



# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**25 June 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                                   |
| DoPE              | Department of Planning & 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  |
| HNSW              | Housing NSW  |
| OLG               | Office of Local Government                                       |
| REP               | Regional Environmental Plan                                      |
| PoM               | Plan of Management   |
| RL                | Reduced Levels   |
| RMS               | Roads & Maritime Services  |
| 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

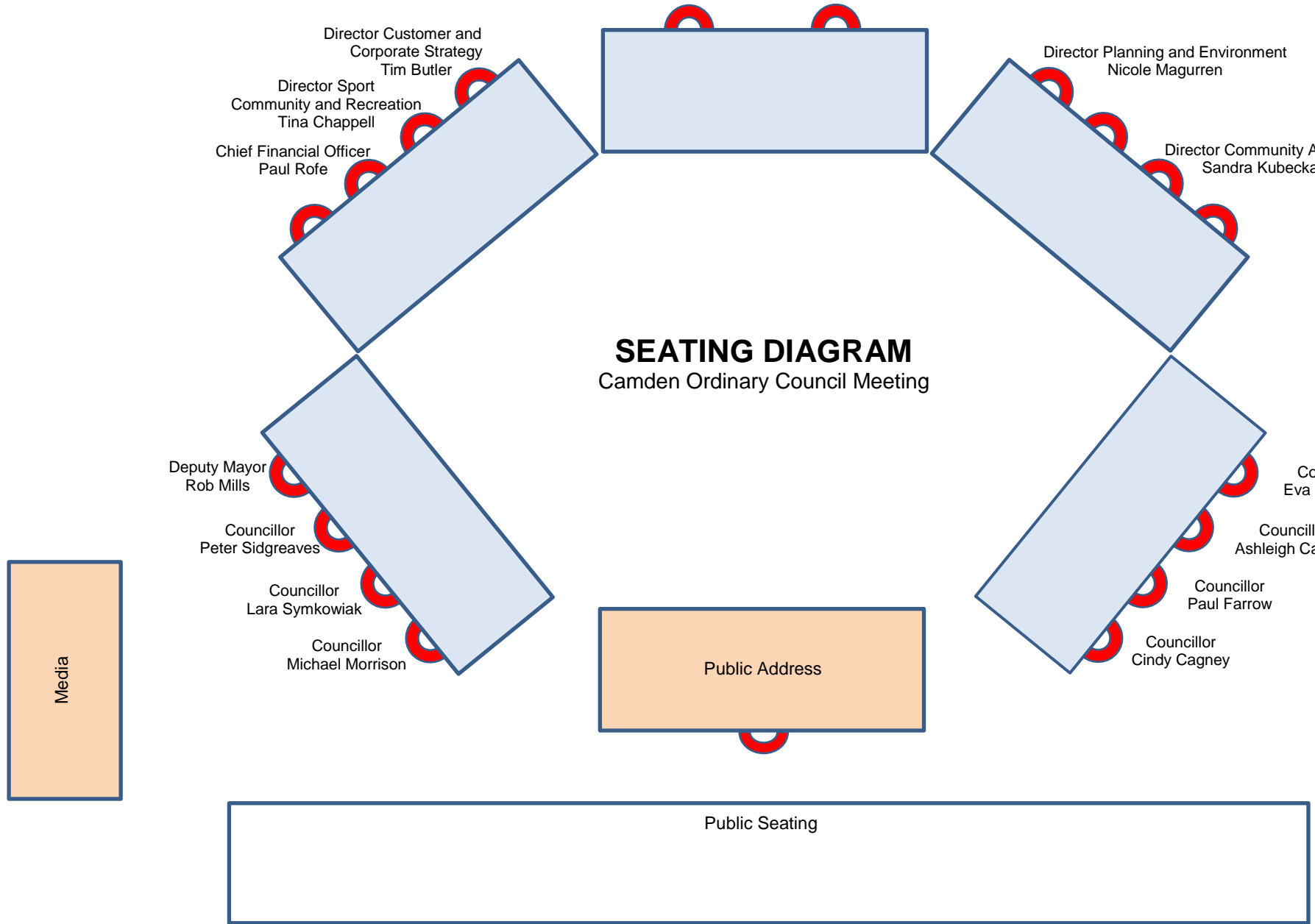
Councillor  
Paul Farrow

Councillor  
Cindy Cagney

Media

Public Address

Public Seating



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## ORDINARY COUNCIL

### ORDER OF BUSINESS - 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.

## **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 11 June 2019.

**RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 11 June 2019, copies of which have been circulated, be confirmed and adopted.**

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## **ORDINARY COUNCIL**

**SUBJECT:       MAYORAL MINUTE**

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Consideration of Mayoral Minute (if any).



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## ORDINARY COUNCIL

### ORD01

**SUBJECT: PLANNING PROPOSAL - ORAN PARK TOWN CENTRE - 351 ORAN PARK DRIVE, ORAN PARK**

**FROM:** Director Planning and Environment

**TRIM #:** 19/24086

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**PROPERTY ADDRESS:** 351 Oran Park Drive, Oran Park  
(Part Lot 3 DP 270899; Lot 4 DP 270899, Part Lot 9066  
DP 1229619; Part Lot 35 DP 1217280 & Part Lot 37  
DP1217280)

**PROPONENT:** Greenfields Development Company No.2 Pty Ltd

**OWNER:** Leppington Pastoral Company Pty Ltd

### PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal at 351 Oran Park Drive, Oran Park and to recommend the draft Planning Proposal be forwarded to the Department of Planning and Environment (DPE) for Gateway Determination.

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

### BACKGROUND

In October 2018, a Planning Proposal was lodged by Greenfields Development Company (the proponent), on behalf of the Leppington Pastoral Company (the landowner). The Planning Proposal was lodged concurrently to a development application (DA) for Stage 2A of The Podium Shopping Centre (DA/1223/2018).

The draft Planning Proposal seeks to amend the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to increase the maximum building height from 24m (5 storeys) to 47m (12 storeys) on part of the site to facilitate the development of a residential apartment building. The proposal also includes a zoning amendment to align the western boundary to development and cadastral boundaries.

From 1 June 2018, Planning Proposals are required to be referred to the Camden Local Planning Panel (Panel) for advice. The draft Planning Proposal was considered by the Panel on 16 April 2019. The Panel's recommendations are discussed later in this report and are provided as an **attachment** to this report.

The draft Planning Proposal was notified in conjunction with the exhibition of the DA for Stage 2A of The Podium Shopping Centre from 7 November to 6 December 2018. Five submissions were received, which are discussed later in this report. A formal public exhibition period will occur subject to endorsement of the draft Planning Proposal and the receipt of a favourable Gateway Determination from DPE.

Councillors were briefed on this proposal on 30 October 2018, 12 February 2019 and 28 May 2019.

## Locality

The site forms part of the Oran Park Town Centre which was rezoned in 2007 as part of the Oran Park Precinct. The site is bordered by Peter Brock Drive to the south and the future extension of Dick Johnson Drive to the north as shown in **Figure 1**.

The Town Centre (shown in blue in **Figure 1**) is the commercial/civic hub of the precinct and is proposed to contain a maximum retail floor space of 50,000m<sup>2</sup> under current planning controls.

The proposed 12 storey residential apartment building above the Podium level (shown as a yellow star in **Figure 1**) is located diagonally opposite the Council Administration Building. The proposed zoning amendments are located along the western boundary and the north-western corner of the town centre (marked in red in **Figure 1**).



Figure 1: Location Map

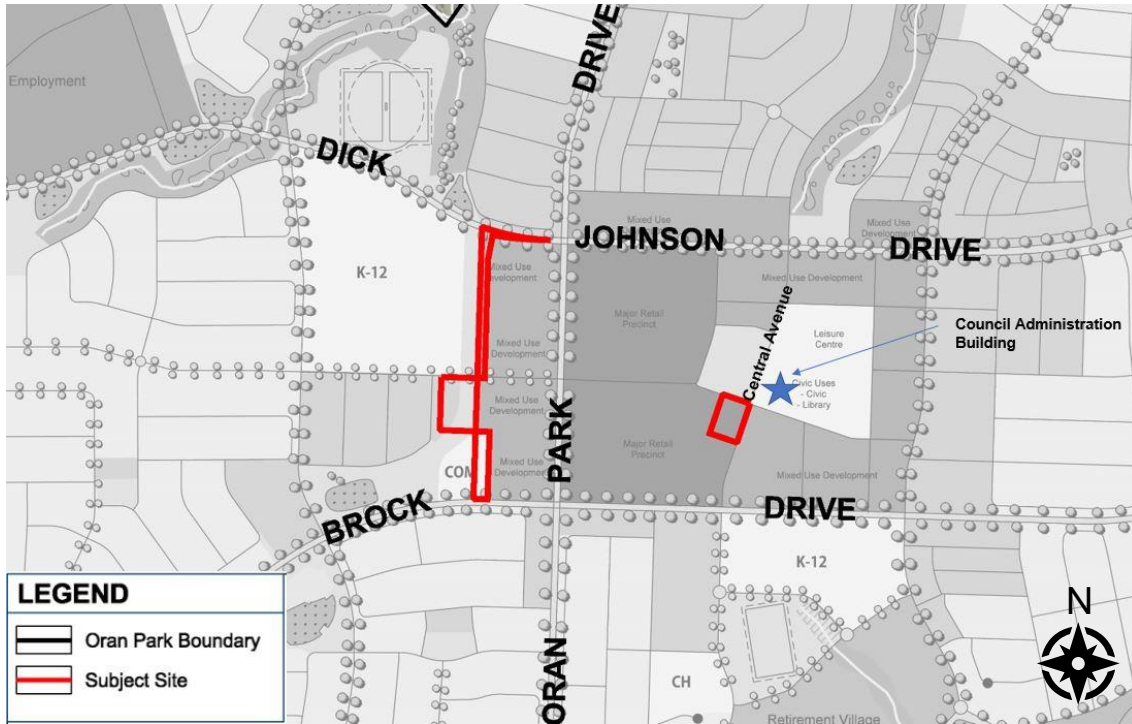
## MAIN REPORT

### The Proposal

The draft Planning Proposal seeks amendments over two different portions of the site.



The central portion of the site (shown in **Figure 2**) is zoned B2 Local Centre under the Growth Centres SEPP. The proposal seeks to increase the maximum building height from 24 m to 47 m. The proposed increase in height will allow an additional 56 apartments (within the 7 additional storeys).



**Figure 2: Location of Areas Subject to Planning Proposal**

As previously mentioned, the Planning Proposal has been lodged concurrently with the DA for Stage 2 of the Oran Park Podium development.

The DA is a staged proposal that includes the following:

#### Stage 1

- Extension of the existing shopping centre to provide an additional 16,050sqm of gross leasable floor area;
- Construction of two (2) residential flat buildings, with heights of 5 storeys and 12 storeys above the Podium, with a total of 146 dwellings (the 12 storey building is reliant on the draft Planning Proposal); and
- Construction of a central commercial building (4 storeys above the Podium) with a total commercial floor space of 3,890sqm;

#### Stage 2

- Two concept building envelopes for future residential buildings fronting Central Avenue. The proposed building envelopes comply with the current maximum height limit and the design of the residential flat buildings would be the subject of a future development application.

The assessment of the DA is pending the outcome of the Planning Proposal.

A copy of the architectural plans submitted with the DA are provided as an **attachment** to this report.

The Planning Proposal also seeks to rezone part of the western and north-western corner of the Town Centre. The western portion (shown in **Figure 2**) is zoned B2 Local Centre and R3 Medium Density Residential under the Growth Centres SEPP. This rezoning will align the zoning with approved development and proposed cadastral boundaries.

The proposal will require amendments to the Oran Park Development Control Plan (DCP) and Oran Park Voluntary Planning Agreement (VPA) post-Gateway, should the proposal be supported.

### **Zoning and Permissibility**

The site is located within the Oran Park Precinct of the South West Growth Area (SWGGA) and is zoned B2 Local Centre and R3 Medium Density Residential for the western portion of the site under the Growth Centres SEPP.

The draft Planning Proposal seeks to amend the following Growth Centres SEPP Maps:

- Land Zoning (LZN);
- Height of Buildings (HOB);
- Minimum Lot Size (LSZ); and
- Special Areas (SAM).

The SEPP maps identified above are required to be amended due to proposed changes to the B2/R3 zones. The proposed zoning amendments incorporates approximately 1.3ha of land, with an increase of 2,200m<sup>2</sup> of B2 Local Centre zoned land and a corresponding decrease in R3 Medium Density Residential zoned land.

The HOB Map proposes to increase the permitted building height from 24m to 47m (from 5 storeys to 12 storeys above the Podium) for the portion of land diagonally opposite the Council Administration Building.

A comparison of existing and proposed zoning and maximum building height SEPP maps are shown in **Figures 3 and 4**.

### **Specialist Studies**

The following specialist studies were submitted in conjunction with the draft Planning Proposal and are provided as **attachments** to this report:

- Oran Park Podium Stage 2A – DA Design Report, prepared by Scott Carver Architects, dated October 2018; and
- Traffic Report – Oran Park Town Centre – Revised Master Plan, prepared by AECOM, dated September 2018.

Additional supporting technical studies may be required post-Gateway, should the draft Planning Proposal be supported.



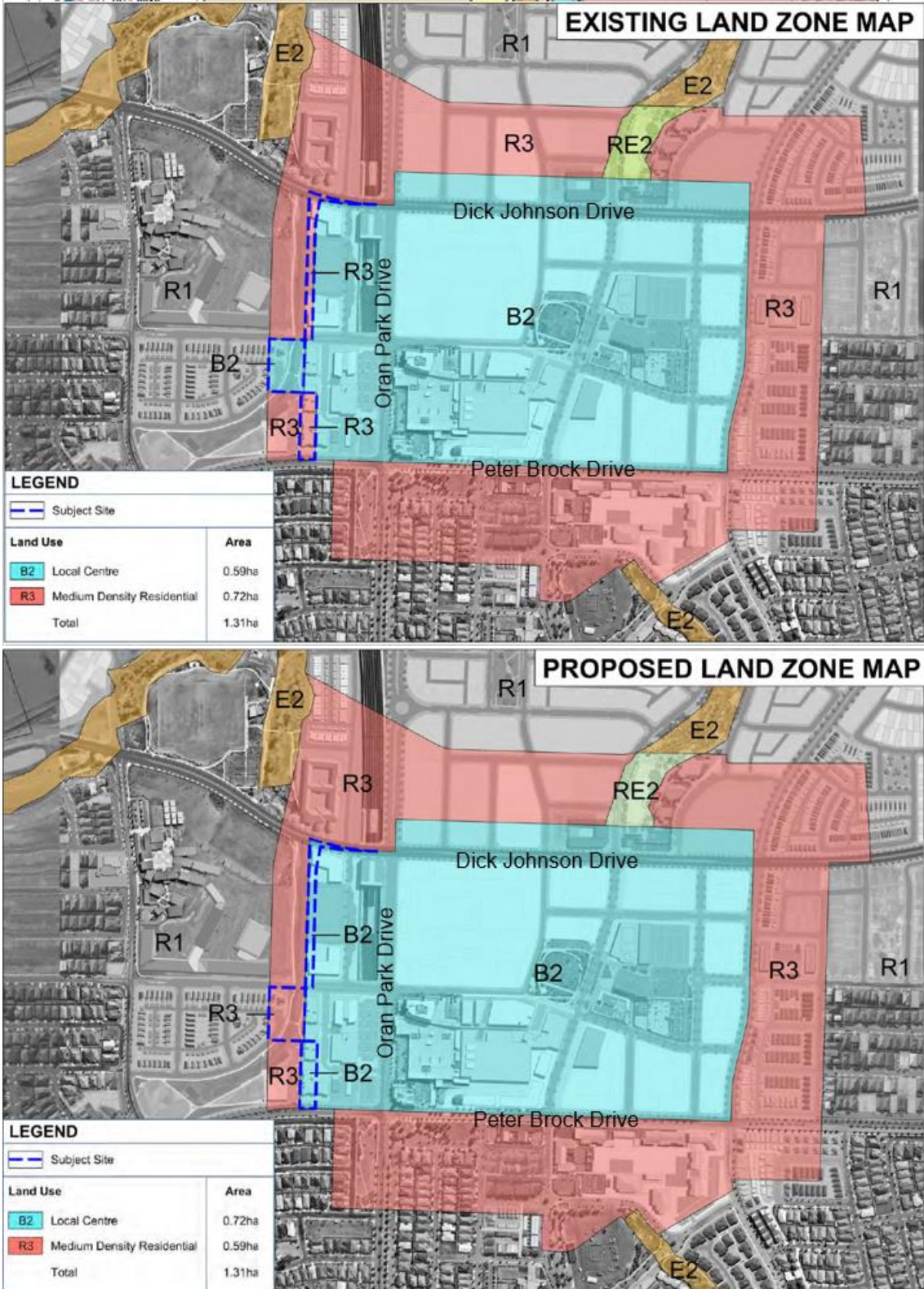


Figure 3: Comparison of Existing and Proposed Zoning SEPP Maps

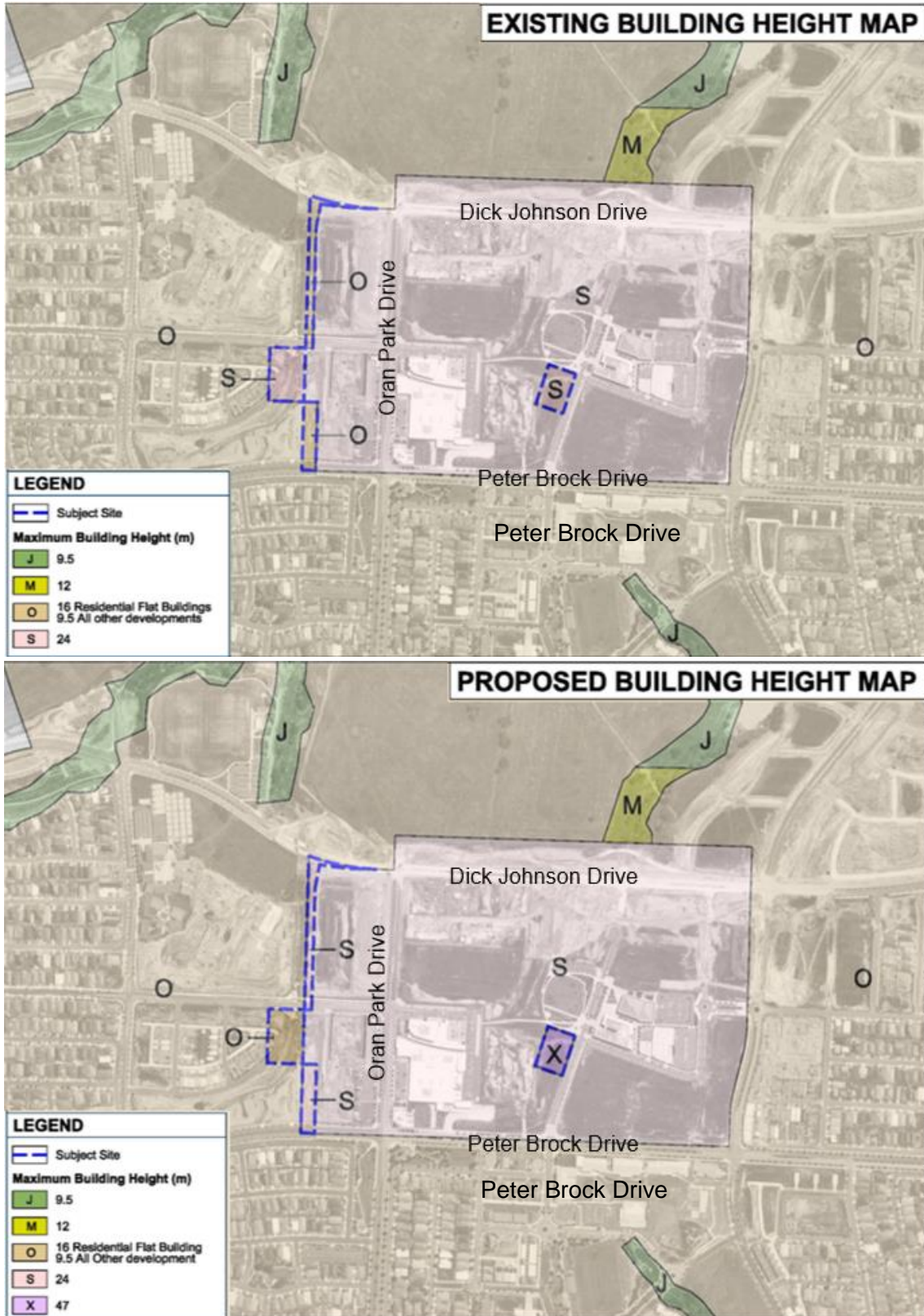


Figure 4: Comparison of Existing and Proposed Height of Buildings SEPP Maps



## Assessment against Key Strategic Documents

### Greater Sydney Region Plan

The Greater Sydney Region Plan (Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters.

Oran Park is identified as a Local Centre within the Region Plan, which supports the increase in residential development within walking distance of centres and amenities as an important liveability outcome.

The proposal is consistent with the relevant directions and objectives of the Plan as summarised in **Table 1**.

| Greater Sydney Regional Plan                    | Objective   | Consistency   |
|---|---|---|
| Direction 1: A City supported by Infrastructure | <i>Objective 1 – Infrastructure supports the three cities</i>                 | The future North South Rail line (as exhibited) extends through the Oran Park town centre. The proposal will not impact on the future development of the rail corridor.   |
| Direction 3: A City for people                  | <i>Objective 7- Communities are healthy, resilient and socially connected</i> | The proposal seeks to increase the number of dwellings within the Oran Park town centre. Due to their location in the town centre, these dwellings will be well connected to local services, facilities and infrastructure. |
| Direction 4: Housing the city                   | <i>Objective 10: Greater Housing Supply</i>                                   | The proposal seeks to increase housing supply and type (ie. residential apartments), offering housing choice within the town centre. The increased density will be close to services, facilities and infrastructure.        |
| Direction 5: A city of great places             | <i>Objective 12 – Great places that bring people together</i>                 | Open space is an important social connector that supports this objective. The Planning Proposal includes the provision of open space to accommodate the increased population.   |
| Direction 7: Jobs and skills for the City       | <i>Objective 22 – Investment and business activity in centres</i>             | The proposal seeks to facilitate the development of the Oran Park Podium Stage 2, which will provide additional local employment and investment opportunities.  |

**Table 1: Assessment against Greater Sydney Region Plan**

## Western City District Plan

The Western City District Plan (District Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets.

The District Plan supports the opportunity to provide additional capacity for housing supply for precincts in the SWGA, including Oran Park.

The draft Planning Proposal is generally consistent with the relevant priorities and actions of the District Plan as summarised in **Table 3**.

| Western City District Plan   | Consistency  |
|--|--|
| Planning Priority W1: Infrastructure and Collaboration   | The proposal will not prohibit the development of the proposed future North South Rail Corridor.   |
| Planning Priority W3: Providing services and social infrastructure to meet people's changing needs                 | The proposal is part of the development of the Oran Park Podium Stage 2 Expansion which will provide additional commercial and retail opportunities for the wider community. Additional open space infrastructure is proposed to support the needs of residents. |
| Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services         | The proposal will provide additional housing supply, choice (ie. apartments) and affordability with access to services and facilities.   |
| Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage | The proposal will provide additional residential apartments within the Oran Park town centre. The proposed extension of the Podium shopping centre will cater for any increased local population.  |
| Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres                    | The proposal will facilitate the development of the Oran Park Podium which will provide additional employment and investment opportunities.  |
| Planning Priority W14: Protecting and enhancing bushland and biodiversity  | The site is bio-certified under the South West Growth Centres and zoned for retail/commercial and medium density development. The site contains no native vegetation and therefore the proposal will have no impact on biodiversity.                             |
| Planning Priority W16: Protecting and enhancing scenic and cultural landscapes                                     | Potential development impacts (overshadowing, building design, scale) resulting from the proposed height increase have been addressed and considered as part of the Design Report submitted with the draft Planning Proposal.                                    |

**Table 3: Assessment against Western City District Plan**



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## Community Strategic Plan

The draft Planning Proposal is consistent with the relevant Key Directions of the Community Strategic Plan as summarised below.

### *Key Direction 1 – Actively managing Camden growth*

This direction seeks to ensure the provision of appropriate urban development for sustainable growth in the Camden LGA. The draft Planning Proposal is consistent with this direction as it involves a planned residential development within the town centre that will provide access to local amenities and services for residents.

### **Key Issues**

Council officers have assessed the draft Planning Proposal, including the supporting specialist studies, and have identified the following key issues:

#### **Increase to Building Heights**

The draft Planning Proposal seeks to increase the maximum building height on the central portion of the site from 24m to 47m to facilitate the development of a residential apartment building above the proposed extension to the Oran Park Podium Shopping Centre. The additional building height will allow for the construction a 12 storey residential apartment building above the Podium level. This equates to an additional 56 dwellings for the proposed storeys above the current maximum building height limit.

The proposed amendments to the western portion of the site seek to apply maximum building heights across the B2 Local Centre and R3 Medium Density Residential zoning. The proposed B2 zoning will have a maximum building height of 24m and the proposed R3 zoning will have a maximum building height of 16m. These changes will be consistent with existing height of building controls for these zones.

#### *Officer Comment*

The proposed increase in building height will facilitate the development of a 12 storey residential apartment building above the Podium.

Potential development impacts (overshadowing, building design) have been addressed and considered in the Design Report submitted with the draft Planning Proposal. This report includes massing diagrams of the proposed development and the other residential/commercial buildings (compliant with current development standards) within the Town Centre.

The scale and height of the proposed residential building is considered appropriate given its Town Centre location. It will become a landmark building within the Town Centre.

Any potential overshadowing impacts of the proposed residential apartment building above The Podium will be contained within the site itself and will have no adverse impacts on existing open space areas (i.e. Town Park) or future designated mixed-use areas with the Town Centre.

It is also noted that the additional height is proposed within the central portion of the Town Centre and will be directly accessible to local services and amenities such as

schools, public open spaces, retail, employment, future recreation (Leisure Centre) and entertainment uses. The development provides the opportunity to transition building heights towards the Town Centre boundary to maintain the scale and character of the existing residential areas.

In relation to the proposed western boundary zoning realignment, no issues were raised as the revised building heights for approved residential development height along Holden Drive are consistent with building height for the R3 Medium Density Residential Zone. The consolidation of the B2 Local Centre boundary will facilitate the development of commercial buildings (including a 6 storey commercial building with development approval), allowing building heights of up to 24 m.

## **Supporting Infrastructure**

### Public Open Space

In relation to the provision of additional public open space, the proponent has offered a 3,000m<sup>2</sup> portion of the existing temporary public open space located opposite the Oran Park Sales Centre on the eastern corner of Oran Park and Peter Brock Drive (**Figure 5**).

This is proposed to become a permanent open space area and will be dedicated to Council. The temporary open space area currently contains including shelters, seating, play equipment and water feature. The area being provided will contain all these items, with the exception of some minor embellishments at the interface of the eastern boundary of the park.

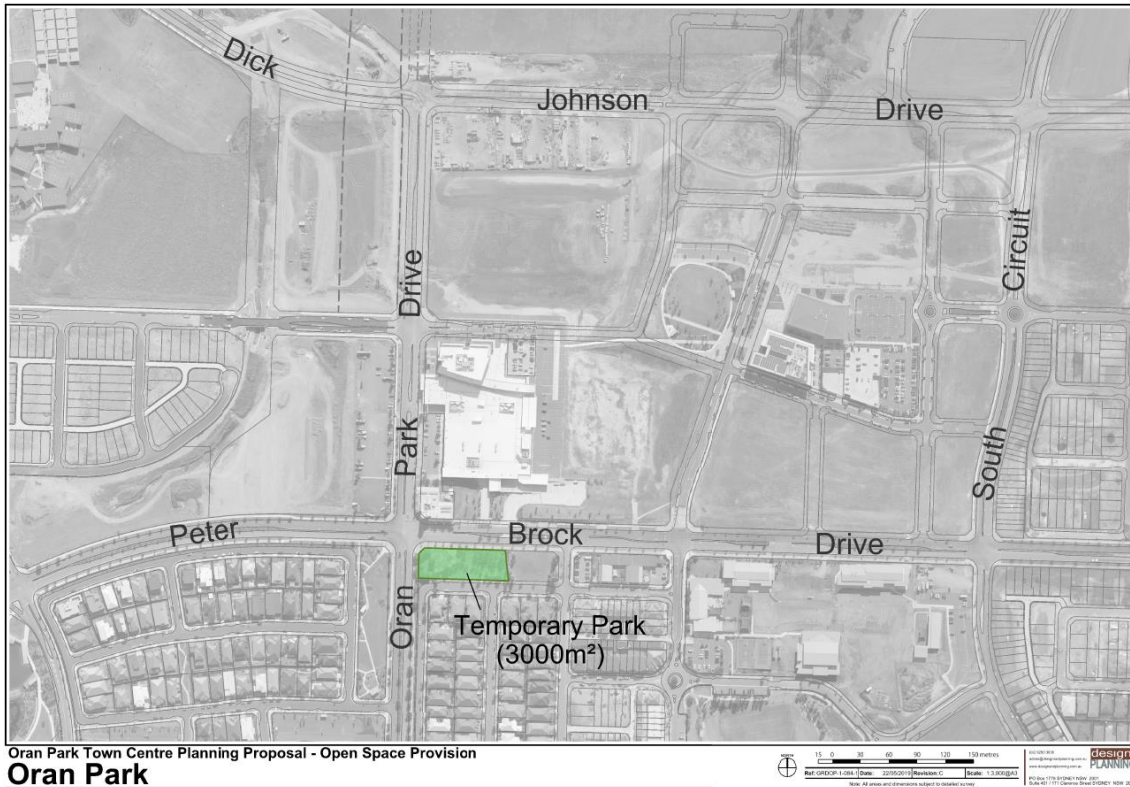
### *Officer Comment*

Council officers have reviewed the public open space offer as provided by the proponent. In accordance with the Oran Park Turner Road Contributions Plan (CP), the provision of public open space is required based on a rate of 2.83 hectares per 1,000 people. Using an occupancy rate of 1.8 people for the additional 56 dwellings, this generates the demand for approximately 2,852m<sup>2</sup> of additional open space.

The 3,000m<sup>2</sup> open space offer meets the requirements of the CP. The proposed open space is zoned R3 Medium Density Residential and could potentially be developed into medium density residential dwellings. The site was developed in 2010 as a temporary open space area to support the establishment of the Oran Park Sales Centre and Stage 1 of the Podium Shopping Centre. The proposed open space does not form part of the open space required to be delivered under the Oran Park Voluntary Planning Agreement (VPA).

The provision and dedication of the open space area to Council will require an amendment to the VPA. This will be negotiated as part of post-Gateway discussions with the proponent.

Based on the above, Council officers support the proponent's offer to dedicate 3000m<sup>2</sup> of open space. This offer is consistent with the recommendations of the Camden Local Planning Panel, which are discussed later in this report.



**Figure 5 – Proposed Additional Public Open Space Location**

### Transport Network

A traffic report has been prepared in support of the draft Planning Proposal. The report considers the impact of the proposed increase in residential development on the local traffic network.

The traffic report concludes there is no significant impact on the existing road network and recommends the extension of two right-turn lanes to support additional traffic queueing on adjoining intersections.

### *Officer Comment*

Council officers have reviewed the traffic report and agree with its findings. Council officers also recommend two proposed ingress and egress points along Central Ave could be amalgamated into one ingress and egress point with additional analysis undertaken for this scenario. These recommendations will be considered as part of the DA assessment, subject to the Planning Proposal proceeding.

### **Density**

The increase in building height sought by the draft Planning Proposal will provide 56 additional dwellings, based on a gross floor area (GFA) of 4,830m<sup>2</sup> for the additional 7 storeys, or 690m<sup>2</sup> of GFA per additional storey. The additional dwellings sought above the maximum building height represent approximately 100 additional residents to the Oran Park Town Centre, based on an average rate of 1.8 residents per apartment.



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### *Officer Comment*

The proposal, including the compliant residential units proposed as per the Podium DA, will result in a total of 230 dwellings within the Town Centre. A 6 storey residential flat building consisting of 48 dwellings (DA/710/2018) was approved in March 2019. Therefore, an additional 56 dwellings do not impact on the total dwelling numbers for the Town Centre when considered in isolation.

On balance, however, the wider development of the Town Centre may result in additional dwellings that were not planned for under the Oran Park VPA. The planning and development of the remainder of the Town Centre will require a holistic approach to ensure that supporting infrastructure such as public open space, transport networks (such as rail) and local community facilities are provided to support the increase in population.

Council officers recommend that a review of the Town Centre masterplan is conducted prior to any future Planning Proposals sought within the Town Centre, which is consistent with the Panel's advice as detailed below.

### **Built Form Controls**

The draft Planning Proposal considers the development of a landmark building designed as a visual anchor for the Town Centre. Massing diagrams of proposed future development around the residential building will balance the visual impact of the building.

### *Officer Comment*

The proposal was reviewed by Council's Design Advisory Group prior to lodgement of the DA for Stage 2A of The Podium. The Design Advisory Group concluded the design of the residential building is suitable for the site given its location within the Town Centre, subject to some design amendments.

### **Camden Local Planning Panel**

From 1 June 2018, Planning Proposals are required to be referred to the Camden Local Planning Panel (Panel) for advice pursuant to the Ministerial Direction under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

The draft Planning Proposal was reported to the Panel on 16 April 2019. The Panel voted in favour of supporting the Planning Proposal being forwarded to the Minister for Planning for a Gateway Determination, subject to:

- the provision of 3,000m<sup>2</sup> of contiguous open space, with the preference being the temporary open space located to the east of Oran Park Drive.
- a broader review of the Town Centre Masterplan including a height impact assessment, and review of open space requirements prior to any future Planning Proposals being lodged within the Town Centre.

The Panel's advice is consistent with Council officer recommendations.





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### Officer Comment

As discussed above, the proponent has revised the open space provision to address the comments of the Panel. The revised open space offer is a single continuous lot of 3,000m<sup>2</sup>.

Council officers support the Panel's recommendation that a Town Centre masterplan review be undertaken prior to the lodgement of any further Planning Proposals for height increases. Council officers will work with the proponent to ensure that this occurs and will inform any future amendments required to the Oran Park DCP.

### Initial Notification of Draft Planning Proposal

The draft Planning Proposal was placed on initial notification for a period of 28 days from 7 November to 6 December 2018. Initial notification occurred at the same time as the exhibition of the DA for Oran Park Podium Stage 2A (DA/1223/2018).

Five submissions were received, including two objections and three submissions in support. The issues raised in the submissions included:

- Support for apartment living near additional retail and public services;
- Support for additional employment and commercial opportunities;
- Concerns regarding proposed height of building including protection of privacy and loss of suburban identity; and
- Concerns regarding impacts of increased density on local roads and infrastructure such as public transport and schools.

The submissions reviewed during the initial notification period are included as a **supporting document** to this report.

A formal public exhibition period will occur subject to endorsement of the draft Planning Proposal and the receipt of a favourable Gateway Determination from DPE.

Submitters to the initial notification stage will be advised of any future public exhibition.

### Assessment of Planning Merit

The draft Planning Proposal has been assessed against key strategic documents, including the Greater Sydney Region Plan, Western City District Plan and the Community Strategic Plan, and has been considered by the Panel. It is considered that the draft Planning Proposal demonstrates planning merit to proceed to Gateway Determination for the following reasons:

- The proposal will not result in any adverse impacts on adjoining properties (i.e. overshadowing) and will provide a visual landmark for the Town Centre;
- The proposed building height increase provides residential development with direct access to local services and amenities;
- The increase in height will provide additional residential dwellings and contribute towards housing diversity in the Oran Park Town Centre;
- The proposal will align the zone boundary with approved development and cadastral boundaries;
- The proposal is generally consistent with the relevant objectives of Region, District and local strategic plans; and

- The Planning Proposal meets adequate open space requirements to support community needs.

Subject to Council endorsement, the draft Planning Proposal will be submitted to the Department of Planning and Environment for a Gateway Determination. If a favourable Gateway Determination is received, the draft Planning Proposal will be placed on public exhibition. A further report will be submitted to Council upon completion of the public exhibition.

### **FINANCIAL IMPLICATIONS**

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

### **CONCLUSION**

The draft Planning Proposal seeks to increase the maximum building height for a portion of 351 Oran Park Drive, Oran Park to accommodate an additional 56 residential apartments above the permitted height limit. The proposal also seeks to amend the zoning along the western boundary of the Town Centre.

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

### **RECOMMENDED**

**That Council:**

- i. endorse the draft Planning Proposal for land at 351 Oran Park Drive, Oran Park (part Lot 3 DP 270899; part Lot 4 DP 270899; part Lot 9066 DP 1229619; part Lot 35 DP 1217280 & part Lot 37 DP 1217280), to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination;**
- ii. subject to a favourable Gateway Determination from the Department of Planning, Industry and Environment:**
  - a. ensure that satisfactory arrangements are in place to dedicate the additional open space to Council; and**
  - b. proceed to public exhibition in accordance with the requirements of the Gateway Determination.**
- iii. advise the proponent that a broader review of the Town Centre Masterplan, including a height impact assessment, and review of open space requirements is required prior to any future Planning Proposals being lodged within the Town Centre; and**
- iv. should the draft Planning Proposal not receive Gateway Determination, notify the proponent that the draft Planning Proposal will not proceed.**

### **ATTACHMENTS**

1. Oran Park Town Centre Planning Proposal
2. Design Report
3. Amended Architectural Plan
4. Camden Local Planning Panel Minutes 16 April 2019
5. Submissions Oran Park PP - *Supporting Document*



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## ORDINARY COUNCIL

## ORD02

**SUBJECT: SYNTHETIC FOOTBALL FIELD LOCATION**  
**FROM:** Director Sport, Community & Recreation  
**TRIM #:** 19/178034

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of the outcome of the Expression of Interest process for the conversion of a turf field to a synthetic field at a local sportsfield and to seek Council's endorsement for the preferred location of the first synthetic field at Nott Oval, Camden.

### BACKGROUND

At the Council meeting on 24 October 2017, the following Notice of Motion was passed:

*That Council investigate costs, appropriate locations and management options for a synthetic football field.*

In May 2018, a presentation was provided to Councillors on potential locations and management models.

At the Council meeting of 12 June 2018, a Notice of Motion was passed that required an expression of interest process be undertaken with eligible clubs to determine the location of Camden's first Synthetic Football Facility.

Council has now received funding under the Western Sydney City Deal Liveability Fund to convert an existing turf football (soccer) field to a synthetic field to support increased usage of the field.

Local clubs were invited to submit an Expression of Interest for the conversion of a turf field to a synthetic field at their home ground. An information night for local clubs was held on 30 April 2019. Councillors were briefed on the matter on 11 June 2019.

### MAIN REPORT

An Expression of Interest for the conversion of a turf field to a synthetic field at their home ground was submitted by the following five clubs:

- Camden Tigers – Ron Dine Memorial Reserve, Camden South;
- Leppington Lions – Leppington Oval, Leppington;
- Mount Annan Mustangs – Birriwa Reserve, Mount Annan;
- Narellan Rangers – Nott Oval, Narellan; and
- Oran Park Rovers – Mick Doohan Reserve, Oran Park.

The responses to the Expression of Interest are provided as a **supporting document**. The Harrington United Football Club advised Council that it would not be providing a submission to the Expression of Interest however expressed support for Camden Tigers.

A response to the Expression of Interest was also submitted by the Macarthur Football Association advising that it was their desire that the new synthetic field be considered a football community asset and not the exclusive use of any one club.

The Expression of Interest

In the Expression of Interest, the clubs were asked to provide information on the:

- Number of members;
- Potential growth of the club
- Level of participation in competition/s; and
- Long term sustainability of the club.

A summary of the information provided by the clubs is provided in the table below:

| <b>Football Club</b> | <b>Home Ground</b>           | <b>Number of members</b>   | <b>Potential Growth</b>   | <b>Level of Representation</b>                                |
|----------------------|------------------------------|--|---|---|
| Camden Tigers        | Ron Dine Memorial Reserve    | <b>TOTAL – 1173</b><br>Junior Male – 704<br>Junior Female – 137<br>Senior Male – 131<br>Senior Female - 44 | Consistent growth over past 6 years; projected to be 1454 members in 2022 | Macarthur Football Association<br><br>National Premier League |
| Leppington Lions     | Leppington Oval              | <b>TOTAL – 187</b><br>Junior Male – 100<br>Junior Female – 10<br>Senior Male – 60<br>Senior Female - 17    | New families moving into the area   | Macarthur Football Association                                |
| Mount Annan Mustangs | Birriwa Reserve              | <b>TOTAL – 1217</b><br>Junior Male – 330<br>Junior Female – 90<br>Senior Male – 577<br>Senior Female - 220 | New families moving into the area   | Macarthur Football Association                                |
| Narellan Rangers     | Nott Oval                    | <b>TOTAL – 1123</b><br>Junior Male – 625<br>Junior Female – 149<br>Senior Male – 315<br>Senior Female - 34 | Summer Comp – 600 players<br>Looking at entering team in NPL              | Macarthur Football Association                                |
| Oran Park Rovers     | Jack Brabham/<br>Mick Doohan | <b>TOTAL – 816</b><br>Junior – 461<br>Senior – 355   | Increasing 200 members per season<br>Looking at entering team in NPL      | Macarthur Football Association                                |

The submissions were also assessed by Council officers against the following criteria:

- Site constraints including but not limited to site suitability, drainage, flooding;
- Ability to cater for the ancillary needs, i.e. parking, club facilities;
- Accessibility, i.e. local street network and pedestrian accessibility;
- Current management of the site; and
- Ability to expand use beyond single club.

Based on the level of membership and the future embellishments of Leppington Oval as a result of urban growth, Leppington Lions’ nomination has demonstrated limited consistency with the criteria.

The dual use (i.e. Cricket and Football) of the sites nominated by Mount Annan Mustangs and Oran Park Rovers make it difficult to facilitate a single synthetic field. Following consideration, these sites are not considered suitable for a single synthetic facility.



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Both Nott Oval, Narellan and Ron Dine Memorial Reserve, Camden South were considered to have best met the criteria and both sites could support the proposed Synthetic Facility.

### Preferred Location

Council officers consider that Nott Oval is the preferred site for the first synthetic field for the following reasons:

- The site is more geographically central and accessible by public transport;
- It is a designated strategic centre that is predicted to have additional growth and population;
- Parking can be provided on the site, on the surrounding street network and in other locations nearby; and
- The site is currently managed by Council which will allow for the facility to be used by more than one club.

### Where to from here?

Following Council's endorsement of a location for the proposed synthetic field, detailed design of the facility and tender for the construction will be undertaken.

The conversion of a turf field to a synthetic field is due to be completed in the third quarter 2020.

Following the completion of construction and 12 months operation, it is recommended that a review of the facility be undertaken and a report be provided to Council for consideration.

### FINANCIAL IMPLICATIONS

Funding of \$2.8 million is available for this project from the Western Parkland City Liveability Program.

### CONCLUSION

An Expression of Interest for the conversion of a turf field to a synthetic field has been undertaken with five local clubs nominating their home ground. Following an assessment of the submissions it is recommended the first synthetic facility for the LGA be constructed at Nott Oval, Narellan.

### RECOMMENDED

#### **That Council:**

- endorse Nott Oval, Narellan as the location of the first synthetic facility in the Camden LGA;**
- receive a report back on the facility following 12 months of operation; and**
- advise those that submitted an Expression of Interest of the outcome of this report.**

#### ATTACHMENTS

- Expressions of Interest - Synthetic Football Field Location - *Supporting Document*

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## ORDINARY COUNCIL

ORD03

**SUBJECT: ADOPTION OF THE REVISED 2017/18 - 2020/21 DELIVERY PROGRAM (INCLUDING 2019/20 BUDGET).**

**FROM:** Director Customer & Corporate Strategy

**TRIM #:** 19/170393

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### PURPOSE OF REPORT

The purpose of this report is to adopt:

- The Revised 2017/18 - 2020/21 Delivery Program (DP), which includes the 2019/20 Operational Plan (Budget); and
- The 2019/20 Revenue Policy, 2019/20 Fees and Charges Schedule and Long-Term Financial Plan (LTFP).

As required under the *Local Government Act 1993*, Council is also required to resolve the following:

- Making of the rates and annual charges for 2019/20; and
- Authorisation of expenditure and voting of money for 2019/20.

### BACKGROUND

Council adopted the 2017/18 - 2020/21 Revised Delivery Program and 2018/19 Draft Operational Plan (including Budget) on 22 May 2018. The *Local Government Amendment (Planning and Reporting) Act 2009* states that any major variations to the adopted Delivery Program must be publicly exhibited for a period of 28 days (minimum).

As part of the 2019/20 annual budget process, there have been a number of recommended inclusions to the 2019/20 budget over and above what was included in the 2017/18 - 2020/21 Delivery Program and therefore public exhibition is required.

A copy of the 2017/18 - 2020/21 Draft Revised Delivery Program, Draft 2019/20 Operational Plan (Budget), Draft 2019/20 Revenue Policy, Draft 2019/20 Fees and Charges and Draft 2019/20 LTFP were distributed to Councillors under separate cover on 10 April 2019. A Council budget briefing was held on 16 April 2019.

### PUBLIC EXHIBITION

The 2017/18 - 2020/21 Revised Delivery Program, 2019/20 Operational Plan (Budget), including 2019/20 Revenue Policy, 2019/20 Fees and Charges and 2019/20 LTFP were publicly exhibited from 17 May to 14 June 2019 inclusive. The exhibition was advertised in a local paper and copies of the documents were made available on Council's website as well as at Council's Customer Service Centre at Oran Park and the Camden and Narellan Libraries.

Two submissions were received by Council during the exhibition period. The two submissions deal with the same matter being a proposed reduction in the steel horse yard fee at the Bicentennial Equestrian Park. One submission is from the BEP



Committee and the other from a resident. It is recommended that the BEP steel horse yard fee remain unchanged to allow for review and consideration of the information provided in both submissions.

This may include a Councillor workshop and/or separate report to Council to consider the review outcomes and if appropriate recommend a change to the proposed steel horse yard fee.

The two submissions are provided in **supporting documents**.

### **ADDITIONAL 2019/20 BUDGET ADJUSTMENTS RECOMMENDED**

#### **Fees and Charges unknown at the time of preparing the Draft 2019/20 Budget**

New fees for the Mount Annan Leisure Centre are recommended for inclusion in the 2019/20 Fees and Charges, being Programs for the National Disability Insurance Scheme (NDIS) participants and personalised programs. The fees are inclusive of GST: -

| <b>Fee / Charge Description</b>                                     | <b>Fee</b> | <b>Comments</b>  |
|---|------------|--|
| <b>Personal Training</b>  |            |  |
| Evolt Scan - Member   | \$40.00    | New Service  |
| Evolt Scan - Non-member   | \$50.00    | New Service  |
| <b>Programs for NDIS participants</b>                               |            |  |
| Individual Skills Development and Training (per person per 60 mins) | \$58.32    | New program - Programs of 30 minutes will cost 50% of the hourly rate.<br>Programs of 15 minutes will cost 25% of the hourly rate. |
| Group Skills Development and Training (per person per 60 mins)      | \$29.16    |  |

Where applicable, costs under this program can be reimbursed through the NDIS.

### **2019/20 OPERATIONAL PLAN (BUDGET)**

In summary, the draft 2019/20 Operational Plan (Budget) is as follows:

| <b>Draft Operational Plan</b>               | <b>2019/20</b>       |
|---|----------------------|
| Operating Expenditure                       | \$123,021,200        |
| Capital Works Program Expenditure           | \$166,459,600        |
| Operational Transfers to Reserves           | \$8,478,600          |
| Capital Transfers to Reserves               | \$15,754,300         |
| <b>Gross Expenditure Budget</b>             | <b>\$313,713,700</b> |
| <b>Non-cash and Reserve Transfers</b>       |                      |
| Less: Works in Kind - Land & Infrastructure | (\$132,761,000)      |
| Less: Non-cash Depreciation Expense         | (\$19,000,000)       |
| Less: Transfer to Cash Reserves             | (\$24,232,900)       |
| <b>Net Cash Expenditure Budget</b>          | <b>\$137,719,800</b> |



Council's proposed gross expenditure budget for 2019/20 is \$313,713,700. Upon removing non-cash expenditure and transfers to reserve, Council's proposed cash budget for 2019/20 is \$137,719,800.

**BUDGET RESULT AND ALLOCATION OF SURPLUS**

The 2019/20 Operational Plan (Budget) provides the financial resources for Council to continue to deliver the services, programs and activities outlined within the Delivery Program. In reviewing the 2019/20 Operational Plan (Budget), Council has prudently considered both the needs of the community and long-term financial sustainability of the organisation.

A review of the 2019/20 Operational Plan identified a budget surplus of \$1,957,000.

The proposed allocation of the budget surplus is shown in the following table:

| Budget Surplus                                   | 2019/20              |
|--|----------------------|
| Budget Surplus                                   | <b>(\$1,957,000)</b> |
| <b>Surplus Allocation</b>                        |                      |
| 1 - Workforce Positions (Net cost to budget)     | \$672,000            |
| 2 - Operational Expenditure (Net cost to budget) | \$555,000            |
| 3 - Capital Expenditure (Net cost to budget)     | \$230,000            |
| 4 – Community Infrastructure Renewal Program     | \$500,000            |
| <b>2019/20 Revised Budget (Balanced)</b>         | <b>0</b>             |

**1 - Additional Workforce Positions**

A total of 14.0 additional positions have been proposed for inclusion in the 2019/20 budget. These are considered high priority positions and are consistent with Council's adopted workforce plan. The increase in staffing is primarily to maintain a consistent service level to our rapidly growing community. Key areas of focus include:

- Parks and Reserves;
- Domestic Waste Management;
- Development Services;
- Strategic Property Acquisition;
- Asset Planning;
- Governance;
- Human Resources

**2 – Operational Expenditure**

In addition to the funds allocated in the 2017/18 – 2020/21 Delivery Program, Council has proposed the following additional operational items for inclusion in the 2019/20 budget:

| Operational Expenditure                        | 2019/20     |
|--|-------------|
| Open Space maintenance                         | \$184,000   |
| Maintenance for roads, drainage, buildings     | \$103,000   |
| Public Tree Maintenance                        | \$100,000   |
| Domestic Waste Management                      | \$518,000   |
| Funding from Domestic Waste Management Reserve | (\$518,000) |
| Work Health & Safety Initiatives               | \$100,000   |





| Operational Expenditure                           | 2019/20          |
|---|------------------|
| Funding from Workers Compensation Reserve         | (\$100,000)      |
| 3D Map Modelling                                  | \$130,000        |
| Funding from Information Technology Reserve       | (\$87,000)       |
| Information Technology Licences & Network         | \$125,000        |
| <b>Total – Operational Funding Requests (net)</b> | <b>\$555,000</b> |

### 3 – Capital Expenditure

In addition to the capital projects already approved as part of the 2017/18 - 2020/21 Delivery Program, it is proposed to also include the following capital items in the 2019/20 budget and 2017/18 - 2020/21 Delivery Program:

| Capital Expenditure                                     | 2019/20          |
|---|------------------|
| Open Space Truck  | \$130,000        |
| IT Hardware Replacement Strategy Desktops and Servers   | \$100,000        |
| Domestic Waste Management Trucks x 3                    | \$2,022,000      |
| Funding from Domestic Waste Management Reserve (Trucks) | (\$2,022,000)    |
| <b>Total – Capital Funding Requests (Net)</b>           | <b>\$230,000</b> |

### 4 – Community Infrastructure Renewal Program (CIRP)

Additional priority works are proposed for inclusion in the 2019/20 budget as follows:

| Community Infrastructure Renewal Program (CIRP)   | Cost      | Expected Delivery |
|---|-----------|-------------------|
| Ingleburn Road - Camden Valley Way (CVW) to Rickard Rd - part 100 overlay, patch, 2 coat seal | \$400,000 | 2019/20           |
| Dickson Road - Ingleburn Rd to Heath Rd - patch and 1 coat seal                               | \$64,000  | 2019/20           |
| Heath Rd - CVW to Rickard Rd - patch and 2 coat seal  | \$155,000 | 2019/20           |
| Byron Road - full length- patch and 2 coat seal   | \$162,000 | 2019/20           |
| Hulls Rd - full length - 1 coat seal  | \$19,000  | 2019/20           |
| Liquidamber Reserve - Car parking spaces  | \$250,000 | 2019/20           |
| The Cascades, Mt Annan Park improvement works - seating, bridges and bollards                 | \$300,000 | 2019/20           |
| Improvements to Kirkham Park amenities  | \$300,000 | 2019/20           |
| John Oxley Cottage - Building improvements to the Visitor / Tourist Centre                    | \$250,000 | 2019/20           |
| Onslow Oval Entry Gates Heritage Renewal  | \$200,000 | 2019/20           |
| Pat Kontista Reserve - Ground improvements - seating, pathways                                | \$250,000 | 2020/21           |
| Catherine Fields Reserve - Ground and building improvements                                   | \$150,000 | 2020/21           |
| Jack Nash Reserve - Playing surface and ground improvements                                   | \$400,000 | 2020/21           |
| Narellan Park - Ground improvements (Part of Narellan Hub Stage 2)                            | \$300,000 | 2020/21           |
| Nott Oval buildings - Repair of old building  | \$300,000 | 2020/21           |

| Community Infrastructure Renewal Program (CIRP)   | Cost               | Expected Delivery |
|---|--------------------|-------------------|
| Camden RSL Youth Club – Building improvements   | \$200,000          | 2020/21           |
| Narellan Library – Forecourt improvements – shade, landscaping, paving                              | \$300,000          | 2020/21           |
| Camden Pool Buildings - Canteen and residential unit Improvements to the Building                   | \$150,000          | 2021/22           |
| Cowpasture Oval Amenities - Refurbishment of amenities  | \$150,000          | 2022/23           |
| Civic Centre Undercroft – Building and interior improvements, minor upgrades, drainage improvements | \$800,000          | 2022/23           |
| <b>Total – Community Infrastructure Renewal Program</b>   | <b>\$5,100,000</b> |                   |

The program of works above is the same as that consulted with the community when Council considered whether to make application to the Independent Pricing and Regulatory Tribunal (IPART) for a continuation of a 1.10% special rate variation (SRV). Council at its Ordinary Council meeting 12 February 2019 decided not to continue with the SRV but requested officers identify other opportunities to fund the program as part of considering the 2019/20 and future years Operational Plan's (Budgets).

A combination of Council reserve funds, the 2019/20 budget surplus and a review of current priorities within Council's capital works programs will allow the proposed CIRP to be funded over the next four years. This does not require Council to change the priority of any major projects currently endorsed in its four-year Delivery Program. An update on Council's major projects is detailed below.

Major Projects Update

The following table provides a highlight of Major Capital Works to be completed over the next two years including references to major projects already completed or nearing completion as part of Council's adopted 2018/19 Budget and 2017/18 - 2020/21 Delivery Program. The projects continue to be a prudent response to the needs of a growing community over the remaining two years of the Delivery Program.

| Capital Works Projects (Project Description)                       | Cost         | Expected Delivery |
|--|--------------|-------------------|
| Concept Design Upgrade of Ingleburn Rd, Rickard Rd & Edmondson Ave | \$2,900,000  | 2019/20           |
| Kirkham Sports Fields  | \$1,995,000  | 2019/20           |
| Kirkham BMX Complex  | \$1,674,000  | 2019/20           |
| Spring Farm Community Facility                                     | \$3,009,000  | 2019/20           |
| Catherine Park Community Facility                                  | \$2,179,000  | 2019/20           |
| Council Depot Redevelopment Stage 1                                | \$2,700,000  | 2019/20           |
| Ron's Creek Water Play Facility (Oran Park)                        | \$1,538,000  | 2019/20           |
| Narellan Sports hub Stage 2  | \$17,300,000 | 2020/21           |
| Camden - Cricket - Fergusons                                       | \$8,350,000  | 2020/21           |



| Capital Works Projects (Project Description)                 | Cost        | Expected Delivery |
|--|-------------|-------------------|
| Synthetic Football Pitch                                     | \$2,800,000 | 2020/21           |
| Leppington - Byron Rd - Design - Ingleburn to Bringelly      | \$7,600,000 | 2020/21           |
| Leppington - Ingleburn Rd - Design Rickard Rd to Eastwood Rd | \$6,700,000 | 2020/21           |

Other major projects that have been completed during this Delivery Program period are:

#### Completed

- Harrington Park youth facility \$1.14 million;
- Sedgewick Reserve youth facility \$1.36 million;
- Curry Reserve water play facility \$2.5 million;
- Oran Park Library \$13.7 million;
- Stage 3 – Camden Town Centre Upgrade \$3.4 million;
- Camden Valley Way / Macarthur Road Intersection Upgrade \$4.95 million;
- Graham Hill Road / Richardson Road Upgrade \$3.9 million.

#### Projects nearing completion

- Stage 4 – Camden Town Centre Upgrade \$3.6 million.

### **OTHER OPERATIONAL PLAN (BUDGET) INFORMATION**

#### Rate Income

Council was advised in November 2018 that IPART had determined an allowable increase in rating income for 2019/20 of 2.70%. Rate revenue estimates included within Council's Revenue Policy have been prepared on the basis of a net increase of 1.60% (2.70% less 1.10%), which includes the reversal of the current special rate variation. The impact on the average residential assessment is approximately \$18.83 per year (36c per week).

Rates for the 2019/20 rating year will be based on 2016 land valuations as provided by the NSW Valuer General's Office.

#### Farmland Rating

Council adopted its Farmland Financial Assistance Package 23 October 2018. As part of that resolution, Council is required to review the current level of discount provided to farmland rated properties as part of the 2019/20 budget. This was addressed at the Councillor budget workshop 16 April 2019; with no further action required.

#### Fees and Charges

Proposed fees and charges for 2019/20 have generally been increased by 2.30% in line with CPI except for fees which are set by regulation, which are prepared on a cost recovery basis or where Council provides the service in a competitive market.

Council's Fees and Charges Schedule for the 2019/20 financial year was part of the documentation placed on exhibition for public comment.

Investment Income

Council has an adopted investment policy that outlines the way Council may invest funds, risk profile considerations and the types of institutions and products that it may invest in. Interest projections for 2019/20 have been prepared based on generating a return on investment of 2.80% (this includes a performance factor of 1%). This is the same projected rate used as part of the 2019/20 Budget. Council is currently achieving a return on its investment portfolio of approx. 2.92% (May 2019).

Total Capital Works Program Summary

The Capital Works Program for 2019/20 is \$166,459,600. A breakdown of this program is shown in the following table:

| Local Service                      | 2019/20              |
|------------------------------------|----------------------|
| Road/Transport Infrastructure      | \$67,086,300         |
| Drainage Infrastructure            | \$58,897,200         |
| Parks & Playgrounds                | \$29,224,100         |
| Community Facilities               | \$1,604,400          |
| Recreation Facilities              | \$4,372,300          |
| Corporate Buildings                | \$1,611,000          |
| Information Technology             | \$406,000            |
| Library Resources                  | \$352,000            |
| Plant and Equipment Replacement    | \$2,906,300          |
|                                    | <b>\$166,459,600</b> |
| <b><i>Funded By</i></b>            |                      |
| Works in Kind Agreements           | \$132,761,000        |
| Section 7.11 Funds (Cash Reserves) | \$6,404,800          |
| External Grants                    | \$10,515,800         |
| Waste Management Reserve           | \$2,412,300          |
| Internal Reserves                  | \$7,431,000          |
| General Fund                       | \$6,934,700          |
|                                    | <b>\$166,459,600</b> |

Loan Borrowings - External

Council's Long-Term Financial Plan (LTFP) includes an indicative borrowing of \$3 million for land acquisitions. The acquisitions will be the subject of a separate report to Council upon details being final.

The LTFP also includes an indicative increase in the level of loan borrowing and estimated debt servicing in 2021/22 and 2022/23 to fund stage 2 of the Central Administration Centre and part-fund the Oran Park Leisure Centre. The actual loan borrowings (if any) will be known once detailed designs and final funding package has been endorsed by Council. Council's current financial position is always considered before proceeding to borrow.

Where possible, Council will also take advantage of low-cost interest schemes offered by the NSW State Government that assist Councils with the cost of growth.



Council's proposed debt is shown in the table below:

|  | 2019/20             | 2020/21             | 2021/22             | 2022/23             |
|--|---------------------|---------------------|---------------------|---------------------|
| <b>Principal Outstanding</b>                           | <b>\$27,687,159</b> | <b>\$26,215,500</b> | <b>\$34,401,225</b> | <b>\$46,103,793</b> |
| <b>Debt Servicing Costs (principal &amp; interest)</b> | <b>\$4,896,200*</b> | <b>\$2,681,500*</b> | <b>\$2,448,400</b>  | <b>\$3,132,800</b>  |

(\*the decrease in debt servicing is a result of 2019/20 being the last year of repayments to NSW Treasury for the Lodges Rd/Hilder St upgrade project)

#### Department of Planning (DOP) Interest Free Loan – Lodges Rd/Hilder St upgrade

In 2010, Council borrowed \$11.8 million from the DOP to upgrade Lodges Rd and Hilder St, Elderslie. The loan was over ten years and was interest free under the Local Infrastructure Fund (LIF). Upon completion of the works, not all funds had been expended leaving an unspent loan balance including interest (to date) of approximately \$3.7 million in reserve.

By December 2019, Council will have fully repaid the loan meaning the unspent loan funds held in reserve could be utilised by Council for other purposes. The reserve funds have been identified as a funding source for the 2017/18 - 2020/21 Delivery Program. These funds are proposed to be utilised in the 2019/20 and 2020/21 Operational Plans (Budgets).

#### Reserve Transfers

In addition to the reserve transfers already approved as part of the 2017/18 - 2020/21 Delivery Program, the following reserve transfers are also proposed to be made as part of the 2019/20 Budget and 2017/18 - 2020/21 Delivery Program:

| <b>Proposed Reserve Transfers (Net)</b> | <b>2019/20</b>       | <b>2020/21</b>     | <b>2021/22</b> | <b>2022/23</b> |
|---|----------------------|--------------------|----------------|----------------|
| Transfer from Capital Works Reserve     | (\$1,000,000)        | (\$500,000)        | \$0            | \$0            |
| Transfer from Working Funds Reserve     | (\$437,000)          | \$0                | \$0            | \$0            |
| <b>Total</b>                            | <b>(\$1,437,000)</b> | <b>(\$500,000)</b> | <b>\$0</b>     | <b>\$0</b>     |

Other minor or recurrent reserve transfers are contained within the draft 2019/20 Operational Plan (budget). This report will recommend that Council approve all internal reserve transfers.

#### **RATES & CHARGES FOR 2019/20 AND AUTHORISATION OF EXPENDITURE**

Rates and charges must be made by resolution of Council. In moving the adoption of the appropriate resolution, it is necessary to note that under the *Local Government Act 1993*:

- All Councils are required to levy a separate Domestic Waste Management Charge. This charge must reflect the reasonable cost of providing the service as general rate revenue cannot be used to finance domestic waste management services.
- Revenue derived from domestic waste management services must be accounted for as a distinct activity from any trade waste or other waste service activity.
- Ratepayers who become eligible for pensioner concessions during the course of the year will become entitled to claim a proportionate rebate of their rates.

- Pension ratepayers who sell their land or lose eligibility for this concession will lose entitlement to a proportion of any previously granted rebate.
- Quarterly rate billing of each instalment must be given unless a ratepayer has, of course, paid their rates in full.
- Interest charges on overdue rates will only be applied to an overdue instalment.
- Interest charges on overdue instalments will be calculated on a daily basis.
- Rate instalments become payable on prescribed dates.
- Ratepayers who fail, for any reason, to pay an instalment on time will not be required to pay the balance of annual rates assessed immediately and will not be prevented from paying by quarterly instalments.
- The rate of interest on overdue rates and charges is fixed by the Minister for Local Government pursuant to Section 566 of the *Local Government Act 1993*. The Minister for Local Government has determined that the maximum rate of interest payable on overdue rates and charges for the 2019/20 rating year is 7.50%.

### Authorisation of Expenditure

In relation to the authorisation of expenditure, Regulation 211 of the *Local Government (General) Regulation 2005* provides:

- A Council, or a person purporting to act on behalf of a Council, must not incur a liability for the expenditure of money unless the Council at the annual meeting held in accordance with subclause (2) or at a later ordinary meeting:
  - a) has approved the expenditure; and
  - b) has voted the money necessary to meet the expenditure.
- A Council must each year hold a meeting for the purpose of approving expenditure and voting money.

### 2019/20 RATING POLICY

#### Rating Income

Council has agreed to maintain its current rating structure and as such:

1. Council has the following categories/sub-categories for rateable land in the Camden Local Government Area:
  - Residential
  - Business
  - Farmland Ordinary
  - Farmland Intensive

2. Up to 50% of total rates will be raised by a base amount on all rateable assessments and such charge be the same for each category/sub-category.

3. The ad-valorem rate for each category/sub-category is based on the following rating mix:

|                    |     |   |
|--------------------|-----|---|
| Residential        | 1.0 |   |
| Business           | 3.3 | (i.e. 3.3 times the residential ad-valorem rate)  |
| Farmland Ordinary  | 0.5 | (i.e. half the residential ad-valorem rate)       |
| Farmland Intensive | 0.9 | (i.e. 0.90 times the residential ad-valorem rate) |

4. Based on the above rating categories, the ad-valorem rates and base charges would be charged as follows:



| Rate Category      | Base Charge | Ad-Valorem Rates |
|--------------------|-------------|------------------|
| Residential        | \$655.00    | 0.155148         |
| Business           | \$655.00    | 0.511988         |
| Farmland Ordinary  | \$655.00    | 0.077574         |
| Farmland Intensive | \$655.00    | 0.139633         |

The above base charge and ad-valorem includes the allowable increase in rate income approved by IPART of 2.70% and the reversal of the existing 1.10% Special Rate Variation.

5. Based on the above rating categories, the percentage of base amount to total yield for the 2019/20 financial year for each class of rate is:

| Rate Category      | % Base Amount |
|--------------------|---------------|
| Residential        | 49.24%        |
| Business           | 13.46%        |
| Farmland Ordinary  | 22.90%        |
| Farmland Intensive | 26.93%        |

(this table is not meant to add to 100%)

The change in the ad-valorem rates from Council's draft Revenue Policy is largely a result of recognising additional rateable assessments and the re-categorisation of land in new release areas throughout the LGA. The subsequent budget adjustment relating to this change will be reported to Council at the first quarterly review (September) of the 2019/20 budget.

#### Stormwater Management Levy

Council will continue to levy properties that receive a stormwater service with the Stormwater Management Levy, which is \$25 per annum for land categorised as residential. This is the maximum levy that can be charged under the *Local Government Act 1993*.

The proposed charges for the Stormwater Management Levy can be found in Council's Fees and Charges schedule.

#### Stormwater Management Levy Program of Works

The Stormwater Management Levy will generate approximately \$791,900 in the 2019/20 financial year. Council will need to adopt the program of works as part of this report. Further details of the works to be funded from the levy can be found in Council's 2019/20 Revenue Policy.

#### Domestic Waste Charges

It is proposed to increase the domestic waste charges by 2.50%. The impact on the average 120 litre service is approximately \$8.90 per year (17c per week). This increase is required to recover the cost of providing the service, future increases in disposal costs and funding Council's waste plant replacement program.

The proposed charges for Waste Services can be found in Council's Fees and Charges schedule for the 2019/20 financial year.



**CONCLUSION**

The 2017/18 - 2020/21 Revised Delivery Program and 2019/20 Operational Plan (Budget) has been publicly exhibited for a period of 28 days from 17 May to 14 June 2019. Two submissions were received by Council during the exhibition period.

The 2017/18 - 2020/21 Revised Delivery Program and 2019/20 Operational Plan (Budget) is a responsible allocation of funds, it addresses resourcing and maintenance needs to both enhance and maintain existing service levels and addresses much needed infrastructure and places a focus on customer experience.

Council has adopted small increases in rates and charges. Average rates will increase by 1.60% (2.70% less 1.10%), which includes the reversal of the current special rate variation. The impact on the average residential assessment is approximately \$27.73 per year (53c per week), including the Domestic Waste charge.

Council continues to demonstrate prudent financial management by adopting a balanced budget position. The majority of Council’s financial health ratios are within or better than the IPART benchmarks which supports Camden Council’s assessment by IPART and the Office of Local Government of being ‘fit for the future’.

With over 500 new residents per month, Council continues to respond to the needs of a rapidly growing community.

The 2017/18 - 2020/21 Revised Delivery Program and 2019/20 Operational Plan (Budget) are recommended for adoption by Council.

**RECOMMENDED**

**That Council, having considered the submissions received as outlined in this report:**

- i. adopt the Revised 2017/18 - 2020/21 Delivery Program and Revised Long-term Financial Plan;**
- ii. adopt the 2019/20 Operational Plan (Budget) as set out below:**
  - expenditure totalling \$313,713,700 as summarised in the 2019/20 Operational Plan and that the funds to cover such expenditure be voted;**
  - the 2019/20 Fees and Charges (includes Domestic Waste Management Fees), including new fees and charges for the Mount Annan Leisure Centre and the 2019/20 Revenue Policy;**
  - the Minister’s Allowable limit of a 2.70% rate increase and reversal of the current 1.10% special rate variation to apply to the 2019/20 rating year (resulting in a 1.60% increase in rate income for 2019/20);**
  - adopt the following ad-valorem rates to be levied on the land value of all rateable assessments for 2019/20 financial year:**

| <b>Rate Category</b>      | <b>Ad-Valorem Rates</b> |
|---------------------------|-------------------------|
| <b>Residential</b>        | <b>0.155148</b>         |
| <b>Business</b>           | <b>0.511988</b>         |
| <b>Farmland Ordinary</b>  | <b>0.077574</b>         |
| <b>Farmland Intensive</b> | <b>0.139633</b>         |



- in accordance with Section 537(b) of the *Local Government Act, 1993*, note the percentage of base amount to total yield for the 2019/20 financial year for each class of rate is:

| Rate Category      |        |
|--------------------|--------|
| Residential        | 49.24% |
| Business           | 13.46% |
| Farmland Ordinary  | 22.90% |
| Farmland Intensive | 26.93% |

- adopt a base amount of \$655.00 to be levied for each rateable assessment for the 2019/20 financial year;
- adopt the rate permitted by the Minister for Local Government for the allowable interest rate on overdue rates of 7.50%; and
- approve the following reserve transfers:

| Proposed Reserve Transfers (Net)    | 2019/20       | 2020/21     | 2021/22 | 2022/23 |
|-------------------------------------|---------------|-------------|---------|---------|
| Transfer from Capital Works Reserve | (\$1,000,000) | (\$500,000) |         |         |
| Transfer from Working Funds Reserve | (\$437,000)   | \$0         |         |         |

#### ATTACHMENTS

1. Submission 1 - *Supporting Document*
2. Submission 2 - *Supporting Document*

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## ORDINARY COUNCIL

ORD04

**SUBJECT: COMMUNITY SPONSORSHIP PROGRAM JULY - DECEMBER 2019**  
**FROM:** Director Sport, Community & Recreation  
**TRIM #:** 19/159090

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### PURPOSE OF REPORT

This report recommends Council's endorsement of the recommended sponsorship allocations for the July – December 2019 Community Sponsorship round.

### BACKGROUND

The Community Sponsorship Program was adopted by Council as a component of the Community Financial Assistance Policy. It sets out how Council will administer incoming sponsorship requests from community groups and organisations.

The program is intended to provide encouragement and support to community organisations, based on the needs of groups, by supplementing funds raised for their events/activities.

Applications can be made twice per year and are assessed by the Sponsorship Allocation Committee using set guidelines and criteria to ensure probity and consistency in evaluating requests.

Councillors were provided a briefing on the matter on 28 May 2019.

### MAIN REPORT

Promotion of Council's Community Sponsorship Program was advertised through Council's website and social media, local news media, and directly through Council's database of previous applicants, interest groups, and networks.

A total of 24 applications were received for both in-kind and monetary contributions combined totaling \$115,763, with one application later withdrawn. A detailed spreadsheet outlining applications received is **provided as an attachment to this report**.

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

- Not-for-profit group, organisation or individual seeking to organise an event/activity/service;
- Provision of a community festival, special event or activity that will enhance and promote community wellbeing and provide a service to the resident or business community of the Camden LGA;
- Acquittal of any previous Camden Council grants and have no outstanding debts to Council; and
- Compliance with conditions of the Community Sponsorship program.



Following the assessment against the guidelines and criteria, 15 applications are recommended to be supported under the sponsorship program.

The following 15 events/activities are recommended for funding:

|   | Applicant  | Event   | Recommended Monetary | Recommended In-Kind | TOTAL Recommended. |
|---|--|---|----------------------|---------------------|--------------------|
| 1   | New Life Anglican Church   | Oran Park community carols held in Gardner Reserve, Oran Park         | \$1,000              | Up to \$500         | \$1,500            |
| 2   | Hope Anglican Church   | Leppington community carols held in Willowdale.                       | \$1,000              | \$0                 | \$1,000            |
| 3   | Harrington Park Anglican Church                                  | Harrington Park Community carols held in Harrington Park School.      | \$1,000              | Up to \$500         | \$1,500            |
| 4   | C3 New Hope Church   | Christmas spectacular at Narellan Road, Currans Hill.                 | \$1,500              | \$0                 | \$1,500            |
| 5   | Camden Anglican Parish Council                                   | Annual community carols in Macarthur Park                             | \$1,000              | Up to \$500         | \$1,500            |
| 6   | The Australian Botanic Gardens Mount Annan                       | Annual carols in the Gardens, Mount Annan                             | \$1,000              | Up to \$500         | \$1,500            |
| 7   | Small Ford Car Club NSW  | Car club display at Camden Show Ground, open to public                | \$500                | Up to \$250         | \$750              |
| 8   | Vintage Speedcar Association NSW                                 | Car club display at Camden Show Ground, open to public                | \$0                  | Up to \$250         | \$250              |
| 9   | Lions Club of Narellan   | Lions Club car show, community event                                  | \$1,500              | Up to \$500         | \$2,000            |
| 10  | Camden Meals on Wheels   | Fundraising trivia night at Camden Civic Centre. Estimated 200 people | \$1,000              | \$0                 | \$1,000            |
| 11  | Leukaemia Foundation   | Light the Night walk, Camden BEP                                      | \$2,000              | Up to \$1,000       | \$3,000            |
| 12  | Macarthur Lions Club   | Camden community fun run, Camden BEP                                  | \$5,000              | \$0                 | \$5,000            |
| 13  | Macarthur Raptors  | National indoor cricket league NSW, indoor zone championship          | \$2,500              | \$0                 | \$2,500            |
| 14  | Greater Narellan Business Chamber                                | Christmas in Narellan, Narellan Town Centre                           | \$10,000             | Up to \$500         | \$10,500           |
| 15  | Argyle Street Business Collective (see additional details below) | Jacaranda Festival, Camden Town Centre, Multiple Day event.           | \$20,000             | Up to \$10,000      | \$30,000           |
| <b>Total Recommended</b>                  |  |   | <b>\$49,000</b>      | <b>\$14,500</b>     |                    |
| <b>Total of both In-Kind and Monetary</b> |  |   |                      |                     | <b>\$63,500</b>    |

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## Jacaranda Festival

The Camden Jacaranda Festival is a three-day event held in the Camden Town Centre in November, with last year's event attracting approximately 15,000 people into the Camden Town Centre.

As the event continues to grow, so too does the cost of providing additional security and traffic management measures to safely manage and grow the event.

The request from the Argyle Business Collective (ABC) for the 2019 event is a total of \$30,000 which includes \$10,000 in kind. Last year, Council funded \$10,000 monetary contribution and \$5,000 in-kind for the 2018 event.

Due to the success of this community event and the estimated economic benefit to the town, it is recommended that Council support the 2019 request, subject to entering into an events partnership agreement between Council and the ABC Group.

The event partnership agreement will include:

- Additional promotional requirements and acknowledgement of Councils sponsorship;
- Detailed event responsibilities; and
- Detailed acquittal and financial requirements.

In addition, it is recommended that Council consider allocating funding outside of the Community Sponsorship process for the Jacaranda Festival beyond the 2019 event. This will provide greater certainty to organisers and local businesses around Councils commitment to growing this event.

## Non-Successful Applications

Eight applications received were not recommended for sponsorship through this program. A detailed spreadsheet outlining the Community Sponsorship Program requests and recommended allocations is included as an **attachment** to this report.

## FINANCIAL IMPLICATIONS

The total budget allocation for Community Sponsorship, as per the 2019/2020 budget, is \$71,300 (GST exclusive). The recommendations as detailed in this report including both monetary and in-kind support total \$63,500 (GST exclusive). The remaining budget will be available for Round 2 funding for events undertaken from January – June 2020.

It is proposed to provide recurrent funding for the Jacaranda Festival from 2020/21, meaning it will no longer be considered as part of the Community Sponsorship program but have a separate allocation in the annual budget of \$30,000 (GST exclusive), reviewed annually as part of the budget process.

## CONCLUSION

The number of events/activities being undertaken by a range of community organisations continues to grow in both number and quality, contributing to improved community well-being within the Camden LGA.



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Applications have been assessed against the criteria contained in the Program guidelines and the recommendations reflect this assessment.

Projects recommended for funding will complement existing events and/or activities within the community and provide improved opportunities for the community to access and attend events and/or activities within the Camden LGA.

### **RECOMMENDED**

#### **That Council:**

- i. approve sponsorship for events and activities totalling \$63,500 (GST exclusive) (comprising \$49,000 monetary and \$14,500 in-kind) as detailed in this report from the 2019/2020 Community Sponsorship budget allocation;**
- ii. endorse entering into an event partnership agreement with the Argyle Street Business Collective to deliver the Jacaranda Festival;**
- iii. endorse recurrent funding of \$30,000 (GST exclusive) for the Jacaranda Festival from 2020/21, to be reviewed annually as part of the budget process; and**
- iv. write to each applicant advising them of the outcomes and thanking them for their participation in the program.**

#### **ATTACHMENTS**

- 1. 2019 July to December - Community Sponsorship**

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## ORDINARY COUNCIL

ORD05

**SUBJECT: INVESTMENT MONIES - MAY 2019**  
**FROM:** Director Customer & Corporate Strategy  
**TRIM #:** 19/168614

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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 2019 is provided.

### MAIN REPORT

The weighted average return on all investments was 2.92% p.a. for the month of May 2019. The industry benchmark for this period was 1.79% (Ausbond Bank Bill Index).

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 2019; and**
- iii. **note the weighted average interest rate return of 2.92% p.a. for the month of May 2019.**

### ATTACHMENTS

1. Investment Report - May 2019



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## ORDINARY COUNCIL

## ORD06

**SUBJECT: ADOPTION OF DIRECTIONAL ROAD SIGNAGE POLICY**  
**FROM:** Director Community Assets  
**TRIM #:** 19/27102

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### PURPOSE OF REPORT

The purpose of this report is to recommend that Council adopt the revised Directional Road Signage Policy.

### BACKGROUND

Directional road signage assists in wayfinding for drivers, riders and pedestrians. It is particularly useful for community attractions that have regular visitation from a wide catchment with people less familiar with the Camden Local Government Area. Directional signage can help promote visitor attractions but is not intended to be used for commercial advertising.

This policy provides a standard means of signposting community facilities, services and tourist attractions without detriment to road safety and surrounding amenity.

This policy was briefed to Councillors on 12 June 2019.

### MAIN REPORT

The Directional Road Signage Policy is proposed as a revision of the existing Policy – Street Name, Community and Tourist Facility Name Signage – adopted by Council in 1998.

The revised policy (see **attachment** ) provides clarity on the scope for Directional Road Signage, limited to road signs identifying community and visitor attractions, and includes the:

- Type and placement of these signs; and
- Application and approval process.

It should be noted that street name signage is no longer included in this Policy and is managed through Council's Engineering Design Specification and Style Guide and does not form part of this revised policy.

This Policy also does not cover the identification of parks and open space signage, Local Government Area and suburb welcome signage, or otherwise non-standard Council-approved wayfinding schemes.

### FINANCIAL IMPLICATIONS

There are no financial implications as a result of this policy revision, as the provisions are already taken into consideration within Council's existing services and functions.

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Fees and Charges for Directional Road Signage are included in Council's annual budget approval process.

### **CONCLUSION**

The existing Street Name, Community and Tourist Facility Name Signage Policy (see **attachment**) has been reviewed and updated to reflect best practice and provides a standard means of signposting community facilities, services and tourist attractions without detriment to road safety and surrounding amenity. The reviewed policy is now known as the Directional Road Signage Policy.

It is therefore requested that Council adopt the proposed Directional Road Signage Policy for the purpose of providing clarity on the type, placement of, and the application and approval process for road signs identifying community and visitor attractions.

### **RECOMMENDED**

**That Council adopt the revised policy P1.0005.3 – Directional Road Signage as attached to this report.**

### ATTACHMENTS

1. Policy P1.0005.3 - Directional Road Signage
2. Policy 2.5 - Street Name, Community and Tourist Facility Name Signage





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## ORDINARY COUNCIL

**ORD07**

**SUBJECT: TENDER T011/2019 - CONSULTANCY SERVICES FOR DESIGN OF NARELLAN SPORTS HUB STAGE 2**

**FROM:** Director Community Assets

**TRIM #:** 19/157379

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### PURPOSE OF REPORT

The purpose of this report is to provide details of the tenders received for Contract T011/2019, being the Consultancy Services for the Design of Narellan Sports Hub Stage 2, and to recommend that Council accept the tender submitted by CHRISP Consulting Pty Ltd.

### BACKGROUND

Council has successfully secured funding from the Western Sydney Parkland City Liveability Program and the Greater Sydney Sports Facility Fund for the design and construction of the Narellan Sports Hub Stage 2 works.

The Stage 2 works will include:

- Fourteen additional netball courts with floodlighting;
- Synthetic athletics track including field and jump facilities, lighting, drainage and irrigation;
- An additional international size rugby league field to replace a smaller 'mod league' field including floodlighting and drainage. The existing full-size field will be reconstructed with new lighting, irrigation and drainage;
- An athletics administration building adjacent to the existing netball building;
- Car parking – approximately an additional 1200 spaces in four new carpark areas;
- Access roads including internal intersection treatments;
- A criterion race track utilising the main circulation access road;
- Road bridge and two pedestrian bridges over the existing drainage corridor;
- Future multi-purpose sporting area;
- Pedestrian and cycle path network; and
- Associated services and infrastructure.

The Stage 2 works were identified in the updated Narellan Sports Hub Masterplan following extensive stakeholder consultation and public exhibition in March 2019. Council adopted the Masterplan at its meeting of 14 May 2019.

### MAIN REPORT

#### **Invitation to Tender**

The invitation to submit a tender was advertised in newspapers on 7 and 14 May 2019, and on the NSW e-tendering website. The tender closed on 29 May 2019 and a total of 18 submissions were received, with one tender being non-conforming. The tenderers were asked to provide a lump sum price for the works.

## Tender Submissions

Tenders were received from the following companies:

| <b>Company</b>                           | <b>Location</b>  |
|--|------------------|
| Youdale Strudwick & Company Pty. Limited | Artarmon         |
| Wood & Grieve Engineers Limited          | Sydney           |
| Hill and Canning Consulting Engineers    | Hawthorn East    |
| Tonkin Consulting                        | Kent Town        |
| Jones Nicholson Pty Limited              | Sutherland       |
| Meinhardt Group                          | Sydney           |
| AT&L and Associates Pty Limited          | North Sydney     |
| Calibre Professional Services            | Norwest          |
| Australian Consulting Engineers Pty Ltd  | North Parramatta |
| J. Wyndham Prince Pty Ltd                | Penrith          |
| Woolacotts Consulting Engineer Pty Ltd   | Chatswood        |
| ACOR Consultants Pty Ltd                 | St Leonards      |
| Warren Smith and Partners Pty Ltd        | Sydney           |
| JHA Consulting Engineers                 | North Sydney     |
| Cardno                                   | Symonston        |
| S&G Consultants Pty Ltd                  | St Leonards      |
| CHRISP Consulting Pty Ltd                | Turramurra       |
| Enspire Solutions Pty Ltd                | North Sydney     |

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

## Tender Evaluation

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

A tender evaluation panel was established, and the submissions were assessed on price and non-price factors, as agreed by the evaluation panel. Price was given a weighting of 60% and non-price factors a weighting of 40%.

Non-price factors considered for this project included:

- Project team, experience and capacity;
- Demonstrated experience in similar projects;
- Understanding of the Project Methodology;
- Program and Systems; and
- Work Health and Safety.

CHRISP Consulting Pty Ltd provided the best value tender in terms of cost and meeting the requirements of Council's tender documentation. It has a proven track record in commercial, Local and State Government projects.

The panel members agreed unanimously that the tender submission by CHRISP Consulting Pty Ltd represented the best value to Council. The tender process was also reviewed by the Tender Compliance Panel.



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## Relevant Legislation

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

## Critical Dates/Time Frames

CHRISP Consulting Pty Ltd has submitted a program to complete the works in a timeframe that meets the requirements of Council. Subject to Council's acceptance of this tender, the design consultancy works are expected to be completed in early 2020, enabling construction tenders to be invited in line with the overall project program.

The project is scheduled to be completed in May 2021.

## FINANCIAL IMPLICATIONS

There is sufficient funding within Council's 2019/20 budget to undertake these works.

A financial assessment of the recommended tenderer CHRISP Consulting Pty Ltd has been undertaken.

## CONCLUSION

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

It is therefore recommended that Council accept the tender submitted by CHRISP Consulting Pty Ltd for the lump sum of \$297,100 (excluding GST).

## RECOMMENDED

**That Council accept the tender provided by CHRISP Consulting Pty Ltd as per the terms and conditions of Tender T011/2019 – Consultancy Services for Design of Narellan Sports Hub Stage 2 for the lump sum of \$297,100 (excluding GST).**

## ATTACHMENTS

1. T011-2019 Summary of Tender Assessment - *Supporting Document*

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## ORDINARY COUNCIL

ORD08

**SUBJECT: ACCEPTANCE OF GRANT - COMMUNITY HERITAGE (HERITAGE STUDIES)**

**FROM:** Director Planning and Environment

**TRIM #:** 19/166790

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's acceptance of grant funding from the NSW Office of Environment and Heritage (OEH) – Community Heritage category of the NSW Heritage Grants Program, to undertake a heritage study review.

### BACKGROUND

OEH's Community Heritage Grants category of the NSW Heritage Grants Program supports local councils and communities to undertake initiatives that identify, conserve, interpret and promote heritage.

### MAIN REPORT

Council has been successful in receiving grant funding of \$30,000 (excluding GST).

The review of Camden Local Environmental Plan 2010 (Camden LEP) is currently underway. The Camden LEP review will include a review of heritage items across the LGA, as the last comprehensive heritage study was undertaken in 2002.

The budget for the Camden LEP review includes funding to undertake a heritage and visual analysis study. The \$30,000 (excluding GST) grant will provide funding towards the heritage component of this study.

### FINANCIAL IMPLICATIONS

A condition of OEH's offer requires Council to provide co-contribution dollar for dollar and this will be funded from the Camden LEP review budget.

### CONCLUSION

Council has been successful in securing grant funding under the OEH's Community Heritage category of the NSW Heritage Grants Program, to undertake a heritage study review. It is recommended that Council accept the grant funding.

### RECOMMENDED

**That Council:**

- i. accept the funding for \$30,000 (excluding GST) through the NSW Office of Environment and Heritage Community Heritage category of the NSW Heritage Grants Program; and**
- ii. write to The Hon. Matthew Dean MP Minister for Energy and Environment, and Mr Peter Sidgreaves MP Member for Camden thanking them for the grant.**



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## ORDINARY COUNCIL

**ORD09****SUBJECT: ACCEPTANCE OF GRANT FUNDING - NAIDOC ABORIGINAL AFFAIRS****FROM: Director Sport, Community & Recreation****TRIM #: 19/169973**

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### PURPOSE OF REPORT

The purpose of this report is to seek Council acceptance of grant funding from Aboriginal Affairs NSW for NAIDOC (National Aborigines and Islander Day Observance Committee) Week 2019 celebrations.

### BACKGROUND

NAIDOC Week is held nationally each year in July. Aboriginal Affairs NSW offers annual NAIDOC funding to enable local events during NAIDOC Week where the whole community can celebrate the history, culture and accomplishments of Aboriginal People.

### MAIN REPORT

Council has been successful in receiving grant funding under the Aboriginal Affairs NSW NAIDOC Week funding program for \$800 (excluding GST) towards the 2019 Camden NAIDOC celebrations.

This funding will enable a program of NAIDOC activities to be delivered to the Camden community, including the annual Flag Raising Ceremony held at Oran Park, art workshops at the Alan Baker Art Gallery and food tasting at the Camden Civic Centre.

### FINANCIAL IMPLICATIONS

The grant funding of \$800 (excluding GST) will provide additional funding towards Camden's NAIDOC week activities.

### CONCLUSION

The funding from Aboriginal Affairs NSW, will enable an expanded program of events for the 2019 NAIDOC Week celebrations which will include events at the Alan Baker Art Gallery and also the Camden Civic Centre.

### RECOMMENDED

**That Council:**

- i. accept the grant funding of \$800 (excluding GST) for the 2019 Camden NAIDOC celebrations; and**
- ii. write to The Hon. Don Harwin MLC, Special Minister of State, Minister for the Public Service and Employee Relations, Aboriginal Affairs, and the Arts thanking him for the funding; and**
- iii. write to Mr Peter Sidgreaves MP, Member for Camden thanking him for the funding.**