



# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**13 July 2021**

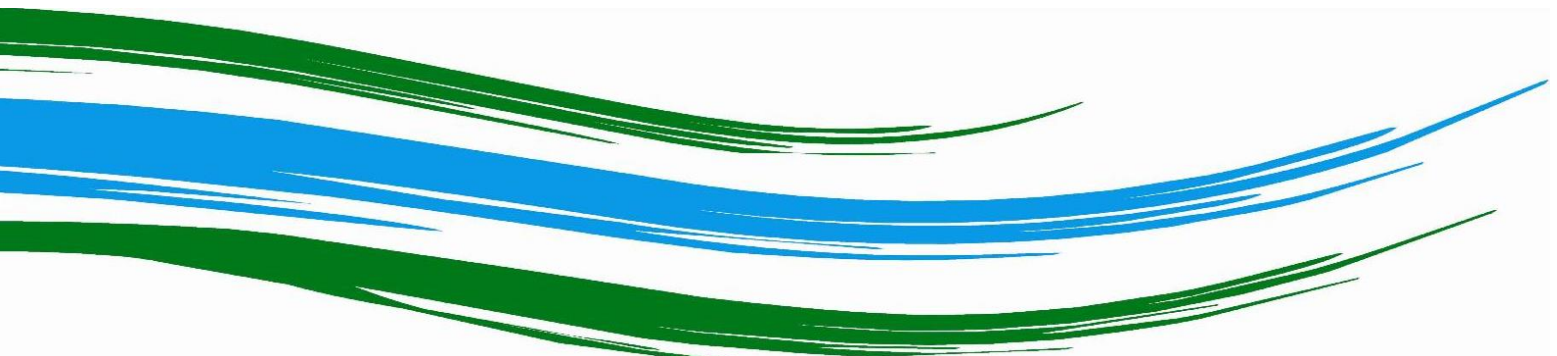
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**Camden Council  
Administration Centre  
70 Central Avenue  
Oran Park**



**This meeting will be held in accordance  
with current NSW Health COVID-19  
guidelines and restriction**

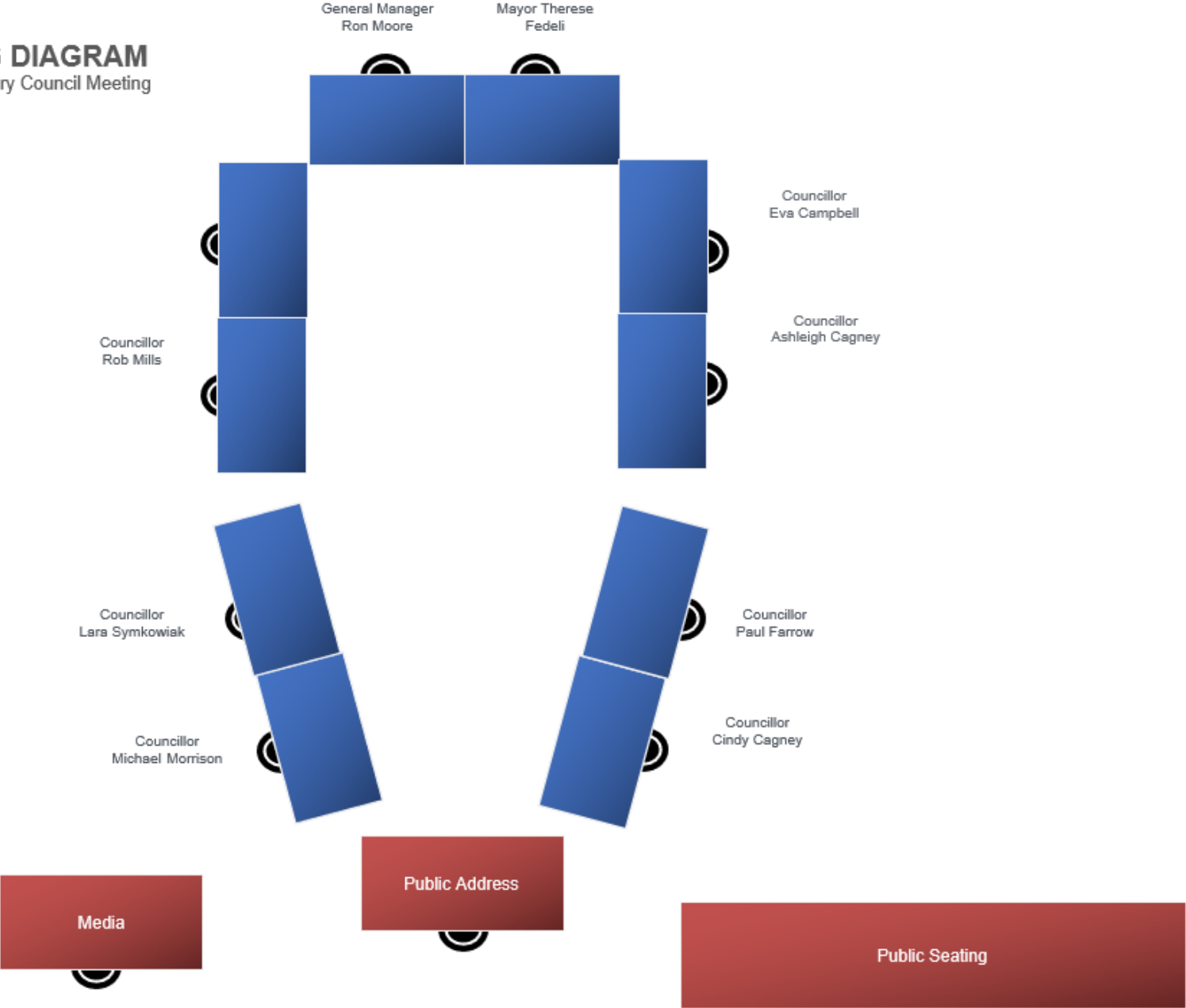
**Due to the current stay at home direction being extended to Friday 16 July 2021, this  
meeting will be conducted via video conference**



## COMMON ABBREVIATIONS

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

**SEATING DIAGRAM**  
Camden Ordinary Council Meeting



# ORDINARY COUNCIL

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## ORDINARY COUNCIL

**SUBJECT: PRAYER**

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### PRAYER

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

Amen

\*\*\*\*\*

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

Amen

\*\*\*\*\*

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

Amen

\*\*\*\*\*

### AFFIRMATION

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

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

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

\*\*\*\*\*

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

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

\*\*\*\*\*

## **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.

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## ORDINARY COUNCIL

**SUBJECT:       WEBCASTING 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 live streamed and recorded by Council staff for minute taking and webcasting purposes.

No other webcasting or recording by a video camera, still camera or any other electronic device capable of webcasting or recording speech, moving images or still images is permitted without the prior approval of Council. Council has not authorised any other webcasting or recording of this meeting. A person may, as provided under 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 any device in contravention of this clause.

I remind those that are in the chamber that your image and what you say will be broadcast live to the public and will also be recorded so please be mindful of your actions and comments. You should avoid making statements that might defame or offend and note that Council will not be responsible for your actions and comments.



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## **ORDINARY COUNCIL**

**SUBJECT:       LEAVES OF ABSENCE**

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

### **RECOMMENDED**

**That leaves of absence be granted.**

## **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 4.28-5.19).

Councillors should be familiar with the disclosure provisions contained in 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.

Only the audio recording of the public address speakers will be heard on Council's webcast. Visual images of the speaker will not be captured as part of that webcast.

### **RECOMMENDED**

**That the public addresses be noted.**

## **ORDINARY COUNCIL**

**SUBJECT: CONFIRMATION OF MINUTES**

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Confirm and adopt the Minutes of the Local Traffic Committee Meeting held 4 May 2021 and the Minutes of the Ordinary Council Meeting held 8 June 2021.

### **RECOMMENDED**

**That the Minutes of the Local Traffic Committee Meeting held 4 May 2021 and the Minutes of the Ordinary Council Meeting held 8 June 2021, 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

### Mayoral Minute

**SUBJECT: MAYORAL MINUTE - COUNCIL RECOGNISED AS A SILVER PARTNER OF THE SUSTAINABILITY ADVANTAGE PROGRAM**

**FROM:** The Mayor

**TRIM #:** 21/285175

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I am pleased to share that last month Council was recognised as a Silver Partner of the Sustainability Advantage Program by the Minister for Energy and Environment, The Hon. Matt Kean MP.

Council has been a member of this program, which is a business support service of the NSW Department of Planning, Industry and Environment, for two years now. It assists organisations across NSW to improve their bottom line through better environmental practices as well as acknowledge organisations who are committed to achieving real environmental improvements.

In November 2018, Council established its Green Team, a group of passionate staff from across the business, to work with Council's Open Space and Sustainability Branch to raise awareness and improve Council's understanding of sustainability as an organisation.

As a result of the collaboration of teams across the organisation, Council was recognised as a Bronze Partner in July 2019 and implemented a number of programs to reach Silver Partner recognition, including:

- Development and adoption of the Sustainability Strategy 2020-24 to address the management of waste, energy, water and resource use;
- Identification of climate change risks for Council operations;
- Staff engagement projects;
- Engagement with external stakeholders on more sustainable options including road recycling opportunities and tree guards for all tree planting events; and
- Improvements in resource efficiencies including a new street sweeping contract reducing waste sent directly to landfill.

The recognition acknowledges significant work towards creating a sustainable organisation and introducing new practices to improve business operations.

Camden is one of only three local government areas to reach this status, which is a fantastic achievement. I would like to congratulate the Open Space and Sustainability Branch, Green Team and all staff on this fantastic achievement and for their efforts and innovations in helping Council achieve this recognition.

I am very proud of this achievement and I look forward to supporting the Green Team implement further sustainability initiatives that will see Council achieve new heights within the program.

#### **RECOMMENDED**

**That Council note the information.**



## ORDINARY COUNCIL

**ORD01**

**SUBJECT: PLANNING PROPOSAL - 220, 300, 350 AND 360 CHITTICK LANE, COBBITTY**

**FROM:** Director Planning & Environment

**TRIM #:** 21/266545

**PREVIOUS ITEMS:** ORD01 - Planning Proposal - 220, 300, 350 and 360 Chittick Lane, Cobbitty - Ordinary Council - 11 May 2021 6.30pm

**PROPERTY ADDRESS** 220, 300, 350 and 360 Chittick Lane, Cobbitty  
LOT: 2 DP: 239612  
LOT: 3 DP: 239612  
LOT: 4 DP: 239612  
LOT: 5 DP: 239612

**PROPONENT** The Planning Hub

**OWNER** Mr PM O'Grady  
Ms JA O'Grady  
O'Grady Trading Pty Ltd  
Strathcab Nominees Pty Ltd

### PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal for 220, 300, 350 and 360 Chittick Lane, Cobbitty. The report recommends that Council not support the draft Planning Proposal for the reasons outlined in the report.

The draft Planning Proposal is provided as an **attachment** to this report.

### BACKGROUND

In September 2020, a draft Planning Proposal was lodged by The Planning Hub (the proponent) who are acting on behalf of the landowners.

The draft Planning Proposal seeks to amend the Camden Local Environmental Plan 2010 (Camden LEP 2010) to facilitate the delivery of up to 800 residential lots of varying sizes that would accommodate a population of approximately 2,300 people, a neighbourhood centre and public open space. To achieve this, the proposal seeks to:

- Rezone the site from RU1 Primary Production to R2 Low Density Residential, R5 Large Lot Residential, E4 Environmental Living, E2 Environmental Conservation, B2 Local Centre and RE1 Public Recreation; and
- Amend the minimum lot size from 40ha to 600m<sup>2</sup> in the R2 zone, 700m<sup>2</sup>, 900m<sup>2</sup>, 1,500m<sup>2</sup> and 2,000m<sup>2</sup> in the E4 zone, and 1,500m<sup>2</sup> and 2,000m<sup>2</sup> in the R5 zone to facilitate up to 800 residential lots.

On 16 March 2021, the Camden Local Planning Panel (Panel) reviewed the draft proposal and considered it does not demonstrate strategic or site-specific planning merit. The Panel's recommendations are discussed later in this report and are provided as an **attachment** to this report.

In summary, Council officers do not support the proposal because the site lies outside the South West Growth Area (SWGA) and is within the Metropolitan Rural Area (MRA). Furthermore, there is uncertainty regarding the future design and timing of the proposed Outer Sydney Orbital (OSO) as well as uncertainty regarding the provision of adequate infrastructure and services to support urban development on the site.

Councillors were briefed on the draft Planning Proposal on 10 November 2020, 23 March and 20 April 2021.

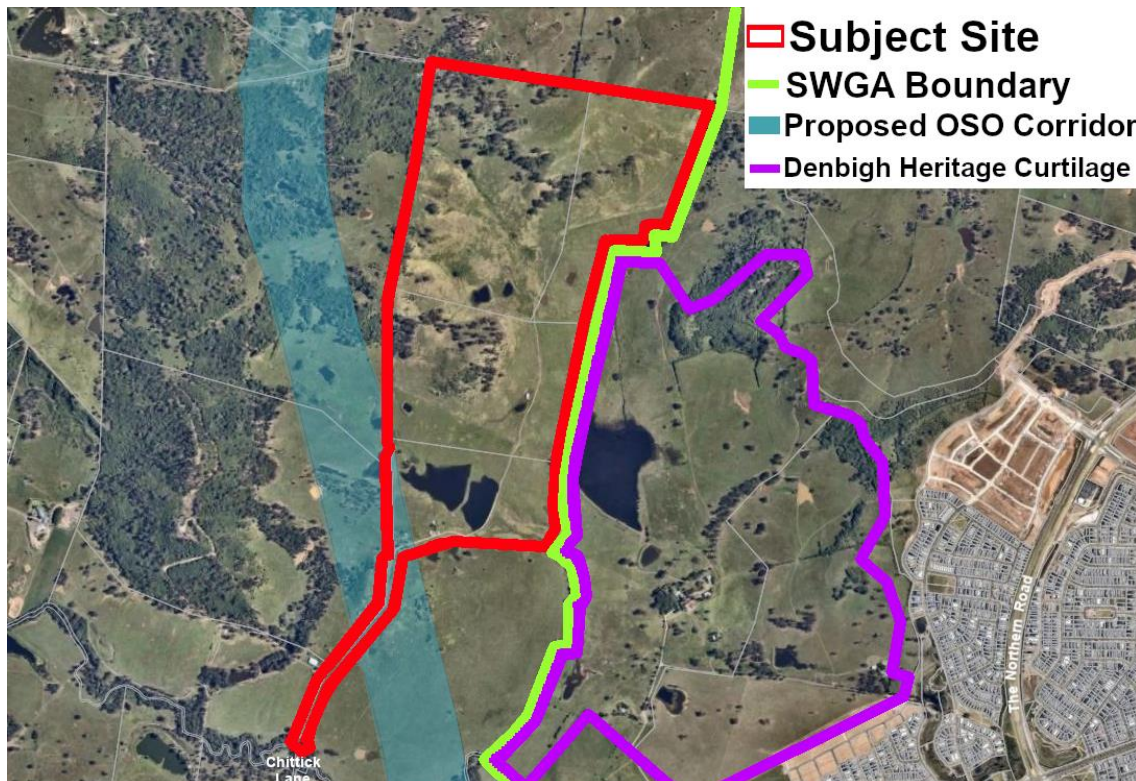
On 11 May 2021, Council considered a report on the draft Planning Proposal and resolved to defer consideration of the proposal to allow for a Councillor briefing. A Councillor site inspection was undertaken on 1 June 2021 followed by a Councillor briefing on 8 June 2021.

### Site Context

The site, known as 'Tidapa', is irregular in shape as shown in **Figure 1** and has a total area of approximately 146.52ha. It comprises of four lots that are currently used for cattle farming. The land has been historically cleared for grazing and includes a rural dwelling (with associated outbuildings) and existing farm dams.

The site contains areas of high and moderate ecological value, including the critically endangered Cumberland Plain Woodland (CPW). The site's landscape character is gently undulating in parts however with steep gradients in the north and central parts of the site. Flood affected land associated with Cobbitty Creek traverses the south eastern part of the site. The proposed OSO corridor traverses the south-western boundary of the site.

The location of the site and proposed OSO corridor is shown in **Figure 1** below.



**Figure 1: Site Context Map**



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## Locality Context

The site is located outside the SWGA, west of the Oran Park Precinct boundary. As such, the site sits within the MRA. Access to the site is from Chittick Lane, Cobbitty. Cobbitty Village is located 3km to the south west of the site.

Surrounding land is zoned RU1 Primary Production under the Camden LEP 2010. Directly east of the site lies the state heritage listed Denbigh estate. Denbigh's heritage curtilage acts as buffer between rural lands to the west and urban lands to the east.

Under the Oran Park Indicative Layout Plan (ILP), the closest housing would be approximately 80m from the site's north eastern boundary. However, most of the housing in Oran Park would be set back at least 1,250m from the site's boundary. The South Creek West Precinct boundary adjoins the site at the north-eastern corner.

South Creek West, a precinct within the SWGA, adjoins the north-eastern corner of the site.

A map of the site's locality context is shown in **Figure 2** below.

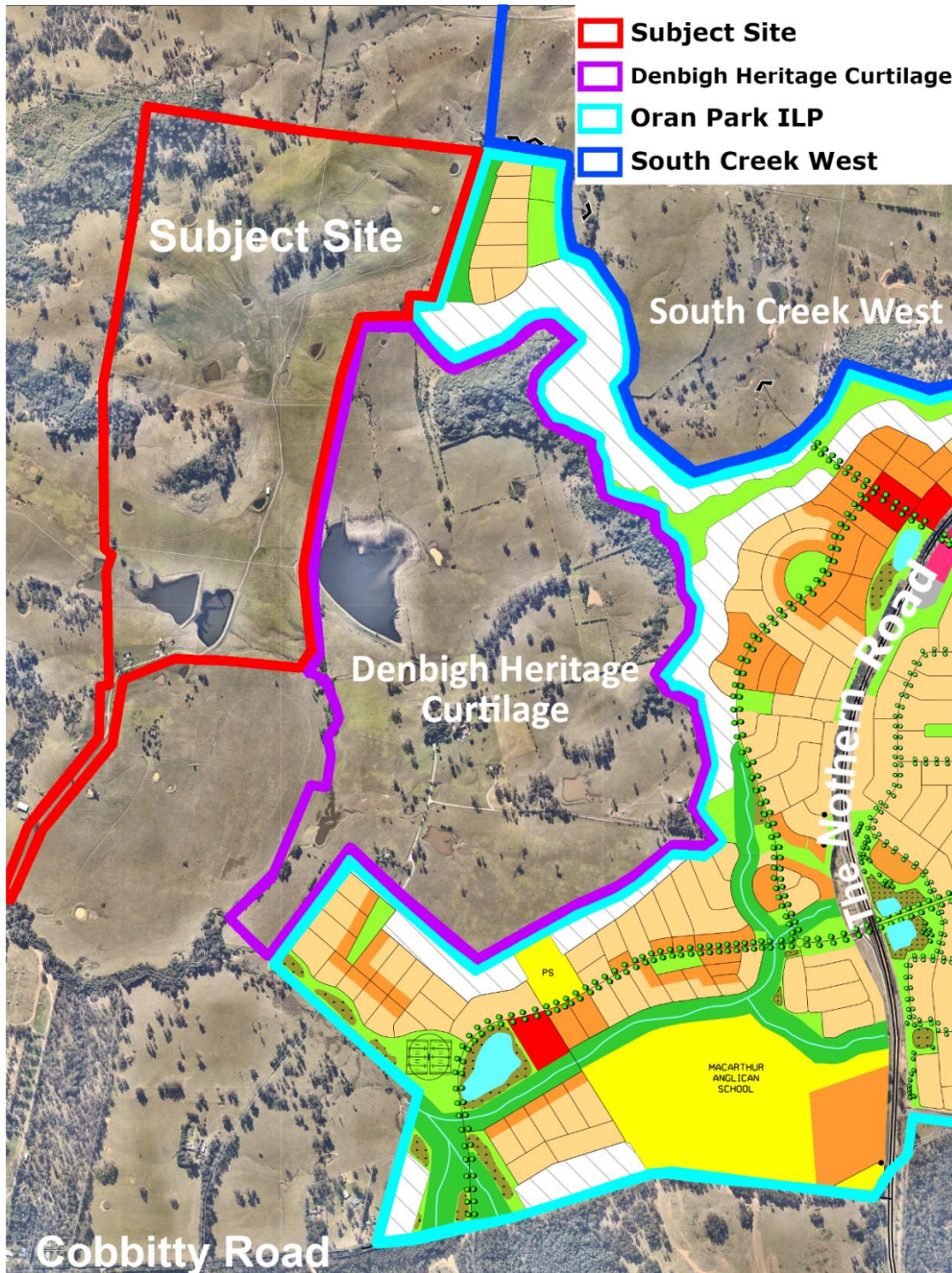


Figure 2: Locality context map

## MAIN REPORT

### Summary of Proposal

The draft Planning Proposal seeks to facilitate the delivery of a new master planned residential community, including provision of a neighbourhood centre and open space. The development proposes between 700 to 800 residential lots of varying lot sizes that would support a total population of approximately 2,300 people.

## Proposal's Vision

The draft Planning Proposal includes the following objectives:

- Transition – a residential neighbourhood that provides a clear transition from urban development to the east of the site to rural lands to the west of the site;
- Natural and Cultural Environment – a residential neighbourhood that positively responds to the natural and cultural characteristics of the site; and
- Accessibility and Amenity – a well-designed and accessible residential neighbourhood that provides an appropriate connection to the surrounding locality, access to community facilities, services and public open space.

## Proposed Structure Plan

The proposed structure plan is provided at **Figure 3** and summarised below.

### *Eastern parts of the site*

The smallest residential lots (600m<sup>2</sup>) are proposed to be zoned R2 Low Density Residential and are located within the lower-lying, eastern portion of the site. Landscaping is proposed to minimise the visual impact on the surrounding area, noting the proximity of the site's eastern boundary to the Denbigh heritage curtilage.

The proposed 'village hub' (to be zoned B2 Local Centre) is located near the site's eastern boundary, along the proposed north south collector road and in proximity to open space proposed to be zoned RE1 Public Recreation.

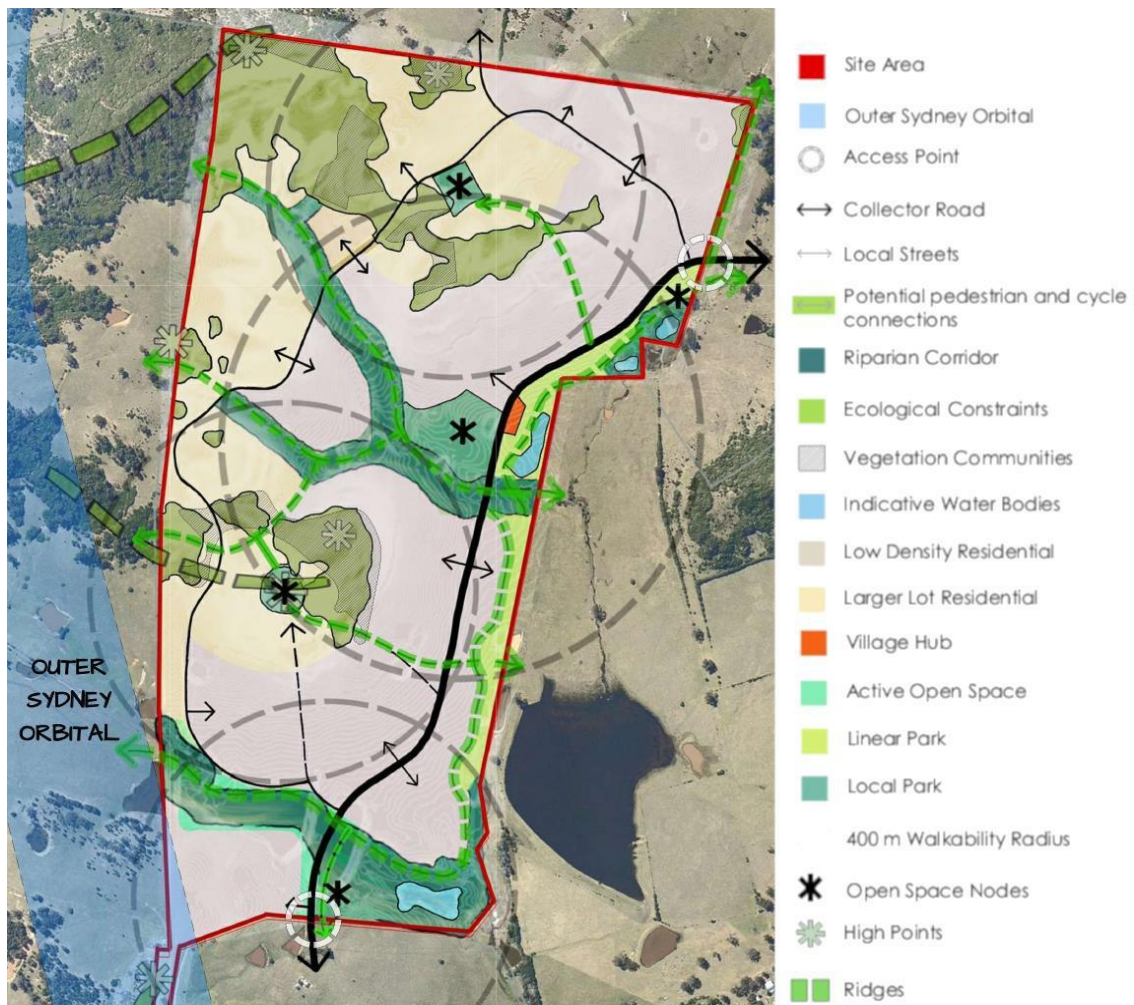
### *Central and western parts of the site*

The remainder of the residential lots in the central and western parts of the site range from 700m<sup>2</sup> to 2,000m<sup>2</sup>. These lots are proposed to be zoned a combination of R5 Large Lot Residential and E4 Environmental Living. Areas of ecological sensitivity are proposed to be retained and zoned E2 Environmental Conservation and E4 Environmental Living. The proposal emphasises the integration of development into the site's natural landscape to reduce its visual prominence from Denbigh.

One north-south collector road is proposed to facilitate access to the local street network within the site. This road would provide an internal connection from Chittick Lane that currently provides access to the site. The proposed structure plan suggests this north-south collector road will ultimately link up with the future road network serving the broader SWGA.

The proposal also seeks to retain and revegetate riparian corridors traversing the land in an east-west direction. A potential north-south active transport route ('Greenway Link') is proposed to traverse the site's eastern boundary and be zoned RE1 Public Recreation. Nodes of open space are planned to be located along the riparian corridors and areas of existing vegetation.





**Figure 3: Proposed Structure Plan**

### Community benefits as outlined by the proposal

The draft Planning Proposal argues its strategic and site-specific planning merit is demonstrated under the following key themes:

- Provides for a logical extension of urban development to the proposed OSO;
- Reduces rural land fragmentation and land use conflicts;
- Provides additional residential land for the housing needs of the community; and
- Incorporates the site's significant environmental and cultural features.

The proposal states its community benefits include pedestrian and cyclist links, riparian corridors, open space and retail uses.

## Zoning and Permissibility

The site is zoned RU1 Primary Production and has a minimum lot size of 40ha under Camden LEP 2010. A comparison between the existing and proposed zoning and lot sizes is provided in **Table 1**. Existing and proposed Camden LEP 2010 zoning and lot size maps are shown in **Figures 4 to 7**.

	Existing	Proposed
<b>Zoning (LZN)</b>	RU1 Primary Production	R2 Low Density Residential E4 Environmental Living R5 Large Lot Residential E2 Environmental Conservation RE1 Public Recreation B2 Local Centre
<b>Lot Size (LSZ)</b>	40ha	R2 General Residential - 600m <sup>2</sup> E4 Environmental Living – 700, 900, 1,500, and 2,000m <sup>2</sup> R5 Large Lot Residential – 1,500 and 2,000m <sup>2</sup>
<b>Height</b>	9.5m	9.5m (No change)

Table 1: Existing and Proposed LEP Provisions

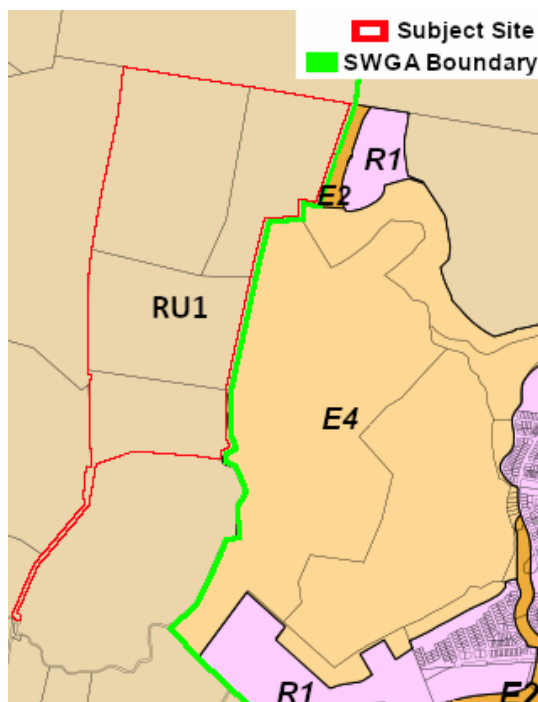


Figure 4: Existing Zoning

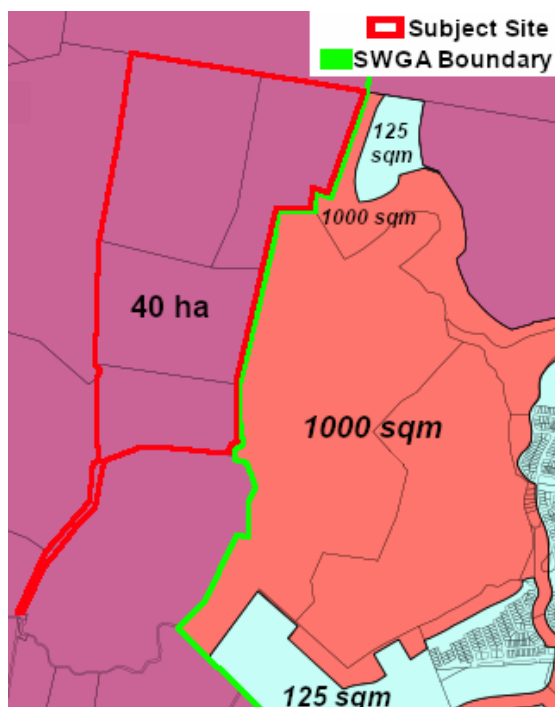


Figure 5: Existing Minimum Lot Size

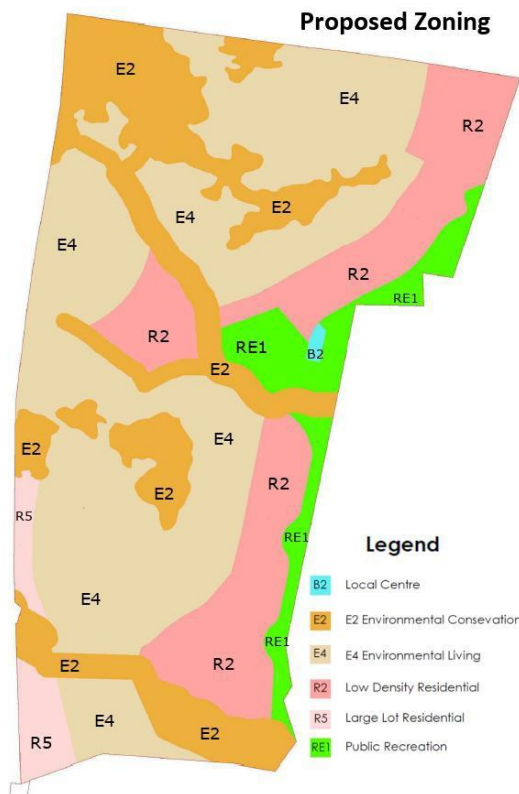


Figure 6: Proposed Zoning

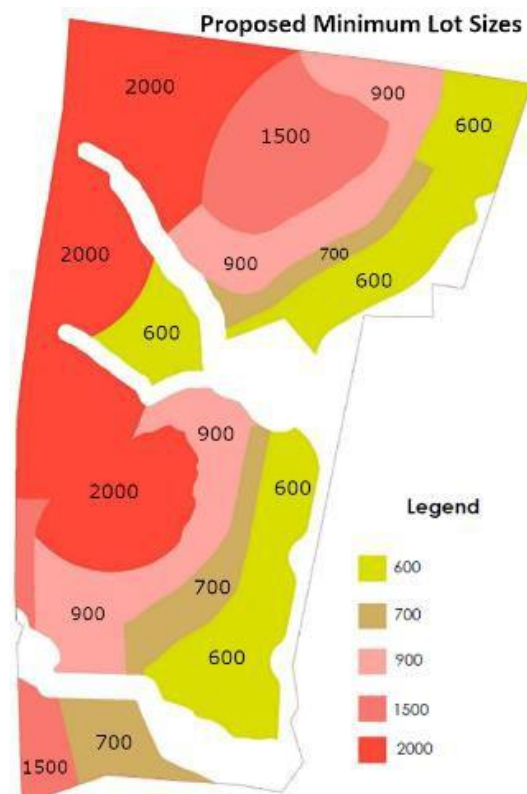


Figure 7: Proposed Minimum Lot Size

### Specialist Studies

As outlined in **Table 2**, the following specialist studies have been submitted with the draft Planning Proposal and are provided under **separate cover** to this report.

Specialist Study	Author	Date
Greenway Strategy	McGregor Coxall	July 2020
Rural Lands Scoping Report	GHD	June 2020
Ecological Constraints Analysis	Cumberland Ecology	September 2020
Bushfire Constraints Report	ABPP	August 2020
Aboriginal Due Diligence Assessment	Artefact	July 2020
Heritage Impact Statement	Weir Phillips Heritage	August 2020
Services and Infrastructure Delivery Strategy	AT&L	July 2020
Traffic and Transport Assessment	JMT Consulting	September 2020
Housing Market Analysis	Hill PDA	August 2020
Social and Community Infrastructure Assessment	Hill PDA	August 2020

Table 2: Submitted Specialist Studies

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

### Key Issues

Council officers have assessed the draft Planning Proposal. Key issues arising from the officers' assessment are discussed below:

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## Strategic Planning Merit

The proposal purports to demonstrate strategic planning merit as it seeks to respond to changing local circumstances. The proponent states these changes have not been recognised by the existing SWGA controls which are based on Government policy from 2004.

The proposal suggests the site forms the most logical location for a new urban boundary in the locality because it is located adjacent to the proposed OSO corridor. As a result, it proposes the site provides an appropriate transition from development located to its east to rural lands to its west.

The proponent notes Council's March 2017 submission to the Draft South West District Plan commented the development of the proposed OSO has the potential to provide a visible, defensible boundary to Sydney's outer western city limit which would define and contain Sydney's urban growth. The proposal also notes that the Aerotropolis Land Use and Infrastructure Implementation Plan has extended the urban boundary to the proposed OSO in that locality.

Although currently zoned RU1 Primary Production, the proposal considers the site is no longer viable for agricultural use due to the encroachment of urban development in the SWGA and the proposed OSO would further sever the site from the surrounding rural lands. In this regard, the proposal seeks to eliminate rural land use conflicts with the existing site and neighbouring residential development.

The proponent believes that Council is best placed to resolve the adverse impacts on the site that are a consequence of the NSW Government's decision to establish the SWGA.

### Officer comment

The site forms part of the MRA under the Greater Sydney Region Plan (Region Plan) and Western City District Plan (District Plan) and is outside the SWGA.

Council officer's assessment of the proposal against key strategic documents is provided as an **attachment** to this report. In summary, the proposal does not align with the strategic objectives of the Region and District Plans, Council's Local Strategic Planning Statement (LSPS), Community Strategic Plan (CSP), Rural Lands Strategy (RLS) and draft Local Housing Strategy (draft LHS). These strategic documents create a policy setting that is consistent in its approach to managing urban development within the SWGA and protecting and enhancing the values of the MRA.

At the time of the draft South West District Plan's exhibition, the proposed OSO corridor had not been identified. Council's December 2017 submission to the draft Western City District Plan, which replaced the draft South West District Plan, supported the GSC's approach of managing the MRA by limiting urban development to land within the urban area. In addition, Council's May 2018 submission to Transport for NSW's (TfNSW) draft OSO corridor did not support the exhibited surface (at-grade) OSO corridor alignment due to the adverse impact it would have upon the Camden LGA.



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### *Undermine delivery of the South West Growth Area*

The Region and District Plans seek to limit urban development to within urban areas (including Growth Areas). Camden's LSPS and draft LHS also note that land required to meet housing demand should be located within the SWGA. The SWGA remains largely undeveloped, and therefore has significant capacity (approximately 65,000 dwellings according to the draft LHS) to meet Camden's housing targets, without the need to rezone and develop land in the MRA as the proposal intends.

Establishing a new development 'front' may undermine the delivery of the SWGA, by redirecting development outside its boundary and absorbing infrastructure capacity planned to service it. A new development 'front' with its additional roads, drainage and open space would place additional, unnecessary pressure on Council resources and infrastructure.

### *Not consistent with the values of the Metropolitan Rural Area*

The Region Plan identifies that urban development is not consistent with the values of the MRA. An objective of the Region Plan is that the environmental, social and economic values of the MRA are protected and enhanced.

The District Plan and Council's LSPS also recognise the significance of the scenic and cultural landscape of the MRA, noting the rural hills and ridgelines of Camden create a distinct setting for neighbouring urban communities.

The draft proposal does not demonstrate how the MRA's values would be protected and enhanced as per the strategic objectives set out in the Region and District Plans and Council's LSPS. Most importantly, urban development is incompatible with the values of the MRA.

In addition, the broad intent of Council's RLS is to protect rural lands outside the SWGA (discussed further below). Council officers consider the proposal is inconsistent with the RLS. An assessment of the proposal against the RLS is provided as part of the assessment against strategic merit **attachment** to this report.

### *Proposed Outer Sydney Orbital and potential impact*

The proposed OSO corridor, its alignment, acquisition and construction are yet to be confirmed by the NSW Government. As such, it is not possible to assess the potential impacts of the proposed OSO on the proposal (and vice-versa).

It is considered there is no strategic justification for urban development to be located outside of the SWGA and take up rural zoned land. On this basis, Council officers consider the proposal lacks strategic planning merit required to proceed to Gateway Determination.

### *Housing Diversity*

The LSPS and draft LHS note there will be a growing population of smaller and ageing households that will require higher density and more diverse housing to meet their needs. The proposal, which is envisaged to contain largely single dwellings, does not contribute to increasing housing diversity. However, it is noted that Camden LEP 2010 permits dual occupancy development on lots greater than 600m<sup>2</sup> in the R2 and R5 zones, which has the potential to increase housing density across the site. In addition, it is noted existing controls in the SWGA already facilitate large lot housing.



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## Rural Lands Strategy - Proposal is inconsistent

The proponent considers the proposal is consistent with the RLS because residential development in the SWGA is incompatible with the subject site's agricultural use. The proposal's Rural Lands Scoping Report (provided under **separate cover** to this report) found the site's current use for beef cattle grazing is unviable in its present form. The proposal notes the proposed OSO will further sever the site from surrounding rural lands and the site's environmental, cultural, and scenic values would be retained.

### Officer comment

The RLS is intended to guide Council's decision making on rural land, with the broad intent being to protect rural lands outside the SWGA.

The RLS provides criteria to assist in the assessment of planning proposals for rezoning rural land outside of the SWGA. Assessment criteria 1 requires that proposals be consistent with state and local strategic plans. All local plans and strategies need to be consistent with the District and Region Plans to offer a 'line of sight' from all levels of strategic documents. This helps ensure consistency of planning outcomes.

This report has outlined the proposal is inconsistent with the objectives of key strategic documents. The RLS requires Planning Proposals to represent a logical extension to existing urban areas. Whilst it is acknowledged the site adjoins the SWGA boundary and land zoned for urban development, the site is largely separated from urban development in the SWGA by Denbigh. The site is isolated from existing and planned urban development. The Denbigh heritage curtilage provides a transition between the SWGA and the MRA.

In relation to farm viability, it is acknowledged that farming within the Sydney Basin has several challenges. The RLS contains a planning principle to 'Enhance Camden's Rural Economy' which notes the opportunities that may result from development of the Western Sydney Airport, including closer proximity to domestic and international markets that could support certain agricultural sectors.

It is considered important to protect Camden's valued scenic and cultural landscapes that create a distinct setting for neighbouring urban communities. Council officers consider the proposal would contribute to the cumulative impact on the loss of rural land over time that is inconsistent with Council's RLS.

### **Lacks Site Specific Planning Merit**

The proponent considers the site offers a unique opportunity to provide a well-designed community near the SWGA that focuses on the locality's cultural and environmental values.

According to the proposal, riparian corridors and the majority of vegetated areas are proposed to be conserved with an E2 Environmental Conservation zone, and the impact to Cobbitty's cultural landscapes are to be managed by careful planning. Furthermore, services would be provided through land reserved for commercial uses (neighbourhood centre) and the opportunity for community uses, including a school.

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## Officer comment

### *Infrastructure and Servicing Capacity*

The proposal has poor connectivity to infrastructure due to its isolated location. It is noted that social infrastructure in the SWGA has not been planned to accommodate development outside its boundary. Existing community facilities (hall, community centre and library) are all located more than 2km from the site. The proposal does not provide active open space (such as a multisport court) which would be required given its isolation.

The proposal would place pressure on existing services, including school facilities. It is likely a new primary school would be required to support the proposal's population. No planning has been undertaken for an additional school as Schools Infrastructure NSW assumes the MRA would have low population growth.

The proposal has not adequately demonstrated the servicing capacity required for future development. The site is removed from existing utility networks and servicing the site may not be commercially viable for Sydney Water and Endeavor Energy as significant upgrades would be required.

Furthermore, infrastructure and servicing capacity are crucial to supporting continued delivery of housing in the SWGA. Future development in the SWGA is generally supported by associated infrastructure upgrades and assurance from service providers on the delivery of utilities. Correspondingly, there are no plans to increase infrastructure and servicing capacity outside the SWGA.

### *Ecological Impact*

The proposal seeks to rezone threatened ecological communities and riparian corridors E2 Environmental Conservation, which is considered appropriate and may result in improved environmental outcomes compared to the existing rural zoning.

Smaller patches of high value vegetation are proposed to be zoned residential E4 Environmental Living. The application of this zone may lead to cumulative impacts on vegetation that results in a reduction in its quality over time. Based on the proposed structure plan, it is expected that native vegetation with high or moderate ecological value would be removed or modified, leading to a reduction in vegetation quality.

It is also possible that removal of this vegetation would result in a cumulative negative impact on significant areas of CPW west of the site that is identified as a draft Strategic Conservation Area under the draft Cumberland Plain Conservation Plan prepared by the Department of Planning, Industry and Environment (DPIE).

Council officers support the protection of the high and moderate ecological values of the site at the planning proposal stage, rather than relying on the Development Application (DA) process. Should the proposal proceed, information on the long-term management / ownership of E2 zoned land is required that addresses Council's Dedication of Constrained Lands Policy.

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### *Nearby Land Use Impact*

The site contains bushfire prone vegetation and the proposal would rezone bushfire prone land for urban purposes. The proposal would also negatively impact the adjacent state listed Denbigh Heritage Curtilage as outlined below.

### **Visual and Heritage Impact**

The proposal states it does not adversely impact on the existing rural views and vistas and curtilage of Denbigh.

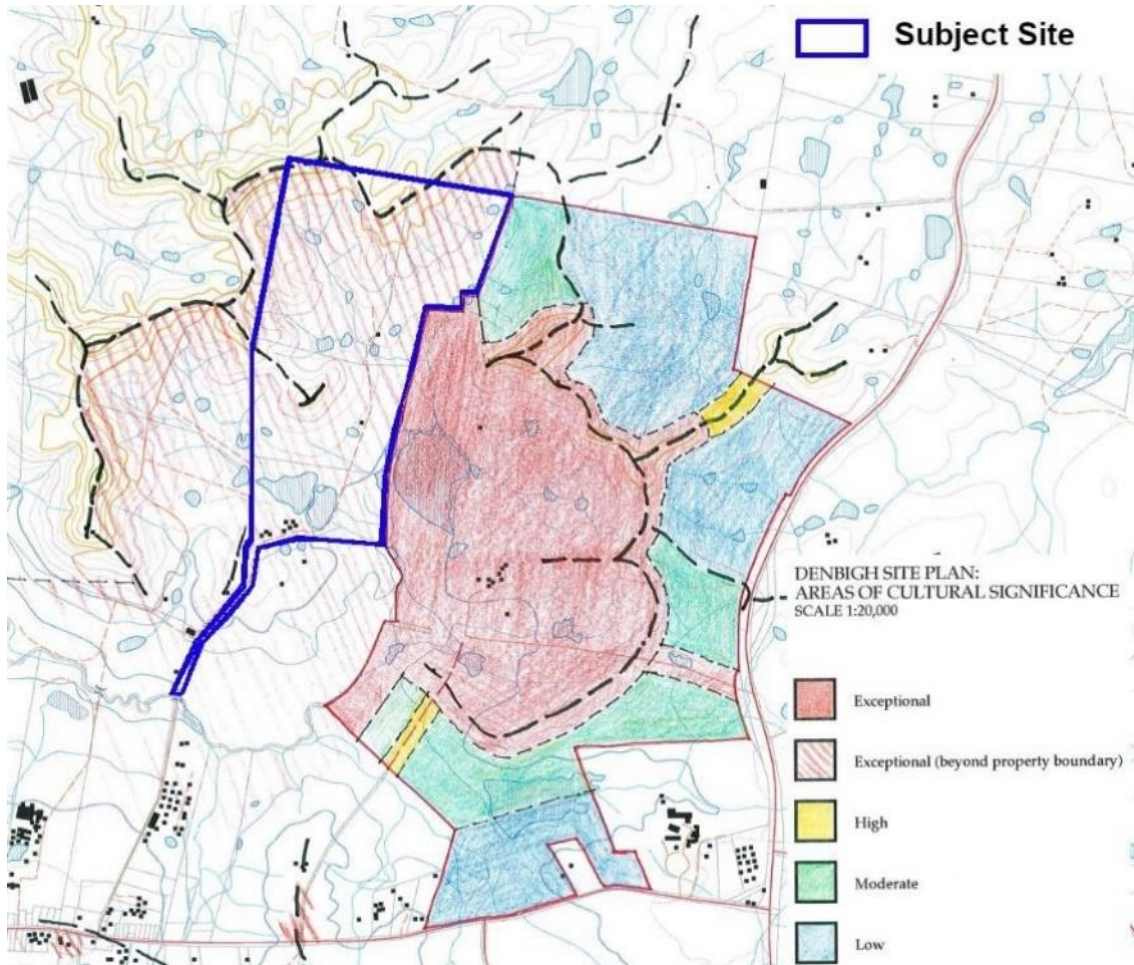
The proposal seeks to offer a 'green backdrop' to Denbigh by developing the intermediate section between the valley and the ridges of the area to the north west of Denbigh. The proponent notes the visual and physical curtilage of Denbigh is significantly larger than similar historic homesteads in the SWGA.

The proponent points out that unlike surrounding developments, the proposal offers a large lot subdivision which facilitates increased vegetation opportunities on individual lots. The proponent considers that visual impact can be further addressed at the DA stage through appropriate design of development.

### Officer comment

The proposal is considered to have an unacceptable impact on Denbigh's heritage qualities and setting.

Denbigh's heritage statement of significance identifies that it retains its historic views across Cobbitty valley to the escarpment. According to Heritage NSW, these views represent exceptional cultural significance as a rare, intact colonial landscape. The preservation of these view lines is of key importance, as they are fundamental to the historical interpretation of Denbigh as a state heritage item. The Denbigh Conservation Management Plan also identifies the subject site as containing areas of exceptional aesthetic value and cultural significance shown in **Figure 8**.



**Figure 8: Areas of Cultural Significance to Denbigh**  
(Source: Denbigh Conservation Management Plan)

A R2 Low Density Residential zone is proposed for parts of the site. Under a R2 zone, dwellings can be approved as complying development under the State Environmental Planning Policy (Exempt and Complying Development) 2008 (Codes SEPP). Council has no control over Complying Development standards, as such site-specific controls on building design, material and colours could not be enforced.

In addition, it is noted that Camden LEP 2010 permits dual occupancy development on lots greater than 600m<sup>2</sup> in the R2 and R5 zone. Should the proposal proceed, land identified as R2 and R5 with a 600m<sup>2</sup> minimum lot size could be developed for dual occupancies increasing the overall density and visual impact of the proposal.

The proposal fails to demonstrate how the social values of the MRA, such as the heritage significance of Denbigh, will be maintained and enhanced.

### Traffic Impact

The proposal proposes a north-south collector road that would facilitate connections to The Northern Road through a future road network serving Oran Park and South Creek West precincts. According to the proposal, there is also the potential for the proposed OSO to incorporate an interchange at Cobbitty Road which would further improve accessibility.

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### Officer comment

#### *Reliance on external road network connections*

Two proposed external road connections (as shown in **Figure 10**) are relied upon to provide direct access to the site:

- An external northern connection to the north east, which traverses through the future South Creek West precinct (currently rural land) connecting to an intersection on The Northern Road; and
- A southern external road connection to the south through adjoining rural land.

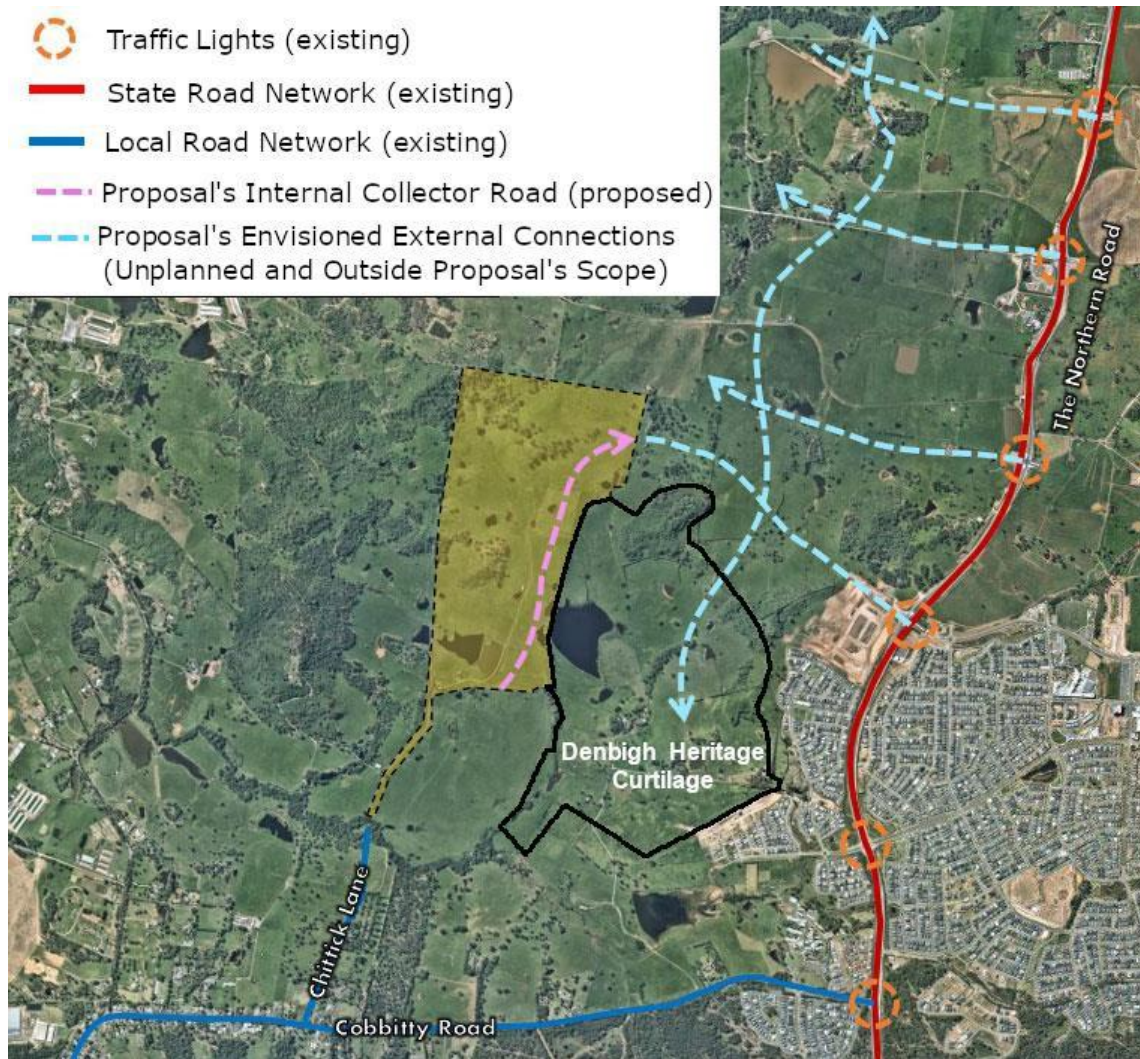
Neither of the adjacent land parcels form part of the proposal and no planning for these external road connections has been undertaken by Council.

The proposal assumes vehicle circulation from the site would be facilitated via future external road connections throughout the broader SWGA area, including the South Creek West and Lowes Creek Maryland Precincts. However, the master planning and traffic impact modelling for these precincts would not have included traffic generation beyond the SWGA boundary (including the subject site), as significant traffic generation is generally not expected from within the MRA.

The Oran Park ILP does not identify a road extension to the site's north-east boundary that would facilitate the northern connection to the proposed spine road. It appears the proposed connection would cross through Oran Park's riparian corridor (zoned E2 Environmental Conservation). The proposal's Traffic and Transport Assessment (Assessment) also shows the potential for a 'future external road connection' traversing Denbigh.

Overall, it is considered the proposal cannot rely on an unplanned external road network. Additionally, it is unclear if landowners on the adjacent properties have been consulted. Should the proposal proceed, consultation would need to be undertaken with these landowners.





**Figure 10: Proposed Road Network**  
(Source: Proposal's Transport Assessment, with amendment to illustrate Denbigh heritage curtilage)

#### *Existing access via Cobbitty Lane*

Existing access via Chittick Lane is of a rural character and does not meet Council's collector road standards. This route is long, narrow and partially flood affected. It is also not possible to assess the impacts of the proposed OSO on the access route. Alternate means of access would need to be in place to support traffic flow and emergency services, including a minimum of two separate external road connections in the early stages of development. It is unclear how the site can facilitate this.

The proposal states a potential interchange as part of the proposed OSO at Cobbitty Road would improve transport accessibility for future residents of the site. Council's submission to TfNSW about the proposed OSO (May 2018) questioned the merit of potential connections to the OSO, including the proposed Cobbitty Road connection. Council's submission raises concern the increase in traffic associated with the interchange is likely to adversely affect the rural setting in Cobbitty and the potential for an adverse outcome upon Council's remaining agricultural lands.

### *Potential traffic impact to surrounding area*

The Planning Proposal does not identify the full extent of potential traffic impacts the proposal may have on the surrounding areas of Oran Park and Cobbitty, including its impact on residential amenity of existing and future residents.

### **Supporting the proposal would set a precedent**

According to the proposal, the subject site represents a unique case and would not result in a precedent for further urban development, as the proposed OSO would serve to define the western extent of urban development.

### Officer comment

There are approximately 1,400ha of rural zoned land located between the SWGA and the proposed OSO corridor (within the Camden LGA). If the proposal were supported, it may set a precedent for the development of other rural lands located between the SWGA and the proposed OSO.

Council officers do not support the proposal's assessment that it responds to a unique set of site-specific circumstances. Land to the north and south of the site are impacted by the same conditions of the SWGA boundary and the proposed OSO corridor.

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

The proponent's assessment of the proposal against key strategic documents is outlined in the draft Planning Proposal which is provided as an **attachment** to this report. A summary of the proponent's conclusions, and Council officer's response, is outlined under the key issues of this report.

Council officer's assessment of the proposal against key strategic documents is provided as an **attachment** to this report. In summary, the proposal is inconsistent with the:

- Greater Sydney Region Plan;
- Western City District Plan;
- Local Strategic Planning Statement;
- Community Strategic Plan;
- Rural Lands Strategy; and
- Draft Local Housing Strategy.

### **Camden Local Planning Panel**

On 16 March 2021, the Camden Local Planning Panel considered the draft Planning Proposal. The Panel considered that the proposal does not demonstrate strategic planning merit or site-specific merit to proceed to Gateway Determination.

The Panel considered it would be unwise at this stage to allow further fragmentation of rural lands given that:

- The land the subject of the Planning Proposal lies outside the boundaries of the defined urban growth area and this growth area is capable of accommodating the housing required within the Camden local government area for the foreseeable future;

- There is uncertainty regarding the future design and functionality of the proposed Outer Sydney Orbital, as it relates to the land; and
- There is uncertainty regarding the provision of infrastructure and services to the land in order to accommodate urban development.

In addition, the Panel considered that the Planning Proposal has not demonstrated that the land is capable of achieving adequate connectivity to the established and planned urban area.

A copy of the Panel's meeting minutes is provided as an **attachment** to this report.

### **Initial Notification**

Initial notification of the draft Planning Proposal has not been undertaken.

Should the proposal be supported and receive a favourable Gateway Determination from DPIE, the draft Planning Proposal will be placed on public exhibition for comment in accordance with the conditions of the Gateway Determination.

### **Assessment of Planning Merit**

The draft Planning Proposal has been assessed against key strategic documents, including the Greater Sydney Region Plan, the Western City District Plan, Camden Local Strategic Planning Statement, Community Strategic Plan, Rural Lands Strategy and draft Local Housing Strategy.

It is considered the proposal does not demonstrate strategic planning merit and site-specific planning merit to proceed to Gateway Determination for the following reasons:

- The proposal is inconsistent with the 'line of sight' of key strategic documents that:
  - Direct future urban growth to be contained within the South West Growth Area (SWGA); and
  - Seek to retain rural land within the Metropolitan Rural Area (MRA) to protect and enhance the environmental, social and economic values of land in the MRA;
- The proposal would contribute to the cumulative impact on the loss of rural zoned land over time that is inconsistent with Council's Rural Land Strategy (RLS);
- The NSW Government is yet to commit to the proposed Outer Sydney Orbital (OSO) corridor alignment, its acquisition and construction. It is not possible to assess the potential impacts the proposed OSO would have on the proposal (and vice-versa);
- The proposal could set a precedent for future development of rural land located between the SWGA and the proposed OSO corridor;
- Council's draft Local Housing Strategy (LHS) clarifies that the SWGA is well-placed to cater for future housing supply. The proposal's housing supply contribution is not required for Camden to meet current and future housing supply needs;
- The proposal would have an unacceptable visual impact on Denbigh and the significant Cobbitty cultural landscape. The proposal fails to demonstrate how the social values of the MRA will be maintained and enhanced;
- The proposal would have unacceptable traffic impacts on existing and future residents in the area, including Oran Park and Cobbitty, that has not been planned to cater for traffic from the subject site;



- The proposal would represent an additional development 'front' that would place additional demands on Council resources. This could serve to undermine the successful delivery of the SWGA;
- The proposal may take up infrastructure capacity that has been planned to cater for the SWGA. The proposal could act to divert SWGA infrastructure resources that are needed to support the successful delivery of the SWGA;
- The proposal would have an adverse impact on threatened ecological communities, including Cumberland Plain Woodland; and
- It is forecast that there will be a growing population of smaller households and ageing households who will require higher density housing forms to meet their needs. The proposal does not adequately contribute to Council's goal of increasing housing diversity.

### **Next steps**

Should Council not support the draft Planning Proposal, the proponent will be notified of Council's decision.

The proponent may request a Rezoning Review by writing to the DPIE. A rezoning review request is assessed by the Sydney Region Planning Panel and involves consultation with Council and the proponent. Councillors will be advised should a request for rezoning review be lodged with DPIE.

Should the draft Planning Proposal be supported, the following specialist studies are recommended to be undertaken:

- Retail Impact Assessment;
- Visual Impact Assessment;
- Flood Risk Assessment;
- Water Cycle Management Strategy;
- Potential Land Contamination Assessment;
- Land Capability Assessment;
- Acoustic Assessment;
- A detailed Indicative Layout Plan;
- An updated Ecological Constraints Analysis;
- An updated Heritage Impact Statement that includes an assessment against the Denbigh Conservation Management Plan;
- An updated Aboriginal Due Diligence Assessment;
- An updated Traffic and Transport Assessment that considers the (unplanned) external road connections needed to facilitate the proposal; and
- A draft Development Contributions Plan.

### **FINANCIAL IMPLICATIONS**

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

### **CONCLUSION**

The draft Planning Proposal seeks to amend the Camden LEP 2010 by rezoning approximately 146.52ha of RU1 Primary Production zoned land to R2 Low Density Residential, R5 Large Lot Residential, E4 Environmental Living, E2 Environmental Conservation, B2 Local Centre and RE1 Public Recreation.

The proposal further seeks to amend the minimum lot size from 40ha to 600m<sup>2</sup> in the R2 zone, 700m<sup>2</sup>, 900m<sup>2</sup>, 1,500m<sup>2</sup> and 2,000m<sup>2</sup> in the E4 zone, and 1,500m<sup>2</sup> and 2,000m<sup>2</sup> in the R5 zone to facilitate the delivery of up to 800 residential lots that would accommodate a population of 2,300 people (approximately).

Council officers have assessed the draft proposal and consider that it does not demonstrate strategic or site-specific planning merit to proceed to Gateway Determination, for the reasons outlined in the report.

### **RECOMMENDED**

#### **That Council:**

- i. refuse the draft Planning Proposal for Lots 2,3,4 and 5 DP 239612, 220, 300, 350 and 360 Chittick Lane, Cobbitty, for the reasons outlined in the report; and**
- ii. notify the proponent of Council's decision.**

#### **ATTACHMENTS**

1. Planning Proposal - Chittick Lane, Cobbitty
2. CLPP resolution 16 March 2021
3. Tidapa Assessment of Specialist Studies
4. Tidapa Assessment against Key Strategic Documents
5. Tidapa Technical Studies
6. 3D Perspective of Proposal - Cobbitty



## ORDINARY COUNCIL

ORD02

**SUBJECT: DRAFT SUBMISSION TO NSW EMPLOYMENT ZONE REFORMS**  
**FROM:** Director Planning & Environment  
**TRIM #:** 21/275629

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### PURPOSE OF REPORT

The purpose of this report is to inform Council of the exhibition of the NSW Employment Zones Reform by the Department of Planning, Industry and Environment (DPIE) and to seek Council's endorsement of a draft submission.

The draft submission and exhibition documents are provided as **attachments** to this report.

### BACKGROUND

In May 2021, the DPIE released a new Employment Zones Framework proposing significant changes to business and industrial zones under the Standard Instrument (SI) Local Environmental Plan (LEP).

The intent given for the proposed changes is to respond to current trends exacerbated by the COVID-19 pandemic, including the growth of online retail, reliance on freight and logistics, the importance of local centres, flexible working arrangements and the continued rise of multi-use businesses and the experience economy.

The reforms seek to maximise productivity and address barriers within the planning system that limit the ability of businesses to establish, expand or adapt.

The reforms propose a new employment zone framework, revising permitted uses and updating land use definitions. The proposed new framework will involve mandated amendments to the Camden LEP 2010 (written instrument and zoning maps). The changes are not proposed to amend the Growth Centres SEPP, which applies to precincts rezoned for urban development within the South West Growth Area.

The DPIE intends to implement the new employment framework by July 2022.

A Councillor briefing was provided on 29 June 2021.

### MAIN REPORT

The reforms propose a new employment zone framework which would replace the existing Business (B) and Industrial (IN) zones in the Camden LEP 2010 with five new employment zones and three supporting zones.

The reforms also propose to amend permitted land uses within the new zones, update existing employment land use definitions and include new definitions.

The reforms propose to change the zoning of existing commercial and employment land. Some employment areas may be suited to more than one proposed zone as shown in the following table:

Existing Camden LEP Zone	Proposed Zone	Areas Affected by Changes
B1 Neighbourhood Centre B2 Local Centre	E1 Local Centre	Bringelly, Camden, Camden South, Catherine Field, Cobbitty, Currans Hill, Elderslie, Emerald Hills, Grasmere, Harrington Park, Mount Annan, Narellan, Narellan Vale, Spring Farm.
B2 Local Centre B4 Mixed Use	E2 Commercial Centre	Camden, Emerald Hills, Mount Annan, Narellan.
B5 Business Development Zone IN2 Light Industrial	E3 Productivity Support Zone	Narellan, Smeaton Grange.
IN1 General Industrial IN2 Light Industrial	E4 General Industrial Zone	Camden, Mount Annan, Narellan, Smeaton Grange.
IN1 General Industrial	E5 Heavy Industrial	Mount Annan, Narellan, Smeaton Grange.
B2 Local Centre B4 Mixed Use	MU1 Mixed Use Zone	Camden, Emerald Hills, Mount Annan, Narellan.

**Table 1: Current and proposed employment land zones**

### Draft Submission - Key Considerations

While the broad intent of the reforms is supported, further consideration and/or clarification is required in relation to the following:

1. Potential unintended consequences and land use conflict

The expansion of the mandated uses within certain zones may lead to amenity impacts and land use conflicts. The draft submission highlights the need for DPIE to ensure the proposed reforms do not cause adverse environmental impacts or social and economic disruption. Close collaboration with Council prior to implementation is essential to avoid unintended consequences.

2. Potential impacts on complying development

The draft submission seeks clarification about the relationship between these reforms and DPIE's '*Building Business Back Better*' (BBBB) project, which includes changes to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The inclusion of additional uses as complying development removes the opportunity for the community to comment on large scale local development that may impact them. There may be a need to re-exhibit both reform packages to ensure the implications are fully understood.

### 3. Applicability to the Growth Centres SEPP

The proposed reforms do not apply to the Growth Centres SEPP. As such, the reforms could create two zoning frameworks for the Camden LGA. For future investment and development confidence, the draft submission seeks clarity on whether the DPIE proposes to expand these reforms into growth areas, noting that greenfield areas require specific planning to ensure local character, scale and function are considered.

### 4. Clarity on changes to residential uses in employment zones

The draft submission seeks clarification regarding proposed changes to residential uses in employment zones. Measures are required to contain excessive residential development from eroding employment lands.

Specifically, the exhibition material FAQ mentions the Build to Rent SEPP (BTR) however the reform package does not expand on the implications of BTR within the proposed employment lands framework.

### 5. Impact on the retail hierarchy

The Camden Local Strategic Planning Statement (LSPS) and draft Centres and Employment Lands Strategy (CELS) contain a retail hierarchy for Camden's network of centres. This hierarchy provides long term direction and certainty for industry and the community. The reforms should ensure that Camden's centres and retail hierarchy is not undermined.

### 6. Legibility and consistency

The naming of the new zoning framework must be consistent and legible. There could be confusion between the naming of the existing Environmental zones and proposed Employment zones.

Also, the draft submission identifies potential resource implications for Council to ensure the new naming is reflected in related planning documents (e.g. the Development Control Plan) and other systems.

### 7. Community and industry consultation

The proposed reforms are significant and require extensive community consultation. The draft submission advocates for communication and engagement with business and landowners during the public exhibition period.

## **Summary of Draft Submission to DPIE**

The draft submission makes the following recommendations to DPIE:

- Apply the reforms consistently with the adopted retail hierarchy for the Camden LGA;
- Confirm if other controls, such as building heights, will remain unchanged as a result of these reforms;
- Collaborate with Council to identify potential land use conflicts and to mitigate unintended consequences;
- Collaborate with Council to translate the reforms into the Camden LEP;

- 
- Ensure the new zoning framework is consistent and legible;
  - Ensure councils have adequate resourcing to update related planning documents and systems;
  - Clarify the relationship of the reform with the '*Building Business Back Better*' project and re-exhibit both proposals concurrently;
  - Clarify whether these reforms will apply to the Growth Centres SEPP, noting that greenfield areas require specific planning to ensure local character, scale and function are considered;
  - Ensure ongoing communication with Council as part of the implementation process;
  - Ensure local business and landowners are adequately consulted during the public exhibition period;
  - Retain existing prohibited residential accommodation development types reforms; and
  - Provide clarity regarding how the BTR SEPP will be applied to the proposed employment lands.

### **FINANCIAL IMPLICATIONS**

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

### **CONCLUSION**

The DPIE is inviting feedback on a new Employment Zones Framework proposing significant changes to business and industrial zones under the SI LEP.

While Council officers support the strategic intent of the proposed changes, a draft submission has been prepared seeking further consideration and clarity on a number of issues.

### **RECOMMENDED**

**That Council:**

- endorse the attached draft submission on the NSW Employment Zones Reform; and**
- forward a copy of the submission to the NSW Department of Planning, Industry and Environment for consideration.**

### **ATTACHMENTS**

1. Draft Submission on NSW DPIE Employment Zones Reform
2. DPIE Employment Reforms Package





## ORDINARY COUNCIL

ORD03

**SUBJECT:** CAMDEN'S FUTURE ANIMAL CARE FACILITY  
**FROM:** Director Planning & Environment  
**TRIM #:** 21/278723

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to proceed with the preferred site for Camden's future animal care facility at 55 Topham Road, Smeaton Grange.

### BACKGROUND

On 8 June 2021, Council considered a report on the draft masterplan for land at The Crest in Gledswood Hills. Following consideration of feedback received from the community, Council resolved to remove the proposed future animal care facility from the draft masterplan. At the same time, Council resolved to *'identify a new site for an animal care facility and provide a briefing and report back to Council as soon as possible'*.

A Councillor briefing was provided on 22 June 2021.

The recommended site is land owned by Council at 55 Topham Road, Smeaton Grange.

### MAIN REPORT

In 2016, Council resolved to operate a 'no kill' animal care facility whereby all attempts are made to re-home or rescue animals considered suitable for rehoming. This is supported by Council's Companion Animal Policy and Program.

Council's Companion Animal Program is overseen by the Companion Animal Advisory Committee and managed by Council's Ranger Services Team.

Since 2017, Council has utilised the services of Rossmore Veterinary Hospital as an animal care facility. The contract for the continued provision of this service at Rossmore was endorsed by Council on 9 February 2021. The term of the contract is three years with two one-year options at Council's discretion by mutual agreement.

Due to the planned future growth of Camden and the expected growth in companion animal, a purpose-built and centrally located facility will be required in the future.

The recommended site for a future animal care facility is 55 Topham Road, Smeaton Grange. This site is owned by Council and is currently operating as a Council depot, established in 2020 during the COVID-19 pandemic.

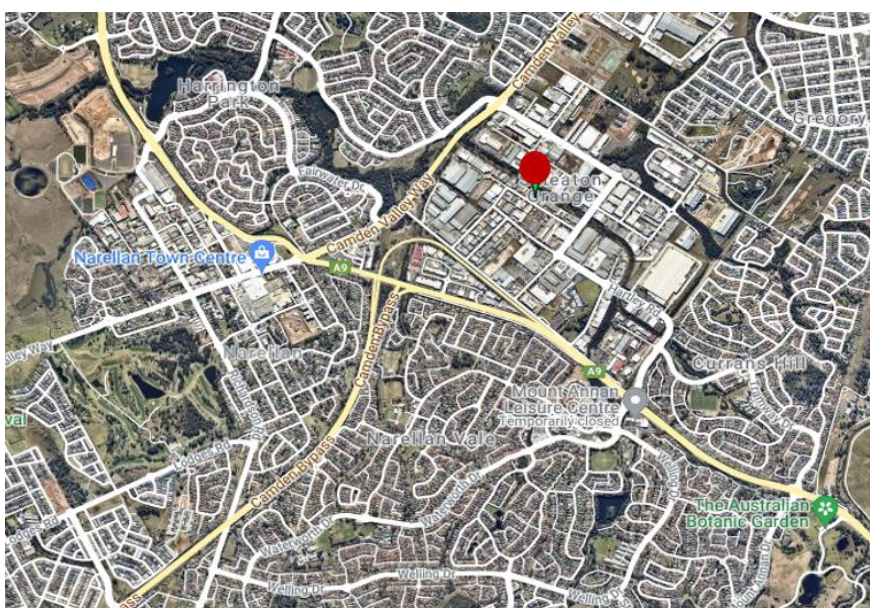
The site is approximately 8,600 square metres in area and is centrally located with good road access from across the LGA. The site is zoned IN1 – General Industrial under the Camden LEP 2010.

In summary, the benefits of locating the animal care facility on this site include:

- Adequate site area to provide the facility, including on site car parking;
- Centrally located and easily accessible from across the LGA;
- Located within an industrial area, away from residential areas;
- Allows for a purpose built, modular facility with associated green space;
- Allows for ancillary and complementary uses, including potential partnerships, educational or commercial opportunities;
- In Council's ownership so no requirement for future acquisition; and
- Located outside of the South West Growth Area, providing greater certainty in respect to future zoning and land uses.



**Figure 1: Aerial Photo – 55 Topham Road Smeaton Grange**



**Figure 2: Aerial Photo – 55 Topham Road Smeaton Grange**

Subject to Council's endorsement, Council officers and the Companion Animal Advisory Committee will commence the initial design, scope and planning considerations for the future facility.

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Following further consideration by Council, a community consultation plan will be developed to seek community input on the proposed future animal care facility. This will include online and in person engagement opportunities, to ensure the community have their say on the future animal care facility.

### **FINANCIAL IMPLICATIONS**

Council has funding available for the initial design and planning works.

Capital and ongoing operating funds will need to be allocated as part of future budgets and opportunities for external or grant funding will be investigated.

### **CONCLUSION**

The preferred site for the future animal care facility is 55 Topham Road, Smeaton Grange. Subject to Council's endorsement, Council officers will commence initial design and planning for the facility.

Further Councillor briefings will be held to update Council on the progress of this project, and further reports will be brought back to Council for endorsement at the relevant stages of the project.

It is recommended that Council endorse 55 Topham Road, Smeaton Grange as the preferred site.

### **RECOMMENDED**

**That Council endorse the site at 55 Topham Road, Smeaton Grange for the purpose of Camden's future animal care facility.**

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## ORDINARY COUNCIL

**ORD04**

**SUBJECT: NOTICE TO THE MINISTER FOR WATER, PROPERTY AND HOUSING  
OF COUNCIL'S NATIVE TITLE MANAGERS**

**FROM:** Director Customer & Corporate Strategy

**TRIM #:** 21/226572

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### PURPOSE OF REPORT

The purpose of this report is to obtain a resolution of Council to give notice to the Minister for Water, Property and Housing of the name and contact details of Council's Native Title Managers.

### BACKGROUND

In accordance with Section 8.8 of the *Crown Land Management Act 2016*, Council is required to give notice to the Minister for Water, Property and Housing the name and contact details of Council's Native Title Managers by 31 October each year. Notification to the Minister must be a Council resolution; it cannot be delegated to the General Manager under the *Local Government Act*.

### MAIN REPORT

A Native Title Manager is a person who has undertaken the approved training, facilitated jointly by the Crown Solicitor's Office and the Department of Planning, Industry and Environment – Crown Lands, and holds the necessary qualification issued by the Department of Planning, Industry and Environment – Crown Lands.

The role of a Native Title Manager is to ensure that Native Title legislation is applied correctly when dealing with Crown Land management issues, predominantly the issuing of leases, licences and permits and the approval of plans of management.

Council officers Chantel Fenech, Property Services Coordinator, and Monique Spek (née Favelle), Property Officer, have attained the Native Title Manager qualification.

The Property Services Coordinator and Property Officer were appointed as Council's Native Title Managers in July 2019.

### FINANCIAL IMPLICATIONS

There are no financial implications relating to this responsibility.

### CONCLUSION

Council must employ or engage at least one Native Title Manager to ensure dealings with Crown Land comply with any applicable provisions of the Act.

It is recommended that Council re-confirm that Property Services Coordinator, Chantel Fenech, and Property Officer, Monique Spek (née Favelle), are still Council's Native Title Managers, as required under Section 8.8 of the *Crown Land Management Act 2016* and advise the Minister accordingly.

**RECOMMENDED**

**That Council give notice to The Hon. Melinda Pavey MP, Minister for Water, Property and Housing, of the contact details of Council's Property Services Coordinator, Chantel Fenech, and Property Officer, Monique Spek (née Favelle), as its Native Title Managers, as required under Section 8.8 of the *Crown Land Management Act 2016*.**





## ORDINARY COUNCIL

ORD05

**SUBJECT: INVESTMENT MONIES - MAY 2021**  
**FROM:** Director Customer & Corporate Strategy  
**TRIM #:** 21/267793

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### PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the *Local Government (General) Regulation 2005*, a list of investments held by Council as at 31 May 2021 is provided.

### MAIN REPORT

The weighted average return on all investments was 0.94% p.a. for the month of May 2021. The industry benchmark for this period was 0.05% (Ausbond Bank Bill Index) and the current official cash rate as determined by the Reserve Bank of Australia (RBA) is 0.10%.

The Responsible Accounting Officer (the Chief Financial Officer) has certified that all investments have been made in accordance with Section 625 of the *Local Government Act 1993*, the relevant regulations and Council's Investment Policy.

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

### RECOMMENDED

**That Council:**

- i. **note that the Responsible Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act 1993*, Regulations, and Council's Investment Policy;**
- ii. **note the list of investments for May 2021; and**
- iii. **note the weighted average interest rate return of 0.94% p.a. for the month of May 2021.**

### ATTACHMENTS

1. Investment Monies - May 2021



## ORDINARY COUNCIL

**ORD06**

**SUBJECT: PUBLIC EXHIBITION - DRAFT MASTERPLAN - HARRINGTON PARK RESERVE, HARRINGTON PARK**

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

**TRIM #:** 21/278927

### PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to place the draft Harrington Park Reserve Masterplan on public exhibition for a period of 28 days.

### BACKGROUND

A draft Masterplan has been developed for the site known as Harrington Park Reserve shown at **Figure 1** below. The subject site is currently utilised by a range of sporting codes including football (soccer), cricket and touch football.

Identified within Council's Sportsground Strategy (2020-2024) as a high priority site for master planning and improvements, Harrington Park Reserve currently has a single amenities block consisting of male and female toilets, canteen, change rooms and storage.

The facility requires an upgrade particularly for the main user group, football, which has seen a significant growth in membership across the last five years.

The matter was briefed to Councillors on 29 June 2021.



Figure 1 – Subject Site Harrington Park Reserve

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## MAIN REPORT

### Masterplan Development

The draft masterplan has been developed with a focus on meeting the needs of key user groups as well as providing a useable area of public open space for the Harrington Park community.

The key objectives of the Masterplan are to:

- Maximise capacity of the sportsground;
- Incorporate both passive and active recreational opportunities;
- Enhance accessibility – including pathways, car park and bike racks;
- Provide a new sports amenities building;
- Improve floodlighting, seating and shade;
- Enhance provision for a playground; and
- Enhance the reserve's interaction with the immediate neighbours and community.

### Draft Masterplan Proposed Outcomes

The draft masterplan, provided as an **attachment** to this report, seeks to achieve a range of outcomes and upgrades, and includes the following:

- A new upgraded amenities building including changerooms, clubroom, storage and kiosk, referee rooms etc;
- Provision of a range of soccer fields including national/regional level fields, local level fields and fields for younger user groups;
- Improvement of existing car parks and provision of additional parking;
- Improved floodlighting, seating, and shade structures;
- Additional planting and landscape works;
- Outdoor exercise area;
- Removal of the cricket pitch;
- Improved accessibility including shared pathway, carparking and provision of bike racks;
- An upgraded playground, including new basketball court; and
- Relocation of hardcourt to the Harrington Park Youth Playspace.

### Community Engagement

As part of the community engagement process, it is proposed to place the draft masterplan on public exhibition for a period of 28 days.

During the exhibition period, staff will conduct a series of pop-up engagements on-site along with direct notification to residents within the vicinity of the site. The draft masterplan will also be promoted via direct communications, social media channels and Council's website.

### Where to from Here?

At the conclusion of the exhibition period, submissions received will be reported back to Council with the draft masterplan for formal consideration.

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## **FINANCIAL IMPLICATIONS**

There are no direct financial implications as a result of this report. As part of the Community Support Package, Council has allocated \$5M towards the implementation of the Harrington Park Reserve Masterplan.

## **CONCLUSION**

Council has prepared a draft masterplan for Harrington Park Reserve. The draft masterplan seeks to improve the user experience and the site's capacity with respect to the growing sport of football (soccer).

It is proposed to place the draft masterplan on public exhibition for a period of 28 days and provide a further report to Council at the conclusion of the public exhibition period.

## **RECOMMENDED**

**That Council:**

- i. endorse proceeding to public exhibition of the draft Harrington Park Reserve Masterplan for a period of 28 days; and**
- ii. consider a further report at the conclusion of the public exhibition period.**

## **ATTACHMENTS**

1. Harrington Park Reserve - Draft Masterplan

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## ORDINARY COUNCIL

### ORD07

**SUBJECT: COMMUNITY GRANTS PROGRAM 2020/2021**

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

**TRIM #:** 21/188071

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the recommended allocations under the Community Support Package 2021 Grants Programs.

### BACKGROUND

Since the beginning of March 2020, the COVID-19 pandemic has had an unprecedented impact on the world and the Camden community. This rapidly changing situation has brought significant challenges for both residents and businesses in the Camden Local Government Area.

On 9 March 2021, Council endorsed the Community Support Package - Stage 3 to provide ongoing support to both businesses and residents.

The package included financial grants available to incorporated associations, not-for-profit groups, sporting groups, businesses and individuals located in or servicing the Camden Local Government Area.

Applicants could apply for funding for existing or new projects that related specifically to servicing the community through resilience and recovery projects that connected and supported the local community. Categories included Community Support (Health and Wellbeing, Events and Sponsorship), Sport and Recreation, and Cultural Activation.

Applications were assessed by Council Officers using set guidelines and criteria to ensure probity and consistency in evaluating requests.

Councillors were briefed on the matter on 22 June 2021.

### MAIN REPORT

In response to COVID-19, Council's Community Grants program was tailored and expanded to reflect the impact that COVID-19 has had on the Camden community. The resultant program included three distinct grant rounds: Community Grants (including Health and Wellbeing, and Events and Sponsorship, categories), Cultural Activation Grants and Sport and Recreation Grants.

The Grants program was promoted widely through direct mail, social media, Council's website and community service providers, with eligibility criteria published on the website and grants platform. Four information sessions were also held via Zoom for community organisations, sporting groups and businesses.

A table outlining applications received is provided as a **supporting document**.

## Community Grants

The Community Grants funding consisted of two categories: Health and Wellbeing and Events and Sponsorship. A total of 33 applications (24 Health and Wellbeing, 9 Events and Sponsorship) were received requesting monetary support to a total value of \$281,703. Each applicant could apply for a total of up to \$10,000 (excl. GST).

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

- Addressing community needs through identification of projects or events that assist the local community to recover from the current COVID-19 pandemic;
- Showing the contribution of the organisation towards the project or program whether by monetary, in-kind or volunteer support; and
- Showing how the funds will be used to address this identified need.

The following 17 applications have been recommended for funding under the Community Grants Program (Health and Wellbeing):

No.	Name of applicant	Project type	Amount recommended
1.	Turning Point Camden Inc.	Men's Return to Work Program	\$10,000
2.	Mother Hubbard's Cupboard	Storage Solutions	\$9,922
3.	Camden Community Connections (trading as Big Yellow Umbrella)	Respectful Relationships	\$10,000
4.	Youth Solutions	YAG Online Training	\$10,000
5.	Blue Wren House - Camden Women's Shelter Inc	Welcome Baskets for clients of Blue Wren House	\$10,000
6.	Learning Links	Learning Links	\$9,860
7.	Paws Pet Therapy	Paws Pet Therapy Social Awareness and Inclusion Project	\$9,870
8.	BCD Community Care Inc	Senior Safety	\$10,000
9.	C3 Church Mount Annan	C3 Kids Sensory Program Upgrade	\$3,500
10.	Hope Anglican Church Leppington	Leppington Friday Night Community Hub	\$2,000
11.	Autism Spectrum Australia (Aspect)	Autism friendly Camden Council: inclusive environments, programs and events for autistic Camden Council community members and those with other hidden disabilities	\$5,000
12.	Camden Digital Arts and Culture Centre	Women's Coffee Club	\$5,000

No.	Name of applicant	Project type	Amount recommended
13.	Adventist Development and Relief Agency	Creative Connections - Leppington	\$3,000
14.	Macarthur Textile Network Inc.	Women, Sitting, Sewing, Sharing	\$1,660
15.	Rainbow Club Australia Inc.	Establishing a Safety Week at Narellan Rainbow club.	\$5,420
16.	Fisher's Ghost Youth Orchestra	Making Music Accessible Again	\$2,500
17.	Fisher's Ghost Youth Orchestra	Medieval Fair	\$2,500
<b>Total value of projects recommended for funding (excl. GST)</b>			<b>\$110,232</b>

The following seven applications have been recommended for funding under the Community Grants Program (Events and Sponsorship).

No.	Name of applicant	Project type	Amount recommended
1.	Camden Anglican Parish Council	Carols in Macarthur Park	\$1,500
2.	Narellan Chamber of Commerce & Industry Limited	Christmas in Narellan	\$10,000
3.	Hope Anglican Church Leppington	Leppington Community Carols	\$1,000
4.	Campbelltown-Camden District Band Inc.	75th Anniversary Concert	\$3,000
5.	The Camden Writers Inc	Author speakers and 2021 + 2022 audiobooks	\$5,400
6.	Eventing Equestriad (late application)	Eventing Equestriad	\$12,500
7.	Small Ford Car Club of NSW Inc	Concours and Display Day	\$1,500
Events and Sponsorship Total value of projects recommended for funding (excl. GST)			\$34,900

In total, 24 applications have been recommended for funding through the combined Community Grants Program.

It is recommended that Council grant Eventing Equestriad an additional \$2,500 for Platinum Sponsorship of the event. The additional \$2,500 is outside of the grants process and will be allocated from the Economic Development and Tourism budget.

Community Grants Total Funding Recommended (Health and Wellbeing and Events and Sponsorship) (excl. GST)	\$145,132
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## Cultural Activation Grants

The Cultural Activation Grant made funding available to suitable businesses and individuals to support cultural activation projects in public spaces and business premises throughout the Camden LGA. Businesses could apply for up to \$3,000 (excl. GST), and individuals could apply for up to \$1,500 (excl. GST) to deliver cultural activation projects.

Council received eight Cultural Activation Grant applications in total, requesting \$20,910.60 in monetary support. Each application was assessed against the program guidelines and criteria, with consideration given to:

- Engagement of the Camden community in cultural activities;
- The extent to which projects enliven and activate Camden business premises and public spaces;
- Capacity to undertake and deliver the project; and
- Details of the expenses that requested funds will cover.

The assessment panel has recommended seven applications for funding under the Cultural Activation Grants.

No.	Name of applicant	Project type	Amount recommended
1.	Returned Services League of Australia Camden Sub Branch	Installation of permanent Anzac mural on the building façade	\$3,000
2.	Bistro at Camden	Engagement of local performers to deliver a program of live entertainment in the dining area, over a number of nights and various complementary activities	\$3,000
3.	Sakura Murakami	A series of live music activations on Argyle Street by the artist, which will include audience participation and guest artists	\$1,410.60
4.	GCM@CAMDEN	Live & Local @ GCM Camden Coffee House	\$3,000
5.	The Uniting Church in Australia Property Trust (NSW)	Community Connect Concert	\$3,000
6.	Camden Digital Arts and Culture Centre	Provide Art & Culture Exhibition	\$2,600
7.	Melody Chime	CDACC - Art Show Markets	\$800
Cultural Activation Grant Total value of projects recommended for funding (excl. GST)			\$16,810.60

## Sport and Recreation Grant

The Sport and Recreation Grant encouraged sporting clubs and organisations to apply for funding for projects that provided benefit to the local community, the development of sustainable operations and included diversity in participation. Funding of up to \$7,500 (excl. GST) was available for successful applicants.

The assessment criteria included:

- Projects that enhanced pathway development for athletes and participation opportunities;
- Submission of an expansion/improvement plan for the operations of the club and any COVID-19 recovery plans; and
- Projects that are developed for target groups including female participation, inclusion & diversity.

Three applications were received to a value of \$20,500, however only one was eligible for consideration.

No.	Name of applicant	Project type	Amount recommended
1.	Cobbitty Pony Club	Participant Pathway Development	\$7,500
Sport and Recreation Grant Total value of project recommended for funding (excl. GST)			\$7,500

In addition to the grants recommended in this report, it noted that further grants rounds will be undertaken in the later part of 2021 under all three categories

## FINANCIAL IMPLICATIONS

There is sufficient budget allocated within the Community Support Package to fund the total of \$169,442.60 (excl. GST) as outlined in this report.

## CONCLUSION

### Community Grants - Health and Wellbeing / Events and Sponsorship

A total of 33 applications were received for the Health and Wellbeing and Community Sponsorship grants, requesting monetary support, to the total value of \$281,703.

Following the assessment of all applications against the criteria, it is recommended that 24 applications be supported at a total value of \$145,132 (excl. GST). Funding will support the community to recover through connection and resilience during the aftermath of the COVID-19 Pandemic.

### Cultural Activation Grant

A total of eight applications were received in total requesting monetary support of \$20,910.60.



Following the assessment of all applications against the criteria, it is recommended seven applications be supported to a total value of \$16,810.60 (excl. GST). Funding will support activation of local spaces.

### **Sport and Recreation Grant**

A total of three applications were received for the Sport and Recreation Grant requesting monetary support of \$20,500.

Following the assessment of all applications against the criteria, it is recommended that the only complying grant be funded for \$7,500 (excl. GST) for the development of participants in this equine discipline.

### **RECOMMENDED**

#### **That Council:**

- i. approve funding for Health and Wellbeing/Events and Sponsorship activities totalling \$145,132 (excl. GST) as outlined in this report;**
- ii. approve funding for Cultural Activation activities totalling \$16,810.60 (excl. GST) as outlined in this report;**
- iii. approve funding for Sport and Recreation activity totalling \$7,500 (excl. GST) as outlined in this report; and**
- iv. write to each applicant advising them of the outcome of this report and thanking them for their participation in the program.**

#### **ATTACHMENTS**

- 1. Community Grants Program 2021 - Summary of Applicants - *Supporting Document***

## ORDINARY COUNCIL

**ORD08**

**SUBJECT: CATHERINE PARK VOLUNTARY PLANNING AGREEMENT AMENDMENT**

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

**TRIM #:** 21/182733

### PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to publicly exhibit the draft amendment to the Catherine Park Planning Agreement (VPA) and, subject to the outcomes of the exhibition period, execute the amendment with Hickson Pty Ltd, Dandaloo Pty Ltd and Edgewater Homes Pty Ltd (the Developer).

### BACKGROUND

In 2016, Council entered into a VPA with the Developer to deliver approximately \$52m in local infrastructure to support their development in Catherine Park.

The Developer has approached Council to amend aspects of the VPA to acknowledge minor boundary changes and lot yield as well as some changes to how the VPA is administered. **A copy of the draft VPA is included as an attachment to this report.**

This matter was briefed to Councillors on 22 June 2021.

### MAIN REPORT

The development associated with the land at Catherine Park (part Precinct) which the VPA covers is approximately 85% complete. **Figure 1** identifies the land covered by the VPA.



**Figure 1 – Land to which the VPA applies.**

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## **Proposed Changes**

### Lot Yield

When originally negotiated, the VPA envisaged a lot yield of 1,850 lots across the land it covered. This yield was influenced by the market conditions and product demand at the time.

The product being required by the property market has changed since this VPA was entered into. Over time, the lot size for detached dwellings has decreased and there has been an increase in demand for medium density development.

These market changes have resulted in an increased lot yield, which requires an amendment to the maximum yield referred to in the VPA. It is anticipated that the final lot yield under the VPA will be 2100 lots.

It is noted that the additional yield is permissible and achievable under the current planning controls applying to the site.

A change to the maximum lot yield within the VPA allows Council to collect contributions for the additional lots under the VPA as opposed to the applicable contributions plan. The value of the additional contributions is commensurate between both instruments.

### **Boundary Changes**

The Developer has undertaken a minor land swap with the neighbouring developer, Greenfields Development Company, to ensure both developers can achieve efficient lot development.

The VPA maps are proposed to be amended to acknowledge the boundary change. The boundary change results in an additional nine lots been delivered under this VPA.

### **VPA Administration**

In addition to the above changes, a number of minor administrative changes are proposed to improve the ability to administer the plan.

- Deferral of works clause - The original drafting of the VPA did not include a clause to allow items identified in the land and works schedule to be deferred beyond the time each item is required to be delivered. Council's standard deferral clause has been included.
- Approval of Design of Work Clause - The clause in the original drafting for how Council is to approve designs prior to the lodgement of Development Applications and Construction Certificates was amended to extend the amount of time provided to Council.
- The delivery timing of some items is proposed to be amended to take into account changes to the development staging.

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## Assessment of the Proposed Amendments

An assessment of the demand created by the additional population on transport and drainage infrastructure revealed that there is sufficient capacity in the existing systems to accommodate the demand.

An assessment of the demand on the open space showed that the existing open space requires additional embellishment to accommodate the demand created by the extra population.

A range of embellishments identified to accommodate the demand include:

- Shade sails to improve useability;
- Additional play equipment;
- Additional seating, and shelters;
- Exercise equipment along the shared paths;
- Bubblers along shared paths associated with the exercise equipment; and
- Additional trees.

In addition to the extra embellishments, opportunities will also be sought to connect existing open space with the extensive drainage, riparian and transmission easement across the precinct, to increase the value and useability of the open space network.

It is proposed that, subject to the finalisation of the draft VPA amendment, Council will undertake community engagement to confirm what embellishments the community would like to see in the Catherine Park Precinct.

## FINANCIAL IMPLICATIONS

Should the development result in the maximum amount of lots (2,100) allowed through this amendment, Council will receive approximately \$4.3m in contributions to allocate to implementation of the embellishments.

## CONCLUSION

This VPA is considered to be a good offer that delivers material public benefit through additional embellishment to existing areas of passive open space, and riparian land.

## RECOMMENDED

**That Council:**

- i. **endorse the amendment to the Catherine Park Voluntary Planning Agreement to be publicly exhibited for 28 days;**
- ii. **authorise the relevant Planning Agreement documentation to be completed under Council's Power of Attorney providing no unresolved submissions are received;**
- iii. **once executed, make the Planning Agreement publicly available in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations;**



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- iv. **once executed, forward a copy of the Planning Agreement to the Minister for Planning and Environment in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations; or**
  - v. **should unresolved submissions be received, consider a further report on the outcomes of public exhibition.**

#### ATTACHMENTS

1. Catherine Park Planning Agreement - First Deed of Variation

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## ORDINARY COUNCIL

### ORD09

**SUBJECT: ACCEPTANCE OF GRANT FUNDING - NSW PUBLIC SPACES  
LEGACY PROGRAM - NEPEAN RIVER OPEN SPACE PROJECT**

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

**TRIM #:** 21/186252

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's acceptance of grant funding under the 2020/21 NSW Public Spaces Legacy Program to the value of \$5.1 million (excl. GST) for the Nepean River Open Space project.

### BACKGROUND

The NSW Government has provided grant funding under the NSW Public Spaces Legacy Program 2020/21 as part of the NSW Government economic and jobs stimulus package.

The program focused on the ability of local councils to accelerate local projects and demonstrate improvement in assessment timelines, as well as providing a brief to develop and deliver an open and public space program.

Council made an application for the 2020/21 Public Spaces Legacy Program in March 2021 to secure the funding as a result of meeting the requirements for planning assessment.

Councillors were briefed on the matter prior to the application for funding on 25 August 2020. The project is also identified as part of Council's Community Support Package.

### MAIN REPORT

Council has been successful in its application for funding of \$5.1 million (excl. GST) for the development of the Nepean River Open Space project through the NSW Public Spaces Legacy Program 2020/21.

The project seeks to provide improved access to the Nepean River and associated path networks, including the enhancement of light craft access points along the river.

Activating the Nepean River and enhancing its value is identified in a number of Council strategic documents including the Camden Town Centre Urban Design Framework and Camden's draft Blue Green Grid Analysis.

Further detailed scoping and design of the project is currently underway. Councillors and the community will be kept informed on the progress of the project throughout the various stages.



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### **FINANCIAL IMPLICATIONS**

The grant funding of \$5.1 million (excl. GST) will provide funding towards the development and implementation of the Nepean River Open Space project.

Council will provide in-kind contributions to the project through project management services.

### **CONCLUSION**

Council has been successful in its application for funding under the NSW Public Spaces Legacy Program 2020/21. The \$5.1 million (excl. GST) grant will fund the Nepean River Open Space Project.

### **RECOMMENDED**

**That Council:**

- i. accept grant funding of \$5.1 million (excl. GST) under the 2020/21 NSW Public Spaces Legacy Program for the Nepean River Open Space project;**
- ii. write to The Hon. Robert Stokes MP, Minister for Planning and Public Spaces, thanking him for the grant; and**
- iii. write to Mr Peter Sidgreaves MP, Member for Camden, thanking him for his support.**

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## ORDINARY COUNCIL

### ORD10

**SUBJECT: ACCEPTANCE OF GRANT FUNDING - GREENING OUR CITY PROGRAM**

**FROM:** Director Community Assets

**TRIM #:** 21/271766

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#### PURPOSE OF REPORT

The purpose of this report is to seek Council's acceptance of grant funding from the NSW Department of Planning, Industry and Environment's Greening our City Program for the installation of trees in parks and reserves and enhancing the tree canopy, as part of the redevelopment of Council's Works Depot and BMX Stage 2 at Kirkham Park.

#### BACKGROUND

The NSW Department of Planning, Industry and Environment is undertaking the Greening our City Program 2021 to increase tree canopy and green cover across the Greater Sydney region by planting one million trees by 2022.

Council made two applications for funding:

- Building Camden's Canopy – Parks and Reserves: Install 700 canopy trees within parks, reserves and street verges as part of a coordinated program right across the Camden LGA; and
- Canopy Enhancement – Works Depot and Stage 2 BMX Kirkham Park: Install 150 trees across the two project sites contributing to canopy increases and local reduction of urban heat impacts.

These projects support an existing program to install 1,000 trees which Council received funding for under the Greening our City Program 2020.

#### MAIN REPORT

The NSW Department of Planning, Industry and Environment has advised Council of successful grant funding to install 700 trees in parks and reserve and enhance the tree canopy with 150 trees as part of the redevelopment of Council's Works Depot and BMX Stage 2 at Kirkham Park.

The funding will enable important increases in local tree canopy and are consistent, not only with the NSW State Government target to achieve 40% canopy cover, but also with Camden Council's Sustainability Strategy 2020-24.

#### FINANCIAL IMPLICATIONS

Through the NSW Government's Greening our City Program, Council has been offered \$370,000 (excl. GST) for installation of trees in parks and reserves and \$75,000 (excl. GST) for canopy enhancement at the Works Depot and BMX Stage 2 Kirkham Park.



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Council will provide project management and reporting as an in-kind contribution from existing budgets.

### **CONCLUSION**

Council has been successful in its funding application to the value of \$445,000 (excl. GST) through the NSW Government's Greening our City program. The funding will achieve important increases in local tree canopy and are consistent, not only with the NSW Government target to achieve 40% canopy cover, but also with Council's Sustainability Strategy 2020-24.

### **RECOMMENDED**

**That Council:**

- i. accept grant funding of \$445,000 (excl. GST) from the NSW Department of Planning, Industry and Environment under the Greening our City grant program;**
- ii. write to The Hon. Rob Stokes MP, Minister for Planning and Public Spaces, thanking him for the grant; and**
- iii. write to Mr Peter Sidgreaves MP, Member for Camden, thanking him for his support.**

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## ORDINARY COUNCIL

### ORD11

**SUBJECT: ACCEPTANCE OF GRANT FUNDING - STRONGER COMMUNITIES PROGRAMME - COMMUNITY CENTRES POWERED BY THE SUN**

**FROM:** Director Community Assets

**TRIM #:** 21/226093

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#### PURPOSE OF REPORT

The purpose of the report is to seek Council's acceptance of grant funding from the Australian Government's Stronger Communities Programme to install solar photovoltaic systems on Julia Reserve, Catherine Park, Harrington Park and Gregory Hills Community Centres.

#### BACKGROUND

The Stronger Communities Programme supports the Australian Government's commitment to deliver social benefits in communities across Australia. Round 6 of the Programme will provide \$22.65 million to fund small capital projects in each of the 150 federal electorates.

Projects eligible for funding must be small capital works or capital expenditures that deliver benefits to the local community, and applicants must be invited to apply by their local Member of Parliament. The grant amount available is up to 50% of eligible program costs, with maximum grant available per project being \$20,000 (excl. GST). Projects must be completed by 31 December 2021.

Council was invited by Dr Mike Freelander MP, Member for Macarthur, to nominate a project in the Camden LGA (within the Macarthur electorate) for funding.

Council officers nominated a project to install solar photovoltaic systems on the following Community Centres:

- Julia Reserve Community Centre;
- Catherine Park Community Centre;
- Harrington Park Community Centre; and
- Gregory Hills Community Centre.

#### MAIN REPORT

Council has been notified that it has been successful in receiving grant funding under the Australian Government's Stronger Communities Programme (Round 6) of \$20,000 (excl. GST) for the installation of solar photovoltaic systems on the following Community Centres:

- Julia Reserve Community Centre;
- Catherine Park Community Centre;
- Harrington Park Community Centre; and
- Gregory Hills Community Centre.



These facilities are used by the community for social and recreational activities. The installation of solar photovoltaic systems sized to operational requirements for maximum efficiency will reduce electricity costs and minimise the environmental impact of their use by the community.

### **FINANCIAL IMPLICATIONS**

Council has been successful in its funding application of \$20,000 (excl. GST). Council is required to provide 50% matching funding, which is available in the existing budget.

### **CONCLUSION**

Council has been successful in securing grant funding under the Australian Government's Stronger Communities Programme (Round 6) to install solar photovoltaic systems on Julia Reserve, Catherine Park, Harrington Park and Gregory Hills Community Centres.

This project will reduce electricity costs and minimise the environmental impact of these facilities.

### **RECOMMENDED**

**That Council:**

- i. accept grant funding of \$20,000 (excl. GST) from the Department of Infrastructure, Transport, Regional Development and Communications under the Stronger Communities Programme for the installation of solar photovoltaic systems at Julia Reserve, Catherine Park, Harrington Park and Gregory Hills Community Centres;**
- ii. write to The Hon. Barnaby Joyce MP, Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development, thanking him for the grant; and**
- iii. write to Dr Mike Freeland MP, Member for Macarthur, thanking him for his support.**

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## ORDINARY COUNCIL

### ORD12

**SUBJECT: TENDER T003/2021 - AUDIO VISUAL UPGRADE AT CAMDEN CIVIC CENTRE**

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

**TRIM #:** 21/192571

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of the tenders received for T003/2021 - Tender for Audio Visual Upgrade at Camden Civic Centre and recommend that Council accept the tender submitted by The P.A. People Pty Ltd.

### BACKGROUND

Camden Civic Centre was built in the 1980s and is the premier venue in Camden LGA. The large auditorium is well utilised for live performance. The venue supports a range of diverse productions, providing a diverse program of entertainment that meets the needs of the community.

The Macarthur Auditorium (capacity 600) and the Ferguson Gallery (capacity 120) are housed on the upper level of the venue.

Due to age and condition of equipment, the Camden Civic Centre is in need of a major upgrade of audio visual technical equipment to bring the two main spaces to a standard suitable for a large variety of performances and productions.

The scope of works includes audio visual upgrade to the Auditorium, Ferguson Gallery, change rooms, kitchen and bathrooms on the upper level. The upgrade will bring the audio visual to an international touring standard with state-of-the art technology comparable to other Western Sydney cultural infrastructure.

Councillors were provided a briefing on the matter on 22 June 2021.

### MAIN REPORT

#### **Legislation**

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Procurement Policy and Guidelines.

#### **Contract Term**

The contract term is for the duration of the installation of works which is anticipated to be completed by the end of December 2021.



## Financial Implications

Council has sufficient budget allocation from existing budgets to proceed with the proposed works in accordance with the terms and conditions of this tender.

## Work, Health & Safety Requirements

The selected tender meets all WHS requirements for this contract.

## Certificates of Currency

The selected tender provides all current insurances as required for this contract.

## Advertising of Tenders

Tender T003/2021 for Audio Visual Upgrade at Camden Civic Centre was invited on 16 February 2021 and publicly advertised on Council's website.

The tender period was open for a period of 28 days until the closing date of 17 March 2021 and was available through the e-tendering website: [www.tenders.nsw.gov.au](http://www.tenders.nsw.gov.au).

## Tenders Received

Council received 10 on time tender responses from the following organisations:

<b>Tender</b>	<b>Suburb</b>
Allcom Networks Pty Ltd	Mascot
Corp IT	Stafford
Custom Presentations Systems Pty Ltd	Seven Hills
CVAV Pty Ltd	Castle Hill
LECO Pty Ltd	Mittagong
Precision Industries Group	Minto
Sturmans Electronics	Wollongong
Syndeticom Pty Ltd	Balgowlah
The AVIT Groups	Kingsgrove
The P.A. People Pty Ltd	Rhodes

One tender was non-conforming.

## Tender Evaluation Process

Tenders were assessed by the Tender Evaluation Panel, in accordance with Council's Procurement Procedures and Guidelines 2019. The evaluation criteria was prepared and weighted on 17 March 2021. Following the close of the tender period, each tender was evaluated by the tender evaluation panel using a tender evaluation and pricing matrix with the following criteria:

- Price;
- Local supplier;
- Equipment quality and information;
- Capacity to deliver within time frame;
- WHS; and
- Conformance to the conditions.

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

### **Tender Compliance Panel**

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

### **CONCLUSION**

It is recommended that Council accept the tender from The P.A. People Pty Ltd. This tenderer overall provided a submission that demonstrated a thorough understanding of the project, provided evidence of relevant experience in Audio Visual Upgrade and demonstrated value for money.

### **RECOMMENDED**

**That Council accept the tender provided by The P.A People Pty Ltd as per the terms and conditions of Tender – T003/2021 Audio Visual Upgrade at Camden Civic Centre for the lump sum of \$397,815 (excl. GST).**

### **ATTACHMENTS**

1. Tender T003/2021 Audio Visual Upgrade at Camden Civic Centre - *Supporting Document*



## ORDINARY COUNCIL

**ORD13**

**SUBJECT: TENDER T006/2021 - PRINCIPAL CONTRACTOR FOR KIRKHAM PARK BMX FACILITY STAGE 2A**

**FROM:** Director Community Assets

**TRIM #:** 21/285825

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of the tenders received for T006/2021 – Principal Contractor for Kirkham Park BMX Facility Stage 2A, Elderslie and recommend that Council accept the tender submitted by Lamond Contracting Pty Ltd.

### BACKGROUND

At the Ordinary Meeting held 9 March 2021, Council declined all tenders submitted for T002/2021 - Principal Contractor for Kirkham Park BMX Facility Stage 2A and resolved to invite fresh tenders from suitable contractors.

Council called for Expressions of Interest on 23 March 2021 from suitably experienced Principal Contractors to be selected to tender for construction of Stage 2A and 2B of Kirkham Park BMX facility, pump track and car park. Expressions of Interest closed on 14 April 2021 with 18 submissions received and seven contractors were selected to tender for the Stage 2A component.

The scope of the stage 2A works was expanded to include construction of the pump track due to synergies with the BMX components in the original Stage 2A works. Works included in this tender include:

- An eight metre start hill structure;
- Additional BMX elite straight;
- Large storage area under the existing five metre start hill;
- Warm up track and marshalling area;
- Large pump track to cater for all ages and skill levels;
- Associated lighting, electrical and civil works;
- Shelters and landscaping.

The Principal Contractor will be required to manage all subcontractors and direct, coordinate and integrate their output at all stages of the contract works.

This matter was briefed to Council on 2 March 2021.

### MAIN REPORT

#### Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Procurement Policy and Guidelines.

### Contract Term

The contract term is for the duration of the construction works which, based on the tender program submitted, COVID implications, assessment of likely permissible extensions of time such as inclement weather and site conditions, is anticipated to be approximately six months.

Works are scheduled to commence on site in September 2021 and be completed in March 2022.

### Financial Implications

Council has sufficient budget allocation from existing budgets to proceed with the proposed works in accordance with the terms and conditions of this tender. A financial review of the information available demonstrates the company's ability to service the requirements of the tender.

### Work, Health & Safety Requirements

The selected tender meets all WHS requirements for this contract.

### Certificates of Currency

The selected tender provides all current insurances as required for this contract.

### Advertising of Tenders

A select tender for T006/2021 – Principal Contractor for Kirkham Park BMX Facility Stage 2A was issued to seven preferred contractors on 6 May 2021.

The tender period was open for a period of 36 days until the closing date of 11 June 2021 and was available to the seven selected tenderers through the e-tendering website: [www.tenders.nsw.gov.au](http://www.tenders.nsw.gov.au).

### Tenders Received

Council received five tender responses from the following organisations:

<b>Tender</b>	<b>Suburb</b>
Cleary Bros (Bombo) Pty Ltd	Port Kembla
Lamond Contracting Pty Ltd	Wilton
Mack Civil Pty Ltd	Peakhurst
Menai Civil Contractors Pty Ltd	Smeaton Grange
Statewide Civil Pty Ltd	Baulkham Hills

### Tender Evaluation Process

Tenders were assessed by the Tender Evaluation Panel, in accordance with Council's Procurement Procedures and Guidelines 2019. The evaluation criteria were prepared and weighted on 31 May 2021. Following the close of the tender period, each tender was evaluated by the member of the Tender Evaluation Panel using a Tender Evaluation and Pricing Matrix on the following criteria:





- 
- Price;
  - Methodology and Understanding of the Project;
  - Project team including subcontractors and specialists;
  - Project program;
  - Work Health & Safety and Systems; and
  - Local Preference.

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

#### Tender Compliance Panel

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

#### CONCLUSION

It is recommended that Council accept the tender from Lamond Contracting Pty Ltd. This tenderer overall, provided a submission that demonstrated a thorough understanding of the project, provided evidence of relevant experience in similar sized projects and demonstrated value for money.

#### RECOMMENDATION

**That Council accept the tender provided by Lamond Contracting Pty Ltd, as per the terms and conditions of Tender T006/2021 - Principal Contractor for Kirkham Park BMX Facility Stage 2A, for the lump sum of \$2,149,365 (excl. GST).**

#### ATTACHMENTS

1. Tender T006/2021 - Principal Contractor for Kirkham Park BMX Facility Stage 2A - *Supporting Document*

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## ORDINARY COUNCIL

### ORD14

**SUBJECT:** DEVELOPMENT INFRASTRUCTURE BONDS POLICY – REVISED  
**FROM:** Director Community Assets  
**TRIM #:** 21/289035

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#### PURPOSE OF REPORT

The purpose of this report is to recommend that Council adopt the revised Development Infrastructure Bonds Policy.

#### BACKGROUND

Council requires bonds or guarantees to ensure that work undertaken by developers meet a certain level of specification and/or are delivered within agreed timeframes.

In this regard, a formal policy for the administration of bonds and/or guarantees was adopted by Council in 2017 to establish a balanced system that provides certainty for Council and developers.

Councillors received a briefing on a proposed update of the policy on 23 March 2021.

The revised Policy was placed on public exhibition on 19 April and closed 31 May 2021.

A copy of the revised Development Infrastructure Bonds Policy, both a clean copy and one with tracked changes, is provided as **Attachment 1** and **2** to this report, following the consideration of submissions.

#### MAIN REPORT

The preparation of the revised Policy was in response to developer feedback following the implementation of the original policy, and observations by Council staff on clarifications and improvements for better community outcomes.

#### **Submissions**

Five submissions have been received on a range of topics, and the issues have been summarised below:

#### ***Background to the Policy***

Comments referred to an issue around bonds taken both through Works in Kind / Voluntary Planning Agreements and bonds taken through the actual subdivision works, which this policy specifically covers.

It has been identified that there is a potential for overlapping bonds and the exhibited Policy has been revised to specifically recognise this issue, confirming that only one bond would be required at any one time.

The revised Policy also includes a new section to clarify transition arrangements from the old policy to the new policy, and recognising that older Development Consents may have conditions attached that are in conflict with the new Policy.

### ***Incomplete Works Bond***

#### ***Deferred Final Asphalt Layer***

The current adopted policy is to not allow deferral of the final asphalt layer from new subdivision roads, however several submissions sought to change this position to allow deferral, on the basis of possible damage to the pavement surface during house construction. Comments included the use of damage bonds from individual builders to protect Council and the developers for possible damage during the building process.

The exhibited policy continues to direct that the second layer should not be deferred, as the issues with deferring the asphalt works are:

- The road does not drain adequately at drainage pits and water ponds below the lip of the gutter, leading to potential early pavement failure;
- The pavement thickness is reduced temporarily, leading to a shorter overall pavement life during the period when significant heavy vehicle movements occur during the construction of the works and dwellings;
- Noise impacts to adjacent residents due to the “bump/thump” of vehicles driving between sections of road with different levels;
- A trip and cycle hazard and rider comfort issue is created by not placing the second layer of asphalt where the road abuts another road or intersection that has the final layer already placed;
- Disruption to residents when the final asphalt layer works are undertaken when the dwellings are occupied;
- Observations do not generally indicate a significant issue with damage to the asphalt layer during later house construction activities; and
- The provision of the full asphalt depth at time of subdivision will be cheaper and reduce development costs.

On the issue of builders bonds, it is considered that the administrative cost of managing so many individual builders bonds to cover possible damage to the final asphalt, footpath or street trees would be administratively difficult and time consuming. It is considered that the limited repair of some elements would be far less expensive than the costs associated with managing multiple small bonds, compliance, and difficulties associated with meeting evidentiary requirements. Therefore no change to the exhibited policy position is proposed.

#### ***Deferred Footpath Works***

Past practice has been to allow the deferral of footpath works, to protect the footpaths from damage during building works.

The previous policy position was to restrict deferral of the footpath works, with the deferral period set to a maximum of two years, or when 80% of houses are constructed, whichever occurs first.

The exhibited policy requires that footpath construction should not be deferred, rather to require that the footpaths are completed at the time of registration of the subdivision.

The issues with deferring the works are:

- Providing the footpath early ensures that footpath levels are not altered during building activities (where builders tend to leave excavated material on the footpath and returf), and the final footpath is not level and uniform;
- Ensures that residents have footpath access at the earliest possible time;
- Avoids issues with the later delivery of the footpaths, with residents objecting to the provision of footpaths across their property after their turfed areas are established; and
- Eliminates disruption to existing residents during later construction of the footpath.

It is noted that a number of developers already have a practice of delivering footpaths at time of subdivision.

A change in the footpath construction specification to provide a stronger footpath, will alleviate minor issues associated with damage during construction.

Resident feedback and requests received by Council also indicates that there is general expectation that footpaths and pedestrian links are provided as soon as homes are occupied and not once a suburb or stage is built out.

A range of submissions were received, with support for the policy position of limiting deferrals, not supporting the exhibited position, or seeking a more flexible response. In consideration of the submissions, it is proposed that the extenuating circumstances provision will allow a limited extension of time of up to three months, as identified in Section 1.1 of the Bonds Policy.

### ***Deferred Street Trees***

The advertised Policy specifically included street trees in the Incomplete Works Bond arrangements, to also limit the ability to defer these works on the basis that it will:

- Maximise the street tree ability to establish, during the period when developers are required to maintain the trees (for a maximum period of six months); and
- Reduces resident objections to trees being planted at a later date.

It is noted that a number of developers already have a practice of delivering street trees at time of subdivision.

In consideration of the submissions, it is proposed that an extenuating circumstances arrangement, would allow for limited deferral where future development on the frontage of the road may be substantial, such as commercial premises that would likely involve significant footpath works as identified in Section 1.1 of the Bonds Policy.

### ***Defects and Liability Bond***

This bond covers warranty defects that are detected after the handover of assets to council and require rectification. The current policy has been retained in this regard.

### ***Damages and Performance Bonds***

The Damages Bond covers the potential damage to adjacent existing public infrastructure arising from subdivision activities or development works that occur on private land and had been based on a 5% rate applied to the total cost of the subdivision or development works. A new Damage Bond calculation method has also been added for built form development.

Submissions identified if an option could be considered that allowed an alternate option that identified the full cost of the likely damages to existing council infrastructure, where this would be less than the 5% calculation for a major development. The revised Policy has had this option included.

The Performance Bond is required to cover the cost of the delivery of specific works being undertaken within the existing public domain (Council controlled roads or land), to provide sufficient funds to complete the works if the developer fails to complete the works. The amount is set to 150% of the value of works.

Submissions generally felt that there was insufficient clarity around the two bonds.

The Damages Bond and Performance Bond are required to cover two different types of risk. The bond descriptions have been further revised in the final recommended Policy to improve the clarity of the bond application.

The exhibited Policy included a new table to clarify how the Damages Bond will be applied in various circumstances.

Several submissions considered that the amount of the Performance Bond was excessive, on the basis that the intent was to only complete any partial works, and not necessarily deliver the full extent of works. This is contrary to Council's position and it is expected that the bond amount would be utilised to deliver the full scope of the bonded works.

### ***Rolling Developer Bonds***

Although there were comments on this item, specifically on reducing the accumulated bond amount, no changes are proposed to the exhibited policy. It is considered that maintaining the Rolling Developer Bond in its current form, minimises risks to Council and the Community, associated with the delivery of identified works.

### **Bond Fees**

Although not part of the actual policy, comments were received on costs associated with Bond fees. Bond fees will be assessed as part of the annual Fees and Charges review.

### **FINANCIAL IMPLICATIONS**

The updated Policy will ensure that Council's financial risks associated with development activity are minimised.

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## **CONCLUSION**

Following the public exhibition of the Draft Development Infrastructure Bonds Policy, Council received five submissions which were considered for inclusion in the revised Policy. Changes as advised within this report have been included in the revised Development Infrastructure Bonds Policy, both a clean copy and one with tracked changes is **attached** to this report.

It is therefore requested that Council adopt the revised draft Development Infrastructure Bonds Policy and write to the five organisations that provided submissions, thanking them for their submission.

## **RECOMMENDED**

**That Council:**

- i. adopt the revised Development Infrastructure Bonds Policy included as Attachment 1 to this report; and**
- ii. write to the five organisations that provided a submission, thanking them for their submission.**

## **ATTACHMENTS**

1. Development Infrastructure Bonds Policy - Clean Version
2. Development Infrastructure Bonds Policy - Tracked Changes Version



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## ORDINARY COUNCIL

**ORD15**

### **NOTICE OF MOTION**

**SUBJECT: NOTICE OF MOTION - TRAFFIC IN THE VICINITY OF ORAN PARK  
AND GLEDSDOOD HILLS PUBLIC SCHOOLS**  
**FROM: Cr A Cagney**  
**TRIM #: 21/301620**

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“I, Councillor Ashleigh Cagney, hereby give notice of my intention to move the following at the Council Meeting of 13 July 2021:

That Council investigate the current levels of traffic on roads in the immediate vicinity of Oran Park Public School and Gledswood Hills Public School during peak times of 8.00am to 9.30am and 2.30pm to 4.00pm.

That Council identify any possible safety issues posed at these locations.

That any findings be referred to Council's Local Traffic Committee.

That Council bring this matter back for a Councillor briefing.”

### **RECOMMENDED**

**That Council:**

- i. investigate the current levels of traffic on roads in the immediate vicinity of Oran Park Public School and Gledswood Hills Public School during peak times of 8.00am to 9.30am and 2.30pm to 4.00pm;**
- ii. identify any possible safety issues posed at these locations;**
- iii. refer any findings to Council's Local Traffic Committee; and**
- iv. bring this matter back for a Councillor briefing.**



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## ORDINARY COUNCIL

**ORD16**

### NOTICE OF MOTION

**SUBJECT: NOTICE OF MOTION - TRAFFIC LEVELS DURING PEAK PERIODS**  
**FROM:** Cr A Cagney  
**TRIM #:** 21/301654

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"I, Councillor Ashleigh Cagney, hereby give notice of my intention to move the following at the Council Meeting of 13 July 2021:

That Council investigate the current levels of traffic within the following identified problem areas during peak periods:

- Currans Hill Drive;
- Tramway Drive;
- Hartley Road;
- Mount Annan Drive;
- Welling Drive;
- Main Street; and
- Holdsworth Drive.

That Council explore ways to alleviate traffic congestion in these specified locations.

That Council bring this matter back for a Councillor briefing."

### RECOMMENDED

**That Council:**

- i. **investigate the current levels of traffic within the following identified problem areas during peak periods:**
  - a. **Currans Hill Drive;**
  - b. **Tramway Drive;**
  - c. **Hartley Road;**
  - d. **Mount Annan Drive;**
  - e. **Welling Drive;**
  - f. **Main Street; and**
  - g. **Holdsworth Drive.**
- ii. **explore ways to alleviate traffic congestion in these specified locations.**
- iii. **bring this matter back for a Councillor briefing.**

## ORDINARY COUNCIL

**ORD17**

### NOTICE OF MOTION

**SUBJECT: NOTICE OF MOTION - SEWERAGE CONNECTION AT ETTLESDALE ROAD**

**FROM:** Cr Campbell

**TRIM #:** 21/303808

"I, Councillor Eva Campbell, hereby give notice of my intention to move the following at the Council Meeting of 13 July 2021:

That Council, on behalf of the residents of Ettlesdale Road, adjoining residential properties, including Spring Farm Public School, investigate and report on the following:

- (i) facilitating the installation of a sewer connection point to the Sydney water trunk mains in Spring Farm;
- (ii) facilitating the construct of reticulated gravity lines to enable the connection of each discrete premise to the sewers of Sydney Water;
- (iii) obtain a quote from Sydney Water for the provision of the above infrastructure;
- (iv) obtain quotes from at least three (3) private contractors for the provisions of the above infrastructure; and
- (v) provide an Environmental Impact Statement (EIS) if this is relevant to having the above infrastructure provided at Sydney Water's cost or, Council to determine the most economical provider for Construction of the necessary infrastructure to provide the means for sewerage connection in Ettlesdale Road.

### RECOMMENDED

**That Council on behalf of the residents of Ettlesdale Road, adjoining residential properties, including Spring Farm Public School, investigate and report on the following:**

- i. facilitating the installation of a sewer connection point to the Sydney water trunk mains in Spring Farm;**
- ii. facilitating the construct of reticulated gravity lines to enable the connection of each discrete premise to the sewers of Sydney Water;**
- iii. obtain a quote from Sydney Water for the provision of the above infrastructure;**
- iv. obtain quotes from at least three private contractors for the provisions of the above infrastructure; and**

- 
- v. provide an Environmental Impact Statement (EIS) if this is relevant to having the above infrastructure provided at Sydney Water's cost or, Council to determine the most economical provider for Construction of the necessary infrastructure to provide the means for sewerage connection in Ettlesdale Road.**



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## ORDINARY COUNCIL

**ORD18**

### **NOTICE OF MOTION**

**SUBJECT: NOTICE OF MOTION - ACOUSTIC TREATMENT FOR THE SENIOR CITIZENS' BUILDING**

**FROM:** Cr Campbell

**TRIM #:** 21/276746

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"I, Councillor Eva Campbell, hereby give notice of my intention to move the following at the Council Meeting of 13 July 2021:

That Council investigate and report on the installation of acoustic treatment at the Senior Citizens' building in John Street, Camden to:

- (a) internally: make the space more comfortable and useable;
- (b) externally: diminish the sound escaping from the panels of louvres below the roof; and
- (c) appropriately address the decibel (dB) levels outside the building."

### **RECOMMENDED**

**That Council investigate and report on the installation of acoustic treatment at the Senior Citizens' building in John Street, Camden to:**

- i. internally: make the space more comfortable and useable;**
- ii. externally: diminish the sound escaping from the panels of louvres below the roof; and**
- iii. appropriately address the decibel (dB) levels outside the building.**

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## ORDINARY COUNCIL

ORD19

### NOTICE OF MOTION

**SUBJECT: NOTICE OF MOTION - APHIDS ON EUROPEAN HACKBERRY TREES**  
**FROM:** Cr Campbell  
**TRIM #:** 21/303569

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"I, Councillor Eva Campbell, hereby give notice of my intention to move the following at the Council Meeting of 13 July 2021:

That Council research the treatment required to contain the infection of weekly aphids on the European Hackberry (*Celtis Australis*) trees at Cowpasture Reserve and along Argyle and Exeter Streets, and then undertake this prevention treatment."

### RECOMMENDED

**That Council research the treatment required to contain the infection of weekly aphids on the European Hackberry (*Celtis Australis*) trees at Cowpasture Reserve and along Argyle and Exeter Streets, and then undertake this prevention treatment.**



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## ORDINARY COUNCIL

**ORD20**

### **NOTICE OF MOTION**

**SUBJECT: NOTICE OF MOTION - ANIMAL WELFARE SHELTER ISSUE**

**FROM:** Cr Campbell

**TRIM #:** 21/303802

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"I, Councillor Eva Campbell, hereby give notice of my intention to move the following at the Council Meeting of 13 July 2021:

That Council investigate and report on TNR (Trap, Neut, Release) as a means of addressing issues created by the term "abandonment", to promote a permanent and humane alternative to the current procedure employed at Animal Welfare Shelters."

### **RECOMMENDED**

**That Council investigate and report on TNR (Trap, Neut, Release) as a means of addressing issues created by the term "abandonment", to promote a permanent and humane alternative to the current procedure employed at Animal Welfare Shelters.**



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## ORDINARY COUNCIL

ORD21

### NOTICE OF MOTION

**SUBJECT: NOTICE OF MOTION - PERFORMING ARTS FORUM**  
**FROM:** Cr Farrow  
**TRIM #:** 21/301458

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"I, Councillor Paul Farrow, hereby give notice of my intention to move the following at the Council Meeting of 13 July 2021:

That Council undertake a forum with the performing arts community of Camden and provide a briefing to Councillors on the outcomes and future ongoing engagement with the wider arts community."

### RECOMMENDED

**That Council undertake a forum with the performing arts community of Camden and provide a briefing to Councillors on the outcomes and future ongoing engagement with the wider arts community.**



## ORDINARY COUNCIL

ORD22

**SUBJECT: CLOSURE OF THE MEETING TO THE PUBLIC**

**FROM:** General Manager

**TRIM #:** 21/278153

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

1. Acquisition of Land - Leppington; and
2. General Manager's Performance Review 2021

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

- For 1. above: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c));
- For 1. above: commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)); and
- For 2. above: personnel matters concerning particular individuals (other than Councillors) (Section 10A(2)(a))

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:**

- i. **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**

- 
- ii. close the meeting to the media and public to discuss reports dealing with personnel and commercial matters in accordance with the provisions of Sections 10A(2)(a), 10A(2)(c) and 10A(2)(d)(i) of the *Local Government Act 1993*.