



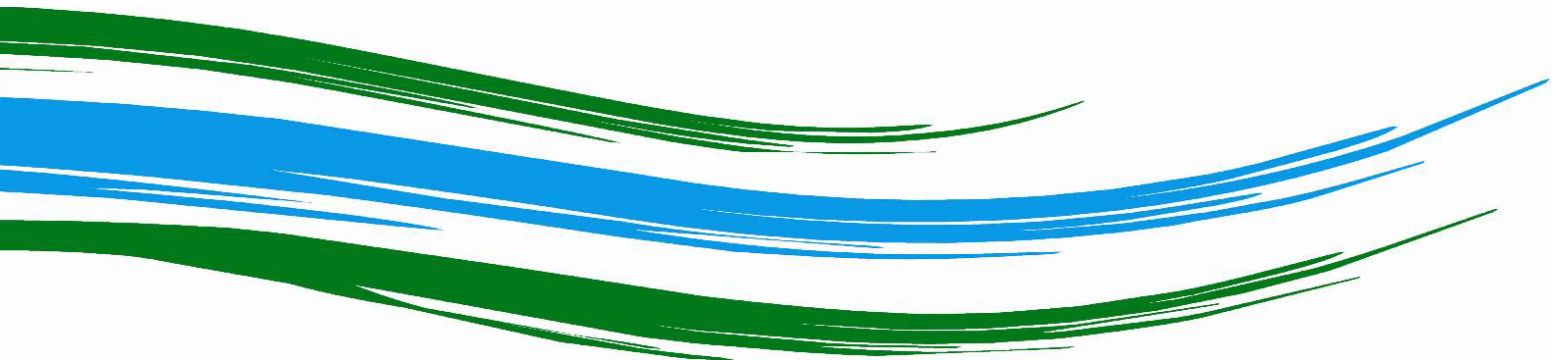
# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**22 April 2014**

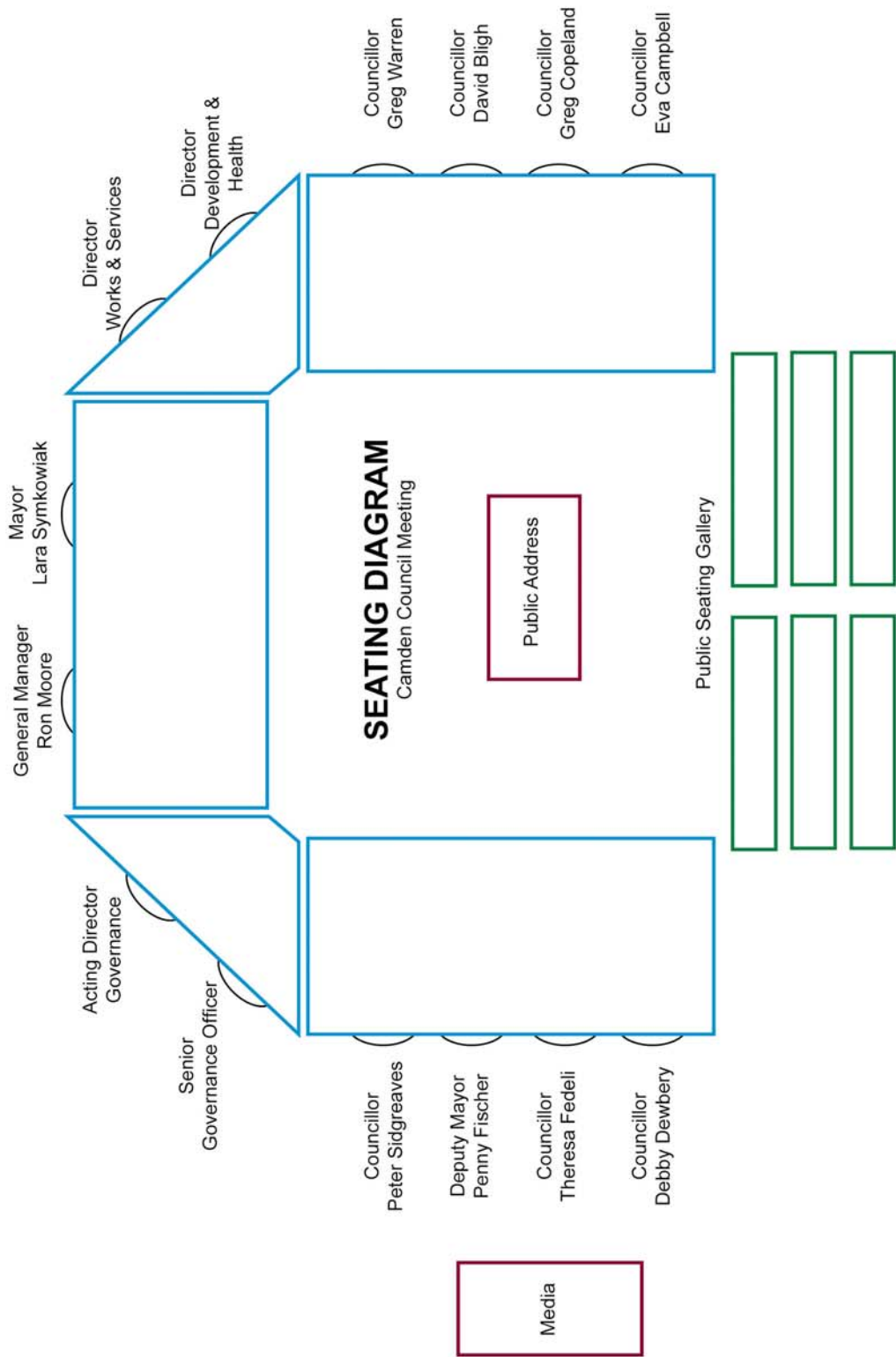
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**Camden Civic Centre**  
**Oxley Street**  
**Camden**



## COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
DA	Development Application
DECCW	Department of Environment, Climate Change & Water
DCP	Development Control Plan
DDCP	Draft Development Control Plan
DPI	Department of Planning & Infrastructure
DLG	Division of Local Government, Department of Premier & Cabinet
DWE	Department of Water and Energy
DoH	Department of Housing
DoT	NSW Department of Transport
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GCC	Growth Centres Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
MACROC	Macarthur Regional Organisation of Councils
OSD	Onsite Detention
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
RMS	Roads & Maritime Services (incorporating previous Roads & Traffic Authority)
SECTION 149 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
SECTION 603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SRA	State Rail Authority
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
WSROC	Western Sydney Regional Organisation of Councils



*Please do not talk during Council Meeting proceedings.  
Recording of the Council Meeting is not permitted by members of the public at any time.*





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# ORDINARY COUNCIL

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## ORDINARY COUNCIL

**SUBJECT: PRAYER**

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### PRAYER

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

Amen

\*\*\*\*\*

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

Amen

\*\*\*\*\*

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

Amen

\*\*\*\*\*

### AFFIRMATION

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

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

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

\*\*\*\*\*

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

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

\*\*\*\*\*

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## **ORDINARY COUNCIL**

**SUBJECT: ACKNOWLEDGMENT OF COUNTRY**

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I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.

## **ORDINARY COUNCIL**

**SUBJECT: RECORDING OF COUNCIL MEETINGS**

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In accordance with Camden Council's Code of Meeting Practice and as permitted under the Local Government Act this meeting is being audio recorded by Council staff for minute taking purposes.



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## ORDINARY COUNCIL

**SUBJECT: APOLOGIES**

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

### **RECOMMENDED**

**That leave of absence be granted.**

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## ORDINARY COUNCIL

**SUBJECT:       DECLARATION OF INTEREST**

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NSW legislation provides strict guidelines for the disclosure of pecuniary and non-pecuniary Conflicts of Interest and Political Donations.

Council's Code of Conduct also deals with pecuniary and non-pecuniary conflict of interest and Political Donations and how to manage these issues (Clauses 7.5 -7.27).

Councillors should be familiar with the disclosure provisions contained in the Local Government Act 1993, Environmental Planning and Assessment Act, 1979 and the Council's Code of Conduct.

This report provides an opportunity for Councillors to disclose any interest that they may have or Political Donation they may have received relating to a Report contained in the Council Business Paper and to declare the nature of that interest.

### **RECOMMENDED**

**That the declarations be noted.**

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## ORDINARY COUNCIL

**SUBJECT: PUBLIC ADDRESSES**

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The Public Address segment (incorporating Public Question Time) in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper agenda or on any matter within the Local Government area which falls within Council jurisdiction.

Speakers must book in with the Council office by 4.00pm on the day of the meeting and must advise the topic being raised. Only seven (7) speakers can be heard at any meeting. A limitation of one (1) speaker for and one (1) speaker against on each item is in place. Additional speakers, either for or against, will be identified as 'tentative speakers' and should only be considered where the total number of speakers does not exceed seven (7) at any given meeting.

Where a member of the public raises a question during the Public Address segment, 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 (1) question per speaker per meeting.

All speakers are limited to 4 minutes, with a 1 minute warning given to speakers prior to the 4 minute time period elapsing.

Public Addresses are recorded for administrative purposes. It should be noted that speakers at Council meetings do not enjoy any protection from parliamentary-style privilege. Therefore they are subject to the risk of defamation action if they make comments about individuals. In the event that a speaker makes potentially offensive or defamatory remarks about any person, the Mayor/Chairperson will ask them to refrain from such comments.

The Mayor/Chairperson has the discretion to withdraw the privilege to speak where a speaker continues to make inappropriate or offensive comments about another person.

### **RECOMMENDED**

**That the public addresses be noted.**

## **ORDINARY COUNCIL**

**SUBJECT: CONFIRMATION OF MINUTES**

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Confirm and adopt Minutes of the Ordinary Council Meeting held 8 April 2014

### **RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 8 April 2014, copies of which have been circulated, be confirmed and adopted.**



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## **ORDINARY COUNCIL**

**SUBJECT:       MAYORAL MINUTE**

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Consideration of Mayoral Minute (if any).

## ORDINARY COUNCIL

### Mayoral Minute

**SUBJECT: MAYORAL MINUTE - 125TH ANNIVERSARY OF CAMDEN COUNCIL**  
**FROM:** The Mayor  
**TRIM #:** 14/49937

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In two days' time, being the 24 April 2014, we celebrate the 125<sup>th</sup> anniversary of the first Council meeting of Camden Council.

In the 125 years that have passed since that first meeting, Camden - as a Local Government Area (LGA) and a Council - has certainly come a long way. From a population of less than 1300 in 1883, Camden is now the fastest growing LGA in NSW, with over 100 residents joining our community every week.

But how did we come to be a Camden Council?

It all began with a meeting of residents in August 1883, with a committee elected to identify boundaries for the proposed municipality and to prepare a petition to the Government regarding such.

The committee was ambitious, deciding after several months' deliberation that the municipality should include Camden, Elderslie, Narellan, Mount Hunter, Cawdor, Menangle, parts of Theresa Park, Cobbitty and Douglas Park.

A petition supported by 46 signatories was collected, but in 1887, when the committee was preparing to present the petition to the Government, it was found that the proposal boundaries were far too large.

As such, when the proclamation of the Municipality of Camden was gazetted on 6 February 1889, the municipal boundaries were around the suburbs of Camden and Elderslie, taking in approximately 7000 acres of land.

Sixteen candidates nominated for the nine seats on the first Council and at the election held on 12 April 1889, the successful candidates were F. H. Burne, C. T. Whiteman, T. H. Wasson, J. Hayter, C. Furner, G. F. Furner, S. Ellis, W. J. Cranfield and J. Doust.

On 24 April 1889, Camden Municipal Council was proclaimed and Alderman F. H. Burne was elected first Mayor of Camden.

The first executive action of the Mayor came soon after when he approached the Colonial Secretary for a flood boat to be stationed at Camden after the third meeting of Council had been cancelled as floods isolated the town.

As the 32<sup>nd</sup> Mayor of Camden Council I can vouch that a lot has changed since the early days of Council and that first decision of Council.

Today, we have 291 full time staff, 83 part time and casual staff and a total expenditure budget of \$149 million. We are continuing to deliver many great projects for the community, such as the recently completed Little Sandy Bridge reconstruction, the Police Citizens Youth Club approved at Kirkham Oval and the new administration building at Oran Park, on track to be delivered in 2016.

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And, whilst it is great to look back, see where we have come from and celebrate our history, as Mayor of Camden today, I am committed to ensuring that we, like the Council of 1883, make legacy decisions and deliver our communities vision for the future by way of provision of fantastic services, projects, events and infrastructure for our community of Camden.

As the Camden LGA continues to grow over the coming years and we continue to meet milestones - whether they be in the increasing numbers of residents or the number of years we serve as a Council - I look forward to the challenges ahead to ensure our area is the best place to work, live and play.

Lastly, I invite all members of the Camden community to join me in celebrating our milestone of 125 years of Council by attending a free community event on Sunday 4 May 2014 at Chellaston Park located at the end of Chellaston Street, Camden next to the newly reconstructed and opened Little Sandy Bridge.

**RECOMMENDED**

**That Council note the celebration of 125 years of Camden Council.**

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## ORDINARY COUNCIL

ORD01

**SUBJECT: EMERALD HILLS REZONING**

**FROM:** Acting Director Governance

**TRIM #:** 14/51745

**PREVIOUS ITEMS:** ORD03 - Emerald Hills rezoning - Ordinary Council - 08 Apr 2014 6.00pm  
ORD03 - Emerald Hills rezoning - Ordinary Council - 22 Oct 2013 6.00pm

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### PURPOSE OF REPORT

The purpose of this report is to provide Council with supplementary information regarding the Emerald Hills rezoning in response to matters raised with respect to Item ORD03 at the Council meeting of 8 April 2014.

### BACKGROUND

At the meeting of 8 April 2014, Council considered a report which provided an update following the public exhibition of the Emerald Hills planning package, and sought a Council resolution to:

- endorse the planning package which includes the amended Indicative Layout Plan (ILP), Camden LEP 2010 map amendments, Camden DCP 2011 amendments, Voluntary Planning Agreement, amended Planning Proposal and supporting documentation;
- forward the planning package to Planning and Infrastructure so that the planning proposal can be made;
- enter into the Emerald Hills Voluntary Planning Agreement; and
- adopt the amendments to Camden DCP 2011 for the Emerald Hills site.

Council resolved to defer the matter pending clarification on Raby Road, St Andrews Road, and Biobanking issues, and the provision of copies of the submissions made during the exhibition period.

Additional information addressing Councillor concerns regarding, Raby Road, St Andrews Road, Bio Banking, and copies of submissions made during the public exhibition period were forwarded to Councillors on Friday 11<sup>th</sup> April as Councillor Correspondence. This information was also distributed via email on Monday 14<sup>th</sup> April 2014.

The additional information forms **Attachment 1 to this report**.

### MAIN REPORT

#### **Council report of 8 April 2014**

A copy of the Emerald Hills report to the Council meeting of 8 April 2014 is **included as Attachment 2 to this report**.



The amended planning package for Emerald Hills as referenced in the report of 8 April 2014 comprises the following documents:

- Amended Emerald Hills planning proposal which is **included as Attachment 3 to this report**;
- Draft amendment to Camden DCP 2011 for Emerald Hills which is **included as Attachment 4 to this report**;
- Draft Indicative Layout Plan which is **included as Attachment 5 to this report**;
- Draft Emerald Hills Voluntary Planning Agreement which is **included as Attachment 6 to this report**;
- A document tabling the submissions received during the exhibition and agency consultation period, along with detailed responses and actions to all submissions, is **included as Attachment 7 to this report**; and
- Specialist studies which due to their physical size, have been **provided to Councillors in electronic format via CD under separate cover**.

#### **Additional information**

Further to the report of 8 April 2014, a copy of all of the submissions made during the exhibition period has been **provided to Councillors as Supporting Document 1 to this report**.

#### **Raby Road corridor**

In addition to information previously outlined in regards to Raby Road it is noted that in lieu of paying State Infrastructure Contributions (SIC) contributions, the proponent is negotiating a draft VPA with the State government which includes a developer-funded proposal to upgrade Raby Road to a 29.4 metre corridor for the full length of their site from the intersection with Camden Valley Way to the canal, which is a total length of 700 metres.

Transport for NSW (TfNSW) has written to the proponent (and has provided Council with a copy of the correspondence) indicating that they concur with the offer. A copy of the correspondence from TfNSW is **included as Supporting Document 2 to this report**.

#### **Raby Road and St Andrews Road working group**

The issues of road width for both Raby Road and St Andrews Road and the associated role and function are critical issues to be resolved but need to be considered in the context of the broader strategic road network. Council officers have, for some time, requested a working group be established in a similar format to the recent successful process undertaken for Rickard Road. TfNSW has indicated its willingness to participate in such a process. Council officers will continue to advocate this issue as a matter of urgency.

To provide certainty to Council that both the Raby Road and St Andrews Road upgrade will be undertaken in accordance with the requirements of Council and the appropriate State authorities, it is proposed to add an additional clause to *the Draft Amending DCP 2011 – Emerald Hills Rezoning*.

Insert at *Clause 12.3 Street, Pedestrian and Cycle Network*

Control 4 – The design and construction of Raby Road and St Andrews Road are subject to further detailed design at the Development Application Stage in accordance with Council requirements and in conjunction with the RMS and TfNSW.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications for Council other than standard servicing requirements.

### **CONCLUSION**

#### **Raby Road and St Andrews Road**

Camden Council is the relevant authority for both Raby Road and St Andrews Road and the advice from TfNSW is advisory only.

The proposed 29.4 metre corridor for Raby Road is consistent with the standard cross-section for a transit boulevard in the Camden Growth Centres DCP and can be achieved despite the topographical and development-related constraints on the existing Raby Road corridor. TfNSW has commenced negotiations with the proponent regarding a State VPA for upgrade works to Raby Road based upon a 29.4 metre corridor and have written to the proponent in support of the proposal.

St Andrews Road is constrained by the East Leppington growth centres precinct to the north and the CPW community on the Emerald Hills site to the south. However, a four lane sub-arterial road can be accommodated within the existing variable width corridor.

TfNSW has further expressed a willingness to participate in a multi-party working group to resolve the role of Raby Road and St Andrews Road.

#### **Biobanking**

The Emerald Hills development will require Biobanking agreements to be entered into between the proponent and the Office of Environment and Heritage prior to development occurring on the site. In this instance, the Biobanked land will be retained in private ownership, and Council will have no direct role in the Biobanking process.

### **RECOMMENDED**

#### **That Council:**

- i. **notes the additional information provided regarding the Raby Road corridor, Biobanking, and the submissions received during the exhibition and agency consultation process for Emerald Hills;**
- ii. **insert at clause 12.3 of the Draft amendment to the Camden DCP 2011 - Street, Pedestrian and Cycle Network *“Control 4 - The design and construction of Raby Road and St Andrews Road are subject to further detailed design at the Development Application stage in accordance with Council requirements and in conjunction with the RMS and TfNSW”.***
- iii. **endorse the amended planning package for Emerald Hills which includes the amended planning proposal, draft amendment to the Camden LEP 2010**

- and associated maps, draft amendment to the Camden DCP 2011, draft Indicative Layout Plan, draft Voluntary Planning Agreement including the explanatory note and attachments, and the suite of supporting documents and specialist studies;
- iv. forward the amended planning package for Emerald Hills to Planning and Infrastructure so that the planning proposal can be made;
  - v. execute the Emerald Hills Voluntary Planning Agreement pursuant to Council's Power of Attorney granted on 27 August 2013, Minute Number ORD215/13, or by affixing the Common Seal of Council;
  - vi. notify the Minister of Planning and provide a copy of the Emerald Hills VPA in accordance with the Environmental Planning and Assessment Act and the Regulations;
  - vii. grant delegations to the General Manager to adopt the proposed amendments to the Camden DCP 2011 upon the gazettal of the planning proposal;
  - viii. following the adoption of the amendment to the Camden DCP 2011 and in accordance with Clause 21 of the *Environmental Planning and Assessment Regulation 2000*, place a notification in the local newspaper notifying the public of its decision to adopt the proposed amendments to the Camden DCP 2011; and
  - ix. notify all agencies and persons who made a submission during the exhibition period of the outcome.

#### ATTACHMENTS

1. Attachment 1 Emerald Hills briefing paper
2. Attachment 2 Council report Emerald Hills 8 April 2014
3. Attachment 3 Emerald Hills PP FINAL
4. Attachment 4 Draft Emerald Hills DCP controls March 2014
5. Attachment 5 Emerald Hills Indicative Layout Plan
6. Attachment 6 Draft Emerald Hills VPA March 2014 FINAL
7. Attachment 7 Summary of submissions to Emerald Hills exhibition
8. Supporting Document 1 Public Exhibition submissions Emerald Hills Planning Proposal - *Supporting Document*
9. Supporting Document 2 TfNSW letter Raby Road - *Supporting Document*

## ORDINARY COUNCIL

ORD02

**SUBJECT: PLANNING PROPOSAL - AMENDMENT 32 CRASE PLACE, GRASMERE**

**FROM:** Acting Director Governance

**TRIM #:** 14/46020

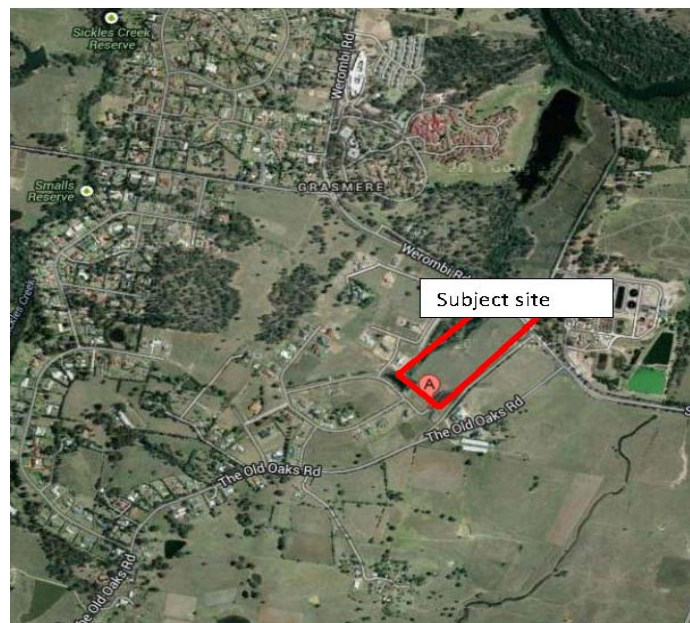
### PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of a draft Planning Proposal to rezone Lot 24 DP 1086823 Crase Place, Grasmere to R5 - Large Lot Residential. Currently the site is partially zoned RU1 – Primary Production and R5 - Large Lot Residential. The rezoning would result in four (4) additional large residential lots. The draft Planning Proposal to support this rezoning is included as **Attachment 1 to this report**.

### BACKGROUND

A draft Planning Proposal for Lot 24 Crase Place Grasmere was submitted to Council on 14 February 2014. The proposal was subsequently workshopped with Councillors on 8 April 2014.

The site has an area of 5.6ha and is accessed by an existing cul-de-sac. The land is grassed with no existing structures. The surrounding land is characterised by large rural lots on undulating hills. To the west of the site is a riparian corridor consisting of two dams, swales and a cycle path which connects Benwerrin Crescent with Werombi Road. Directly opposite the site is the West Camden Water Recycling Plant (WRP) which is owned and operated by Sydney Water. A location map for this site is shown below:



**Figure 1 – Subject Site**

**MAIN REPORT**

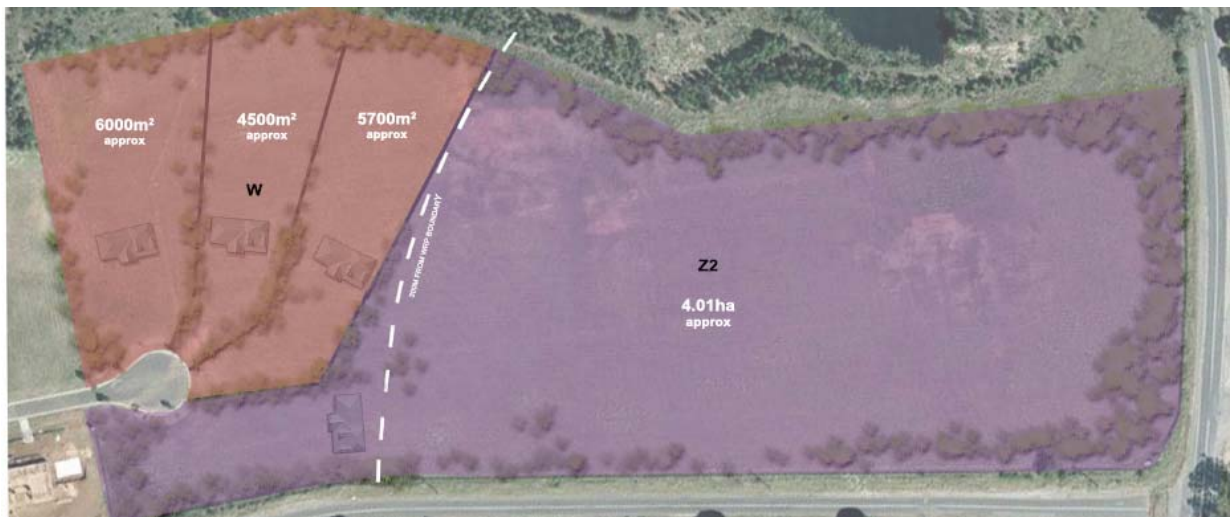
The subject site is regular in shape with an overall length of 365m and width of approximately 150m. It has a gentle fall from east to west with an approximate fall of 12% and is vacant with no built structures.

The following table provides a summary of the proposed changes.

	Existing	Proposed
Zoning	RU1 - Primary Production R5 - Large Lot Residential	R5 - Large Lot Residential
Minimum Lot Size	Currently the site has two minimum lot sizes:  AB - 40ha W - 4000sqm	Two minimum lot sizes are proposed:  Z2 – 4ha W – 4000sqm

**Table 1: Comparison of existing and proposed provisions under Camden LEP 2010**

The rezoning will facilitate 4 additional residential large lots as represented in the draft indicative lot layout plan below. The proposed W – 4000sqm minimum lot size (coloured pink) is consistent with the zone objectives of R5 – Large lot residential and the proposed Z2 – 4ha minimum lot size (coloured purple) will limit the opportunity for additional residential lots.



**Figure 2: Indicative Lot Layout. (Source: SitePlus, 2014)**

The site is in close proximity to infrastructure, facilities and services that were provided as part of the development of Grasmere. The subject site is located at the end of Crase Place which is a cul-de-sac. A traffic study has been provided by the proponent which concludes that there is existing capacity within the existing street system to accommodate the level of development anticipated by the rezoning. *This study is provided as Appendix G within the draft Planning Proposal.*



### Odour buffer

The West Camden Water Recycling Plant (WRP) is located directly opposite the site. Council had previously imposed a 400m odour buffer around the WRP under Camden Local Environmental Plan (Camden LEP) 118, dated May 2001. Camden LEP 118 was repealed in September 2010 and replaced with Camden LEP 2010. In July 2011 the extent of the odour buffer was reviewed as part of the upgrade to the WRP. The odour impact mapped in the Review of Environmental Factors (REF) for the WRP upgrade is significantly less than the previous 400m odour buffer. A map indicating the revised odour impact of the WRP is provided as **Attachment 2 to this report**. In light of this study, Sydney Water has nominally reduced the odour buffer to 300m. The proponent has received concurrence from Sydney Water that it is satisfied the proposed development can occur outside the 300m buffer. *A copy of the agreement from Sydney Water is provided as Appendix B to the draft Planning Proposal.* Sydney Water and Council have also confirmed that the WRP received no complaints in relation to odour in the past 12 months.

### Support for this Proposal

It is considered that this Planning Proposal has merit to proceed to Gateway for the following reasons:

- The revised WRP odour buffer has enabled the provision of additional residential development which will increase the supply of housing in Grasmere;
- Large lot residential will maintain the environmental and scenic qualities of the site and surrounding land uses;
- The site has indirect access to Werombi Road which provides access to the centre of Camden town and is close to Camden Valley Way which provides access to Narellan Town Centre; and
- The proposal will increase housing diversity with large lot product.

### Key studies

The draft Planning Proposal has provided a number of studies to support the rezoning. This includes:

- Traffic Impact Assessment;
- Bushfire Constraints Assessment;
- Phase 1 Land Capability Assessment which addresses contamination and salinity; and
- Sewer Augmentation Assessment.

Should the draft Planning Proposal receive a favourable Gateway determination from Planning and Infrastructure (P&I), the following studies will be required:

- Phase 2 Land Capability Assessment
- Visual landscape study; and
- Level 3 Odour Assessment in accordance with the NSW EPA "Assessment and Management of Odour from Stationary Sources in NSW" guidelines. This assessment should be undertaken utilising appropriate modelling as determined by Council in consultation with the EPA.

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The studies will be funded by the proponent.

### Public Agency Consultation

Post gateway determination the draft Planning Proposal will be referred to a number of public agencies either prior to, or during the public exhibition period, depending upon the circumstances of the Gateway Determination. While these public agencies are listed below, it is recognised that if Gateway Determination to proceed is received there may be a requirement to consult more broadly. The draft Planning Proposal suggests the following public agencies be consulted:

- Office of Environment and Heritage (Environment Branch);
- Wollondilly Council;
- Transgrid;
- Rural Fire Service;
- Department of Primary Industries;
- Sydney Water; and
- Endeavour Energy.

### Exhibition Period

The draft Planning Proposal recommends that the proposal be exhibited for a 28 day period in accordance with the provisions of the Environment Planning and Assessment Act 1979 and Regulations. During this time the community including adjoining landowners will be invited to make a submission.

### LEP Delegation

Council intends to use its delegation pursuant to Section 23 of the Environmental Planning and Assessment Act 1979 for this Planning Proposal. This will enable Council to streamline the processing of the Planning Proposal. The request for delegation will be made as part of the Gateway submission. This would allow Council to deal directly with Parliamentary Counsel for making of the plan. The General Manager is Council's nominated officer.

### Where to from here

If Council resolves to send the draft Planning Proposal to P&I for Gateway Determination the following steps will occur:

1. If a Gateway Determination to proceed is received the studies will be undertaken and reviewed by Council officers; and
2. The draft Planning Proposal will be amended to align with the outcomes of the submissions and studies.

The draft Planning Proposal includes a recommended timeframe that the rezoning process is predicted to follow. This timeframe, provided in Chapter 10 of the Planning Proposal, includes an indicative course of action for the studies to be completed, assessed internally and for the public exhibition period. Taking these into consideration it is anticipated that the rezoning process will take 12 months from the time of Gateway Determination to rezoning. The Project timeline is referenced at Chapter 10 of the Planning Proposal.

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## **FINANCIAL IMPLICATIONS**

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

## **CONCLUSION**

The draft Planning Proposal seeks to rezone Lot 24 Crase Place, Grasmere to residential land to accommodate approximately 4 large residential lots. In the context of adjoining residential development, the rezoning of the site would facilitate development that is consistent and complementary to surrounding lands.

Should Council resolve to proceed with the draft Planning Proposal it will be forwarded to Planning & Infrastructure for Gateway for determination. Following the completion of the studies the matter will then proceed to public exhibition.

## **RECOMMENDED**

**That Council:**

- i. endorse the draft planning proposal for the rezoning of Lot 24 Crase Place, Grasmere to forward to Planning and Infrastructure for Gateway Determination and advise that Council will be using its delegation pursuant to Section 23 of the Environmental Planning and Assessment Act 1979;**
- ii. pending a favourable response from Planning and Infrastructure require the proponent to undertake the required sub studies and agree to fund Council's costs in undertaking any necessary peer reviews of those sub studies;**
- iii. proceed directly to publicly exhibit the planning proposal in accordance with the terms of the gateway determination notice; and**
- iv. prepare a further report for Council consideration at the conclusion of the public exhibition period.**

## **ATTACHMENTS**

- 1. Attachment 1 Amendment 32 - Planning Proposal 2014 Version 1 A4**
- 2. Amendment 32 - Attachment 2 Odour Impact Map**



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## ORDINARY COUNCIL

ORD03

ORD03

**SUBJECT: PROPOSED PUBLIC RESERVE NAME IN GREGORY HILLS**  
**FROM:** Director, Development & Health  
**TRIM #:** 14/10593

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the proposed names "Molloy Park" "Chestnut Reserve," and "Currawong Park" for three public reserves in Gregory Hills. A resolution is also sought to refer the proposed names to the Geographical Names Board (GNB) for public exhibition.

This matter was presented to Councillors at a Councillor Workshop on 11 February 2014.

### BACKGROUND

Council has been requested by Dart West Development Pty Ltd and the owners of the land, the Marist Brothers, to consider naming three public reserves.

The first is an unnamed public reserve and it is proposed that it be named "Molloy Park." The reserve is located along Discovery Circuit in the south west of Gregory Hills and comprises 2 properties known as 33 and 35 Discovery Circuit, Gregory Hills. The reserve was dedicated to Council in 2012.

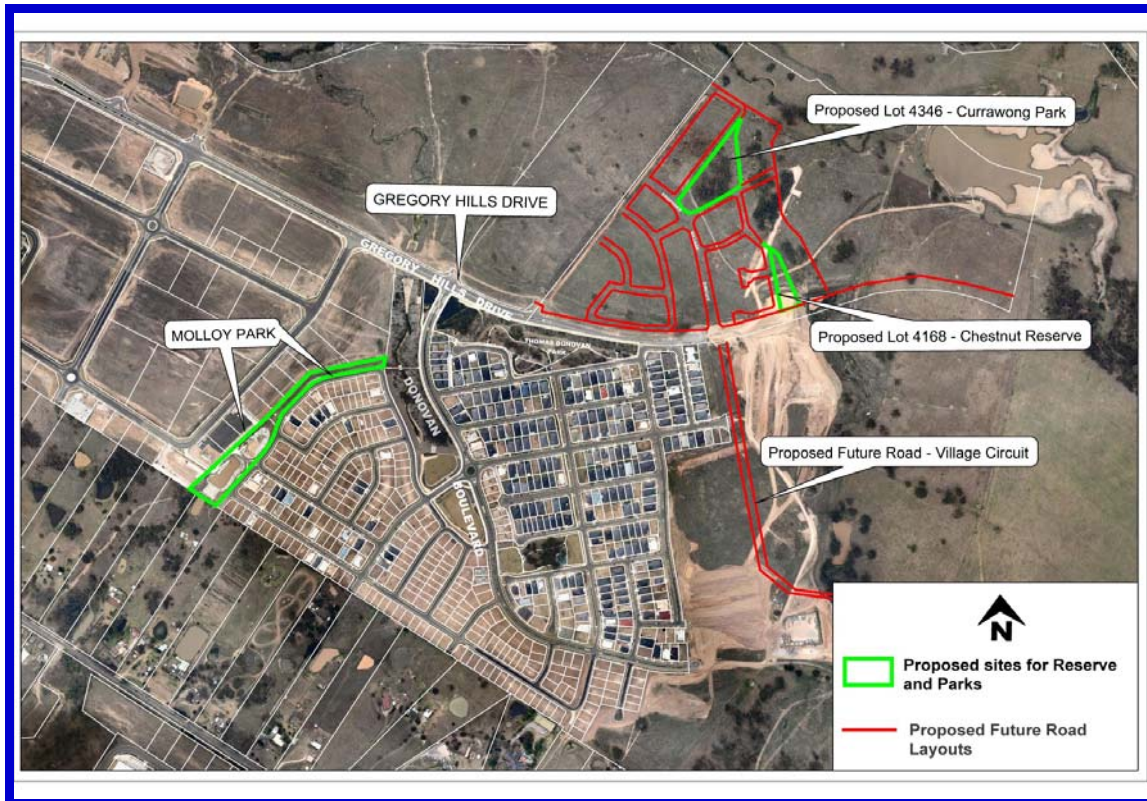
The name Molloy is after "William Molloy" who in 1937 was appointed Principal of St Gregory's College and had been a successful leader in several Marist schools before he came to St Gregory's. He reinvigorated the College and registered the school as an agricultural high school, the first Catholic one in Australia.

William Molloy also selected a new College motto, "Quae Semina Veris Metes," which translated from the Latin means "You will reap what you sow."

The second and third reserves are proposed to be named "Chestnut Reserve" and "Currawong Park" and are north of Gregory Hills Drive near the centre of Gregory Hills. These names reflect the tree and bird themes used for road naming of the area.

**A copy of the submission from Dart West Development Pty Ltd is provided with the Business Paper supporting documents.**

## AERIAL PHOTO



## MAIN REPORT

The GNB is the naming authority in this circumstance and has the role of assigning names to places and natural features. The GNB's guidelines and procedures are aimed at ensuring community input, giving all parties a say in a naming decision and avoiding duplication of names.

The GNB has advised Council that the following process is required to be followed in respect of having a reserve name approved. If approved by the GNB, the reserve name will be formally included in the official Place Names register.

1. the land owner, developer or a resident provides to Council a proposed reserve name;
2. the proposed reserve name is checked by Council staff in accordance with the Guidelines published by the GNB;
3. if the proposed reserve name meets the guidelines it is referred to the GNB for comment;
4. a report is sent to Council, seeking endorsement of the proposed reserve name that is able to be approved by the GNB;
5. the GNB exhibits the proposed reserve name in the local media for 30 days, inviting submissions;
6. if objections are received by the GNB they will be forwarded to Council for review; and

7. If no objections are received, the GNB gazettes the name and notifies Council of the gazettal.

Steps 1 to 3 have been completed and this report has been prepared in accordance with step 4.

The proposed reserve names are considered by Council staff to be appropriate, taking into account the history of the site and the existing road name themes of the Gregory Hills development.

In February 2014, Council adopted a Road Naming Policy. Whilst this Policy applies to the naming of roads (and not reserves), it is noted that the proposed reserve names are not inconsistent with Council's guidelines for assessing road names.

If Council endorses the proposed reserve names, they will be referred to the GNB to continue the above reserve naming process.

### **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

### **CONCLUSION**

Dart West Development Pty Ltd has submitted an application and supporting information in support of the proposed public reserve names.

The proposed reserve and park names are in accordance with the GNB guidelines.

Consequently, it is recommended that Council endorse the proposed public reserve names of "Molloy Park," "Chestnut Reserve" and "Currawong Park" and refer the application to the GNB to continue the naming process.

### **RECOMMENDED**

**That Council:**

- endorse the names "Molloy Park," "Chestnut Reserve" and "Currawong Park" for the public reserves within Gregory Hills; and**
- refer the application to the GNB in accordance with the GNB place naming process.**

### **ATTACHMENTS**

1. Submissions from Dart West - Park and Reserve Names Gregory Hills

# ORDINARY COUNCIL

**ORD04**

**SUBJECT: LOCAL DEVELOPMENT PERFORMANCE MONITORING REPORT  
2012/2013**  
**FROM: Director, Development & Health**  
**BINDER: 14/47974**

**PURPOSE OF REPORT**

To inform Council that the 2012/2013 Local Development Performance Monitoring report has been released, and to provide a snapshot of the data published relevant to Camden. The full report is available on the Department of Planning and Infrastructure's website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

**BACKGROUND**

On 10 March 2014 the Department of Planning and Infrastructure released the Local Development Performance Monitoring report for 2012/2013.

The report provides comprehensive statistics about development in NSW, including annual information on the volume, value and type of development, and Council processing times. The report is compiled by the Department and based on the Department's analysis of data supplied by local councils.

**MAIN REPORT**

In 2012/2013 Council determined 1,102 DAs, excluding tree applications, and approved \$456.2 million worth of development within Camden. The mean DA determination time with 'stop the clock' was 31 days and the median DA determination time with 'stop the clock' was 22 days.

Compared with 2011/2012, the number of DAs determined decreased by 19% and the value of development determined in Camden increased by 11%.

The decline in the number of DAs may be accounted for by the number of complying development certificates (CDCs) issued in Camden. According to the report, the council areas with the highest number of CDC approvals for 2012-2013 were City of Sydney (1,127), Blacktown (873), Penrith (738) and Camden (704). Similarly, the council areas with the highest reported numbers of occupation certificates in 2012-2013 included Blacktown (2,655), City of Sydney (1,593) and Camden (1,443).

Year	DA's determined	CC's issued	Value of DA's determined (million)
2012/2013	1,102 (ex Tree App) 1,392 (incl Tree App)	987	\$463.1
2011/2012	1,361 (ex Tree App) 1,518 (incl Tree App)	1,014	\$417.4
2010/2011	1,582	1,154	\$348.7
2009/2010	1,454	1,148	\$417.6
2008/2009	1,220	675	\$193.6

**No. of DA's and CC's and value of DA's approved in Camden**

The table below provides a comparison on the value of development approved within the North West and South West growth centre councils during 2012/2013.

North West Growth Centre	Value of DA's approved (million)	Number of DA's approved	No. staff allocated to DA's
Blacktown Council	\$844.3	1857	21
Hawkesbury Council	\$104.3	577	9
The Hills Council	\$560.6	1199	20

South West Growth Centre	Value of DA's approved (million)	Number of DA's approved	No. staff allocated to DA's
Camden Council	\$456.2	1094	13
Campbelltown Council	\$561.6	663	6.4
Liverpool Council	\$567.6	1196	12

Value of DA's approved in various growth councils (2012/2013)

Of the DA's determined in Camden, 58% were for single dwellings. In 2012/2013, Council approved 636 new single dwellings, compared with 890 in Blacktown, 255 in Campbelltown and 711 in Liverpool.

North West Growth Centre	Alterations & additions	Single Dwellings	Commercial/retail/office	Subdivision DA
Blacktown Council	473	890	123	44
Hawkesbury Council	88	76	46	22
The Hills Council	439	339	118	73

South West Growth Centre	Alterations & additions	Single Dwellings	Commercial/retail/office	Subdivision DA
Camden Council	229	636	71	41
Campbelltown Council	126	255	75	21
Liverpool Council	126	711	111	62

No. of DAs by type in various growth councils (2012/2013)

In 2012/2013, Council's mean gross determination time was 33 days for single dwellings, 30 days for alterations and additions and 89 days for commercial, retail and offices.

Mean gross determination time means the average time taken by Council to determine a DA when time is measured from the day the application is lodged to the day the application is determined, and no days are excluded.

North West Growth Centre	Alterations & additions	Single Dwellings	Commercial/retail/office
Blacktown Council	65 days	43 days	113 days
Hawkesbury Council	85 days	70 days	107 days
The Hills Council	58 days	64 days	63 days

South West Growth Centre	Alterations & additions	Single Dwellings	Commercial/retail/office
Camden Council	35 days	33 days	77 days
Campbelltown Council	83 days	66 days	92 days
Liverpool Council	50 days	61 days	121 days



**Mean gross DA determination times by DA type in various growth councils (2012/2013)**

Since this reporting period the Development Branch has restructured in a way that will assist in reducing DA determination times. The Development Branch is also refining its processes and procedures with an aim to improve efficiency.

During 2012/2013 Council issued 60 subdivision certificates. This compares with 162 in Blacktown, 54 in Campbelltown and 64 in Liverpool.

North West Growth Centre	No. Subdivision Certificates Issued
Blacktown Council	162
Hawkesbury Council	35
The Hills Council	87

South West Growth Centre	No. Subdivision Certificates Issued
Camden Council	60
Campbelltown Council	54
Liverpool Council	86

**No. of Subdivision Certificates issued in various growth councils (2012/2013)**

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

The Department’s Performance Monitoring Report provides comprehensive statistics about Council’s performance, including information on the volume, value and type of development occurring and processing times. For Camden, the data released reflects the ongoing growth in the value of development and allows for analysis against other councils.

The Development Branch is continually aiming to improve its service delivery and efficiency to manage the growth, comply with legislation and meet customer’s needs. Recent initiatives include a review of the structure of the Development Branch, resulting in the employment of additional executive planning and building officers, improved DA delegations and continual refinement of internal processes and procedures.

**RECOMMENDED**

**That Council note the information.**

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## ORDINARY COUNCIL

ORD05

ORD05

**SUBJECT: INVESTMENT MONIES - MARCH 2014**  
**FROM:** Acting Director Governance  
**TRIM #:** 14/49812

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### PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the Local Government (General) Regulation 2005, a list of investments held by Council as at 31 March 2014 is provided.

### MAIN REPORT

The weighted average return on all investments was 4.06% p.a. for the month of March 2014. The industry benchmark for this period was 2.66% (Average BBSW 90 day).

It is 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.

The Principal Accounting Officer is the Manager Corporate Services.

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

### RECOMMENDED

**That Council:**

- i. note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act, Regulations, and Council's Investment Policy*;**
- ii. the list of investments for March 2014 be noted; and**
- iii. the weighted average interest rate return of 4.06% p.a. for the month of March 2014 be noted.**

### ATTACHMENTS

1. Investment Report - March 2014

## ORDINARY COUNCIL

ORD06

**SUBJECT: TENDER T014/2014 - QUANTITY SURVEYING SERVICES FOR COUNCIL'S NEW ADMINISTRATION CENTRE AT ORAN PARK**

**FROM:** Director Works & Services

**TRIM #:** 14/47690

### PURPOSE OF REPORT

To provide details of the tenders received for contract T014/2014, being the provision of quantity surveying services for Council's new central administration centre at Oran Park, and to recommend that Council accept the tender submitted by Wilde and Woollard Pty Ltd.

### BACKGROUND

Council requires an expert Quantity Surveyor to provide cost advice throughout the design and construction phases of this project. It is important that this Consultant is independent to the design team to ensure the design is impartially reviewed and checked as the works progress. This will allow Council to monitor the likely cost of the works as the design progresses and manage the project budget.

#### **Invitation to submit Tender**

In order to engage a Quantity Surveyor for Council's new administration centre at Oran Park, Camden Council issued an open request for tender with no restrictions as to those organisations that may respond.

The invitation to submit a Tender was advertised on 4 March, 2014 via the Camden Advertiser, Sydney Morning Herald and the NSW e-tendering website.

### MAIN REPORT

#### **Invitation to submit Tender Submissions**

A request for Tenders closed on 25 March, 2014.

Risk, confidentiality and probity during the evaluation process were managed as follows:

- tenders were issued via eTendering with no restriction on who may respond on Tuesday 4 March, 2014;
- submissions closed electronically via the eTendering website at 12.00pm, Tuesday 25 March, 2014;
- contact with the respondents during the evaluation period was documented and confirmed in writing;
- submissions were opened and recorded by Council's Governance staff;
- the Evaluation Plan was reviewed and approved prior to close of the submissions;
- submissions were kept confidential by the Evaluation Committee members and the submissions were stored securely at all times; and
- respondent's intellectual property and other confidential information was not disclosed to other respondents.

Tenders were received from 18 companies as listed below in alphabetical order:



- Area 3
- BA-Air
- Davis Langdon (Aecom)
- Donald Cant Watts Corke
- John Hollis
- Madden Pty Ltd
- MBM Pty Ltd
- Mitchell Brantman
- Napier Blakely
- NSW Public Works
- Altus Page Kirkland
- Rider Levett Bucknall
- SJA Construction Services
- Slattery
- Sweet Group
- Turner Townsend
- Wilde and Woollard Pty Ltd
- WT Partnership

An assessment of the tenders was undertaken in line with the Tender Evaluation Plan. A summary of this assessment is provided in the **Supporting Documents**. Please note this information is Commercial in Confidence.

### **Tender Evaluation**

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

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

Non Price Factors considered for this project included:

- understanding of the project and proposed methodology;
- recent experience on projects of similar nature;
- demonstrated evidence of completion of similar services; and
- proposed team, capacity, and qualifications.

The tender evaluation was carried out in two stages. The first stage was a desktop assessment of all tenders which considered price and non-price factors. The second stage of the evaluation included an interview style face to face meeting with the three highest scoring tenderers and reference checks of the company's previous clients.

Wilde and Woollard Pty Ltd provided the most competitive tender in terms of cost and meeting all requirements of Council's tender documentation.

## Relevant Legislation

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

## Critical Dates / Time Frames

Wilde and Woollard Pty Ltd are aware of Council's programme for the works. If they are successful, they will be engaged to commence immediately.

## FINANCIAL IMPLICATIONS

Council has sufficient funds currently allocated to this project to proceed with the proposed contract.

## CONCLUSION

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

## RECOMMENDED

### That Council:

- i. **accepts the tender provided by Wilde & Woollard Pty Ltd for the lump sum of \$180,495 (GST exclusive); and**
- ii. **authorise the relevant documentation to be completed under Council's Power of Attorney, granted on 27 August 2013, Minute Number ORD215/13.**

## ATTACHMENTS

1. Supporting Document - Recommendation for Consultant - Quantity Surveying Services for Councils New Admin Centre at Oran Park - *Supporting Document*

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## ORDINARY COUNCIL

ORD07

ORD07

**SUBJECT: DESIGN BRIEF FOR STAGE 1 OF COUNCIL'S LIBRARY AND COMMUNITY RESOURCE CENTRE AT ORAN PARK**

**FROM:** Director Works & Services

**TRIM #:** 14/47457

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### PURPOSE OF REPORT

To provide details of the design brief for Stage 1 of Council's new Library and Community Resource Centre at Oran Park, and to recommend that Council accept the design brief as the guiding document for Council's aspirations and strategic functional requirements in the design phase of this stage of the project.

This document will be presented to the developers of Oran Park, as Council's requirements for the facility to be delivered under the Oran Park Voluntary Planning Agreement (VPA).

### BACKGROUND

#### **Oran Park Urban Release Area Planning Agreement (VPA)**

In September 2011, a VPA was entered into between Council, and Greenfields Development Company Limited and Landcom (now UrbanGrowth NSW) ('**the Developer**') and Leppington Pastoral Company ('**the Landowner**').

Amongst other things, the VPA requires the developer to provide a Library/Community Resource Centre on a site of 6,805m<sup>2</sup>. The fitout of the facility is to be provided directly by Council.

The facility is due for delivery in mid 2016 concurrently with the opening of the Administration Centre.

#### **Oran Park and Turner Road Precinct Section 94 Contributions Plan (CP)**

The CP was adopted by the Council for the purposes of authorising the imposition of conditions under Section 94 of the EPA Act.

The CP deals with the community facilities required to support development in the Oran Park and Turner Road Precinct. This specifies that a 'Branch library/community resource centre' is a required facility with the following attributes:

- a. Total floor area – 2,722m<sup>2</sup> comprising a library component of 1,577m<sup>2</sup>, a community floor space component of 741m<sup>2</sup>, and a local cultural space component of 404m<sup>2</sup>, and
- b. Total land area – 6,805m<sup>2</sup>.

## Masterplan

On 22 October, 2013 Council resolved to:

- *accept and endorse the Civic Precinct Masterplan including the change in shape of the site on which the new Library and Community Resource Centre would be located. It was agreed that this would be located on one site together with the new administration building and Leisure Centre;*
- *undertake the necessary amendments required to the relevant Part B DCP and the SEPP required to give effect to the Civic Precinct Masterplan;*
- *acknowledge that further work will be undertaken in relation to the potential for integration of the Library and new central administration building; and*
- *authorise the relevant documentation to be completed under Council's Power of Attorney, granted on 27 August 2013, Minute Number ORD 215/13.*

On 10 December 2013 Council resolved to:

- *proceed with the masterplan option for the civic precinct site which shows the Library/Community Resource Centre and the administration centre as stand-alone buildings in Stage 1.*

In order to understand Council's aspirations and requirements for the new Library and Community Resource Centre at Oran Park, Council engaged Brewster Hjorth Architects, to develop aspirational and functional design briefs to inform the future design team of Council's requirements and expectations for the future building.

## MAIN REPORT

### Consultation

A key element of the process to determine Council's aspirations and functional requirements and consultation was undertaken with Library and Community Services staff.

Workshops were held with Councillors on 4 March and 8 April, 2014. The design brief was initially presented in detail, with follow up information being provided on the opportunities to include a function space in the Library Community Resource Centre and the administration centre.

The original brief for the Library Community Resource Centre has been amended to ensure that the proposed activity spaces are configured in such a way to allow them to be opened up to create a function space of approximately 300m<sup>2</sup>. The design should also consider whether it is possible to provide retractable tiered seating for small performances, without substantially reducing the intended general purpose functionality of the activity spaces.

### Design Brief Documents

The design brief is made up of two parts. The first being the aspirational brief which details Council's broader goals and objectives for the new Library and Community Resource Centre, and the second being the strategic functional brief which details how

the goals and objectives will be achieved as well as greater detail of the operative requirements of the building.

The strategic functional brief considers the current trends in Library and Community Resource Centre design, technology requirements, design principles, sustainability objectives, performance requirements for building services, area requirements and relationships between areas within the future building.

The design brief is not intended to be a design solution, but rather a guiding document for the future design team and to ensure that Council's aspirations and functional requirements are achieved.

The aspirational and functional design briefs for Stage 1 of the Oran Park Library Community Resource Centre are provided as **attachments** to this report.

### **Other Contribution Plans**

Contribution Plans from areas surrounding Oran Park including Central Hills, El Caballo Blanco Gledswood, and the Catherine Field Part Precinct require additional library space to be provided at Oran Park. These areas are providing development contributions which will fund this additional space in the future. Further work is required to be done to determine the most appropriate use of these funds and this will be reported to Council at a later date.

It is currently envisaged that these additional requirements will form a future Stage 2 for the Library which will be directly managed by Council.

### **Critical Dates / Time Frames**

Oran Park developers are currently in the process of seeking Expressions of Interest for a design consultant team to design Stage 1 of the Library Community Resource Centre, to satisfy their VPA obligations. The design brief will be issued to assist them understanding Council's requirements for Stage 1 of the new building.

It is anticipated that the Library and Community Resource Centre will be opened at the same time as Council's new administration building. As such, it is envisaged that design process for the Library and Community Resource Centre will run concurrently with the Council's new administration building.

On receipt of the design brief, the developer will provide a detailed program for issue of design documentation to Council for review and approval.

### **FINANCIAL IMPLICATIONS**

The Stage 1 design brief has been developed to align with the VPA requirements, to ensure that Council is not asking the Developer to provide more than they are required to under that agreement.

Council is collecting developer contributions to fund direct delivery of the fitout of the facility and funds are allocated in Council's budget for these works.

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## **CONCLUSION**

A VPA has been entered into between Council, and Greenfields Development Company Limited and Landcom (now UrbanGrowth NSW) (**'the Developer'**) and Leppington Pastoral Company (**'the Landowner'**).

The VPA requires the developer to provide a Library/Community Resource Centre on a site of 6,805m<sup>2</sup>. The proposed building is required to have total floor area of 2,722m<sup>2</sup> comprising a library component of 1,577m<sup>2</sup>, a community floor space component of 741m<sup>2</sup>, and a local cultural space component of 404m<sup>2</sup>.

In order to inform the developer of Council's requirements, a detailed design brief has been prepared which is consistent with the VPA obligations and describes Council's aspirations and functional requirements.

Further work is required to determine the scope of Stage 2 of the facility and will be reported to Council at a later date.

## **RECOMMENDED**

### **That Council:**

- i. approve attachment 1 and 2 to this report, being the aspirational and functional design briefs for Stage 1 of the proposed new Library and Community Resource Centre at Oran Park, and**
- ii. grant approval for these documents to be provided to the Developer as Council's requirements for this facility, to satisfy their obligations under the VPA.**

### **ATTACHMENTS**

- 1. Oran Park Library and Community Hub Functional Brief V1**
- 2. Oran Park Library and Community Centre - Aspirational Design Brief V4**