



# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**11 September 2018**

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**Camden Council**  
**Administration Centre**  
**70 Central Avenue**  
**Oran Park**



## 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
DCP	Development Control Plan
DDCP	Draft Development Control Plan
DoPE	Department of Planning & Environment
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
GSC	Greater Sydney Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
MACROC	Macarthur Regional Organisation of Councils
NSWH	NSW Housing
OEH	Office of Environment & Heritage
OLG	Office of Local Government, Department of Premier & Cabinet
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
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
WSROC	Western Sydney Regional Organisation of Councils

General Manager  
Ron Moore

Mayor  
Lara Symkowiak

Acting Director Customer and  
Corporate Strategy  
Paul Rofe

Acting Director Sport  
Community and Recreation  
Casli Mehmed

Acting Chief Financial Officer  
Neil Charge

Manager Governance and Risk  
Charles Weber

Director Planning and Environment  
Nicole Magurren

Acting Director Community Assets  
Sandra Kubecka

# SEATING DIAGRAM

Camden Council Meeting

Councillor  
Rob Mills

Councillor  
Theresa Fedeli

Councillor  
Peter Sidgreaves

Councillor  
Michael Morrison

Councillor  
Eva Campbell

Councillor  
Ashleigh Cagney

Councillor  
Paul Farrow

Councillor  
Cindy Cagney

Media

Public Address

Public Seating



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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

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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)*

\*\*\*\*\*

## **ORDINARY COUNCIL**

**SUBJECT:       ACKNOWLEDGEMENT 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 1993*, this meeting is being audio recorded by Council staff for minute taking purposes.

No other recording by a video camera, still camera or any other electronic device capable of recording speech, moving images or still images is permitted without the prior approval of the Council. The Council has not authorised any other recording of this meeting. A person may, as provided by section 10(2)(a) or (b) of the *Local Government Act 1993*, be expelled from a meeting of a Council for using or having used a recorder in contravention of this clause.

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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 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. Speakers must submit an application form to Council's Governance team no later than 5.00pm on the working day prior to the day of the meeting.

Speakers are limited to one topic per Public Address session. Only seven speakers can be heard at any meeting. A limitation of one speaker for and one speaker against on each item is in place. Additional speakers, either for or against, will be identified as 'tentative speakers' or should only be considered where the total number of speakers does not exceed seven at any given meeting.

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.

Speakers should ensure that their statements, comments and questions comply with the Guidelines.

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.

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, or make a point of order ruling if a speaker breaches the Guidelines.

### **RECOMMENDED**

**That the public addresses be noted.**

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## ORDINARY COUNCIL

**SUBJECT: CONFIRMATION OF MINUTES**

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Confirm and adopt Minutes of the Ordinary Council Meeting held 28 August 2018.

**RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 28 August 2018, 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).



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## ORDINARY COUNCIL

**ORD01**

**SUBJECT: ELECTION OF MAYOR - 2018/2020**  
**FROM:** Acting Director Customer & Corporate Strategy  
**TRIM #:** 18/216603

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### PURPOSE OF REPORT

To conduct an election for the position of Mayor, who will hold office until September 2020.

### BACKGROUND

The position of Mayor is required under section 225 of the *Local Government Act 1993* (the Act). The procedures to be followed in respect of the election of the Mayor are set out in section 290 of the Act (timing), clause 394 of the *Local Government (General) Regulation 2005* (Regulation) (method) and Schedule 7 of the Regulation (process).

It should be noted that, in accordance with the Act, the Mayoral term is two years and therefore the elected Mayor will hold office until September 2020.

### MAIN REPORT

#### **Nominations**

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

The form must be delivered to the General Manager prior to the start of the Council meeting on Tuesday 11 September 2018. To assist, nomination forms have been issued under separate cover to each Councillor for this purpose.

#### **Election process**

The General Manager will act as the returning officer for the election.

If only one nomination is received, no election is required and the General Manager is to declare the nominee the duly elected Mayor for the 2018/2020 term.

If more than one nomination is received, Council will be required to resolve the method of voting. Three methods are available:

- Show of hands (open voting);
- Ordinary ballot;
- Preferential ballot.

If Council decides to use a method other than show of hands, ballot papers will be handed to each Councillor for completion. It is important that the ballot papers are completed correctly to ensure that they constitute formal votes. Informal votes are described in clause 345 of the Regulation.

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Ordinary and preferential ballots must be conducted as secret ballots.

The General Manager is to declare the candidate with the majority vote the duly elected Mayor for the 2018/2020 term.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

### **CONCLUSION**

The position of Mayor is required and the Mayoral term is two years until September 2020. Council is to conduct an election for the position of Mayor and the General Manager will act as the returning officer for the election.

### **RECOMMENDED**

**That Council:**

- i. if there is only one valid nomination, authorise the General Manager to declare the nominated Councillor to be the duly elected Mayor for the 2018/2020 term; or**
- ii. if there is more than one valid nomination:**
  - (a) determine the method of voting; and**
  - (b) hold an election for the office of Mayor at the Council Meeting of 11 September 2018 under the supervision of the General Manager as returning officer; and**
  - (c) once the election result is known, authorise the General Manager to declare the candidate with the majority vote the duly elected Mayor for the 2018/2020 term.**



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## ORDINARY COUNCIL

**ORD02**

**SUBJECT: ELECTION OF DEPUTY MAYOR - 2018/2020**  
**FROM:** Acting Director Customer & Corporate Strategy  
**TRIM #:** 18/216746

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### PURPOSE OF REPORT

To determine to appoint, and to conduct an election for, the position of Deputy Mayor, who will hold office until September 2020.

### BACKGROUND

Unlike the position of Mayor, which is required under section 225 of the *Local Government Act 1993* (the Act), the position of Deputy Mayor is optional and Councillors may elect a Deputy Mayor for the Mayoral term or a shorter period under section 231 of the Act. Although optional, past practice has been to retain the position of Deputy Mayor for each Mayoral term.

The position of Deputy Mayor does not involve any additional responsibilities or functional authorities beyond the normal role of a Councillor, except when requested by the Mayor or at times when the Mayor is prevented by illness, absence or otherwise from carrying out the duties of office. At such times, the Deputy Mayor assumes the role of the Mayor as specified under section 226 of the Act.

The procedures required to be followed in respect of the election of Deputy Mayor are the same as that for the election of the Mayor and are set out in clause 394 of the *Local Government (General) Regulation 2005* (method) and Schedule 7 of the Regulation (process).

### MAIN REPORT

#### **Nominations**

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

The form must be delivered to the General Manager prior to the start of the Council meeting on Tuesday, 11 September 2018. To assist, nomination forms have been issued under separate cover to each Councillor for this purpose.

#### **Election process**

The General Manager will act as the returning officer for the election.

If only one nomination is received, no election is required and the General Manager is to declare the nominee the duly elected Deputy Mayor for the 2018/2020 term or for such shorter period as Council determines.

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If more than one nomination is received, Council will be required to resolve the method of voting. Three methods are available:

- Show of hands (open voting);
- Ordinary ballot;
- Preferential ballot.

If Council decides to use a method other than show of hands, ballot papers will be handed to each Councillor for completion. It is important that the ballot papers are completed correctly to ensure that they constitute formal votes. Informal votes are described in clause 345 of the Regulation.

Ordinary and preferential ballots must be conducted as secret ballots.

The General Manager is to declare the candidate with the majority vote the duly elected Deputy Mayor for the 2018/2020 term or for such other term as Council determines.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

### **CONCLUSION**

The position of Deputy Mayor is not required but past practice has been to retain the position of Deputy Mayor for each Mayoral term. The Mayoral term is two years until September 2020. Council may conduct an election for the position of Deputy Mayor and the General Manager will act as the returning officer for the election.

### **RECOMMENDED**

**That Council:**

- i. determine to appoint a Deputy Mayor for the 2018/2020 term;**
- ii. if there is only one valid nomination, authorise the General Manager to declare the nominated Councillor to be the duly elected Deputy Mayor for the 2018/2020 term;**
- iii. if there is more than one valid nomination:**
  - (a) determine the method of voting; and**
  - (b) hold an election for the office of Deputy Mayor at the Council Meeting of 11 September 2018 under the supervision of the General Manager as returning officer; and**
  - (c) once the election result is known, authorise the General Manager to declare the candidate with the majority vote the duly elected Deputy Mayor for the 2018/2020 term.**



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## ORDINARY COUNCIL

### ORD03

**SUBJECT: COUNCILLOR REPRESENTATIVES ON THE COMPANION ANIMAL ADVISORY GROUP**

**FROM:** Acting Director Customer & Corporate Strategy

**TRIM #:** 18/216777

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#### PURPOSE OF REPORT

To determine Councillors' membership of the Companion Animal Advisory Group.

#### BACKGROUND

At the Ordinary meeting of 27 September 2016, Council appointed Cr Symkowiak and Cr A Cagney as primary representatives to the Companion Animal Advisory Group for a two-year term. These Councillors are the current primary representatives.

#### MAIN REPORT

The Companion Animal Advisory Group is the only Council Committee whose members have a two-year term, which expires in September 2018.

It is therefore recommended that Council appoint or re-appoint two primary representatives for a further two-year term until September 2020.

Expressions of interest for community representatives have been sought and recommendations will be the subject of a future report to Council.

#### FINANCIAL IMPLICATIONS

There are no financial implications.

#### CONCLUSION

Council should appoint or re-appoint two Councillors as primary representatives to the Companion Animal Advisory Group for a further two year term until September 2020.

#### RECOMMENDED

**That Council appoint or re-appoint two Councillors as primary representatives to the Companion Animal Advisory Group until September 2020.**

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## ORDINARY COUNCIL

ORD04

**SUBJECT: LOCAL GOVERNMENT NSW ANNUAL CONFERENCE 2018**  
**FROM:** Acting Director Customer & Corporate Strategy  
**TRIM #:** 18/274368

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### PURPOSE OF REPORT

This report informs Councillors of the upcoming 2018 Local Government NSW Annual Conference and seeks nominations for Council's voting delegates (if any) with respect to motions and endorsement of a proposed motion to be submitted to the Conference.

### BACKGROUND

The Local Government NSW (LGNSW) Annual Conference (the Conference) will take place from Sunday, 21 to Tuesday, 23 October 2018 at the Albury Entertainment Centre, Swift Street, Albury.

Online [registration](#) is now open on the LGNSW website and all attendees must register. Full details of the Conference, including the [program](#), are available on the [LGNSW website](#).

### MAIN REPORT

#### **Voting Delegates**

In order to vote at the Conference, Council must nominate its voting delegates. This is separate from registering to attend the Conference.

Council is entitled to nominate five voting delegates to vote at the Conference on motions. A delegate must attend in person to be able to vote on motions.

Council must register its voting delegates by 5.00pm on Tuesday, 2 October 2018. For motions, the voting delegate can be changed at any time by giving notice in writing.

#### **Proposed Motion**

##### Background

At the Ordinary Council meeting 27 February 2018, Council considered a Draft Submission on the Proposed Gledswood Hills Public Primary School; after debate, it was requested that the following motion be considered for the next LGNSW Annual Conference.

The headings conform to the LGNSW requirements for motions.

##### Category:

Infrastructure and Planning Policy

##### Motion title:

School off-street drop off and pick up zones



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Motion wording:

That Local Government NSW write to and engage with the NSW Department of Planning, Minister for Education and Minister for Roads, Maritime and Freight to develop a mandatory provision that any new schools constructed in a local government area provide appropriately-sized off-street drop off and pick up zones.

Background Note:

The safety of our residents is a critical concern of local government. To ensure effective and active road safety measures are in place for our children and parents on their way to and from school. It is essential that any new school construction proposals include an off-street drop off and pick up zone location appropriate to the size of the school. This will help children and their parents avoid being exposed to unnecessary traffic dangers when departing or entering vehicles.

**Explanation of the motion**

The purpose of the motion is to bring a critical planning issue to the attention of the State Government concerning the safety of drop off and pick up locations outside schools.

Council cannot solve this issue as it is not the consent authority for new schools. All new schools are classified as State Significant Development and accordingly are assessed and determined by the Minister for Planning.

Motions are due to be submitted by 12 midnight on Sunday, 23 September 2018.

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

In accordance with clause 6.7 of Council's Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy, any expenses incurred by the Mayor or Councillors attending conferences, including travel, registration costs and incidental conference costs, are not reimbursable. Instead, Councillors are to personally fund (or utilise their Councillor annual allowance to fund) any expense incurred for conference attendance.

The early bird registration cost for each attendee is \$840 (including GST) if paid by Monday, 17 September 2018. After this date, the registration cost is \$940 (including GST). Further information can be found in the **attached** Registration Brochure.

Councillors are requested to advise Council's General Manager if they wish to attend the Local Government NSW Annual Conference so that bookings can be made accordingly.

**FINANCIAL IMPLICATIONS**

This report has no financial implications for Council. All expenses incurred are payable by Councillors.

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## **CONCLUSION**

Councillors are able to register to attend the Conference and Council is entitled to nominate five Councillors to vote on policy motions at the Conference.

Voting delegates must be advised to LGNSW by 5.00pm on Tuesday, 2 October 2018.

## **RECOMMENDED**

**That Council:**

- i. note the information in this report;**
- ii. nominate the delegates to vote on motions at the 2018 Local Government NSW Annual Conference;**
- iii. note that Council officers will advise Local Government NSW by 2 October 2018 of any voting delegates; and**
- iv. submit the following motion to the 2018 Local Government NSW Annual Conference:**

**‘Local Government NSW write to and engage with the NSW Department of Planning, Minister for Education and Minister for Roads, Maritime and Freight to develop a mandatory provision that any new schools constructed in a local government area provide appropriately-sized off-street drop off and pick up zones.’**

## **ATTACHMENTS**

- 1. LGNSW Conference Registration Brochure 2018**

## ORDINARY COUNCIL

# ORD05

**SUBJECT: POST EXHIBITION REPORT - ORAN PARK VPA AMENDMENT – SPORTS PARK (DOOHAN RESERVE)**

**FROM:** Director Planning and Environment

**TRIM #:** 18/232631

**PROPERTY ADDRESS:** 43 Skaife Street, Oran Park  
**PROPERTY DESCRIPTION:** Lot 6148 DP1219869  
**PROPONENT:** Landcom & Greenfields Development Company  
**OWNER:** Leppington Pastoral Company Pty Ltd

### PURPOSE OF REPORT

The purpose of this report is for Council to consider amendments to the Oran Park Voluntary Planning Agreement (VPA). The amendments seek to increase the area of the Sports Park (proposed name known as Doohan Reserve) from 5.8 hectares to 10.44 hectares.

The draft Oran Park VPA (draft VPA), which has been prepared and reviewed by Council's solicitor and includes minor-post exhibition changes, is provided as an **attachment** to this report.

### BACKGROUND

The proposed Sports Park is located on the corner of The Straight and Skaife Street, Oran Park as shown in **Figure 1**. The site is bounded by residential dwellings to the north, south and west.



**Figure 1: Location Map**

On 22 September 2011, Council entered into the Oran Park VPA with Greenfields Development Company (GDC) and Landcom (the developer) in relation to their development of the Oran Park urban release area. The VPA includes obligations to construct and dedicate to Council numerous facilities including a 'Sports Park' in the south-central part of Oran Park, including multipurpose fields and netball/tennis courts.

On 17 December 2014, the proponent (GDC/Landcom) requested a variation to the VPA to increase the size of the Sports Park.

In July 2016, Council approved a Development Application (DA) for the remediation of contaminated ground water through monitored natural attenuation on the future Sports Park site. The DA approval required ongoing monitoring, as part of the remediation process, and the provision of a Site Audit Statement at the completion of the remediation works.

In consideration of the ongoing monitoring required and the increased size of the land, the proponent's request has been assessed as a formal amendment to the VPA.

Amendments to the VPA are required to be exhibited in accordance with the *Environmental Planning and Assessment Regulation 2000*. The draft VPA (containing the amendments) was exhibited for 28 days from 26 June 2018 to 24 July 2018. The outcome of the exhibition is discussed below.

The proposed facility and amendment to the draft VPA has been briefed to Councillors on numerous occasions, the latest being in June 2018 prior to the commencement of the public exhibition.

## **MAIN REPORT**

### **Summary of proposed amendments**

#### **Provision of additional land**

The draft VPA proposes to dedicate additional land to Council, increasing the size of the Sports Park from 5.8 hectares to 10.44 hectares. The VPA currently provides for the following facilities on the 5.8 hectare site (**Figure 2**):

- Multipurpose fields for various sports (such as hockey, league, union, and soccer);
- 6 netball/tennis courts;
- 4 practice nets;
- Amenities/clubroom building;
- Playground; and
- Parking

The draft VPA proposes the following facilities on the 10.44 hectare site (**Figure 3**):

- 2 x multi-purpose double playing fields;
- 10 x hard courts (including 8 x tennis courts and 2 x multi-purpose courts);
- 2 x amenities buildings;
- Cricket practice nets;
- Playground;
- Fitness equipment;
- Terraced grandstand seating; and
- Car parking facilities.



Figure 2: Sports Park Concept Masterplan (current VPA)



Figure 3: Sports Park Proposed Concept Masterplan (draft VPA)

The proponent's justification for the additional land is based on providing a high-quality facility for major sporting activities for Oran Park and the wider community.

The current 5.8 hectare site has several constraints including:

- The site does not provide sufficient space and suitable separation between the different uses;
- The site is irregular shape and topography; and
- The size and design were based on minimum playing areas without consideration of circulation areas.

#### *Officer Comment*

The Sports Park has been reconfigured to provide multi-purpose sporting activities, including relocated hard courts (x4) that were originally planned for Brabham Reserve, Oran Park. The increased size provides sufficient area to accommodate the proposed recreation/sporting facilities with circulation space and separation to adjoining properties.

The design of the Sports Park has evolved from when the VPA was negotiated in 2011. The larger facility will provide improved benefit to the community by providing multi-purpose facilities, including separate clubhouse and amenities buildings, which will increase the useability of the Sports Park.

The Sports Park as proposed is a facility that could host major sporting events for the local and broader community. It is considered that the draft VPA provides an improved development outcome for the community than was originally proposed in the VPA.

#### Land dedication and leasing requirements

The draft VPA requires the developer to monitor the ongoing remediation of the land in accordance with the relevant DA approvals, prior to the land being dedicated to Council.

As the land may not be dedicated to Council prior to the completion of the facility, the draft VPA includes a provision to allow for community and Council access prior to dedication. This requires the developer to prepare a lease agreement, which will include items such as accessibility, rights of access and maintenance obligations.

#### *Officer Comment*

The draft VPA enables Council to lease the facilities from the developer and ensure that access for the community is available upon completion of the facility, prior to its dedication to Council. The draft VPA requires the costs associated with preparation, execution and registration of a lease agreement to be paid by the developer.

#### Revised timing for completion

The draft VPA requires the Sports Park to be completed by 30 November 2020.

The developer has advised that construction is likely to commence in early 2019 (subject to all relevant approvals) and will take approximately 18 months, subject to favourable weather conditions.



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### *Officer Comment*

The revised timing for completion is achievable, subject to the necessary approvals being in place.

### **Exhibition of Proposed Amendments**

The draft VPA was exhibited from 26 June 2018 to 24 July 2018. Adjoining landowners were notified of the draft VPA. Council received six submissions, including submissions from residents, local sporting and community groups.

All submissions were in support of the draft VPA, with no objections received. The comments provided in the submissions included:

- Support the increase in size of the reserve to provide a better facility for the Oran Park community; and
- Construction of the reserve to commence at the earliest possible time.

### **Minor Post Exhibition Changes**

There are some minor post-exhibition changes (highlighted in blue in the draft VPA) to address changes requested by the developer. The changes include updates to the developer's address and changes for clarity purposes in the Explanatory Note. These changes are minor and do not warrant re-exhibition of the draft VPA.

### **Next Steps**

If Council endorses the draft VPA, the following actions will occur:

- The draft VPA will be executed under Council's Power of Attorney; and
- Public notification of the executed VPA amendment in accordance with the EP&A Act and Regulation.

Should Council resolve to not support the proposed amendment, the proponent will be required to comply with the current VPA obligations. The additional land identified as part of the proposed amendment is zoned for residential purposes and could be developed for housing.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications for Council resulting from this report.

### **CONCLUSION**

The draft VPA proposes to dedicate additional land to Council as part of the proposed Sports Park. The amendment increases the size of the Sports Park from 5.8 hectares to 10.44 hectares and includes clauses for land dedication, leasing arrangements and timing for completion of the facility. The draft VPA was placed on public exhibition from 26 June 2018 to 24 July 2018, with six letters of support and no objections received.

The additional land will provide a community benefit by providing a high quality facility. The draft VPA is considered appropriate as it allows sufficient land area for the recreation facilities to be accommodated on the site.

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**RECOMMENDED**

**That Council:**

- i. endorse the draft VPA and authorise the relevant VPA documentation to be completed under Council's Power of Attorney;**
- ii. publicly notify the adoption of the VPA in accordance with the provisions of the Act and Regulations; and**
- iii. advise submitters of the outcome of this report.**

**ATTACHMENTS**

1. Draft Oran Park VPA
2. Submissions - *Supporting Document*



## ORDINARY COUNCIL

ORD06

**SUBJECT: PROGRESS REPORT - OPTIONS TO REDUCE LAND USE CONFLICT AT LITTLE STREET, CAMDEN**

**FROM:** Director Planning and Environment

**TRIM #:** 18/253688

**PREVIOUS ITEMS:** ORD14 - Notice of Motion - Little Street, Camden - Ordinary Council - 13 Jun 2017 6.00pm  
ORD06 - Options to reduce land use conflict at Little Street, Camden - Ordinary Council - 12 Sep 2017 6.00pm

### PURPOSE OF REPORT

The purpose of this report is to update Council on the progress of Council's resolution of 12 September 2017, *Options to reduce land use conflict in Little Street, Camden*.

This report also seeks Council's endorsement to exhibit a draft amendment to the Camden Development Control Plan 2011 (Camden DCP) – Little Street Precinct.

### BACKGROUND

On 12 September 2017, Council considered a report outlining options to reduce land use conflict at Little Street Camden, following concerns raised by residents regarding heavy vehicle movements, traffic, parking, noise and the scale of development in the area. The report is included as an **attachment**.

At that time, Council resolved to:

- i. continue to work with local industry in Little Street, Camden to work through land use conflict issues and to ensure conditions of development consent are being complied with;*
- ii. investigate the preparation of a neighbourhood charter for Little Street;*
- iii. investigate the preparation of site specific DCP controls for Little Street as part of the comprehensive review of the Camden DCP 2011;*
- iv. investigate the inclusion of a new LEP clause for industrial development adjacent to residential uses as part of Phase 2 of the comprehensive review of Camden LEP 2010;*
- v. investigate the zoning of Little Street as part of Phase 2 of the comprehensive review of Camden LEP 2010; and*
- vi. provide a report on the progress of this item in 12 months.*

Councillors were provided with a briefing on this matter on 14 August 2018.

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## **MAIN REPORT**

### **Working with local industry to minimise land use conflict**

Over the last 12 months, Council officers have continued to monitor compliance with DA conditions, liaised with business operators and residents, and investigated complaints from residents.

### **Preparation of a Neighbourhood Charter**

#### **Little Street Precinct Workshop**

On 1 August 2018, Council officers held a workshop with business owners, operators and residents to identify concerns and possible solutions to current land use issues in Little Street. Approximately 25 people attended the workshop, which was facilitated by an independent consultant.

The key matters raised in the workshop include:

- Concern regarding vehicle movement by trucks;
- Concern regarding parking, pedestrian safety, and noise from trucks; and
- The need for businesses to continue to operate and grow.

The key short term actions discussed include:

- Traffic monitoring to report on truck movements;
- Noise monitoring; and
- Investigation of possible traffic calming measures.

#### **Next Steps**

Council officers will undertake traffic and noise monitoring to collect data on truck movements and noise emissions from vehicles using Little Street. The results of this monitoring will provide evidence to inform the preparation of a Neighbourhood Charter.

### **Site Specific DCP Controls**

Council officers have investigated and prepared draft controls for inclusion in the Camden DCP that address the potential land use conflict in Little Street. The draft controls (provided as an **attachment** to this report) seek to minimise the impact of industrial developments and uses on residents.

The objectives of the draft controls include:

- To ensure the use and development of industrial land does not have an unacceptable detrimental impact on the amenity of the surrounding residential area;
- To ensure the bulk and scale of development is in keeping with the mixed use character of the area;
- To recognise the significance of light industry in this location and minimise any adverse impacts of industry on other land uses; and
- To ensure that land use conflicts are appropriately managed.



Theme	Summary of draft Controls
<b>Operations</b>	Limit the maximum length of vehicles accessing properties in Little Street to 12.5m. Limit the hours of operation for development opposite or adjacent to residential development to between 7.30am and 5.30pm Monday to Saturday (no operation permitted on Sundays).
<b>Building Design</b>	Require a minimum side setback for new industrial developments adjacent to a dwelling of 2 metres; Restrict height to 4.5 metres at the rear (for the first 6m) where an industrial development backs onto an existing residential use; and Require landscaping to soften the impact of the development to neighbouring lots.
<b>Amenity</b>	Require new industrial developments adjacent to a dwelling to provide appropriate solar access to the dwellings.
<b>Vehicle body repair workshop</b>	Limit consent for vehicle body repair shops adjoining residential dwellings (appropriate arrangements are to be made to store all vehicles awaiting or undergoing repair).

Table 1 – Summary of draft DCP controls

It is noted that the DCP controls will apply to Development Applications only and will not form part of the assessment of Complying Development Certificates under the Exempt and Complying SEPP.

#### Next Steps

Subject to Council endorsement, the draft DCP will be exhibited for 28 days in accordance with the *Environmental Planning and Assessment Regulation 2000*. Letters will be sent to affected landowners, residents and businesses (including those who attended the workshop).

A report will be submitted back to Council detailing the results of the public exhibition.

#### **Comprehensive LEP Review**

At its meeting on 26 June 2018, Council resolved to participate in the Accelerated LEP Review Program for Camden LEP 2010. Council is committed to undertaking this work within a two year timeframe, concluding in June 2020.

The scope of the project is to review the Camden LEP 2010 against the relevant actions in the Western City District Plan. This will include the preparation of a local housing strategy and review of employment lands.

As part of this work, Council will investigate long term solutions to reduce land use conflict in Little Street, including reviewing the appropriateness of the current zoning and investigating the inclusion on specific LEP clauses to address industrial development adjacent to residential uses.

#### **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

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## **CONCLUSION**

Council officers have liaised with business owners, operators and residents within Little Street, including holding a workshop to discuss current issues and possible solutions.

Feedback received at the workshop has identified the need to undertake monitoring of vehicle traffic and noise emissions in the area and to investigate traffic calming options. The results of the noise and traffic monitoring will inform the preparation of a Neighbourhood Charter.

Draft DCP controls have been prepared to assist in managing the land use conflict in Little Street and ongoing concerns raised by residents. Subject to Council endorsement, these draft controls will be placed on public exhibition.

Furthermore, as part of the current review of the Camden LEP, Council will investigate longer term options which may include rezoning of land within Little Street and/or the introduction of specific clauses within the LEP.

## **RECOMMENDED**

### **That Council:**

- i. note the progress as outlined in the report;**
- ii. endorse the proposed amendment to the Camden Development Control Plan 2011 (draft DCP) to be publicly exhibited for 28 days in accordance with the provisions of the *Environmental Planning and Assessment Regulation 2000*;**
- iii. note that a further report will be provided outlining the results of the public exhibition of the draft DCP and the traffic and noise monitoring.**

### **ATTACHMENTS**

1. Draft DCP Controls for Little Street
2. Previous Council Report - 12 September 2018



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## ORDINARY COUNCIL

ORD07

### NOTICE OF MOTION

**SUBJECT: NOTICE OF MOTION - COUNCILLORS RESOURCE ROOM**  
**FROM:** Cr C Cagney  
**TRIM #:** 18/289594

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"I, Councillor Cindy C Cagney, hereby give notice of my intention to move the following at the Council Meeting of 11 September 2018:

That the General Manager investigate the feasibility of establishing a 'Councillors Resource Room' and report back to Council prior to the conclusion of November 2018, with a view to possibly establishing a space for the use of Councillors that could be available from February 2019."

### RECOMMENDED

**That the General Manager investigate the feasibility of establishing a 'Councillors Resource Room' and report back to Council prior to the conclusion of November 2018, with a view to possibly establishing a space for the use of Councillors that could be available from February 2019.**

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## ORDINARY COUNCIL

ORD08

### NOTICE OF MOTION

**SUBJECT: NOTICE OF MOTION - OPTIONS FOR POSSIBLE WATER RESTRICTIONS**

**FROM:** Cr C Cagney

**TRIM #:** 18/289617

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"I, Councillor Cindy C Cagney, hereby give notice of my intention to move the following at the Council Meeting of 11 September 2018:

1. That Council investigate Options for possible water restrictions in the Camden Local Government Area.
2. That Council consider using our online and printed media tools to alert our local residents to the low water levels in the dams that supply our drinking water and to encourage residents to conserve unnecessary water usage."

### RECOMMENDED

- i. That Council investigate Options for possible water restrictions in the Camden Local Government Area.
- ii. That Council consider using our online and printed media tools to alert our local residents to the low water levels in the dams that supply our drinking water and to encourage residents to conserve unnecessary water usage.



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## ORDINARY COUNCIL

**ORD09**

**SUBJECT: CLOSURE OF THE MEETING TO THE PUBLIC**  
**FROM:** General Manager  
**TRIM #:** 18/290331

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In accordance with the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*, the following business:

- General Managers Performance Review;

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

- A personnel matter;

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

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

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

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

### **RECOMMENDED**

**That Council:**

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