potential impacts.

BACKGROUND

Camden Council has beautiful and modern splash parks which are well utilised by the community and families during our hotter months. This provides a fantastic free outdoor recreational activity and is a common opportunity for family and friends to catchup and celebrate special occasions. Increasingly, these splash parks are also an important need for kids to cool down during heatwaves.

Through changes in operations, there is an opportunity to increase the hours of our splash parks and further increase the benefits to our community."

RECOMMENDED

That Council:

- i. **investigate options to extend the hours of the splash parks in the Camden Local Government Area to provide further benefits to the Camden community, which may include:**
 - a. **both earlier opening times and later closing times;**
 - b. **modified operations and management of the facilities;**
 - c. **amendments of usage rules and terms;**
 - d. **other considerations relevant to splash parks elsewhere; and**
- ii. **receive a report back to Council on the costs, operational measures, benefits and any potential impacts.**

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