



Camden Council

Business Paper

Ordinary Council Meeting
27 March 2018

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

Director Customer and Corporate
Strategy
David Reynolds

Director Planning and Environment
Nicole Magurren

Manager Governance and Risk
Charles Weber

Chief Financial Officer
Paul Rofe

Director Community Assets
Vince Capaldi

Director Sport Community and
Recreation
Sandra Kubecka

SEATING DIAGRAM Camden Council Meeting

Councillor
Rob Mills

Councillor
Ashleigh Cagney

Councillor
Theresa Fedeli

Councillor
Eva Campbell

Councillor
Peter Sidgreaves

Councillor
Paul Farrow

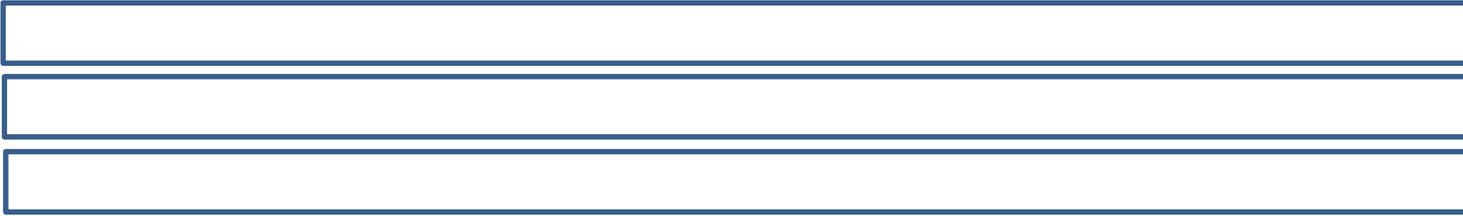
Councillor
Michael Morrison

Councillor
Cindy Cagney

Public Address

Public Seating

Media



ORDINARY COUNCIL

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ORDINARY COUNCIL

SUBJECT: PRAYER

PRAYER

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

Amen

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

Amen

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

Amen

AFFIRMATION

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

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

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

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

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

ORDINARY COUNCIL

SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

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



ORDINARY COUNCIL

SUBJECT: RECORDING OF COUNCIL MEETINGS

In accordance with Camden Council's Code of Meeting Practice and as permitted under the *Local Government Act 1993*, this meeting is being 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.

ORDINARY COUNCIL

SUBJECT: APOLOGIES

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

RECOMMENDED

That leave of absence be granted.

ORDINARY COUNCIL

SUBJECT: DECLARATION OF INTEREST

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.

ORDINARY COUNCIL

SUBJECT: PUBLIC ADDRESSES

The Public Address session in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper.

The Public Address session will be conducted in accordance with the Public Address Guidelines. 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.

ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 13 March 2018.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 13 March 2018, copies of which have been circulated, be confirmed and adopted.



ORDINARY COUNCIL

SUBJECT: MAYORAL MINUTE

Consideration of Mayoral Minute (if any).



ORDINARY COUNCIL

ORD01

SUBJECT: PLANNING PROPOSAL - PART LOT 50 DP 1221870, 50E RABY ROAD, GLEDSDOOD HILLS

FROM: Director Planning and Environment

TRIM #: 18/36017

PROPERTY ADDRESS

50E Raby Road Gledswood Hills

APPLICANT

Hawes & Swan

OWNER

Narellan Properties Holdings (NPH)

PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of a draft Planning Proposal (provided as an **attachment** to this report) to amend Camden Local Environmental Plan 2010 (Camden LEP 2010) Height of Building Map applying to land at 50E Raby Road, Gledswood Hills (Lakeside Golf Course) and to resolve to forward the draft Planning Proposal to the Department of Planning and Environment (DPE) for Gateway Determination.

BACKGROUND

The subject site is located at the Camden Lakeside Golf Course, on Raby Road, Gledswood Hills (Part Lot 50 DP 1221870). Under Schedule 1 of the Camden LEP 2010 a hotel is an additional permitted use on the site.

In May 2017, a Planning Proposal was lodged by Hawes and Swan on behalf of the landowners (Narellan Property Holdings) to amend the Camden LEP 2010 – Height of Building (HOB) Map applying to a portion of the site.

The intent of the Planning Proposal is to amend the HOB Map applying to the site from 9.5m to 22m for the purpose of constructing a hotel.

The site is located approximately 175m from Raby Road in the north-eastern portion of the golf course. The proposed hotel is located across an existing carpark between the golf course club house and a Transgrid electrical transmission tower. The proposed hotel site has an area of approximately 3,601sqm.

Figure 1 shows the location of the site and the surrounds.

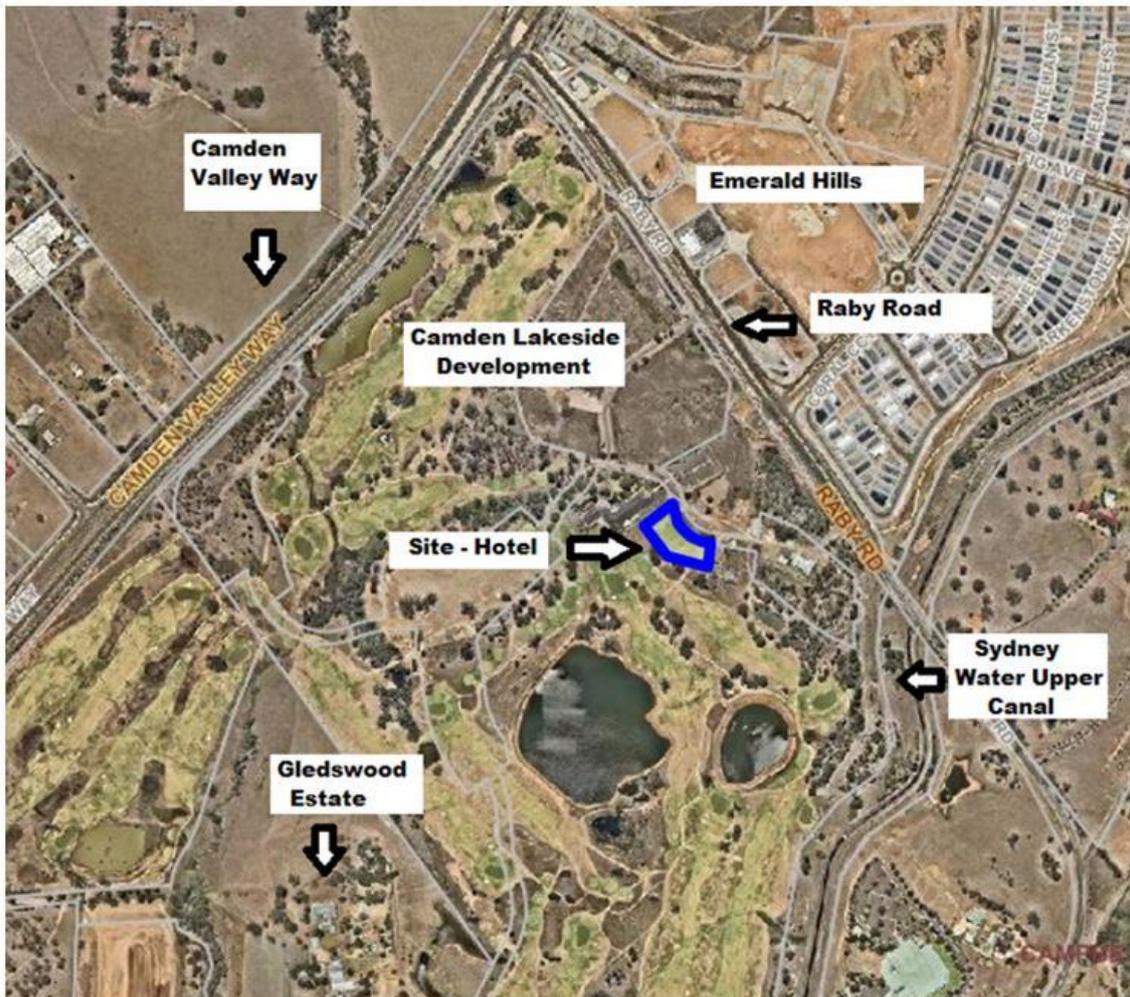


Figure 1 – The site and the surrounds

The draft Planning Proposal was notified for 14 days with one (1) submission received in support of the proposal (provided as a **supporting document**).

Councillors were briefed on this proposal on 14 November 2017.

MAIN REPORT

Zoning and Permissibility

The proposed hotel site is zoned R1 General Residential under Camden LEP 2010. Under Schedule 1 of the Camden LEP 2010 a hotel is a permitted use on the site.

Other land on the golf course is zoned RE2 Private Recreation and includes areas of protected Cumberland Plain Woodland (CPW) vegetation zoned E2 Environmental Conservation. Figure 2 shows the zoning on the site.

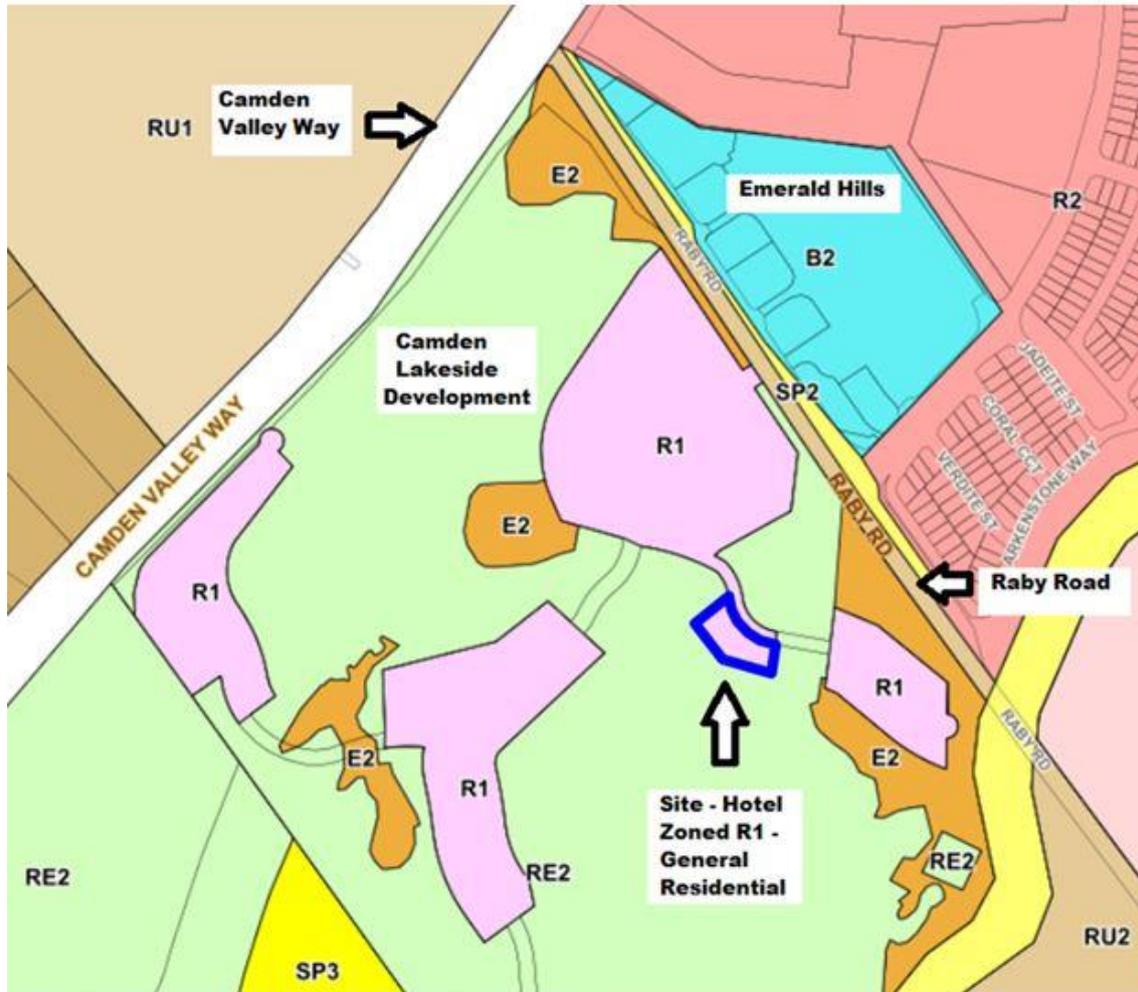


Figure 2 – Zoning – Camden LEP 2010 (Source: Council)

The draft Planning Proposal seeks the following amendments to Camden LEP 2010:

- i. Amend the Height of Building Map from 9.5m to 22m.
- ii. Amend the Additional Permitted Uses Map to identify the proposed hotel site.
- iii. Amend the wording of Clause 4 in Schedule 1 to update the suburb location and the property title description.

Should the Planning Proposal proceed, Council officers will work with the DPE to ensure the 22m building height applies to the proposed hotel site only (and not all of the land).

The draft Planning Proposal has been submitted with the following supporting studies:

- Landscape and Visual Impact Assessment;
- Heritage Impact Assessment; and
- Aboriginal Cultural Heritage Assessment.

The supporting studies are included as an **attachment** to this report.

The Proposal

A concept plan of the future hotel is provided as an **attachment** to this report, which shows a hotel comprised of 2 adjoining buildings of 5-7 storeys (maximum building height of 22 metres) to accommodate approximately 130 rooms and basement carparking.

The draft Planning Proposal is supported by a letter prepared by the applicant's architect, providing justification for the proposed increase to the hotel's building height. This is included as an **attachment** to this report.

Key issues

Justification for Increase in Building Height

The applicant has indicated that the financial viability of building and operating a hotel would be improved if the maximum building height were increased to enable a smaller building foot print rather than a series of 2-3 storey buildings.

To support the Planning Proposal and justification for a height increase, the applicant has included a letter from an architect experienced in hotel construction. The letter states that it is uneconomical, cost-prohibitive and dysfunctional to construct a hotel of 1-2 storeys and adhere to other design requirements such as parking to fit within the boundaries of the site.

The letter adds that it is more cost efficient for a higher building form, where all service utilities are contained and rooms can be accessed and serviced conveniently in less time, as compared with a building form, which is spread out over the site.

Officer Comment

Financial viability does not form part of the consideration of planning merit, however it is noted that the increase in height may improve the viability of a hotel on the land.

Visual Impact

Camden Lakeside has important visual qualities. The Camden LEP 2010 and Camden Development Control Plan 2011 (Camden DCP 2011) seek to protect important visual elements within the landscape including distant views, vegetation, water bodies and cultural elements.

When the land was rezoned in 2009, the siting of the residential areas were specifically planned to maintain the landscape's visual importance. In addition, significant vegetation within the golf course was zoned E2 Environmental Conservation to ensure its ongoing protection.

The Landscape and Visual Impact (LVI) assessment lodged with the Planning Proposal includes an assessment of current and previous viewpoints including:

- A review of the visual impacts from the Landscape and Visual Impact Assessment prepared in 2006 that informed the rezoning of Camden Lakeside to determine the extent of change and to assess the visual impact of the proposal; and
- New viewpoints in the vicinity of the site.



The current LVI assessment concluded the visual impacts from the proposal are acceptable. This is because 10 of the 13 identified viewpoints will have vegetation (perimeter and internal) that provide a visual barrier to the proposed development.

For the remaining 3 viewpoints, the assessment notes that infrastructure works including Camden Valley Way and Raby Road upgrades have resulted in the removal of some vegetation that bounds the site. This will permit filtered 'broken views' to the proposed development. The assessment suggests that additional planting in certain locations would reduce the potential visual impacts to the development.

The assessment of the new viewpoints in the vicinity of the site concluded that while the proposed development will be visible from a number of locations, the visual impacts are acceptable because the existing vegetation will provide 'broken views' to the proposed development and due to the landform, setback distance and proposed residential development on the site.

Officer Comment

Council officers have reviewed the assessment and agree that 10 of the 13 viewpoints will have vegetation that provides a visual barrier to the proposed development.

Regarding the remaining 3 viewpoints, it is considered 2 will have adequate vegetation to screen the proposed development in accordance with the El Caballo Blanco, Gledswood and East Side Site Voluntary Planning Agreement (VPA) and in accordance with the Camden Lakeside Vegetation Strategy in Camden DCP 2011.

For the remaining viewpoint from Raby Road, near the new signalised intersection, the proposal will be more visible. However the visual impact from this viewpoint is considered acceptable because of the setback distance (around 175m) and the mitigation measures recommended by the LVI assessment.

The recommended mitigation measures include:

- Use of finishes and materials that are complementary to the landscape;
- Minimal reflective surfaces and use of recessive toned colours;
- Vegetated barrier plantings and a lighting mitigation strategy.

Should Council endorse the proposal to proceed and a favourable Gateway Determination be received, the mitigation measures will be incorporated as development controls within the Camden DCP 2011. A draft DCP would be placed on public exhibition as part of the draft Planning Proposal package inclusive of site specific mitigation measures.

Heritage

The Heritage Impact Assessment (HIA) identified three state heritage items in the vicinity of the site, including the Gledswood Estate, Raby Homestead and the Sydney Water Upper Canal.

The HIA notes that the items are not located within the site and concluded that the proposal would not impact on the heritage significance of the items, subject to mitigation measures being implemented.

The visual impact assessment considered the vistas to and from each item and the site. The following potential impacts were identified:

- Gledswood Estate – negligible to moderate visual impacts;
- Raby Homestead – negligible visual impacts;
- Sydney Water Upper Canal – minor visual impacts.

The HIA recommends mitigation measures for the heritage items including the following:

- Vegetation buffer to be retained and enhanced between the site and the three heritage items;
- Use of sympathetic colour schemes and materials for the hotel to minimise impacts from the Gledswood Estate and the Sydney Water Upper Canal.

Officer Comment

Sympathetic colour schemes and materials for the hotel to minimise impacts on the views to and from the Gledswood Estate and the Upper Canal is supported.

In relation to the recommendation for a visual vegetation buffer between the site and the 3 heritage items, vegetation planting is recommended adjacent to the proposed hotel to mitigate any visual impact from the Gledswood Estate. This would serve to screen the hotel and is consistent with the Gledswood Conservation Management Plan. This measure would be included as part of the draft DCP.

For the Sydney Water Upper Canal, it is recommended that vegetation planting be provided between the proposed hotel and the Upper Canal to mitigate any visual impact to the Upper Canal. This measure would also be included as part of the draft DCP.

Council officers agree with the findings of the LVI assessment that the proposed hotel will be screened from Raby Homestead by existing vegetation, resulting in a negligible visual impact. Additional planting to screen the view from Raby Homestead is not considered warranted.

Economic Impact

The draft Planning Proposal identifies that the Camden Lakeside Golf Club has become a popular destination for all levels of golfers, both locally and regionally and provides an award-winning clubhouse and function facilities.

Officer Comment

Council's Economic Development Strategy (EDS) recognises tourism as a target sector and its potential to contribute to the future growth of business and employment in the Camden LGA. A hotel on the site would provide benefits to tourism and the local economy consistent with the EDS.



State Agencies

The draft Planning Proposal was referred to TransGrid and WaterNSW for comment due to the nearby transmission lines and Upper Canal. TransGrid and WaterNSW raised no objections to the proposal.

Greater Sydney Region Plan

The Greater Sydney Region Plan was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Greater Sydney Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters. The proposal is consistent with the relevant directions and objectives of the Plan as summarised below.

Direction 5: A City of great Places

Objective 13: Environmental heritage is conserved and enhanced

- Should the Planning Proposal proceed, a draft DCP will be prepared and will include site specific mitigation measures to ensure the proposal will have minimal impact on heritage items in the vicinity.

Direction 7: Jobs and Skills for the City

Objective 24: Economic Sectors are targeted for success

- The proposal will create jobs, contribute to local tourism and support the economy.

Direction 8: A City in its landscape

- The proposal will provide growth to the tourism sector in Sydney's Western City.

Objective 28: Scenic and cultural landscapes are protected

- Should the Planning Proposal proceed, a draft DCP will be prepared and will include site specific mitigation measures to ensure the proposal will have minimal impact on scenic and cultural landscapes.

Western City District Plan

The Western City District Plan was released by the GSC on 18 March 2018. The Western City District Plan guides the 20 year growth of the district to improve its social, economic and environmental assets. The draft Planning Proposal is consistent with the relevant Planning Priorities and Actions as summarised below.

Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage

Key Action: Identify, conserve and enhance environmental heritage

- Should the Planning Proposal proceed, a draft DCP will be prepared and will include site specific mitigation measures to ensure the proposal will have minimal impact on heritage items in the vicinity.

Planning Priority W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis

Key Actions:

Create capacity for tourist accommodation in appropriate locations through local environmental plans

Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.

Consider opportunities to enhance the tourist and visitor economy in the district, including a coordinated approach to tourism activities, events and accommodation.

- The proposal will provide tourist accommodation for the Camden LGA and region.
- The proposal will provide a desirable location that would complement existing and proposed tourism activities in the Camden-Macarthur region.

Community Strategic Plan (CSP) June 2017

Key Direction 3 – A Prosperous Economy - developing an environment that supports a diversity of business and industry to invest, establish, grow and be sustainable over time.

Strategy 3.1.1 seeks to ensure employment, tourism and education opportunities are expanded across the LGA. Strategy 3.1.4 seeks to strengthen and support business growth and attract new industries.

The draft Planning Proposal is consistent with the CSP.

Initial Notification of the Draft Planning Proposal

The draft Planning Proposal was notified for a period of 14 days from 20 June to 3 July 2017. Adjoining and nearby properties were directly notified by letter. Notices were also placed in the local newspaper. One submission in support of the proposal was received (provided as a **supporting document**).

A formal public exhibition period will occur at a later stage, subject to Council endorsement and the receipt of a positive Gateway Determination.

Assessment of Planning Merit

Council officers consider the draft Planning Proposal has merit to proceed to Gateway Determination for the following reasons:



- The proposed height of the hotel will not have unacceptable visual impacts subject to appropriate mitigation measures.
- The proposal will create jobs, contribute to local tourism and support the economy.
- The proposal is not inconsistent with State, Regional, District and local plans and their relevant objectives.

LEP Delegation

Council intends to use its delegation pursuant to Section 2.4 of the *Environmental Planning and Assessment Act 1979*. This will streamline the processing of the Planning Proposal by enabling Council to deal directly with Parliamentary Counsel for the making of the Plan. The request for delegation will be made as part of the Gateway submission. The General Manager is Council's nominated delegate.

FINANCIAL IMPLICATIONS

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

CONCLUSION

The draft Planning Proposal seeks to amend Camden LEP 2010 Height of Buildings Map from 9.5m to 22m on Part Lot 50 DP 1221870, 50E Raby Road Gledswood Hills.

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

Should Council resolve to endorse the draft Planning Proposal, it will be forwarded to the DPE for Gateway Determination. Subject to Gateway Determination, a draft Camden DCP 2011 will be prepared by officers and included in the draft Planning Proposal package for public exhibition.

A further report will be submitted to Council detailing the results of the public exhibition and to seek Council's endorsement of the draft DCP.

RECOMMENDED

That Council:

- i. **endorse the draft Planning Proposal for Part Lot 50 DP 1221870, 50E Raby Road, Gledswood Hills to be forwarded to the Department of Planning and Environment for Gateway Determination and advise that Council will be using its delegation pursuant to Section 2.4 of the *Environmental Planning and Assessment Act 1979*;**
- ii. **subject to receiving a favourable response from the Department of Planning and Environment, Council prepare a draft Camden DCP 2011 to support the draft Planning Proposal and proceed to public exhibition in accordance with the requirements of the Gateway Determination; and**
- iii. **consider a further report outlining the results of the public exhibition, and to seek adoption of the draft Development Control Plan; or**
- iv. **should the draft Planning Proposal not receive gateway approval, notify the proponent that the draft Planning Proposal will not proceed.**

ATTACHMENTS

1. Draft Planning Proposal Report 50E Raby Rd - Feb 2018
2. Landscape & Visual Impact Assessment -50E Raby Rd
3. Heritage Impact Assessment - 50E Raby Rd
4. Aboriginal Cultural Heritage Assessment - 50E Raby Rd
5. Design Statement - Architect -50E Raby Rd
6. Concept Plans -50E Raby Rd
7. Submission 50E Raby Road - *Supporting Document*

ORDINARY COUNCIL

ORD02

SUBJECT: PROPOSED AMENDMENT TO STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 AND ORAN PARK PART B DCP AMENDMENT - ORAN PARK NORTHERN NEIGHBOURHOOD CENTRE

FROM: Director Planning and Environment
TRIM #: 18/46330

PROPERTY ADDRESS: 421C The Northern Road, Cobbitty
PROPONENT: Gray & Walsh Pty Ltd
OWNER: McIntosh Bros Pty Ltd

PURPOSE OF REPORT

The purpose of this report is for Council to consider a Planning Proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) (the SEPP) which applies to the Oran Park Northern Neighbourhood Centre and an amendment to the Oran Park Development Control Plan (DCP) to insert a new Part B section for the Oran Park Northern Neighbourhood Centre (draft Part B DCP).

Council endorsement is sought to forward the Planning Proposal to the Department of Planning and Environment (DPE) for Gateway Determination and to proceed to the public exhibition of both the Planning Proposal and DCP amendment should a Gateway Determination be issued.

The draft Planning Proposal and draft Part B DCP are included as an **attachment** to this report.

BACKGROUND

The subject site is located within the Oran Park Precinct and lies to the west of The Northern Road as shown edged red in Figure 1.



Figure 1: Location Map

A draft Part B DCP for the Oran Park Northern Neighbourhood Centre was lodged by Gray and Walsh (the proponent) on 20 July 2017. A Planning Proposal was submitted to Council on 18 December 2017 to amend the SEPP to reflect the revised B1 Neighbourhood Centre zoning boundary.

Councillors were briefed on this proposal on 27 February 2018.

MAIN REPORT

This report addresses both the draft Planning Proposal and draft amendment to the Oran Park DCP.

Current DCP Requirements

There is no existing structure plan or development controls in place for the Oran Park Northern Neighbourhood Centre. The DCP requires a Part B DCP section to be prepared for the Northern Neighbourhood Centre.

The existing Oran Park Indicative Layout Plan (ILP) provides the location of the Northern Neighbourhood Centre as shown edged black in Figure 2. The ILP shows a future sub arterial road running through the middle of the Centre.

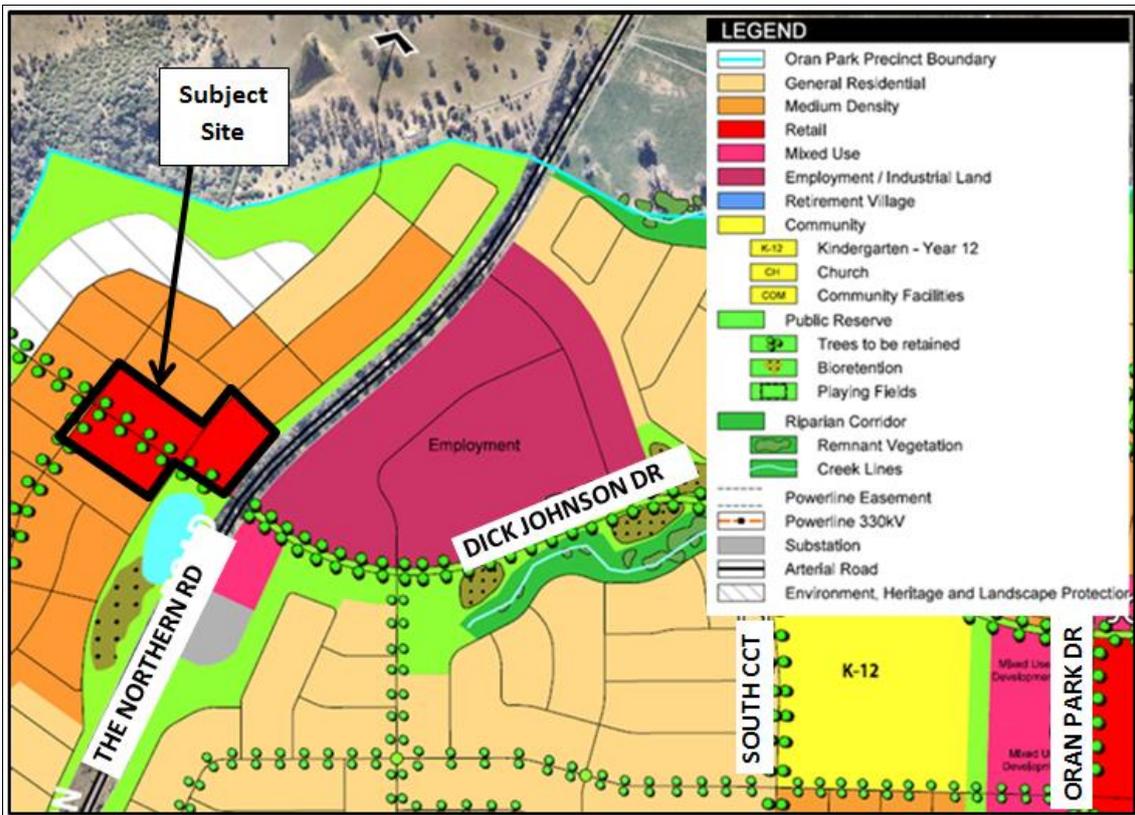


Figure 2: Extract from Oran Park ILP

Draft Part B DCP Amendment

The draft Part B DCP outlines the vision and associated development controls for the Oran Park Northern Neighbourhood Centre. The key issues and development outcomes sought are discussed below.

Neighbourhood Centre Layout

The draft Part B DCP and Planning Proposal seek to reconfigure the Neighbourhood Centre as shown in Figure 3. The revised layout will result in the main retail/commercial

uses being located predominantly on one side of the proposed East West sub-arterial road.

Council officers support the revised layout as it will provide a better development outcome based on potential traffic and pedestrian safety issues with the current centre location.

The proposed change to the Neighbourhood Centre has triggered the requirement for a Planning Proposal to amend the SEPP to reflect the revised B1 Neighbourhood Centre zone boundary. The Planning Proposal is discussed later in this report.



Figure 3: Indicative Structure Plan (DCP)

Proposed Land Uses

The draft Part B DCP will provide a maximum 5,000m² Gross Lettable Area – Retail (GLAR), with no individual premises to have a GLAR of greater than 1,500m².

The proposed land uses will provide a range of retail, commercial, café/restaurants and community uses to be located in the main section of the Neighbourhood Centre. The northern section (north of proposed East West Road No. 1) proposes highway orientated uses (i.e. service station, take-away premises), with separate access to be provided from The Northern Road. It is also proposed for shop top housing to be located in this northern section of the Neighbourhood Centre.

The proposed land uses are consistent with the DCP and the SEPP.

Public Domain Controls

The key objectives of the public domain are to provide a high level of connectivity and to deliver high quality public areas.

The draft Part B DCP proposes to incorporate a park/plaza area to be located on the corner of Olive Hill Drive and proposed East West Road 1. This space is intended to provide a central meeting place for the local community, and will remain in private ownership.

The draft Part B DCP also requires shading/weather protection devices where practical, including active frontages where retail is proposed and where these areas transition to the proposed private park/plaza area.

Built Form Controls

The draft Part B DCP focusses on providing building façade controls that front major roads to ensure the streetscape is maintained. This is proposed through a combination of building articulation to avoid blank walls and landscaping to screen buildings from major road frontages where an interface with future residential areas exist.

The draft DCP also encourages commercial buildings to provide active frontages where located at ground level and where direct access can be provided to retail. Active frontages are located in the southern portion of the Neighbourhood Centre.

The draft DCP allows for commercial buildings to be built to the boundary, with residential buildings (where associated with shop top housing) to be setback from the street behind landscaped private open space terraces.

The proposed controls are considered to provide an appropriate built form outcome for the Neighbourhood Centre and a suitable transition to neighbouring future residential uses.

Parking and Access

Parking is predominantly located behind the proposed retail/commercial buildings on the southern side of the centre, with access from Olive Hill Drive. In addition, parking for the proposed shop top housing is provided via a proposed laneway from Olive Hill Drive.

The draft DCP also requires that clear and legible access is provided within the Neighbourhood Centre. This is proposed to be achieved by ensuring access linkages are appropriately sign posted, use of share paths and the provision of defined pedestrian routes.

The proposed car parking areas do not dominate street frontage and the buildings are sleeved to further reduce visual impacts. Further screening through proposed landscaped areas is also required to car parking and loading areas.

The Planning Proposal

The Planning Proposal seeks to amend the SEPP by realigning the B1 Neighbourhood Centre and R1 General Residential zone boundary. **Figure 4** provides a comparison of the existing and proposed zoning map. Amendments to the following SEPP maps would also be required:

- Height of Buildings Map;
- Lot Size Map; and
- Special Areas Map.

The proposed amendments to the SEPP maps are required as a result of the proposed realignment of the B1 proposed zoning boundary.

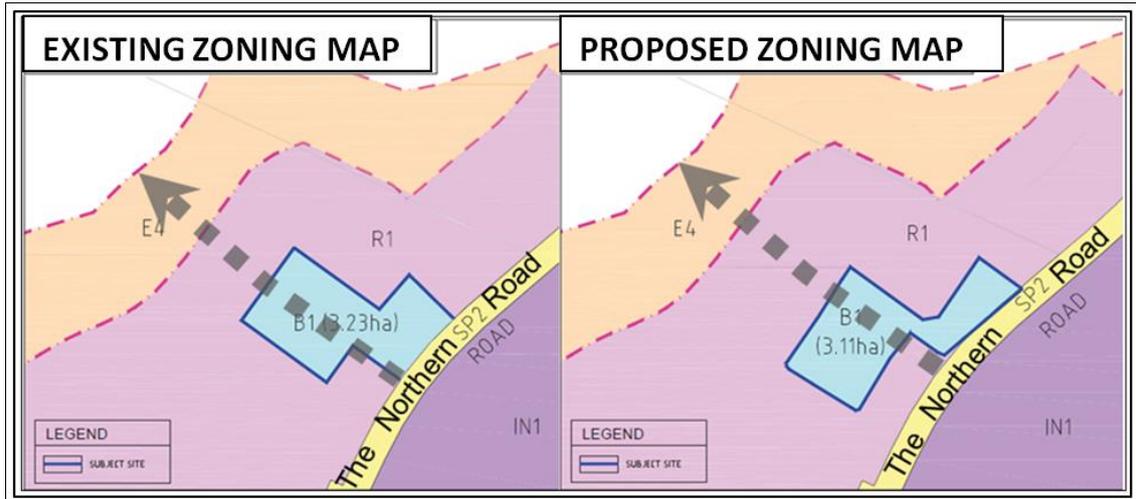


Figure 4: Existing and Proposed Zoning Map

The proponent has provided the following reasons in support of the proposed rezoning of the Neighbourhood Centre:

- Roads and Maritime Services (RMS) purchased approximately 0.74 hectares of B1 zoned land to facilitate the widening of The Northern Road, thus reducing the size and usable area required for the Neighbourhood Centre;
- The revised layout does not increase the overall size of B1 land, instead resulting in a decrease in size from 3.21 hectares to 3.12 hectares;
- The proposed Neighbourhood Centre remains consistent with the Part A DCP, including the hierarchy of centres and maximum aggregate of 5,000m² GLAR, with no individual retail premise greater than 1,500m² GLAR; and
- The revised zone boundary and draft Part B DCP are considered to deliver a better development outcome for the community compared the existing planning controls.

Notification of DCP amendment to DPE

Council is required to notify the DPE upon the commencement of exhibition of any draft DCP amendment to the Camden Growth Centres DCP in accordance with the delegations issued to Council on 19 January 2015.

Next Steps

Should Council resolve to support the draft Part B DCP and Planning Proposal to amend the SEPP, the following actions will occur:

- Following Gateway Determination, the Planning Proposal and draft DCP will be placed on public exhibition for 28 days or as otherwise required by the Gateway Determination.
- If no unresolved submissions are received, the Planning Proposal will be forwarded to DPE to be made, and the draft DCP amendment will be adopted.
- If unresolved submissions are received during the exhibition period, a further report to Council will be prepared.

FINANCIAL IMPLICATIONS

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

CONCLUSION

This amendment to the Oran Park DCP seeks to insert a new Part B section for the Oran Park Northern Neighbourhood Centre (draft Part B DCP). To give effect to the

draft Part B DCP, a Planning Proposal to amend the relevant Growth Centres SEPP maps has been prepared to amend the B1 Neighbourhood Centre zone boundary.

The draft Part B DCP, which outlines the vision and associated development controls for the Oran Park Northern Neighbourhood Centre, has demonstrated planning merit and both the draft Planning Proposal and draft DCP Amendment are supported.

RECOMMENDED

That Council:

- i. endorse the draft Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it applies to the Oran Park Northern Neighbourhood Centre;**
- ii. endorse the draft amendment to the Oran Park DCP;**
- iii. forward the draft Planning Proposal to the Department of Planning and Environment for a Gateway Determination;**
- iv. following receipt of a Gateway approval, exhibit the draft Planning Proposal and draft amendment to the Oran Park DCP for a period of 28 days in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations;**
- v. notify the Department of Planning and Environment of the exhibition of the draft amendment to the Oran Park DCP in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; and**
- vi. at the conclusion of the public exhibition period:**
 - a. if there are no unresolved submissions, forward the Planning Proposal to the Department of Planning and Environment to be made and grant delegation to the General Manager to adopt the DCP amendment in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; or**
 - b. if unresolved submissions are received, require a report to Council that outlines the results of the exhibition period.**

ATTACHMENTS

1. Planning Proposal Northern Neighbourhood Centre Dec 17
2. Draft Part B DCP - Northern Neighbourhood Centre - March 2018 - Final Draft Version.2



ORDINARY COUNCIL

ORD03

SUBJECT: TENDER T013/2018 CAMDEN COUNCIL ANIMAL CARE FACILITY
FROM: Director Planning and Environment
TRIM #: 18/77640

PURPOSE OF REPORT

To provide details of the tenders received for Tender T013/2018, being the Camden Council Animal Care Facility and to recommend Council accept the tender submitted by Rossmore Veterinary Hospital (Rossmore Vet Pty Ltd).

BACKGROUND

Until late 2016, Council used Renbury Farm as its animal care facility. The sale of this property necessitated Council looking for alternative service providers and a short-term agreement was put in place with Liverpool Council to use their facility at the former Renbury Farm site.

At its meeting on 9 August 2016, Council authorised the General Manager to negotiate an animal holding service with Campbelltown City Council. However, this option was later considered not to be viable and was discontinued. Councillors were provided a briefing on this decision in November 2017.

On 1 June 2017, Council entered into a short-term agreement with Rossmore Veterinary Hospital. The agreement with Rossmore Veterinary Hospital was for a period of six months until a public procurement process could be undertaken.

The public tender process initiated in December 2017 was required to ensure Council complies with the *Local Government Act 1993* and Council's Purchasing and Procurement Policy. It was also thought prudent to test the market and ensure Council is receiving best value for money in this service.

MAIN REPORT

Invitation to Tender

In December 2017, Council officers prepared a Request for Tender (RFT) calling for submissions for the provision of a companion animal and/or livestock facility. The RFT was advertised on 5 December 2017 with a closing date of 15 January 2018.

The tender called for submissions for the following services:

- Companion animal care facility only.
- Livestock facility only.
- Companion animal and livestock facility.

In addition to complying with the tender specification requirements, tenderers were requested to provide a schedule of fees.

One submission was received in response to the RFT from Rossmore Veterinary Hospital (Rossmore Vet Pty Ltd), 651 Bringelly Road Rossmore.

Rossmore Veterinary Hospital's tender submission was for companion animal care facility only. No submissions were received to provide a service for a livestock facility.

Tender Evaluation

The intention of the tender was to appoint a contractor with the ability to provide core animal impounding and veterinary services, demonstrate complying facilities and demonstrate strong corporate and social responsibility to deliver on Council's adopted 'No Kill' policy in operating its animal care facility.

A tender evaluation panel was established and the submission was assessed on price and non-price factors. Price was given a weighting of 30% and non-price factors a weighting of 70%. Non-price factors included demonstrated ability to provide services, corporate social responsibility and the standard of facilities.

An assessment of the submission was undertaken in line with the Tender Evaluation Plan. Rossmore Veterinary Hospital has been providing services to Canterbury-Bankstown Council as a companion animal care facility since October 2016 with Camden Council utilising their services since 1 June 2017.

Since 1 June 2017, there have been over 140 dogs and 70 cats from Camden LGA pass through Rossmore Veterinary Hospital. In this time, Council officers and Rossmore Veterinary Hospital have built a productive and professional working relationship.

Since June 2017, Rossmore Vets have facilitated a number of improvements including the installation of blinds on the kennels and a new air-conditioning unit in the cattery. Importantly, Rossmore Vets have worked closely with Council officers to promote and market impounded animals to give them the best opportunity of being rehomed. This includes a number of open days and sales drives.

The panel members agreed unanimously that the tender by Rossmore Veterinary Hospital reflected Council's core values and should be accepted.

Relevant Legislation

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

Transition

Pending Council approval, Rossmore Veterinary Hospital has advised they can provide the services under the contract immediately. This is due to Council already utilising the premises/services. The proposed contract is for two years with an option of a one year extension.

In relation to impounded livestock, Council attends to approximately 15-20 occurrences of roaming livestock per annum. With the proposal of Rossmore Veterinary Hospital to provide a service for companion animals only (dogs and cats) Council intends to advertise separately for a livestock impounding provider.



Whilst acceptance of this proposal will provide certainty around an animal care facility service for up to three years, Council officers will continue to investigate long term options for our growing community.

FINANCIAL IMPLICATIONS

The budget for the Pound Animal Contract 2017/2018 is \$79,700 and Council is currently operating its service within this amount.

Under the proposal from Rossmore Veterinary Hospital, the proposed fees for veterinary and impounding services have remained largely the same as those currently set for 2017-18. Accordingly, it is expected that the current operating budget will be sufficient.

CONCLUSION

Rossmore Veterinary Hospital has provided a conforming tender for Council's animal care facility.

The tender assessment concluded that the offer by Rossmore Veterinary Hospital represents an acceptable submission at this time for Council's companion animal care facility.

Separate to this submission Council will seek expressions of interest from suitable providers for the provision of a livestock impounding service.

RECOMMENDED

That Council accept the tender from Rossmore Veterinary Hospital Pty Ltd for the provision of veterinary and impounding services for Camden Council for the term of the contract.

ATTACHMENTS

1. Proposed prices and rates RVH - *Supporting Document*
2. Tender Assessment Criteria and Weightings - *Supporting Document*

ORDINARY COUNCIL

ORD04

**SUBJECT: ADOPTION OF COUNCIL'S PRIVACY MANAGEMENT PLAN, AND
ACCESS TO INFORMATION AND PUBLIC INTEREST DISCLOSURES
ACT INTERNAL REPORTING POLICIES**

FROM: Director Customer & Corporate Strategy

TRIM #: 18/20004

PURPOSE OF REPORT

This report recommends that Council adopt the draft amended Privacy Management Plan (PMP), the draft Access to Information Policy and the draft amended Public Interest Disclosures Act Internal Reporting Policy.

BACKGROUND

Council's **PMP** has been reviewed and an amended draft is provided for Council's consideration. The Information and Privacy Commissioner has released new details on what councils should include in their plan and how Council's policies, procedures and practices should comply with the *Privacy and Personal Information Protection Act 1998* (PPIP Act) and the *Health Records Information Privacy Act 2002* (HRIP Act) and the review has taken this guidance into account.

The draft **Access to Information Policy** is a new policy designed to clarify the process for accessing documents and information held by Council. The introduction of this policy will ensure that Council continues to comply with the intent of the *Government Information (Public Access) Act 2009* (the GIPA Act) to provide an open and transparent process for accessing council documents.

Minor amendments have been made to update Council's existing **Public Interest Disclosures Act Internal Reporting Policy**, which provides a mechanism for Councillors, staff and other stakeholders that encourages and facilitates disclosures and ensures that any disclosure is managed appropriately.

Councillors were briefed on each of these matters on 13 March 2018.

MAIN REPORT

Privacy Management Plan – Amended

Council's current PMP has been reviewed and minor amendments are proposed. The PMP is a strategic planning document in which Council describes the measures it proposes to take to ensure that it complies with the PPIP Act and the HRIP Act.

Under section 33 of the PPIP Act, each council must have a PMP and it should be made publicly available on the website and made available in other ways on request.

The Information Protection Principles (IPPs) in the PPIP Act and the Health Privacy Principles (HPPs) in the HRIP Act apply to NSW councils and regulate the collection, storage, use and disclosure of personal and health information. The principles also give members of the public a right to request access to their personal or health information



or to ask for amendments to that information to ensure it is accurate. Council's PMP includes strategies to comply with the IPPs and the HPPs.

Legal advice has also been sought on the application to Council of the Notifiable Data Breaches Scheme under the federal *Privacy Act 1988*. This advice confirms that the Scheme applies to Council in its role as a tax file number (TFN) recipient and only to the extent of data breaches in relation to TFNs. A reference to this has been included in the draft PMP at section 41.

Council may amend its PMP at any time and it is considered appropriate to do so now a part of Council's ongoing policy review program. A copy of the PMP must be provided to the Privacy Commissioner as soon as practicable whenever it is amended.

Clean and track changes versions of the PMP are **attached** to this report. For track changes, red text indicates deletions and green text indicates insertions.

Access to Information Policy – New

The public's right to access Council information is regulated under the GIPA Act which is designed to promote openness, accountability and transparency, and to make government agencies more proactive in providing information to the public.

The draft Access to Information Policy has been developed in conjunction with the Information and Privacy Commission's information access resources. The proposed policy is designed to provide a clear process for members of the public, provide direction to staff, comply with the legislative framework and ensure applicants are advised about exemptions and their rights of review and appeal.

The proposed policy is provided as an **attachment** to this report.

Public Interest Disclosures Act Internal Reporting Policy – Amended

Council's current policy has been reviewed and minor amendments are proposed. Under section 6D of the *Public Interest Disclosures Act 1994* (PID Act), councils are required to have a policy for receiving, assessing and dealing with public interest disclosures. The NSW Ombudsman has provided councils a model internal reporting policy and guidelines.

The purpose of the PID Act and Council's policy is to ensure that public officials who wish to make disclosures under the legislation are able to do so effectively through provisions around confidentiality, protection from reprisal or detrimental treatment, the provision of appropriate work environments, and that the matters raised in the disclosures are properly investigated.

The draft amended policy is provided as an **attachment** to this report.

FINANCIAL IMPLICATIONS

This report has no financial implications.

CONCLUSION

This report provides an update on the review of Council's Privacy Management Plan outlining the additional information relating to Information Protection Principles and

Health Privacy Principles that have been added to the existing plan. It is proposed that Council adopt the draft PMP and that a copy then be provided to the Privacy Commissioner.

To ensure compliance with *Government Information (Public Access) Act 2009*, and the *Public Interest Disclosures Act 1994*, it is proposed that Council adopt the draft Access to Information and draft amended Public Interest Disclosures Act Internal Reporting policies.

RECOMMENDED

That Council:

- i. adopt the draft amended Privacy Management Plan as attached to this report and note that a copy will then be forwarded to the NSW Privacy Commissioner;**
- ii. adopt the draft Access to Information Policy as attached to this report; and**
- iii. adopt the draft amended Public Interest Disclosures Act Internal Reporting Policy as attached to this report.**

ATTACHMENTS

1. Privacy Management Plan Final Draft clean
2. Privacy Management Plan Final Draft track changes
3. Access to Information Policy
4. Public Interest Disclosures Act Internal Reporting Policy



ORDINARY COUNCIL

ORD05

SUBJECT: PROPOSED NAMING PARKS AND RESERVES - THE HERMITAGE ESTATE

FROM: Director Customer & Corporate Strategy

TRIM #: 18/65791

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the proposed naming of two parks and two reserves in The Hermitage Estate within the suburb of Gledswood Hills, and to seek a resolution to refer the proposal and Council's endorsement to the Geographical Names Board (GNB) for exhibition and gazettal.

BACKGROUND

Council received a request from Sekisui House Australia Pty Limited to consider the naming of two parks and two reserves within The Hermitage Estate in the suburb of Gledswood Hills.

The proposed parks and reserves are within The Hermitage Estate release area, which forms part of the Turner Road Growth Centre Precinct, Gledswood Hills and is zoned R1 General Residential, under the provisions of the SEPP (Sydney Region Growth Centres) 2006.

Information prepared by Sekisui House Australia Pty Limited is provided in support of the application and is included in the table below for Council's consideration.

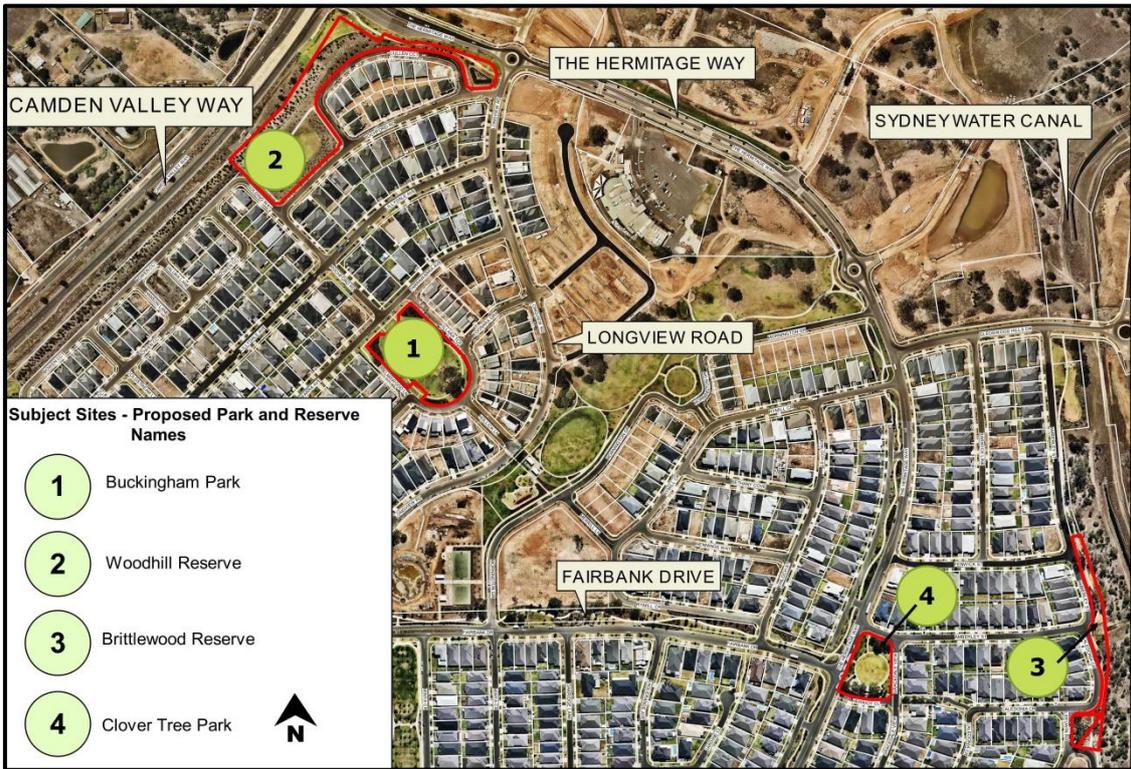
MAIN REPORT

Sekisui House Australia Pty Limited has submitted an application for Council's consideration to name two parks and two reserves within the suburb of Gledswood Hills.

The GNB is the naming authority and has the role of assigning names to parks and natural features. The GNB's guidelines and procedures are aimed at ensuring community input as well as avoiding the duplication of names.

The proposed names are Buckingham Park, Woodhill Reserve, Brittlewood Reserve and Clover Tree Park.

AERIAL PHOTO- PROPOSED PARK/RESERVE NAMES GLEDSDOOD HILLS



The proposed park and reserve names and historical background are outlined in the table below:

Proposed Park Names:	Historical Background provided by the Applicant
Buckingham Park (Location 1 on aerial photo)	<p>Buckingham - the property now known as Gledswood was originally named Buckingham and was a grant of 400 acres made to Gabriel Louis Marie Huon de Kerillian in 1810. De Kerillian was a French nobleman who fled the Revolution and joined the NSW Corps as Gabriel Lewis, arriving on The Surprise in 1794.</p>
Woodhill Reserve (Location 2 on aerial photo)	<p>Joan Mary Woodhill - was born on 5 May 1912 at Camden NSW and died on 12 December 1990 in St Leonards, NSW.</p> <p>January 1940 Ms Woodhill became the first assistant dietitian at Royal Prince Alfred Hospital, where she taught therapeutic dietetics to student dietitians, nurses and patients, and also conducted research. In June 1940 she was appointed chief dietitian, the first</p>



	<p>Australian to hold this post. A member of the nutrition committee of the National Health and Medical Research Council (1942), as the consumer's representative for the National Council of Women, she also served on the nutrition advisory committee of the Australian Broadcasting Commission.</p> <p>Ms Woodhill made an outstanding contribution to the dietetics profession at a state, national and international level, and was appointed OBE in 1973.</p>
Brittlewood Reserve (Location 3 on aerial photo)	<p>Brittlewood Reserve</p> <p>Brittlewood is a species of flora identified in the Camden Council Flora Species list, and is also known as <i>Claoxylon Australe</i>.</p>
Clover Tree Park (Location 4 on aerial photo)	<p>Clover Tree Park</p> <p>Clover Tree is a shrub species in the pea family; it is identified in the Camden Council Flora Species list, and is also known as <i>Goodia Lotifolia</i>.</p>

The GNB has advised Council that the following process is to be followed to have park names approved. If approved by the GNB, the park names will be formally included in the official place name register.

1. The land owner, developer or a resident provides Council with proposed park name/s;
2. The proposed park name/s are checked by Council staff in accordance with the Guidelines published by the GNB;
3. A report is sent to Council seeking endorsement of the proposed park name/s that are proposed to be submitted for approval by the GNB;
4. The GNB exhibits the proposed park name/s in the local media for 30 days, inviting submissions;
5. If objections are received by the GNB, they will be forwarded to Council for review; and
6. If no objections are received, the GNB gazettes the name/s and notifies Council of the gazettal.

Step 1 to 2 have now been completed and this report has now been prepared in accordance with step 3.

The Camden Historical Society has reviewed the proposed park and reserve names and is supportive of the submission.

Consequently, the proposed park and reserve names are now able to be recommended to Council for endorsement and, subject to Council endorsement, referred to the GNB to continue the above naming process.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council

CONCLUSION

Sekisui House Australia Pty Limited has submitted an application seeking approval of the proposed public park and reserve names.

The proposed names outlined in this report are in accordance with GNB guidelines.

It is recommended that Council endorse that proposed public park and reserve names and refer the application to the GNB to continue the place naming process, which includes a 30 day public exhibition period, and subject to no objections being received, proceed with naming process.

RECOMMENDED

That Council:

- i. endorse the park and reserve names Buckingham Park, Clover Tree Park, Woodhill Reserve and Brittlewood Reserve in the release area within the suburb of Gledswood Hills; and**
- ii. refer the application to the GNB in accordance with the GNB place naming process.**

ATTACHMENTS

1. Sekisui House Australia Pty Limited Application for Place Naming



ORDINARY COUNCIL

ORD06

SUBJECT: INVESTMENT MONIES - FEBRUARY 2018
FROM: Director Customer & Corporate Strategy
TRIM #: 18/71710

PURPOSE OF REPORT

In accordance with Part 9, Division 5, Clause 212 of the *Local Government (General) Regulation 2005*, a list of investments held by Council as at 28 February 2018 is provided.

MAIN REPORT

The weighted average return on all investments was 2.99% p.a. for the month of February 2018. The industry benchmark for this period was 1.76% (Ausbond Bank Bill Index).

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 Responsible Accounting Officer is the Chief Financial Officer.

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

RECOMMENDED

That Council:

- i. note that the Responsible Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act 1993*, Regulations and Council's Investment Policy;**
- ii. note the list of investments for February; and**
- iii. note the weighted average interest rate return of 2.99% p.a. for the month of February 2018.**

ATTACHMENTS

1. Investment Report - February 2018

ORDINARY COUNCIL

ORD07

**SUBJECT: TENDER T015/2018 - CONSTRUCTION OF A PLAYGROUND -
BANDARA CIRCUIT, SPRING FARM**

FROM: Director Community Assets

TRIM #: 18/77977

PURPOSE OF REPORT

To provide details of the tenders received for Contract T015/2018, being the construction of a playground off Bandara Circuit, Spring Farm, and to recommend that Council accept the tender submitted by Lamond Contracting Pty Ltd.

BACKGROUND

This matter was reported to the Council meeting of 13 March 2018. At this meeting, Council resolved:

that this matter be deferred to the next Council meeting.

This would allow additional information to be provided in relation to the scope of the project.

Information regarding this project was provided in an update to Councillors on 8 September 2017 and 16 March 2018.

The proposed playground will be located off Bandara Circuit, Spring Farm (as shown in an **attachment** to this report). It is bounded by a creek line, riparian vegetation and associated stormwater detention facilities. It has an extensive and interconnected path network that has the potential to be expanded in the future.

The works associated with this project include the construction of a new playground with an extensive range of play equipment, shade structures, seating and landscaping. Details of the scope are shown in the **attachment** to this report. The supply of play equipment has been purchased directly under separate contracts to avoid delays and to achieve best value to Council.

The park design was developed in response to comments received as part of a 'Your Parks Your Voice' consultation, conducted with residents in January 2017. The design was reviewed to ensure consistency with community feedback and subsequently presented to the community via resident mail outs, media releases, Council website notifications and an onsite group information session.

Due to the drainage swale which runs adjacent to Bandara Circuit, there is limited opportunity to provide off-street parking. Access from the street is via a new pedestrian bridge over the drainage channel.

Shade is being provided by a combination of two shade structures over the younger children's play areas and using the existing established trees in the bush corridor setting.



MAIN REPORT

Invitation to Tender

The invitation to submit a tender was advertised in the Sydney Morning Herald, local newspaper and the NSW e-tendering website. The tender closed on 7 February 2018 and four submissions were received. The tenderers were asked to provide a lump sum price for the works.

Tender Submissions

Tenders were received from the following companies listed in alphabetical order:

Company	Location
• Glenn Simpson Landscapes Pty. Ltd.	Kirrawee NSW
• Lamond Contracting Pty. Ltd.	Wilton NSW
• Landscape Solutions Australia Pty. Ltd.	Seven Hills NSW
• O Landscapes Pty Ltd	Alfords Point NSW

Tender Evaluation

The intention of the tender process is to appoint a contractor with proven capacity and experience in similar scale projects as well as providing best 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 a weighting of 60% and non-price factors a weighting of 40%.

Non-Price Factors considered for this project included:

- Company, project team and processes;
- Experience in similar projects and capacity;
- Program and methodology;
- Work Health and Safety.

Lamond Contracting provided the most competitive tender in terms of cost and meeting the requirements of Council's tender documentation. They have a proven track record on Commercial, Local and State Government projects, including Birriwa Reserve Redevelopment.

The panel members all agreed that the tender by Lamond Contracting represented the best value to Council.

A summary of the tender assessment is provided in the **supporting documents**. Please note this information is Commercial-in-Confidence.

Relevant Legislation

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

Critical Dates / Time Frames

Lamond Contracting has submitted a program to complete the works in a timeframe that meets the requirements of Council. Subject to Council's acceptance of this tender the works are expected to be completed by September 2018.

FINANCIAL IMPLICATIONS

Council has sufficient Section 7.11 (Section 94) funds allocated for this project in the 2017/18 Operational Plan (Budget) to accept this tender.

CONCLUSION

Lamond Contracting has provided a conforming tender. The tender assessment concludes that the offer by Lamond Contracting 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 accept the tender provided by Lamond Contracting Pty Ltd as per the terms and conditions of Tender T015/2018 – Construction of a Playground - Bandara Circuit, Spring Farm for the lump sum of \$757,520 (excluding GST).

ATTACHMENTS

1. Location Map - Proposed Playground - Bandara Circuit, Spring Farm
2. Spring Farm Park - Playground Images
3. Spring Farm Park - Playground Plan
4. Tender Assessment - Construction of a Playground - Bandara Circuit, Spring Farm - *Supporting Document*



ORDINARY COUNCIL

ORD08

SUBJECT: COMMITTEES - NOTIFICATION OF RESIGNATION OF COMMITTEE MEMBERS AND CONFIRMATION OF REPLACEMENTS

FROM: Director Sport, Community and Recreation and Director Customer and Corporate Strategy

TRIM #: 18/19095

PURPOSE OF REPORT

The purpose of this report is to confirm membership changes, and to seek Council's approval and appointment to positions, to the following committees:

- Camden Bicentennial Equestrian Park Community Management Committee (BEP);
- Camden Town Farm Community Management Committee (CTF);
- Macarthur Regional Organisation of Councils (MACROC);
- Belgenny Farm Trust (BFT);
- Camden International Friendship Association Community Management Committee (CIFA); and
- Camden Seniors Program Community Management Committee (CSP);
- Cohesive Communities Advisory Group (CCAG).

BACKGROUND

The BEP, CTF, CIFA and CSP Committees are committees appointed in accordance with the provisions of sections 355 and 377 of the *Local Government Act 1993*.

In accordance with Council's Procedural Manual for Community Management Committees, Council is responsible for the approval and appointment of committee members for those committees. Members are to have a minimum of four and a maximum of 15 members.

These and other current committees were endorsed by Council at its Ordinary Meeting on 13 December 2016.

Additionally, Councillor Peter Sidgreaves has resigned as the Councillor representative from the BEP, MACROC, BFT, CIFA and CCAG and as such, Council needs to nominate a replacement Councillor representative for each Committee. Councillor Sidgreaves will maintain his positions on the following Committees:

- Business Assurance and Risk Committee;
- Camden Local Traffic Committee;
- Sydney Western City Planning Panel; and
- Camden Regional Economic Taskforce.

MAIN REPORT

Council has been advised of a number of resignations from, and nominations for, the Committees identified in **Table 1**.

The following committee changes have been endorsed by the respective committees and are identified within the table below.

Table 1: Committee Changes

Committee	Resignation	Nomination	Membership No's Required between 4-15
Camden BEP	Ms Margaret Withnall, Camden Equitation alternate member, Mr Peter Tolnay	Camden Equitation have not nominated any other representatives;	15 members Will move from 8 User Group 7 Community Members to 7 User Group 8 Community Members
	Mr Jeffrey Ferrif, representing Sydney Polocrosse Mr Ferrif has elected to remain on the Committee as a Community Member	Ms Tracey Stevenson, with Mr Mick Allen as the alternate member;	
	Vacant alternate member	Mr Keith Riches has been nominated as an alternate delegate for Camden Men's Shed	
	Vacant alternate member	Ms Tatiana Secomb as the Alternate Delegate for Wollondilly Polocrosse Club	
Camden Town Farm	Mr Michael Lee	No further nominations are proposed to be called at this time.	15 members will move to 13
	Ms Debby Dewberry		
Camden International Friendship Association	Vacant Positions available on the Committee – previously not filled.	Ms Michelle Everett	9 members will move to 11
		Ms Julie Sutton	
Camden Seniors Program Committee	Vacant Positions available on the Committee – previously not filled.	Ms Diana Maher	12 Members will move to 15
		Ms Violet Carrapetta	
		Ms Monique Morgan	



In addition to the positions identified within **Table 1**, Councillor Peter Sidgreaves, as the primary or only representative, has resigned from committees identified in **Table 2**.

Table 2: Committees that require replacement Councillor representation

Committee	Additional Councillor Representatives
The Bicentennial Equestrian Park	Councillor Michael Morrison (Primary) Councillor Ashleigh Cagney (Alternate)
Camden International Friendship Association	Councillor Eva Campbell (Alternate)
Belgenny Farm Trust	NA
Macarthur Regional Organisation of Council's (MACROC)	Councillor Lara Symkowiak (Primary) Councillor Michael Morrison (Primary) Councillor Eva Campbell (Primary) Councillor Ashleigh Cagney (Alternate)
Cohesive Communities Advisory Group	Councillor Lara Symkowiak (Primary)

Councillor Sidgreaves will maintain his positions on the following Committees:

- Business Assurance and Risk Committee;
- Camden Local Traffic Committee;
- Sydney Western City Planning Panel; and
- Camden Regional Economic Taskforce.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Council has been notified of changes in membership to the committees identified in **Table 1** and **Table 2** of this report.

This report seeks Council's approval and endorsement of the proposed members. It is requested that, due to the resignation of Councillor Peter Sidgreaves from the committees identified within **Table 2** of this report, Council nominate another Councillor representative as his replacement on each committee.

Councillor Sidgreaves will maintain his positions on the following Committees:

- Business Assurance and Risk Committee;
- Camden Local Traffic Committee;
- Sydney Western City Planning Panel; and
- Camden Regional Economic Taskforce.

The proposed changes to the committees are consistent with the requirements of the Procedural Manual for Community Management Committees, where applicable, and otherwise with the requirements of those committees.

RECOMMENDED

That Council:

- i. note the resignations from the committees and endorse their proposed replacements as identified within Table 1 of this report;**
- ii. note the resignation of Councillor Peter Sidgreaves from the Bicentennial Equestrian Park, Camden International Friendship Association, Belgenny Farm Trust, Cohesive Communities Advisory Group and MACROC; and**
- iii. nominate and endorse replacement representatives to take the place of Councillor Peter Sidgreaves as the primary or only delegate on those committees identified in Table 2.**



ORDINARY COUNCIL

ORD09

SUBJECT: DRAFT KIRKHAM PARK MASTERPLAN
FROM: Director Sport, Community and Recreation
TRIM #: 18/78220

PURPOSE OF REPORT

The purpose of this report is to recommend Council's endorsement to place the draft Kirkham Park Masterplan (provided as an **attachment** to this report) on public exhibition for a period of 28 days. It is proposed that Council will receive a further report at the completion of the exhibition period regarding any submissions received during the advertised period.

BACKGROUND

Kirkham Park is the home to a number of sporting and recreational users, including Cricket, Rugby League, BMX and recreational skateboarding.

Kirkham Park also previously accommodated the Camden Netball Association that has since relocated to the Narellan Sports Hub. The draft Kirkham Park Masterplan identifies opportunities to accommodate the future growth of the current sporting and recreational user groups.

A draft masterplan has been developed identifying the scope of proposed improvements for Kirkham Park after consultation with the current users.

The draft masterplan was presented to Councillors at a briefing on 13 March 2018.

MAIN REPORT

Meetings were held with the regular user groups including an on-site pop-up at the skate park, to understand the needs of the users and the growth that is being experienced by the various sporting codes. Each code was able to provide input which has been incorporated into the draft Kirkham Park masterplan. The draft masterplan has considered site access, sporting field development, amenity requirements, car parking, opportunities for play and the expansion of BMX.

The consultation has resulted in the development of a draft masterplan which has encompassed the needs of each of the sporting codes and the authorised recreational users of the park. The draft Kirkham Park Masterplan identifies opportunities for each of the user groups to support the future growth of their respective sports.

It is now proposed to place the draft Kirkham Park Masterplan on public exhibition for a period of 28 days to seek comments from the Community. A further report will then be presented to Council outlining submissions received during the advertising period.

Currently within Council's Long Term financial plan there is funding available for the commencement of the BMX expansion and the additional rugby league fields adjacent to the main rugby league field on Franzman Avenue, Elderslie. In addition to these

works funding is also available for improvements to the Playground and the Skate Park, which will include the drop-in area of the Skate Park and an additional piece of playground equipment in the play area adjacent to the proposed BMX expansion site.

Other aspects of the plan will be undertaken in a staged approach as funding becomes available.

FINANCIAL IMPLICATIONS

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

Funding for the implementation of the first stage of the draft masterplan has been included as part of Council's adopted Budget and Long Term Financial Plan. The initial implementation of the Plan will include stage one of the BMX expansion, upgrades to the Skate Park and Playground, and the commencement of the additional full size and a modified size rugby league fields.

CONCLUSION

The draft masterplan for Kirkham Park has been developed in consultation with the current sporting codes that utilise Kirkham Park, being Rugby League, Cricket, BMX and recreational users. The draft masterplan addresses future needs of these codes to enable their growth into the future.

Council's endorsement is sought to place the draft Kirkham Park Masterplan on public exhibition for period of 28 days, for consideration by the Community. After the public exhibition period has been completed it is proposed to report back to Council on any submissions received during the advertised period.

RECOMMENDED

That Council:

- i. resolve to place on public exhibition the draft Kirkham Park Masterplan for a period of 28 days; and**
- ii. receive a further report on any submissions received during the advertised period.**

ATTACHMENTS

- 1. DRAFT - Kirkham Park Masterplan**