



# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**13 August 2019**

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



## COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
CRET	Camden Region Economic Taskforce
DA	Development Application
DCP	Development Control Plan
DDCP	Draft Development Control Plan
DPI	Department of Planning & Industry
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
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

General Manager  
Ron Moore

Mayor  
Theresa Fedeli

Director Customer and  
Corporate Strategy  
Tim Butler

Director Sport  
Community and Recreation  
Tina Chappell

Chief Financial Officer  
Paul Rofe

Director Planning and Environment  
Nicole Magurren

Director Community Assets  
Sandra Kubecka

# SEATING DIAGRAM

Camden Ordinary Council Meeting

Deputy Mayor  
Rob Mills

Councillor  
Peter Sidgreaves

Councillor  
Lara Symkowiak

Councillor  
Michael Morrison

Councillor  
Eva Campbell

Councillor  
Ashleigh Cagney

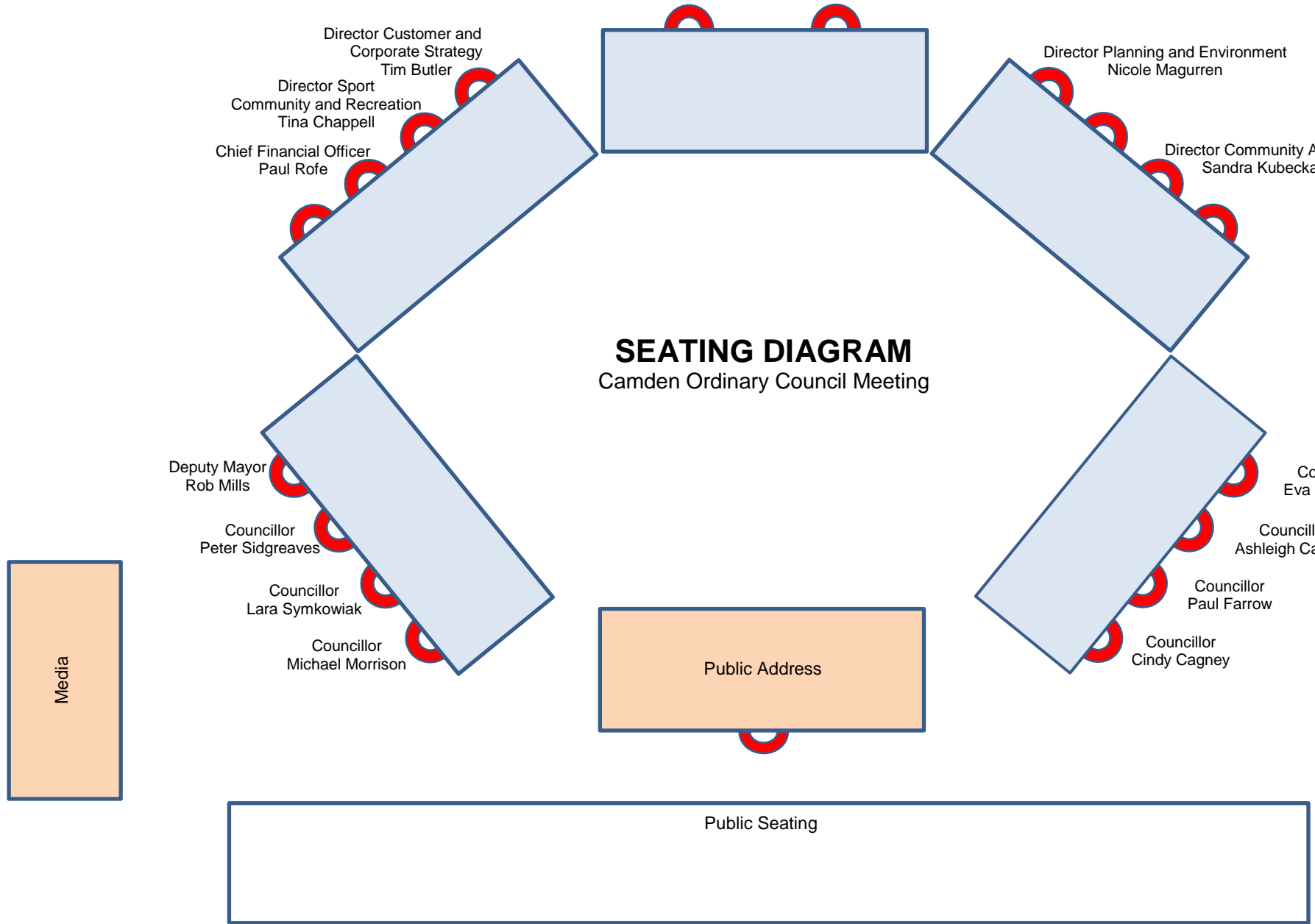
Councillor  
Paul Farrow

Councillor  
Cindy Cagney

Media

Public Address

Public Seating



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# ORDINARY COUNCIL

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## ORDINARY COUNCIL

**SUBJECT: PRAYER**

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### PRAYER

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

Amen

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

Amen

\*\*\*\*\*

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

Amen

\*\*\*\*\*

### AFFIRMATION

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

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

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

\*\*\*\*\*

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

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

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## **ORDINARY COUNCIL**

**SUBJECT:       ACKNOWLEDGEMENT OF COUNTRY**

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

## **ORDINARY COUNCIL**

**SUBJECT: RECORDING OF COUNCIL MEETINGS**

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In accordance with Camden Council's Code of Meeting Practice and as permitted under the *Local Government Act 1993*, this meeting is being audio recorded by Council staff for minute taking purposes.

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

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## **ORDINARY COUNCIL**

**SUBJECT: 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.

### **RECOMMENDED**

**That the public addresses be noted.**

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## **ORDINARY COUNCIL**

**SUBJECT: CONFIRMATION OF MINUTES**

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Confirm and adopt Minutes of the Ordinary Council Meeting held 23 July 2019.

**RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 23 July 2019, copies of which have been circulated, be confirmed and adopted.**

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## ORDINARY COUNCIL

### Mayoral Minute

**SUBJECT: MAYORAL MINUTE - COUNCIL RECOGNISED AT AWARDS**

**FROM:** The Mayor

**TRIM #:** 19/232075

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I am pleased to advise Council was recently recognised as an industry leader for our Youth Week Program and the Oran Park Library.

Camden's Youth Week program was again recognised as one of the best in the state, with Council being acknowledged for the Best Ongoing Commitment to Local Youth Week Programs for the second consecutive year at the NSW Local Government Awards.

This was the ninth year that Council has been selected as a finalist for the awards and won Best Local Youth Week Program in 2014 and 2015.

Each year, Camden's Youth Week activities continue to grow and expand with 4222 young people participating in the 22 events organised as part of Camden's Youth Week program.

I would like to take this opportunity to congratulate Council's Youth Project Officer and the Camden Youth Council for their fantastic efforts and sustained excellence.

Additionally, Oran Park Library was also recently recognised at the Urban Development Institute of Australia's (UDIA) National Awards for Excellence.

The UDIA National Awards for Excellence celebrates outstanding achievements of high-quality developments and innovation in the urban development industry, with Oran Park Library being awarded a commendation in the Excellence in Social Infrastructure category.

I would like to congratulate Council's Major Project Team and our Oran Park Library project partners Greenfields Development Company and Landcom on this achievement.

Camden has a young and rapidly growing community which makes these awards all the more exciting and important.

#### **RECOMMENDED**

**That Council note the information.**

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## ORDINARY COUNCIL

### Mayoral Minute

**SUBJECT: MAYORAL MINUTE - BREAST CANCER AWARENESS INITIATIVE**

**FROM:** The Mayor

**TRIM #:** 19/232167

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Breast cancer is the most common diagnosed cancer and is currently the second leading cause of cancer death in Australian women. The McGrath Foundation raises awareness of breast cancer and funds for specialist Breast Care Nurses who support individuals and their families battling breast cancer. These nurses provide physical, psychological and emotional support from the time of diagnosis through to treatment and recovery.

Council was recently approached by the McGrath Foundation and Space Real Estate Oran Park to support and get involved in the Pink Up Your Town initiative. Pink Up Your Town encourages communities to come together and plan events for the month of October and raise funds for the McGrath Foundation. A huge part of this initiative is getting businesses and organisations to turn town centres, store fronts, businesses and sporting venues pink.

I would like to propose that Council gets behind and supports this worthy cause this October by working with our community and local businesses to 'pink up' Oran Park and other parts of Camden to raise funds for the McGrath Foundation by:

- Planting pink flowers in the roundabouts located on Argyle/Elizabeth Street, Camden and Welling/Waterworth Drive, Mount Annan;
- Planting pink flowers in the planter boxes located in Argyle Street and around Council's Administration Building and Library;
- Hosting a staff morning tea to raise funds for the McGrath Foundation;
- Purchasing pink ribbons for each staff member to wear throughout October;
- Dedicating one waste truck to be permanently wrapped in pink with breast cancer awareness messaging;
- Installing a white ribbon above the entry doors to Council's Administration Building then light it pink for the month of October;
- Running a promotional campaign to encourage local businesses to dress up their shop fronts pink for the month of October; and
- Contributing towards half the cost of the print and installation of Breast Cancer Awareness light pole banners in partnership with Oran Park Town.

The cost of providing the above support is approximately \$16,000 and funding is available within the adopted 2019/20 budget. This is an exciting opportunity for us all to work together to raise awareness and help those within our community affected by breast cancer.

#### **RECOMMENDED**

**That Council:**

- i. endorse the proposed program of 'Pink Up Your Town' initiatives to raise awareness of breast cancer; and**
- ii. fund the \$16,000 from within the adopted 2019/20 budget.**

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## ORDINARY COUNCIL

### ORD01

**SUBJECT: POST-EXHIBITION REPORT - DRAFT CAMDEN DEVELOPMENT CONTROL PLAN 2019**

**FROM:** Director Planning and Environment

**TRIM #:** 19/165607

**PREVIOUS ITEMS:** ORD04 - Draft Camden Development Control Plan 2018 - Ordinary Council - 11 Dec 2018 6.00pm

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### PURPOSE OF REPORT

The purpose of this report is to inform Council of the outcome of the public exhibition of the draft Camden Development Control Plan 2018 (draft DCP), now known as the draft Camden DCP 2019. The draft DCP applies to land within the Camden Local Government Area (LGA) that is zoned under the Camden Local Environmental Plan 2010 (Camden LEP 2010).

The report recommends the draft DCP be adopted with post-exhibition amendments. The report also recommends Camden Development Control Plan 2011 (Camden DCP 2011) be rescinded. A copy of the draft DCP (showing post exhibition amendments) is provided under **separate cover** to this report.

### BACKGROUND

The Camden DCP 2011 was adopted by Council on 8 February 2011. Since this time, several changes have been made to update the document, correct anomalies, and insert new chapters and controls.

Council officers have undertaken a comprehensive review of the Camden DCP 2011. The aim of the review was to deliver a more user-friendly document whilst facilitating quality development outcomes. The draft DCP reflects recent changes to the planning system and legislation, is consistent with relevant State Government policy, corrects anomalies, removes duplication and consolidates provisions for site-specific areas.

The draft DCP will apply to development applications (DAs) and does not form part of the assessment of complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Housing Code).

### **What is a Development Control Plan?**

A DCP provides detailed planning and design guidelines to give effect to the aims, zone objectives and planning controls of the Camden Local Environmental Plan 2010 (Camden LEP 2010).

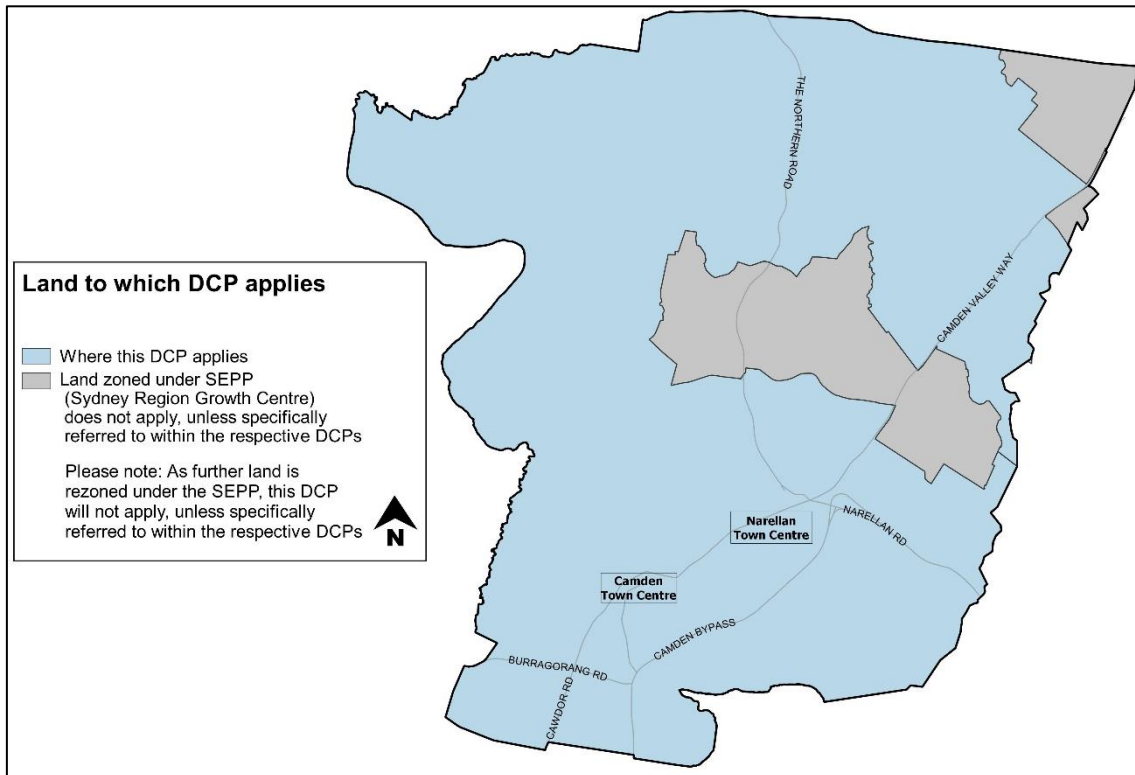
A DCP is prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and is used for the design, preparation, assessment and determination of DAs.

The provisions of a DCP are not statutory requirements. If a DCP is inconsistent with a planning instrument (State Environmental Planning Policy (SEPP) or Local Environmental Plan (LEP)), the controls in a SEPP or LEP override the DCP.

## Where does the DCP apply?

The draft DCP applies to land within the Camden Local Government Area (LGA) that is zoned under the Camden LEP 2010 (areas shaded blue in **Figure 1**). The draft DCP does not apply to rezoned land within the South West Growth Area (SWGA).

As further land is rezoned in the SWGA, the provisions of the Camden LEP 2010 and the Camden DCP are 'switched off' and the Growth Centres SEPP and Camden Growth Centre Precincts DCP (Growth Centres DCP) apply.



**Figure 1 – Land to which the draft DCP applies**

## Number of DCPs

There are currently four DCPs that apply to different parts of the Camden LGA:

- Camden DCP 2011;
- Turner Road DCP;
- Oran Park DCP; and
- Camden Growth Centre Precincts DCP.

## Previous Council Resolution

At its meeting of 11 December 2018, Council considered a report and resolved, in summary, to endorse the draft Camden Development Control Plan 2018 for public exhibition. A copy of the 11 December 2018 Council report is provided as an **attachment** to this report.

Councillors were briefed on the draft DCP on 25 September 2018, 30 October 2018 and 9 July 2019.

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## **MAIN REPORT**

### **Structure of the exhibited Draft DCP**

The draft DCP consists of six parts plus 12 site-specific schedules. The structure of the draft DCP aligns with the Growth Centres DCP. A summary of the structure is outlined below:

#### *Part 1 – Introduction*

Sets out the aims and objectives of the DCP. Part 1 identifies the land to which the DCP applies, explains the structure of the document and the relationship of the DCP to other planning documents. Part 1 also provides guidance on notification requirements for DAs.

#### *Part 2 – General Planning Controls*

Sets out the objectives and controls that apply to all development types in the Camden LGA, including environmental heritage, signage, traffic management and off-street car parking.

#### *Part 3 – Residential Subdivision*

Includes the objectives and controls that apply to DAs that involve residential subdivision.

#### *Part 4 – Residential Development*

Includes the objectives and controls that guide residential development, such as building setbacks and minimum landscaped area.

#### *Part 5 - Centres Development*

Includes objectives, controls and design principles for commercial development, including the Narellan and Camden town centres.

#### *Part 6 – Specific Land Use Controls*

Includes objectives and controls to guide the development of rural areas and industrial areas. This part also contains controls applying to specific land uses such as child care centres, exhibition homes and villages, home businesses, home industries and wood fired heaters.

#### *Appendices*

The Appendices provide reference information (Glossary and Landscape Design Principles.)

#### *Schedules*

Site specific schedules provide additional objectives and controls specific to a locality or release area, such as Elderslie and Spring Farm.

### **Public Exhibition**

The draft DCP was placed on public exhibition for 42 days from 26 February to 9 April 2019. The draft DCP exhibition was advertised in the local paper and promoted on Council's social media.

In total, thirteen submissions were received:

- Eight public agency submissions; and
- Five community submissions, including four developer submissions.





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The submissions received do not specifically object to the draft DCP, however raise concerns and suggestions, many of which can be addressed. Liverpool City Council indicated its support for the draft DCP.

Council officers recommend some post-exhibition amendments be made to the draft DCP to address issues that fall within the scope of the DCP review. However, some issues raised in the submissions fall outside the scope of the DCP review and/or are reliant on broader policy work identified in the draft Local Strategic Planning Statement (draft LSPS).

Currently on exhibition, the draft LSPS is Council's local response to the strategic directions of the Greater Sydney Region Plan (the Region Plan) and the Western City District Plan (the District Plan).

After consideration of the issues raised in the submissions, three public agency submissions and two community submissions have been withdrawn. The three outstanding community submissions raise issues relating to the Elderslie masterplan and general development controls such as landscaping, balcony depth and site coverage. In response to these issues, no changes to the draft DCP are recommended. The proposed amendments to the Elderslie masterplan require further investigation and the requested amendments to development controls were not considered conducive to delivering high quality development outcomes.

A detailed submission response table, outlining the submissions and Council officer response is provided as an **attachment** to this report. Submissions are provided as a **supporting document**.

Key issues arising from the submissions are outlined below.

### **Key Issues**

#### Public Agency Submissions

1. *Concern over the removal of Water Management provisions – WaterNSW and Office of Environment and Heritage (OEH Environment)*

WaterNSW raised a concern that water management provisions of Camden DCP 2011 have been removed from the draft DCP and request that they be reinstated. OEH Environment (which now forms part of the Department of Planning, Industry and Environment) supports this request.

#### *Officer Comment*

The draft DCP removed the water management provisions of Camden DCP 2011 and referred the user to Council's Engineering Specifications.

To address WaterNSW's concern, it is recommended to insert the water management section of Camden DCP 2011 into the draft DCP. This will be supported by Council's Engineering Specifications, which have provisions dealing with water sensitive urban design and stormwater management to facilitate water quality and quantity objectives.

#### *Recommended Post-Exhibition Amendment:*

Council officers recommend inserting the water management provisions of Camden DCP 2011 into the draft DCP.

2. *Concern over need for objectives to protect rural land for agriculture - NSW Department of Primary Industries (NSW DPI)*

NSW DPI raised a concern that the provisions of the draft DCP should be strengthened to protect rural lands for agriculture. It is recommended to insert additional objectives into the draft DCP to address this issue.

*Officer Comment*

Camden's Rural Lands Strategy includes an action to review existing development controls to provide guidance on land use conflict. The draft DCP includes controls that aim to minimise potential land use conflicts between rural uses and rural residential uses. Specifically, the additional controls require the following:

- Proposed development must take into consideration existing rural operations;
- The need for a buffer or other measure to separate residences from rural uses; and
- The need for a proposed rural use to provide odour and/or acoustic reports to support their application.

The draft controls will help facilitate the protection of agricultural lands from inappropriate development. To further support the Camden LEP objective of protecting the agricultural production potential of rural land and preventing fragmentation, it is recommended to insert an additional DCP objective that reinforces this.

In addition, the draft LSPS contains a sustainability action to continue to implement the recommendations of the Rural Lands Strategy.

*Recommended Post-Exhibition Amendment:*

Council officers recommend inserting an additional objective into the draft DCP to protect the agricultural production potential of rural land within Camden.

1. *Need for controls to enhance and restore Environmentally Sensitive Land - Office of Environment and Heritage (OEH Environment)*

OEH (Environment) raised a concern that there is a need for additional controls to support the DCP objective to enhance and restore Environmentally Sensitive Land (ESL).

*Officer Comment*

A key objective of the draft DCP is to protect, manage, enhance and restore as much ESL as possible. It is recommended to insert additional controls to support the DCP objective to enhance and restore ESL. In summary, the recommended controls would require the following:

- A description of any proposed measures to avoid and/or ameliorate any potential adverse impacts on ESL;
- Protection and enhancement of existing fauna habitats; and
- Adequate offsets where there may be potential loss of native vegetation.

In addition, the draft LSPS identifies a sustainability action to investigate further amendments to Camden LEP 2010 to protect biodiversity and ESL. A future amendment to the DCP may be required as a result of this LEP amendment.




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*Recommended Post-Exhibition Amendment:*

Council officers recommend inserting additional controls in the draft DCP to implement the objective of enhancing and restoring ESL in the LGA.

*2. Request that sustainability could be better implemented by the DCP – Office of Environment and Heritage (OEH Environment)*

OEH Environment requests the draft DCP better implement sustainability by:

- Incorporating NSW Government policies into the draft DCP including the *NSW Climate Change Policy Framework* and *NSW Circular Economy Policy Statement: Too Good to Waste*;
- DCP objectives to be linked to Council's sustainability vision; and
- Expand on sustainability provisions and include performance-based controls and targets (e.g. sustainability certification for buildings and precincts, waste recovery and diversion rates and climate change resilience).

*Officer Comment*

It is outside the scope of the current DCP review to investigate and respond to all issues raised by OEH. The draft DCP aligns with the current Camden LEP 2010 as it includes a key objective to ensure that Camden retains its local character while providing sustainable urban growth. Part 2 of the draft DCP contains provisions that address environmental issues including trees, vegetation, environmentally sensitive land and riparian corridors.

The draft LSPS includes an action that, if adopted, will require Council to investigate the implementation of sustainability initiatives within planning instruments. The draft LSPS also includes sustainability actions to undertake a climate risk assessment and identify priority issues for the LGA. Following the finalisation of this strategy, a future amendment to the DCP may be required.

*3. Concern over controls on medium density housing - South Western Sydney Local Health District (SWSLHD)*

SWSLHD raised a concern that poorly designed and located medium density housing can have adverse health and wellbeing impacts associated with residents using their cars more and walking less. SWSLHD requests the controls on medium density housing be strengthened and this can be informed by resources published by the NSW Government Architect.

*Officer Comment*

The draft DCP includes provisions to facilitate the delivery of well-designed and appropriately located medium density housing. These provisions include:

- Encouragement of high quality residential developments that feature a high standard of urban design and provide a high level of amenity for residents;
- Controls focused on the provision of amenities, safe access and entries, provision of adequate open space and landscaping and effective waste management; and
- Masterplans/indicative layout plans for specific areas that address the suitable location of medium density housing close to infrastructure and services.

There is an opportunity to strengthen medium density housing provisions of the draft DCP by inserting a reference to the *Low Rise Medium Density Design Guide for Development Applications* prepared by the NSW Government. This will provide applicants with an additional resource when preparing DAs and guide Council officers in the assessment of urban design outcomes for medium density housing.

In addition, the draft LSPS contains a liveability action to prepare a Housing Strategy to include options for housing growth including appropriate locations for medium density housing. Following the finalisation of this strategy, a future amendment to the DCP may be required.

*Recommended Post-Exhibition Amendment:*

Council officers recommend inserting a reference to the *Low Rise Medium Density Guide for Development Applications* into the draft DCP.

*4. Concern over need for controls on providing access to healthy food – SWSLHD*

SWSLHD have raised a concern that there is a need for controls to facilitate the provision of access to healthy food.

*Officer Comment*

It is outside the scope of the current DCP review to investigate and respond to the issue raised by SWSLHD. The draft LSPS contains a sustainability action to investigate community garden and urban food policies to encourage local food production. A future amendment to the DCP may be required as a result of this policy work.

Community Submissions

*5. Concern over controls on attached dwellings and multi-dwelling housing*

It is suggested that the controls for attached dwellings and multi-dwelling housing be organised into separate sections to clarify what controls apply to each housing type.

*Officer Comment*

The draft DCP consolidates controls on attached dwellings and multi-dwelling housing into a single section. As the Camden LEP 2010 identifies attached dwellings and multi-dwellings as two distinct forms of housing, it is considered appropriate to split the controls into separate sections. The amended sections will provide users with clarity on applicable controls and reflect distinctions in site requirements, provision of parking and open space, and appropriate waste management for each housing type.

*Recommended Post-Exhibition Amendment:*

Council officers recommend controls for attached dwellings and multi-dwelling housing be re-organised into two separate sections in the draft DCP.

**Summary of Post-Exhibition Amendments**

The draft DCP including the recommended post-exhibition amendments is provided under **separate cover** to this report. The recommended amendments address key issues raised in submissions and those identified by Council officers.



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The recommended post-exhibition amendments to the draft DCP are relatively minor, do not change the intent of the exhibited draft DCP and are consistent with the aim to facilitate quality development outcomes.

A summary of the recommended post-exhibition changes in response to submissions received is outlined below:

- Controls related to Environmentally Sensitive Land (ESL) have been added to implement the objective of enhancing and restoring ESL.
- Water management section has been inserted into the draft DCP.
- Relevant figures have been amended to be consistent with development consents and voluntary planning agreements.
- Controls related to attached dwellings and multi dwelling housing have been re-organised into separate sections.
- Minor amendments have been made to controls related to built form including setbacks, site coverage, visual and acoustic privacy, landscaping, fencing and zero lot line development.

A summary of the recommended post exhibition changes as a result of Council officer review is outlined below:

- Minimum lot frontage for multi dwelling housing has been amended from 18m to 25m to be consistent with Camden DCP 2011 and Council's Planning Proposal for minimum lot size and frontage controls for dual occupancy and multi dwelling housing;
- Waste management controls previously contained in the draft Waste Management Guideline have been inserted into the draft DCP to improve user-friendliness;
- Refinement of controls to remove duplication, clarify requirements, remove inconsistencies with Camden LEP 2010, reflect accepted Council officer practice and deliver quality development outcomes;
- Clarification of relationship of the draft DCP to other relevant documents including Council's Engineering Specifications and Growth Centres SEPP/DCPs;
- Updating links and omitting references to outdated policies/studies;
- Streamlining application of key controls throughout the LGA such as landscaping, principal private open space, solar access and fencing requirements; and
- Consistent formatting of text and chronological numbering of controls and figures.

### **Next steps**

Subject to Council's endorsement of the draft DCP, an advertisement will be placed in the local paper, confirming the commencement date of the draft DCP. It is recommended that Council rescind Camden DCP 2011, effective from when the draft DCP takes effect (date of notice in the local paper).

The draft DCP will then be published on Council's website. Council officers are investigating an improved, user friendly version of the DCP to be hosted on Council's website.

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## **FINANCIAL IMPLICATIONS**

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

## **CONCLUSION**

The draft DCP was exhibited for a period of 42 days and 13 submissions were received. The recommended post exhibition amendments to the draft DCP address matters raised in submissions and following Council officer review. The recommended post exhibition amendments to the draft DCP do not change the intent of the exhibited version, therefore re-exhibition is not required.

It is recommended that Council adopt the draft DCP with the amendments discussed within this report.

## **RECOMMENDED**

**That Council:**

- i. adopt the draft Camden Development Control Plan 2019 (as amended);**
- ii. publicly notify the adoption of the draft DCP in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations;**
- iii. rescind the Camden Development Control Plan 2011, effective from when Camden DCP 2019 takes effect; and**
- iv. notify submitters and public agencies of Council' decision.**

## **ATTACHMENTS**

1. Council Report and resolution 18 December 2018
2. Draft DCP Submissions Table July 2019
3. Submissions - Camden DCP Exhibition - *Supporting Document*
4. Draft DCP post Exhibition changes - under separate cover - 19/223841 and 19/222893



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## ORDINARY COUNCIL

**ORD02**

**SUBJECT: COMPLIANCE AND ENFORCEMENT POLICY**  
**FROM:** Director Planning and Environment  
**TRIM #:** 19/121428

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### PURPOSE OF REPORT

The purpose of this report is for Council to consider the revised draft Compliance and Enforcement Policy. It is recommended that Council endorse the draft Policy to be placed on public exhibition.

### BACKGROUND

Council adopted the current Compliance and Enforcement Policy (Policy) in 2016. The Policy is based on the NSW Ombudsman's Model Enforcement Policy and was scheduled for review after three years. The Policy has been reviewed and is provided as an **attachment** to this report.

Councillors were briefed on the Policy on 16 July 2019.

### MAIN REPORT

The Policy details Council's role to act as an enforcement authority under a broad range of legislation. Council has responsibility under the *Local Government Act 1993* to ensure that its regulatory activities are carried out in a consistent manner and without bias.

The Policy provides a structure for decision making and responding to regulatory and compliance matters, including the use of discretion where possible and a graduated, risk-based and consistent approach to taking enforcement action.

The Policy aims to ensure that Council's regulatory and enforcement actions are exercised to ensure the health, safety and environmental protection of all stakeholders, including residents, visitors, workers and business operators, and to ensure Council acts in the interests of the broader community.

Whilst the intent and objective of the existing Policy remains, the review includes the following changes:

- Updated definitions and legislative references;
- Updated references to Council's Customer Service Charter, Values and Dealing with Unreasonable Customer Conduct Policy;
- Minor changes following feedback and consultation with compliance and enforcement staff that provide clearer guidance for performing their duties;
- Minor rewording and reordering of some clauses.

### FINANCIAL IMPLICATIONS

There are no direct financial implications for Council arising from this matter.



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## **CONCLUSION**

The changes to the Policy are relatively minor and reflect updated legislation, rewording and reordering. The draft Policy meets Council's requirements under the *Local Government Act 1993* and outlines the roles of Council officers in carrying out regulatory activities in a consistent manner and without bias. It is recommended that Council adopt the draft Policy to proceed to public exhibition.

## **RECOMMENDED**

**That:**

- i. Council endorse the draft Compliance and Enforcement Policy for public exhibition.**
- ii. if no submissions are received during the public exhibition, Council adopt the Compliance and Enforcement Policy; or**
- iii. if submissions are received during the public exhibition, a further report be provided to Council to consider the submissions.**

## **ATTACHMENTS**

- 1. Draft Compliance and Enforcement Policy**





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## ORDINARY COUNCIL

## ORD03

**SUBJECT: FIRE SAFETY POLICY**  
**FROM:** Director Planning and Environment  
**TRIM #:** 19/204878

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### PURPOSE OF REPORT

The purpose of this report is for Council to consider the draft Fire Safety Policy (Policy). It is recommended that Council endorse the draft Policy to be placed on public exhibition.

### BACKGROUND

Council's existing Fire Safety Program was adopted by Council in 2001 and a Fire Safety Upgrade Strategy was adopted by Council in 2004.

The existing Fire Safety Program incorporates:

- The maintenance of Council's fire safety register;
- Ensuring building owners meet their legislative requirements including the submission of Annual Fire Safety Statements (AFSS);
- Fire safety upgrading of buildings.

The *Environmental Planning and Assessment Regulation* requires fire safety measures in buildings to be regularly checked and maintained. Building owners are required to provide an annual fire safety statement to Council. Council maintains a register of all known buildings to which a fire safety statement is required, which is currently around 840 buildings.

The Fire Safety Upgrade Strategy provides guidance on the level of upgrade required relative to the risk category of the building. The risk category is determined based on a building's age, use, BCA classification and occupant characteristics.

### Review of current Fire Safety Program

A review of Council's existing Program and Strategy was undertaken in 2018 prompted by legislative changes, the growth and diversity of building stock the Camden LGA, and changes in construction practice and products.

The scope of the review included:

- A review of Council's existing Program and Strategy as adopted in 2001/2004;
- A review of Council's current practices relating to the Program;
- A review of the current legislative requirements relevant to fire safety;
- Development of procedures for key processes and legislative requirements;
- The development of a fire safety policy.

Councillors were briefed on the draft Policy on 16 July 2019.

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## **MAIN REPORT**

One of the recommendations of the review was the preparation of a Fire Safety Policy that outlines Council's audit and upgrade strategy, regulatory activities, investigation of fire safety matters and enforcement procedures.

A draft Fire Safety Policy has been prepared to inform and assist building owners to meet their legislative obligations in relation to fire safety, to promote fire safety compliance and to inform the community on Council's role in relation to fire safety and enforcement. A copy of the draft Policy is provided as an **attachment** to this report.

The draft Policy outlines:

- The investigation of fire safety matters and implications for building owners;
- Procedures relating to the submission of annual fire safety statements, including submission requirements, issuing of reminder and overdue notices, and penalties for non-compliance;
- Council's approach to the implementation and enforcement of legislation relating to fire safety matters;
- Council's fire safety upgrade program, including key risk assessment principles of fire safety in buildings.

It is recommended that Council endorse the draft Policy for the purpose of public exhibition.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications for Council arising from this matter.

## **CONCLUSION**

The draft Fire Safety Policy has been developed following a review of Council's current Fire Safety Program and Strategy. It is recommended that Council endorse the draft Policy to proceed to public exhibition.

## **RECOMMENDED**

**That:**

- Council endorse the draft Fire Safety Policy for public exhibition.**
- if no submissions are received during the public exhibition, Council adopt the Fire Safety Policy; or**
- if submissions are received during the public exhibition, a further report be provided to Council to consider the submissions.**

## **ATTACHMENTS**

1. Draft Fire Safety Policy



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## ORDINARY COUNCIL

## ORD04

**SUBJECT:** LAND ACQUISITION HARDSHIP POLICY  
**FROM:** Director Customer & Corporate Strategy  
**TRIM #:** 19/204261

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### PURPOSE OF REPORT

The purpose of this report is for Council to consider a draft new Land Acquisition Hardship Policy. It is recommended that Council adopt the draft new Policy.

### BACKGROUND

In accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* (the Act), an owner of a property may submit a hardship claim to Council if:

- (a) Their land is designated for acquisition by Council for a public purpose; and
- (b) The owner considers that he or she will suffer hardship if there is any delay in the acquisition.

The draft Land Acquisition Hardship Policy (provided as an **attachment** to this report) is a new policy for Council and has been developed to assist and streamline the process for land owners in submitting a claim to Council.

Councillors were briefed on the draft new Policy on 23 July 2019.

### MAIN REPORT

The Policy will ensure that Council has processes that provide equitable, effective and efficient management that fulfils the accountability and transparency requirements of the Act when determining hardship claims.

The Policy outlines:

- Statutory requirements and processes for Council Officers to follow when assessing hardship claims;
- The requirements that a landowner needs to adhere to when submitting a hardship claim to Council.

A Land Acquisition Hardship Claim Information Guide (provided as an **attachment** to this report) has also been developed which will be provided to a landowner enquiring about submitting a hardship claim. This outlines key information for the landowner including:

- Who acquires privately owned land and how private land is acquired;
- A brief description of hardship and compensation for hardship acquisitions;

- 
- A checklist outlining the information the owner is required to submit to Council. This checklist will assist the applicant to understand what information is required for Council to be able to assess a hardship claim;
  - An overview of the process that Council officers undertake to assess the claim;
  - An outline of the process if hardship has been determined. Council can purchase the property via private treaty or in accordance with the Act; and
  - Reference to the Policy for further information.

The Policy is a practical and helpful guide to making and processing a hardship claim.

The Policy and Land Acquisition Hardship Information Guide will be placed on Council's website for ease of access.

### **FINANCIAL IMPLICATIONS**

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

### **CONCLUSION**

Council's formal adoption of the Land Acquisition Hardship Policy will ensure the process for determining owner-initiated acquisitions (hardship claims) is transparent and impartial and will provide a consistent framework.

### **RECOMMENDED**

**That Council adopt the Land Acquisition Hardship Policy as attached to this report.**

### **ATTACHMENTS**

1. Draft Land Acquisition Hardship Policy
2. Land Acquisition Hardship Claim Information Guide



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## ORDINARY COUNCIL

### ORD05

**SUBJECT: REQUEST FROM CAMDEN BICENTENNIAL EQUESTRIAN PARK  
COMMUNITY MANAGEMENT COMMITTEE TO REDUCE HORSE  
YARD FEE**

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

**TRIM #:** 19/203634

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to place on public exhibition a proposal to reduce the horse yard (steel) – per day fee for Camden Bicentennial Equestrian Park.

### BACKGROUND

The Camden Bicentennial Equestrian Park Community Management Committee (BEP Committee) is delegated by Council under Section 355 of the *Local Government Act 1993* to manage and operate the Camden Bicentennial Equestrian Park.

The BEP Committee is responsible for reviewing and recommending fees and charges for the coming financial year. The BEP Committee, at its meeting in October 2018, determined fees and charges for the 2019/20 financial year and recommended these to Council as part of the budget preparation process.

As part of the draft budget, the BEP committee recommended a fee of \$28.50 for the horse yards (steel) per day.

During the public exhibition of the draft budget Council received a submission from the BEP Committee seeking the horse yard (steel) – per day fee to be reduced from \$28.50 (incl GST) to \$5 (incl GST).

Council also received a separate submission from an individual on the BEP Committee objecting to the request (from the BEP Committee) to reduce the fee to \$5.

Both submissions are provided as **supporting documents** to this report.

At its meeting of 25 June 2019 following the public exhibition, Council endorsed the 2019/2020 Fees and Charges adopting the exhibited fee of \$28.50 (incl GST) for the horse yards (steel) – per day. The report to Council noted the two submissions and identified that the BEP steel horse yard fee remain unchanged to allow for review and consideration of the information provided in both submissions.

The matter was briefed to Council on 9 July 2019.

### MAIN REPORT

The BEP Committee has advised Council that subsequent to determining the fees and charges for 2019/20, an agreement has been negotiated with a local equestrian group to install 250 steel yards that can be utilised by other users of the BEP. The draft terms

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of the agreement include the organisation retaining ownership of the horse yards and being responsible for their maintenance and insurance.

There are timber horse yards on the BEP however there is no charge for these yards and a number of these have fallen into disrepair. It is considered that the current daily fee of \$28.50 (incl GST) is cost prohibitive to some events and in providing the steel yards for a small fee would encourage participants to utilise the facilities, ensuring the safety of horses and attendees at BEP events.

It is recommended that the proposed change to the fees and charges is placed on public exhibition for a period of 28 days.

### **FINANCIAL IMPLICATIONS**

As detailed in the report, it is proposed the horse yard (steel) – per day fee would be reduced from \$28.50 (incl GST) to \$5.00 (incl GST). It is anticipated that the reduced fee will result in increased usage of the horse yards (steel).

### **CONCLUSION**

The BEP Committee has written to Council seeking the horse yard (steel) – per day fee be reduced from \$28.50 (incl GST) to \$5 (incl GST). Council also received a submission from a representative on the BEP Committee objecting to the proposed reduction in fee. The matter was unable to be considered prior to the meeting on 25 June 2019 and it is recommended that the proposed fee change be placed on public exhibition.

### **RECOMMENDED**

**That Council:**

- i. resolve to place on public exhibition the proposed change to the horse yard (steel) – per day fee for a minimum period of 28 days;**
- ii. if no unresolved submissions are received, endorse the horse yard (steel) – per day fee being reduced from \$28.50 (incl GST) to \$5.00 (incl GST); and**
- iii. if unresolved submissions are received, receive a further report outlining the outcomes of the public exhibition for Council's consideration.**

### **ATTACHMENTS**

1. Letter from BEP requesting variation to Draft 2019-20 Fees - *Supporting Document*
2. Submission - BEP Horse Yard Fee - *Supporting Document*



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## ORDINARY COUNCIL

**ORD06****SUBJECT: BIOBANKING AGREEMENT - GUNDUNGURRA RESERVE (NORTH AND SOUTH)****FROM:** Director Sport, Community & Recreation**TRIM #:** 19/219258

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of the signing of a Biobanking Agreement for Gundungurra Reserve (North) and Gundungurra Reserve (South) and the sale of credits through a tender (market testing) process.

### BACKGROUND

At the meeting on 12 September 2017, Council resolved to endorse the submission for Gundungurra Reserve (North) and Gundungurra Reserve (South) to be registered as a single biobanking site pending approval by the NSW Office of Environment and Heritage.

The Biobanking Agreement for Gundungurra Reserve (North) and Gundungurra Reserve (South) was signed by the Minister in May 2019.

The biobanking agreement provides for the protection and enhancement of biodiversity values on the land. The agreement generates biodiversity credits which can be transferred or sold.

A Councillor briefing was held on 23 July 2019 regarding this matter.

### MAIN REPORT

The biobanking agreement covers a combined area of 37.5 hectares and established 417 ecosystem credits for variations of the critically endangered Cumberland Plain Woodland ecosystem, as well as a total of 478 species credits for the following:

- *Meridolum corneovirens* – Cumberland Plain Land Snail – 155 credits.
- *Pimelea spicata* – Spiked Rice-flower – 149 credits.
- *Pomaderris brunnea* – Brown Pomaderris – 149 credits.
- *Grevillea juniperina supsp.* – Juniper-leaved Grevillea – 25 credits.

The biobanking agreement, including information on the number and type of credits available, has been listed on the Biobanking Public Register.

### Sale of the Credits

To ensure the maximum value of the credits is obtained through a transparent market driven process, it is proposed to sell the credits through a tender (market testing) process.

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## **FINANCIAL IMPLICATIONS**

There are no direct financial implications as a result of this report. A further report will be provided to Council at the conclusion of the tender (market testing) process for Council to accept (or decline) the offer(s) received through the tender process.

## **CONCLUSION**

A biobanking agreement has been signed for Gundungurra Reserve (North) and Gundungurra Reserve (South). Through the sale of biodiversity credits generated, funding will be available to implement agreed management actions to protect and enhance the biodiversity values of this land.

To ensure the maximum value of the credits is obtained through a transparent market driven process, it is proposed to sell the credits through a tender (market testing) process with the outcomes of the process reported back to Council.

## **RECOMMENDED**

**That Council:**

- i. note the information contained in the report; and**
- ii. receive a further report outlining the outcomes of the tender (market testing) process for the sale of the biodiversity credits.**





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## ORDINARY COUNCIL

**ORD07**

**SUBJECT: MINOR AMENDMENTS - SECTION 355 COMMUNITY MANAGEMENT COMMITTEE PROCEDURAL MANUALS**

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

**TRIM #:** 19/220114

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### PURPOSE OF REPORT

The purpose of this report is to adopt minor amendments to the Section 355 Committee Procedural Manuals as **attached** to this report.

### BACKGROUND

At its meeting of 23 July 2019, Council adopted the Section 355 Procedural Manuals for the Section 355 Community Management Committees, being Camden Bicentennial Equestrian Park, Camden Town Farm, Camden International Friendship Association and Camden Seniors Programs Committee.

Following the meeting, minor amendments were identified to ensure that the manuals provided clear guidance to the Section 355 Community Management Committees.

### MAIN REPORT

In preparing the Section 355 Committee Procedural Manuals, feedback received through the process was considered and incorporated where appropriate. Following the adoption of the manuals at the meeting of 23 July 2019, it was identified, that minor amendments were required to ensure they provided clear and consistent guidance to the Section 355 Community Management Committees on their role and responsibilities.

#### Summary of Amendments

Proposed amendments to the manuals are shown as track changes within the documents included as attachments to this report and include:

- Amendment of clauses in all manuals relating to the purchase of goods and services above \$10,000 (excl GST).

The amendment requires the prior written approval of Council for these purchases where undertaken directly by the 355 Committee. This is consistent with the process required under the previous version of the manuals prior to the 23 July 2019 amendment.

- Amendment of clauses in all manuals relating to general and internal disputes to be consistent with other clauses in the manual.

These proposed amendments do not change the intention of the procedural manuals previously adopted by Council.

To ensure that the manuals are reasonably practicable for the day-to-day operations of each Committee, it is recommended that a review of the manuals is undertaken in twelve months.

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## **FINANCIAL IMPLICATIONS**

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

## **CONCLUSION**

Minor amendments have been made to the Section 355 Procedural Manuals to ensure that they provide clear guidance to the Section 355 Community Management Committees. It is recommended that the amended manuals, as attached to the report, are adopted.

It is recommended that a further review of the manuals is undertaken in twelve months to ensure that the manuals support the operation of the specific committees.

## **RECOMMENDED**

**That Council:**

- i. adopt the amended Section 355 Procedural Manual for the Section 355 Community Management Committees as attached to this report; and**
- ii. write to each of the Section 355 Community Management Committees advising of the minor amendments.**

## **ATTACHMENTS**

1. Amended S355 Manual - Camden Bicentennial Equestrian Park
2. Amended S355 Manual - Camden Town Farm
3. Amended S355 Manual - Camden International Friendship Association
4. Amended S355 Manual - Camden Seniors Programs Committee

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## ORDINARY COUNCIL

### ORD08

**SUBJECT: ACCEPTANCE OF GRANT - NSW DEPARTMENT OF COMMUNITIES AND JUSTICE**

**FROM:** Director Community Assets

**TRIM #:** 19/213732

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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 Communities and Justice to undertake projects to restrict vehicle access to areas attended by the public.

### BACKGROUND

The NSW Department of Communities and Justice made available an opportunity for local councils to apply for grant funding for treatments to restrict vehicle access to areas often used or attended by members of the community. Details of the projects that Council has been successful in obtaining grant funding for are provided in this report.

### MAIN REPORT

Council has been notified it has been successful in receiving grant funding from NSW Department of Communities and Justice in the sum of \$48,000 (excluding GST) to reduce vehicular access at civic spaces in the Camden Local Government Area.

The sites nominated for funding are Camden Council Administration Building, Oran Park Library forecourt (figure 1) and Narellan Library forecourt (figure 2).

These civic spaces have been nominated as they are used for both community events and provide open and safe spaces for residents to relax and enjoy. Restricting vehicular access at various locations along the street frontages of these civic precincts, through the use of bollards and other design options, will provide a safer environment for people participating in these activities.



**Figure 1: Various locations along the Oran Park Library and Administration Building Forecourts**



Figure 2: Various locations along Narellan Library Forecourt

### FINANCIAL IMPLICATIONS

There are no financial implications as a result of this report. This project is fully grant-funded in the sum of \$48,000 (excluding GST).

### CONCLUSION

Council has been successful in securing grant funding from NSW Department of Communities and Justice in the sum of \$48,000 (excluding GST) to reduce vehicular access in civic spaces within the Camden Local Government Area.

The grant funding will provide bollards and alternative design options at various locations along the frontages of Oran Park Administration building, Oran Park Library forecourt and Narellan Library forecourt to create a safer environment for members of the community when in use.

It is recommended that Council accept the grant funding from the NSW Department of Communities and Justice in the sum of \$48,000 (excluding GST).

It is also recommended that Council write to The Hon. Anthony Roberts MP, Minister for Counter Terrorism and Corrections thanking him for the grant, and write to Mr Peter Sidgreaves MP, Member for Camden, thanking him for his support.

### RECOMMENDED

That Council:

- i. **accept the funding in the sum of \$48,000 (excluding GST) from the NSW Department of Communities and Justice for crime prevention treatments to protect crowded places; and**
- ii. **write to The Hon. Anthony Roberts MP, Minister for Counter Terrorism and Corrections, thanking him for the grant, and**
- iii. **write to Mr Peter Sidgreaves MP, Member for Camden, thanking him for his support.**



## ORDINARY COUNCIL

ORD09

**SUBJECT: ACCEPTANCE OF GRANT - ROADS AND MARITIME SERVICES  
ACTIVE TRANSPORT PROGRAM 2019/20**

**FROM:** Director Community Assets

**TRIM #:** 19/219691

### PURPOSE OF REPORT

The purpose of this report is to seek Council acceptance of grant funding from Roads and Maritime Services, under their Active Transport Program, and to seek the allocation of matching funds from the Capital Works Reserve.

### BACKGROUND

Roads and Maritime Services seeks applications from councils each year for projects under the Active Transport Program. This year applications were made for eligible projects including pedestrian crossings.

### MAIN REPORT

The NSW Government offers 50/50 funding under the Active Transport Program for pedestrian and bicycle facilities.

Council has been advised by Roads and Maritime Services on behalf of the NSW Government that the following application has been successful in the 2019/2020 financial year:

- Richardson Road, Spring Farm – Design and construction of new pedestrian refuges (provided as an **attachment** to this report).

Project Cost Estimate	\$100,000 (excluding GST)
Funding Offered	\$50,000 (excluding GST) (50%).

### FINANCIAL IMPLICATIONS

The total cost of the project is \$100,000 (excluding GST). Under the conditions of the grant, Council must provide 50% of the funding, which is \$50,000 (excluding GST). Council's contribution can be funded from the Capital Works Reserve.

### CONCLUSION

Council has been successful in securing grant funding under the 2019/20 Active Transport Program to the value of \$50,000 for pedestrian refuge works on Richardson Road, Spring Farm.

The project will enable improved pedestrian safety for the community and it is recommended that the grant funding be accepted and additional funding from the Capital Works Reserve be allocated to progress this project.

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It is also recommended that Council write to The Hon. Andrew Constance MP, Minister for Transport and Roads, thanking him for the grant, and write to Mr Peter Sidgreaves MP, State Member for Camden, thanking him for his support.

### **RECOMMENDED**

#### **That Council:**

- i. accept RMS funding of \$50,000 (excluding GST) under the Active Transport Program to conduct road improvement works at Richardson Road, Spring Farm, for the 2019/20 budget program;**
- ii. allocate a further \$50,000 (excluding GST) from the Capital Works Reserve as matching funds for this project;**
- iii. write to The Hon. Andrew Constance MP, Minister for Transport and Roads, thanking him for the grant; and**
- iv. write to Mr Peter Sidgreaves MP, Member for Camden, thanking him for his support.**

#### **ATTACHMENTS**

- 1. Richardson Road - Pedestrian Refuges - Concept**