



Camden Council Minutes

Ordinary Council Meeting
28 November 2017

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



ORDINARY COUNCIL

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PRESENT

Cr Symkowiak (Mayor/Chairperson), Cr A Cagney, Cr C Cagney, Cr Campbell, Cr Farrow, Cr Fedeli, Cr Mills, Cr Morrison.

STAFF

General Manager, Director Customer & Corporate Strategy, Director Planning & Environment, Director Community Assets, Director Sport, Community & Recreation, Chief Financial Officer, Manager Governance & Risk, Manager Growth & Advocacy, Manager Development Certification, Manager Waste & Compliance, Manager Statutory Planning, Manager Strategic Planning, Manager Assets, Design & Traffic Services, Manager Major Projects, Manager Civil, Construction & Maintenance, Manager Communications & Events, Manager Community Development, Acting Manager Sport, Recreation & Sustainability, Media Officer, Executive Services Coordinator, Senior Governance Officer, Governance Officer.

APOLOGIES

Resolution: Moved Councillor A Cagney, Seconded Councillor Campbell that Councillor Sidgreaves be granted leave of absence.

ORD276/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

DECLARATIONS OF INTEREST

There were no declarations to be noted.

PUBLIC ADDRESSES

Mr Michael Viskovich, on behalf of Costa Meitanis, addressed Council in relation to ORD01 - Demolition, Alterations and Additions to the Existing Camden Vale Milk Buildings for Five New Food Premises and a Function Centre, Provision of Car Parking, Associated Tree Removal, Landscaping, Signage, Site Works and Site Remediation.

Mr Bill Jelenkovic addressed Council in relation to ORD02 - Demolition of Existing Structures, Remediation of Contaminated Land, Staged Subdivision to Create 40 Residential Lots, Riparian Corridor and Residue Lots and Associated Site Works - 187, 195 & 203 Turner Road, Currans Hill.

Ms Sue Cross addressed Council in relation to ORD01 - Demolition, Alterations and Additions to the Existing Camden Vale Milk Buildings for Five New Food Premises and a Function Centre, Provision of Car Parking, Associated Tree Removal, Landscaping, Signage, Site Works and Site Remediation.

Mr Ken Broome addressed Council in relation to ORD02 - Demolition of Existing Structures, Remediation of Contaminated Land, Staged Subdivision to Create 40 Residential Lots, Riparian Corridor and Residue Lots and Associated Site Works - 187, 195 & 203 Turner Road, Currans Hill.

Resolution: Moved Councillor Morrison, Seconded Councillor Campbell that the public addresses be noted.

ORD277/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

CONFIRMATION OF MINUTES

Resolution: Moved Councillor Fedeli, Seconded Councillor Farrow that the Minutes of the Ordinary Council Meeting held 14 November 2017, copies of which have been circulated, be confirmed and adopted.

ORD278/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD01 DEMOLITION, ALTERATIONS AND ADDITIONS TO THE EXISTING CAMDEN VALE MILK BUILDINGS FOR FIVE NEW FOOD PREMISES AND A FUNCTION CENTRE, PROVISION OF CAR PARKING, ASSOCIATED TREE REMOVAL, LANDSCAPING, SIGNAGE, SITE WORKS AND SITE REMEDIATION

AMENDMENT

Resolution: Moved Councillor Campbell, Seconded Councillor C Cagney that Council refuse development application 169/2016 for demolition, alterations and additions to the existing camden vale milk buildings for five new food premises and a function centre, provision of car parking, associated tree removal, landscaping, signage, site works and site remediation on the grounds that:

- i. it is contrary to a number of provisions of Camden's Development Control Plan 2011;
- ii. it is contrary to a number of provisions of Camden's Local Environment Plan 2010;
- iii. it is contrary to the flooding provisions of the deemed SEPP No. 20 Hawkesbury Nepean River formerly Sydney Regional Environmental Plan No. 20;
- iv. it is an unsuitable site for the proposed development due to its location in a floodway and its acknowledged high flood hazard status;
- v. there are unresolved issues raised in objections to the development as acknowledged in the Council report of 14 November 2017; and
- vi. it is not in the public interest because it is inconsistent with the principles of ecologically sustained development, namely the precautionary principle and intergenerational equity.

ORD279/17 THE MOTION ON BEING PUT WAS **LOST**

(Councillors Campbell and C Cagney voted in favour of the Motion. Councillors Symkowiak, Fedeli, A Cagney, Farrow, Mills and Morrison voted against the Motion.)

MOTION

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council:

- i. support the Clause 4.6 exception as it is considered unreasonable and unnecessary to strictly comply with the development standard of Clause 4.3 of CLEP 2010 - Height of Building standard for the proposed development at 11 Argyle Street Camden for the following reasons:

- a. The height of the new building is required in order to provide an acceptable floor level to satisfy the flood policy requirements.
 - b. The existing building has a maximum height of 10.9m therefore the proposed height is not inconsistent with the existing character of development across the site.
 - c. The proposed siting, setbacks and the general high quality design of the new building ensures the building height does not unreasonably impact on the visual plane of Argyle Street or interfere with existing view corridors.
 - d. The technical non-compliance with the height control will not unreasonably impact, overshadow or visually intrude on adjoining commercial development or the heritage significance of the heritage item on site.
 - e. The objectives of the control and zone are considered to have been met despite the numerical non-compliance.
- ii. approve DA 169/2016 for demolition, alterations and additions to the existing Camden Vale Milk buildings for five new food premises and a function centre, provision of car parking, associated tree removal, landscaping, signage, site works and the remediation of contaminated land at 11 Argyle Street, Camden.

ORD280/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Fedeli, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. Councillors Campbell and C Cagney voted against the Motion.)

(Councillor Campbell left the chamber - the time being 7.10pm)

ORD02 DEMOLITION OF EXISTING STRUCTURES, REMEDIATION OF CONTAMINATED LAND, STAGED SUBDIVISION TO CREATE 40 RESIDENTIAL LOTS, RIPARIAN CORRIDOR AND RESIDUE LOTS AND ASSOCIATED SITE WORKS - 187, 195 & 203 TURNER ROAD, CURRANS HILL

Resolution: Moved Councillor Morrison, Seconded Councillor Fedeli that Council approve DA 525/2017 for a staged residential subdivision at 187, 195 & 203 Turner Road, Currans Hill subject to the conditions attached to this report.

ORD281/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD03 SUBDIVISION TO CREATE TWO RESIDENTIAL LOTS, CONSTRUCTION OF TWO X TWO STOREY DWELLINGS AND ASSOCIATED SITE WORKS - 22 JAMBOREE AVENUE, LEPPINGTON

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council approve DA 787/2017 for a subdivision to create two residential lots, construction of two x two storey dwellings and associated site works at 22 Jamboree Avenue, Leppington subject to the conditions attached to this report.

ORD282/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Fedeli, Mills and Morrison voted in favour of the Motion. Councillors C Cagney, A Cagney and Farrow voted against the Motion.)

ORD04 SUBDIVISION TO CREATE TWO RESIDENTIAL LOTS, CONSTRUCTION OF TWO X TWO STOREY DWELLINGS AND ASSOCIATED SITE WORKS - 36 AQUEDUCT STREET, LEPPINGTON

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council approve DA 784/2017 for a subdivision to create two residential lots, construction of two x two storey dwellings and associated site works at 36 Aqueduct Street, Leppington subject to the conditions attached to this report.

ORD283/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Fedeli, Mills and Morrison voted in favour of the Motion. Councillors C Cagney, A Cagney and Farrow voted against the Motion.)

ORD05 TWO LOT SUBDIVISION, CONSTRUCTION OF TWO X TWO STOREY DWELLINGS, ATTACHED STUDIO DWELLINGS AND STRATA SUBDIVISION OF STUDIO DWELLINGS - 150 KAVANAGH STREET, GREGORY HILLS

AMENDMENT

Resolution: Moved Councillor Morrison, Seconded Councillor Fedeli that this matter be postponed to the next available Council meeting to allow Councillors to be present for a site inspection.

ORD284/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD06 CONSTRUCTION OF GREENHOUSES, NEW SITE ACCESS, A CARPARK, OFFICE BUILDING, FARM BUILDING (PACKING SHED), FOUR RURAL WORKERS' DWELLINGS, AMENITIES BUILDING, TREE REMOVAL AND ASSOCIATED SITE WORKS AND THE PROVISION OF SERVICES

Resolution: Moved Councillor Morrison, Seconded Councillor Fedeli that this matter be postponed to the next available Council meeting to allow Councillors to be present for a site inspection.

ORD285/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

(Councillor Campbell returned to the chamber - the time being 7.30pm)

ORD07 POST EXHIBITION REPORT - TURNER ROAD DCP PART B AMENDMENT - THE ENTERTAINMENT PRECINCT

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council:

- i. endorse the draft Turner Road DCP 2007 – Part B1 Entertainment Precinct (as amended);
- ii. forward the amendment to the Turner Road DCP 2007 to the Department of Planning and Environment in accordance with the amended delegations issued to Council on 19 January 2015 from the Secretary of the Department of Planning and Environment and request the DCP amendment be made;

- iii. grant delegation to the General Manager to adopt the proposed changes to the Turner Road DCP 2007 in accordance with Delegations dated 19 January, 2015 from Secretary of the Department of Planning and Environment;
- iv. endorse the draft VPA and authorise the relevant VPA documentation to be completed under Council's Power of Attorney;
- v. publicly notify the adoption of the DCP and VPA in accordance with the provisions of the Act and Regulations; and
- vi. advise submitters of the outcome of this report.

ORD286/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Fedeli, C Cagney, Farrow, Mills and Morrison voted in favour of the Motion. Councillors Campbell and A Cagney voted against the Motion.)

ORD08 MACARIA - ALAN BAKER ART GALLERY STRUCTURE

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council:

- i. approve the proposed constitution, trust deed and lease;
- ii. authorise the General Manager, or his delegate, to:
 - a. submit the proposed constitution, trust deed and any related documentation to the Office of Local Government seeking the approval of the Minister for Local Government for the establishment of the legal structure under s358 of the *Local Government Act 1993*;
 - b. negotiate such amendments as are considered appropriate to finalise documentation and to obtain Ministerial approval;
 - c. after Ministerial approval has been obtained, do all things necessary to incorporate the trustee corporation and establish the trust and the lease.
- iii. receive further information confirming the completion of the above steps.

ORD287/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD09 SEPTEMBER REVIEW OF THE 2017/18 OPERATIONAL PLAN (BUDGET)

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council:

- i. approve the necessary budget adjustments as identified in the categories of 'Proposed Variations' and 'Contra Variations' of this report;
- ii. approve the allocation of the projected surplus for 2017/18 of \$388,169 as follows;

Budget surplus allocation		
Budget Surplus Available for Allocation		\$388,169
Less: Transfer to Capital Works Reserve	\$388,169	
TOTAL - Allocation of Budget Surplus		\$388,169
Budget Surplus Balance After Allocation		\$0

- iii. include recurrent funding in the 2018/19 budget of \$100,000 for costs associated with supporting the Independent Housing Assessment Panel with the budget allocation to be reviewed annually;
- iv. include recurrent funding in the 2018/19 budget of \$51,010 for the ongoing support and maintenance for the new booking system including a re-current contribution from the waste reserve of \$9,240, to be indexed by CPI annually;
- v. in accordance with Section 178 (3b) of the *Local Government (General) Regulation 2005 - Acceptance of Tenders*, decline to accept any tender submitted in response to Tenders T009/2017 and T001/2018, and invite fresh tenders for the cleaning of Council buildings; and
- vi. approve the disposal of the viewing platform at George Caley Reserve.

ORD288/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD10 DRAFT INVESTMENT POLICY AND INVESTMENT MONIES FOR SEPTEMBER AND OCTOBER 2017

Resolution: Moved Councillor Morrison, Seconded Councillor Fedeli 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. adopt the revised Investment Policy as attached to this report;
- iii. note the list of investments for September and October 2017; and
- iv. note the weighted average interest rate return of 3.13% p.a. for the month of September and 3.12% p.a. for the month of October 2017.

ORD289/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD11 DRAFT FUTURE TRANSPORT STRATEGY 2056

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council:

- i. endorse the attached draft submission to be forwarded to Transport for NSW;
- ii. forward the submission to Transport for NSW; and

- iii. forward a copy of the submission to Mr Chris Patterson MP, State Member for Camden, Mr Anthony Roberts MP, Minister for Planning and Ms Sarah Hill, CEO of the Greater Sydney Commission.

ORD290/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD12 TENDER T004/2018 - ARGYLE STREET STREETSCAPE IMPROVEMENTS, CAMDEN - STAGE 3 MURRAY TO OXLEY STREETS

Resolution: Moved Councillor Morrison, Seconded Councillor Fedeli that Council accept the tender provided by Statewide Civil Pty Ltd for Stage 3 works (Murray to Oxley Streets) for the lump sum value of \$2,324,567.95 (GST exclusive).

ORD291/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. Councillor Campbell voted against the Motion.)

ORD13 TENDER T005/2018 - DESIGN AND CONSTRUCTION OF A PEDESTRIAN BRIDGE AND BOARDWALK - BOYD RESERVE, CURRANS HILL

Resolution: Moved Councillor Fedeli, Seconded Councillor A Cagney that Council accept the complying tender provided by Fleetwood Urban Pty Ltd for the lump sum of \$123,230 (GST exclusive).

ORD292/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD14 TENDER T007/2018 - MACQUARIE GROVE ROAD BRIDGE REINSTATEMENT OF BRIDGE DECK JOINTS

Resolution: Moved Councillor Fedeli, Seconded Councillor Farrow that Council accept the tender provided by Bridge Check Australia Pty Ltd for the lump sum of \$140,500 (GST exclusive).

ORD293/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD15 TENDER T006/2018 - BURRAGORANG ROAD BRIDGE REINSTATEMENT OF BRIDGE DECK JOINTS

Resolution: Moved Councillor Morrison, Seconded Councillor Fedeli that Council accept the tender provided by Bridge Check Australia Pty Ltd for the lump sum of \$152,500 (GST exclusive).

ORD294/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD16 INSTALLATION OF TOILET BLOCK AND SHADE STRUCTURE AT THE NEW PLAYGROUND LOCATED ON BURRELL ROAD, SPRING FARM

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council:

- i. note the information contained in the report; and
- ii. allocate \$300,000 from Section 94 funds to construct the toilet amenities and install shade structures (including the community art component).

ORD295/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD17 2017/2018 CIVIC CENTRE CULTURAL PERFORMANCE SUBSIDY

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council:

- i. endorse the subsidy requests set out in this report through the allocation of \$11,990 (GST exclusive) from the Civic Centre Cultural Performance Subsidy Program 2017/2018;
- ii. utilise the balance of \$1,410 from the Civic Centre Cultural Performance Subsidy Program 2017/2018 to enable the sourcing of an additional performance to cater to community interest from available opportunities; and
- iii. write to each applicant advising them of their successful funding allocation.

ORD296/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD18 CLOSURE OF THE MEETING TO THE PUBLIC

Resolution: Moved Councillor C Cagney, Seconded Councillor Morrison that Council hear any objection or submission by a member of the public, limited to a period of four minutes, concerning the closure of the meeting.

ORD297/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

No objections or submissions were received.

Resolution: Moved Councillor C Cagney, Seconded Councillor Morrison that Council close the meeting to the media and public to discuss a report dealing with commercial information in accordance with the provisions of Sections 10A(2)(c), 10A(2)(d)(i) and 10A(2)(d)(ii) of the *Local Government Act 1993*.

ORD298/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

CLOSURE OF THE MEETING TO THE PUBLIC

Following the resolution of ORD18, the meeting convened into Closed Council, the time being 8.04pm. The public and media left the Chamber.

OPEN COUNCIL

MOTION

Resolution: Moved Councillor Farrow, Seconded Councillor C Cagney that the meeting reconvene into Open Council, the time being 8.05pm.

ORD299/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

The Council reconvened into Open Council, the time being 8.05pm. All Councillors were present in the Chamber on resumption into Open Council. The following was the decision of the Closed Council:

CC01 REPAYMENT OF SURPLUS CREDIT UNDER PROPOSED WORKS-IN-KIND AGREEMENT AT 158 CAMDEN VALLEY WAY ELDELSLIE

Resolution: Moved Councillor Campbell, Seconded Councillor Morrison that Council:

- i. endorse the draft Works-in-Kind Agreement offer and the preparation of a Works-In-Kind Agreement that is consistent with the terms outlined in this report;
- ii. delegate authority for the execution of the completed Works-In-Kind Agreement to the General Manager or his nominee; and
- iii. require a further report to Council if the completed Works-In-Kind Agreement varies materially from the terms outlined in this report.

ORD300/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

THE MEETING CLOSED AT 8.06PM