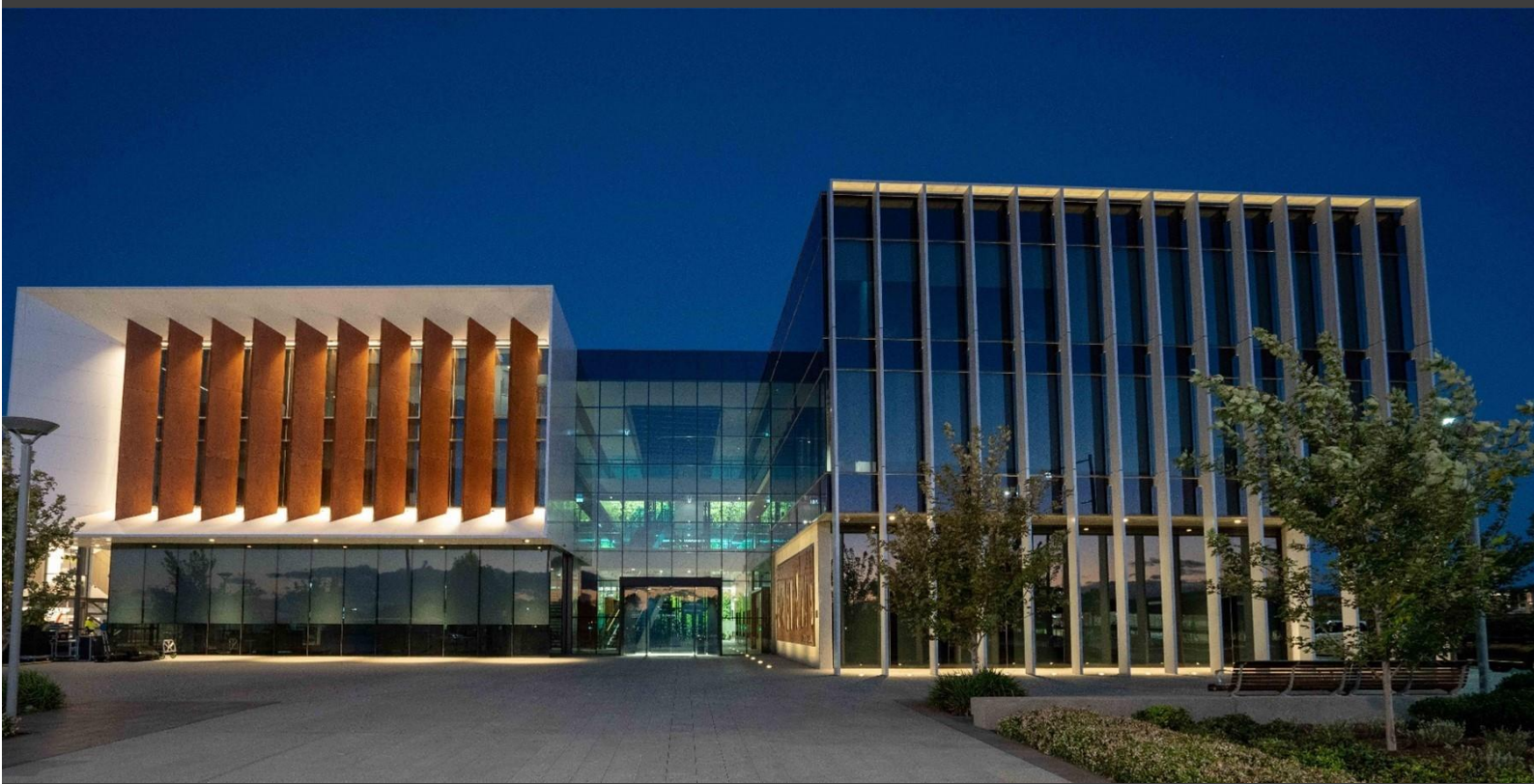


Business Paper

Ordinary Council Meeting

Camden Council
Administration Centre
70 Central Avenue
Oran Park

11 June 2024

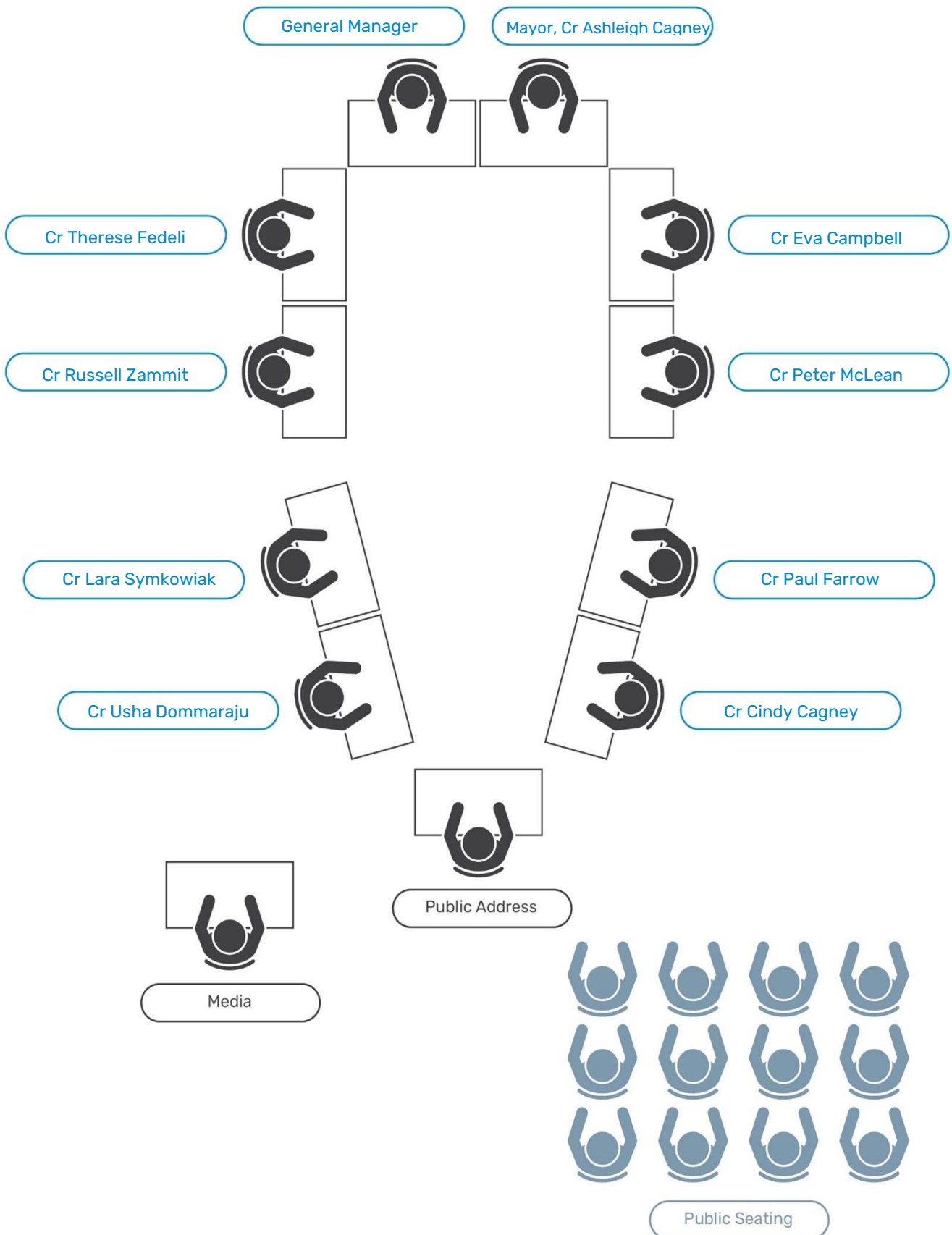


The public can also view the meeting via Council's webcast. A link to this webcast can be found on Council's webpage – <http://webcast.camden.nsw.gov.au/video.php>

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COMMON ABBREVIATIONS

AEP	Annual Exceedance Probability
AHD	Australian Height Datum
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
DA	Development Application
DCP	Development Control Plan
DPE	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
GCC	Greater Cities Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
NCC	National Construction Code
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
S10.7 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
S603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
S73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement



OATH AND AFFIRMATION FOR COUNCILLORS

In accordance with section 233A of the *Local Government Act 1993*, all elected Councillors must take an oath of office or make an affirmation of office at or before the first meeting of the Council.

The oath or affirmation may be taken or made before the General Manager, an Australian legal practitioner or a Justice of the Peace.

A Councillor who fails, without a reasonable excuse, to take the oath of office or make an affirmation of the office in accordance with the Act is not entitled to attend a meeting as a Councillor, until the Councillor has taken the oath or made the affirmation.

OATH

"I [*name of councillor*] swear that I will undertake the duties of the office of Councillor in the best interests of the people of the Camden Local Government Area and the Camden Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment".

AFFIRMATION

"I [*name of councillor*] solemnly and sincerely declare and affirm that I will undertake the duties of the office of Councillor in the best interests of the people of the Camden Local Government Area and the Camden Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment".

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SUBJECT: PRAYER

PRAYER

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

Amen

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

Amen

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

Amen

AFFIRMATION

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

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

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

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

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

SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge that this meeting is being held on the Traditional Lands and Waterways of the Dharawal people and also recognise surrounding Dharug, and Gundungurra people and pay our respect to Elders past, present, and those emerging.

SUBJECT: WEBCASTING OF COUNCIL MEETINGS

In accordance with Camden Council's Code of Meeting Practice and as permitted under the *Local Government Act 1993*, this meeting is being live streamed and recorded by Council staff for minute taking and webcasting purposes. The recording will also be made publicly available on Council's website.

No other webcasting or recording by a video camera, still camera or any other electronic device capable of webcasting or recording speech, moving images or still images is permitted without the prior approval of Council. Council has not authorised any other webcasting or recording of this meeting.

I remind those that are participating in this meeting that your image and what you say will be broadcast live to the public and will also be recorded so please be mindful of your actions and comments. You should avoid making statements that might defame or offend, or that release any personal information about another individual without their consent. Council accepts no liability for any damage that may result from your actions and comments.

Under Council's Code of Meeting Practice, individuals acting in a disorderly manner can be asked by the Chairperson to leave the meeting.

SUBJECT: LEAVES OF ABSENCE

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

RECOMMENDED

That leaves of absence be granted.

SUBJECT: APPROVAL TO ATTEND BY AUDIO-VISUAL LINK

Requests by Councillors to attend and participate in Council meetings by audio-visual link.

A decision whether to approve a request must be made by a resolution of Council. A resolution must state:

- The meetings the resolution applies to, and
- The reason why the Councillor is being permitted to attend the meetings by audio-visual link (unless the ground is illness, disability, or caring responsibilities).

RECOMMENDED

That the requests to attend and participate by audio-visual link be granted for the meetings as determined by Council and for the reasons noted.

SUBJECT: DECLARATION OF INTEREST

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, and where applicable, all other persons, must be familiar with the conflicts of interest provisions contained in the Code of Conduct.

This item of business provides an opportunity for Councillors to declare and manage any conflicts of interest that they may have in matters being considered at this meeting of Council.

RECOMMENDED

That the declarations be noted.

SUBJECT: PUBLIC ADDRESSES

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

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

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.

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.

It should be noted that speakers at Council meetings do not enjoy any protection from parliamentary-style privilege. Therefore they are subject to the risk of defamation action if they make comments about individuals. In the event that a speaker makes potentially offensive or defamatory remarks about any person, the Mayor/Chairperson will ask them to refrain from such comments.

The Mayor/Chairperson has the discretion to withdraw the privilege to speak where a speaker continues to make inappropriate or offensive comments about another person, or make a point of order ruling if a speaker breaches the Guidelines.

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

RECOMMENDED

That the public addresses be noted.

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 14 May 2024.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 14 May 2024, copies of which have been circulated, be confirmed and adopted.

Mayoral Minute

SUBJECT: MAYORAL MINUTE - DOLLY PARTON'S IMAGINATION LIBRARY

FROM: The Mayor

EDMS #: 24/277754

Recently, Cr Usha Dommaraju and I had the pleasure of meeting Leo Kirkman and Elizabeth Dibbs, representatives of the Dolly Parton's Imagination Library. The meeting was held to discuss the potential for bringing this early literacy initiative to Camden.

The Imagination Library brings the magic of a library into the home with the gift of a book every month before school begins, supporting parents as their child's first and most important teacher. The selection of the books is based on the recommendations of an expert book selection committee.

The Imagination Library has been adopted by 29 Local Government Areas across NSW with positive outcomes for children, families and the broader community.

Research indicates that investment in early literacy creates a life-long love of books and literacy among children as 50% of the language is learned by the age of three and 90% of the brain development takes place by the age of five. Research also indicates that 75% of the children who cannot complete HSC have poor literacy skills. Low literacy skills are also linked to early school dropout rates; lower wages; welfare dependency; substance abuse; and poor outcomes for later years in life in general.

The Camden Local Government Area has one of the highest proportions of children in NSW with 24,944 children aged between 0 and 11 years, representing 20.8% of the total Camden Local Government Area population (ABS, 2021).

Dolly Parton's Imagination Library Program provides the following benefits to children:

- Delivery of free books each month to the home;
- Low-cost literacy intervention;
- A universal approach to early literacy with all children being eligible;
- Connectivity to partners within the community;
- Addresses cognitive and behavioural aspects of early learning;
- Extends from reading to using imagination and play; and
- Supports building parent capacity.

Early evaluation of the program conducted in Australia in 2022 demonstrated that the outcomes of shared reading in families results in substantial economic and social benefits. Children who participated in the program were shown to have a 14 point increase in the development of literacy skills, which then translates financially to a four-for-one return on investment.

Participation in the program also shows significant social benefits including;

- Connecting vulnerable families to other support services;
- Opportunity for parents to engage in children's learning; and
- Increase in social cohesion and community connections for families.

Bringing this initiative to our community would have significant benefits for our residents and with rising cost-of-living pressures, Council support for this program would provide a no-cost option for families with young children to be given a head start in their literacy journey.

RECOMMENDED

That Council officers investigate and report back to a Councillor briefing on how the Dolly Parton's Imagination Library initiative could be implemented within the Camden LGA.

ORD01

ORD01

SUBJECT: POST PUBLIC EXHIBITION - 2024/25 OPERATIONAL PLAN AND BUDGET, INCLUDING REVENUE POLICY, CAPITAL WORKS PROGRAM, FEES AND CHARGES AND LONG TERM FINANCIAL PLAN

FROM: Director Growth and Finance

EDMS #: 24/209725

PURPOSE OF REPORT

The purpose of this report is to inform Council of the outcomes of the public exhibition and recommend adoption of the Draft 2024/25 Operational Plan and Budget, Draft Revenue Policy and Draft Fees and Charges, Draft Capital Works Program and Draft Long-Term Financial Plan.

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

- Making and levying the rates and annual charges for 2024/25; and
- Authorisation of expenditure and voting of money for the 2024/25 Budget.

BACKGROUND

In accordance with the *Local Government Act 1993*, all councils are required to undertake community planning and reporting activities using the Integrated Planning and Reporting (IPR) framework. The framework provides for the interrelationship between the Community Strategic Plan, Delivery Program, Operational Plan and Resourcing Strategy.

At its meeting on 14 June 2022, Council endorsed the revised Connecting Camden: Community Strategic Plan and adopted the Delivery Program 2022-26, Operational Plan 2022-23, Long-Term Financial Plan and Asset Management Policy, Strategy and Plan.

The Community Strategic Plan is a minimum 10-year plan and represents the highest level of strategic planning undertaken by Council. All other plans must support the achievement of the Community Strategic Plan's objectives. The purpose of the Community Strategic Plan is to identify the community's main priorities and aspirations for the future and to plan strategies to achieve them.

The Delivery Program is a four-year program and outlines the principal activities Council will deliver, or advocate for, to achieve the objectives outlined in the Community Strategic Plan. All plans, projects, activities, and funding allocations are directly linked to the Delivery Program.

The Operational Plan is an annual plan that supports the Delivery Program and outlines the projects and actions that will be undertaken to achieve the commitments made in the Delivery Program. The Draft Operational Plan 2024-25 is the third annual plan within the four-year Delivery Program.

Councillors were briefed on the Draft 2024/25 Operational Plan and Budget on 28 November 2023, 12 March 2024, 19 March 2024 and 26 March 2024. A further briefing was held on 28 May 2024 to consider submissions received during the exhibition period.

2024/25 OPERATIONAL PLAN

The IPR framework requires councils to have an Operational Plan that is adopted before the beginning of the financial year, detailing activities, and actions to be undertaken during the year to achieve commitments made within the 2022-26 Delivery Program.

The Draft 2024/25 Operational Plan has been compiled and details 158 actions to be delivered across five key directions. These actions will ensure Council's effective and efficient delivery of the adopted Delivery Program 2022-2026.

A copy of the Draft Operational Plan 2024-25 (including the Revenue Policy) was provided to Councillors as part of the suite of documents for public exhibition. There have been no material changes to the documents placed on public exhibition.

PUBLIC EXHIBITION

The draft documents – 2024/25 Operational Plan and Budget, Revenue Policy, Fees and Charges, Capital Works Program and Long-Term Financial Plan – were publicly exhibited from 17 April 2024 to 14 May 2024 (inclusive).

The exhibition activities included the availability of hard copies at all Council libraries and the Oran Park Administration Building Customer Service Hub, and electronic copies from Council's Your Voice community engagement platform.

Council received three submissions during the exhibition period.

Information on the submissions and Council's response is provided as an **attachment** to this report. Copies of the submissions are provided as **supporting documents**.

2024/25 BUDGET

A detailed review of the draft 2024/25 Budget has been undertaken. A summary of the 2024/25 Budget is provided in the table below:

2024/25 Budget	
Operating Expenditure	\$184,795,000
Capital Works Program Expenditure – Council Delivered	\$162,309,000
Capital Works Program Expenditure – Developer Delivered	\$108,984,000
Other Capital Expenditure	\$5,559,000
Loan Principal Repayments	\$3,523,000
Transfers to Cash Reserves	\$66,305,000
Gross Expenditure Budget	\$531,475,000
Less: Developer Delivered Capital Works	\$108,984,000
Less: Depreciation Expense	\$33,934,000
Less: Transfers to Cash Reserves	\$66,305,000
Net Cash Expenditure Budget	\$322,252,000

ORD01

Council's proposed gross expenditure budget for the 2024/25 financial year is \$531.5 million. Upon removing non-cash expenditure and transfers to reserve, Council's proposed cash budget for the 2024/25 financial year is \$322.2 million.

Council uses a range of information sources to determine the corporate assumptions and economic forecasts to develop the Annual Budget and Long-Term Financial Plan. These indicators have been reviewed and there are no significant variations to these indicators and therefore no changes are required to the 2024/25 Budget.

RECOMMENDED ALLOCATION OF AVAILABLE FUNDS

The 2024/25 Budget provides the financial resources for Council to continue to deliver the services, programs and activities outlined within the adopted Delivery Program. In reviewing the 2024/25 Budget, Council has prudently considered both the needs of the community and long-term financial sustainability of the organisation.

After taking into consideration the cost of maintaining existing service levels, the 2024/25 Budget has identified available funding of \$3.624 million.

The proposed allocation of available funds will ensure Council is able to maintain contemporary service levels in support of a rapidly growing and diversifying community, including Council's asset base. The proposed allocation of available funds is shown in the following table:

Allocation of Available Funds	2024/25
Available Funding	\$3,624,200
Recommended Allocation:	
Additional Asset Renewal Works	\$400,000
Emergency Management Response & Coordination	\$178,700
Community & Road Safety Programs and Initiatives	\$45,000
Traffic Management Advice & Support	\$71,000
Corporate Support (Organisational Growth)	\$428,000
Workforce Management Plan (Year 3)	\$200,000
Digital Innovation Strategy (Data Insights Stream)	\$526,400
Strategic Infrastructure Planning & Urban Design (Growth)	\$327,100
Infrastructure / Engineering Requirements (Growth)	\$380,000
Property Services – New Release Areas	\$172,000
Regulatory Compliance - Environment and Health	\$172,000
Companion Animals	\$135,300
Heritage and Urban Design Services	\$155,100
Sport and Leisure Management Coordination	\$179,000
Social & Community Planning	\$163,600
Enhancement of Community Grants Program	\$50,000
Children and Families Services	\$41,000
Civil Maintenance & Construction Works Coordination	\$123,700
Funded from Capital Works	(\$123,700)
Civil Maintenance & Construction Works Surveying	\$296,100
Funded from Capital Works	(\$296,100)

Allocation of Available Funds	2024/25
Work Health & Safety Programs and Initiatives	\$135,000
Work Health & Safety Reserve – Transfer from Reserve	(\$135,000)
Digital Innovation Strategy	\$318,000
New Technology Reserve – Transfer from Reserve	(\$318,000)
Domestic Waste Services Operations	\$583,200
Funding from Domestic Waste Service	(\$583,200)
Cemeteries Operations	\$129,600
Cemeteries Reserve – Transfer from Reserve	(\$129,600)
Total – Recommended Allocation	\$3,624,200
Draft Budget Position	Balanced

2024/25 CAPITAL WORKS PROGRAM HIGHLIGHTS

Capital Works Program Summary

The proposed Capital Works Program for the 2024/25 financial year is \$271.3 million. A breakdown of this program is shown in the following table:

Local Service	2024/25
Roads and Transport Infrastructure	\$144,308,000
Drainage Infrastructure	\$34,180,000
Parks & Playgrounds	\$68,825,000
Community & Recreational Facilities	\$23,980,000
Total	\$271,293,000
Funded By:	
Works in Kind Agreements	\$108,984,000
Developer Contributions (Cash Reserves)	\$69,812,000
External Grants	\$71,085,000
Internal Reserves	\$500,000
Loans	\$18,910,000
General Fund	\$2,002,000
Total	\$271,293,000

A copy of the draft Capital Works Program was provided to Councillors as part of the suite of documents for public exhibition.

Western Sydney Infrastructure Grants

In 2022, the NSW State Government announced the WestInvest Program, a \$5 billion program to fund infrastructure projects that will improve liveability across Western Sydney. Under the program, \$3 billion was allocated to NSW Government agencies and \$2 billion was allocated to community projects.

Council was successful in securing funding for 11 projects under the WestInvest Program, totalling \$132 million, which included the contingency amounts that are only allocated to projects following review and agreement with the grant body. The table below shows the updated budget for each of the projects included in the draft capital works program.

ORD01

WestInvest Program Funding	Budget
Scalabrini North - Leppington Town Centre Open Space and Riparian Corridor – Leppington	\$23,038,576
Camden Town Centre Enhancements - John Street Public Domain Upgrade and Activation – Camden	\$18,765,630
Scalabrini East - Pat Kontista Active Open Space and Community Facilities – Leppington	\$19,361,664
Liz Kernohan Drive Intersection Upgrade with Camden Valley Way & Kirkham Lane – Elderslie	\$13,000,000
Cut Hill Reserve Sports Field Redevelopment - Cobbitty	\$11,759,880
Camden Animal Shelter and Community Education Hub – Smeaton Grange	\$9,383,485
Narellan Town Centre Improvements – Narellan	\$8,707,700
Camden Civic Centre Renewal and Upgrade – Camden	\$6,272,000
Camden Community Nursery – Smeaton Grange	\$3,391,881
Camden Pedestrian Access and Mobility Plan – City Wide	\$1,149,163
Ultimate Nature Challenge – Cobbitty	\$851,400
Sub-Total Program Funding	\$115,681,379
Project Contingencies	\$16,311,221
Total Budget Plus Contingency Amounts	\$131,992,600

Community Support Package Stage 3

The 2024/25 capital works program includes the continuation of the Community Support Package Stage 3, which focuses on recovery and generating investment into our community following the COVID-19 pandemic. The total support package, valued at \$127 million over four years, includes a Sportsground Improvement Program.

Across the three stages of the Community Support Package, it is estimated that Camden's economic output will increase by up to \$221.7 million and 507 additional FTE jobs within the local area will also be generated by the package.

Continuation of Community Infrastructure Renewal Program (CIRP)

As the population of Camden grows, the infrastructure that Council is required to maintain increases. This includes roads, drainage, parks, and community buildings.

To ensure Council maintains its infrastructure in a good condition and any renewal backlog remains within the industry benchmark, over the past ten years Council has adopted renewal programs, which have assisted in this initiative.

The 2023/24 Adopted Budget included an extension of the Community Infrastructure Renewal Program for a further four years (from 2023/24 to 2026/27).

A summary of the CIRP for the 2024/25 financial year is included below:

Community Infrastructure Renewal Program	Amount
Community Buildings	
Camden Sports Club – Camden Major Facility Maintenance including lighting upgrade, toilets, doors, windows, and painting (Note further funds allocated in 2025/26)	\$60,000
Minor Projects Funding – Minor replacements and maintenance at various Council Facilities	\$150,000
Playgrounds	
Onslow Park – Camden Complete replacement of play equipment & embellishment of surrounds (Note further funds allocated in 2023/24 for works)	\$230,000
Kirkham Park – Elderslie Complete replacement of play equipment & embellishment of surrounds (Note further funds allocated in 2023/24 for works)	\$225,000
Minor Projects Funding – Includes rubber Softfall repairs and component replacements	\$100,000
Open Space	
Macarthur Park – Camden Reconstruction of retaining wall and footpath repairs.	\$160,000
Jack Nash Reserve – Currans Hills Replacement of poor condition pathway lighting	\$45,000
Minor Projects Funding – Including park furniture, fencing and other minor assets	\$70,000
Sportsgrounds	
Cricket Wicket Surfacing – Belgenny & Fairfax Reserves Replacement of Wicket by Priority of Condition	\$30,000
Tennis and Multi-Use Court Surfacing – Harrington Park Replacement and maintenance of poor condition surfacing by priority of condition.	\$50,000
Sportsfield Lighting – Liquidambar, Jack Nash & Macarthur Park Replacement and maintenance of poor condition lighting by priority of condition.	\$50,000
Total Proposed Program:	\$1,170,000

Councillors were briefed on 19 March 2024 and 26 March 2024 with respect to recommendations for the allocation of renewal funding to these specific projects.

2024/25 BUDGET HIGHLIGHTS

Rate Income

Rating income for the 2024/25 financial year will increase by 8.2% as recommended by the NSW Independent Pricing and Regulatory Tribunal (IPART).

This is an increase in total rating income and not the increase that will be applied against each rateable assessment. The impact on the average residential assessment is an increase of approximately \$106 per year (\$2.04 per week).

ORD01

Rates for the 2024/25 financial year will be based on land valuations as provided by the NSW Valuer General's Office. The most recent review was conducted in 2022 with the impact of that valuation included in the rates that will be levied for the 2023/24 financial year.

Under the *Valuation of Land Act 1916*, Council must use the 2022 valuations for the issuing of 2024/25 rate notices. Council has no input or control over the valuation process.

The additional rate income generated in the 2024/25 financial year will be used to continue to deliver key services and infrastructure and facilities for our current and growing community. It will also assist Council in strategically planning and delivering for our future growth.

Voluntary Pension Rebate

In accordance with section 575 of the *Local Government Act 1993*, Council provides a rebate to eligible pensioners for annual rates and domestic waste charges of \$250.

In June 2022, Council resolved to provide an additional voluntary pension rebate of \$50 to eligible pensioners, bringing the total pension rebate amount to \$300. This increase is now in place on a permanent basis.

The provision of an additional voluntary pension rebate is permissible under section 582 of the *Local Government Act 1993*, which states that a council may waive or reduce rates, charges, and interest due by any person prescribed by the regulations who is in receipt of a pension, benefit, or allowance under the *Social Security Act 1991*.

Stormwater Management Levy

In accordance with section 496A of the *Local Government Act 1993*, Council will continue to levy properties that receive a stormwater service through the Stormwater Management Levy, which is \$25 per year for land categorised as residential. This amount has remained unchanged since 2006.

Residents who currently receive a pension rebate will continue to receive an exemption from paying the Stormwater Management Levy.

The proposed charges for the Stormwater Management Levy and the proposed program of works for the 2024/25 financial year can be found in Council's Operational Plan (Revenue Policy).

Domestic Waste Charges

It is proposed to increase Domestic Waste Management charges by 5% for the 2024/25 financial year. The impact on the average 120 litre service is approximately \$20 per year (\$0.38 per week). This increase is primarily driven by a significant increase in waste disposal fees.

Council will subsidise the impact of increasing disposal costs for four years (introduced 2023/24) by using the Domestic Waste Management reserve. The financial planning for a substantial increase in disposal costs commenced in 2015/16, which means Camden residents have been protected from a one-off average increase of 23% or \$88 because of the subsidy over four years.

Council continues to provide a weekly three-bin service at a very reasonable cost per property.

The proposed charges for 2024/25 Domestic Waste Management were included within Council's draft Fees and Charges schedule placed on public exhibition for 28 days.

Fees and Charges

It is proposed to increase discretionary fees and charges by 2.9% in the 2024/25 financial year. Council's Fees and Charges for the 2024/25 financial year were part of the documentation placed on public exhibition for 28 days.

Where Council has been informed of changes to fees set by legislation, they have been reviewed and updated since the document was placed on exhibition. Changes to fees and charges are identified below:

- Section 10.7 Planning Certificates

A Planning Certificate provides information about relevant state and local planning controls and other property restrictions relating to a parcel of land. Planning Certificates are issued by Council in accordance with section 10.7 of the *Environmental Planning and Assessment Act 1979*.

The changes in statutory fees for the 2 types of planning certificates are as follows:

- Full Planning Certificate will increase to \$174 (compared to 2023/24 fee included in the exhibition document of \$168);
- Partial Planning Certificate will increase to \$69 (compared to 2023/24 fee included in the exhibition document of \$67).

- Section 603 Certificates

A Section 603 Certificate outlines any outstanding rates, charges, and debts payable to Council in relation to a property. This certificate is often needed before a property settlement.

This statutory fee is set by the Office of Local Government and Council has been notified that the fee will increase to \$100. The proposed fee included in the original exhibition document was \$95, which is the current fee for the 2023/24 financial year.

- Cemetery Interment Fee (Statutory Charge)

This fee is proposed to be introduced as an interment services levy to fund the cost of Cemeteries and Crematoria NSW (CCNSW), which is the regulator of all cemeteries and crematoriums across NSW. This will be a statutory levy that all councils will be required to charge and then pass onto the CCNSW.

ORD01

At this stage, CCNSW is unable to confirm if the levy will be imposed on all cemetery and crematorium operators by 1 July 2024. Council staff have met with representatives of CCNSW, who have advised that it is highly likely that the fee will be enforced from 1 July 2024.

The fees advised by CCNSW are as follows:

Service	Levy Amount
Cremation	\$41.00
Ash Interment	\$63.00
Burial	\$156.00

Council will include the levy in the 2024/25 Fees and Charges Schedule however a notation will be included that the levy will only be imposed if Council is advised by CCNSW that the necessary legislation has been passed to enforce the levy.

- Minor administration changes

Since exhibition, a number of minor administrative changes have been made to fees and charges, including the rounding of some fees and charges and updating the narrative for the bond administration fees.

A copy of the 2024/25 Fees and Charges Schedule was provided to Councillors as part of the public exhibition documents. The only changes are detailed above.

Investment Income

Council has an adopted Investment Policy, which outlines the way Council may invest funds, risk profile considerations and the types of institutions and products which it may invest in.

Interest projections for the 2024/25 financial year have been prepared based on generating a return on investment of 5.6% (this includes a performance factor of 2%). It is also anticipated that Council's investment base (pool of funds available for investment) will increase by 5.0% during the 2024/25 financial year.

Loan Borrowings - External

The proposed loan borrowing program is shown below. Loan borrowings are indicative only and revisited at each review of the Budget. Council's capacity to borrow is strong and within the industry benchmarks for a growing Council.

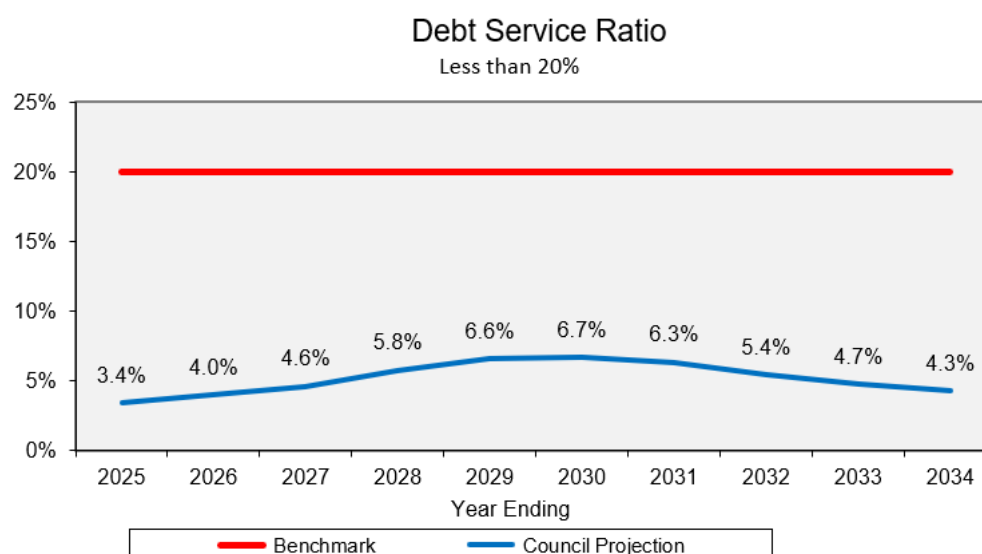
Purpose	2024/25	2025/26	2026/27	2027/28
Renewal Program	\$3.9M	\$4.3M	\$5.5M	\$6.5M
Community Support Package Stage 3	\$13.84M	\$7.45M	-	-
Community/Civic Catalyst Site	-	-	\$27.3M	\$27.3M
Community Infrastructure Renewal Program	\$1.17M	\$1.56M	\$1.27M	-
Total Borrowings	\$18.91M	\$13.31M	\$34.07M	\$33.8M

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:

	2024/25	2025/26	2026/27	2027/28
Principal Outstanding	\$65.1M	\$73.9M	\$103.1M	\$130.7M
Debt Servicing Costs (principal & interest)	\$5.7M	\$7.3M	\$8.7M	\$11.4M

Council has considered the impact of its proposed loan borrowings program on the Long-Term Financial Plan and is satisfied that this level of debt is well within the recommended levels for a growth council. This is demonstrated through the forecasted debt service ratio which is shown in the chart below:



Council continues to use debt prudently, balancing the level of debt, capacity to borrow and the opportunity cost of borrowing to ensure inter-generational equity in a rapidly growing environment. As Council grows, there will be greater pressure to borrow to construct the infrastructure required to support our community. Council has deliberately maintained a strong borrowing capacity for this purpose.

Council's borrowing capacity remains well within the benchmark of no greater than 20%.

PROPOSED RESERVE MOVEMENTS

In addition to the reserve transfers already approved as part of the 2022/23 - 2025/26 Delivery Program, the following reserve transfers are proposed to be made as part of the 2024/25 Budget.

Proposed Reserve Transfers (Net)	2024/25
Transfer from Biodiversity Credits Reserve	\$386,900
Transfer from Work Health and Safety Reserve	\$135,000
Transfer from Cemetery Reserve	\$129,600
Transfer from Technology Reserve	\$318,000
Total	\$969,500

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Transfer from Biodiversity Credits Reserve – \$386,900

As part of the December 2023 Quarterly Budget Review, Council approved the creation of this new reserve which holds funds from the sale of biodiversity credits. The draft 2024/25 budget includes a transfer from this reserve to fund a range of sustainability initiatives across the Camden LGA.

Transfer from Work Health and Safety Reserve – \$135,000

The draft 2024/25 budget proposes a \$135,000 allocation for work health and safety programs and initiatives to be funded from this reserve.

Transfer from Cemetery Reserve – \$129,600

The draft 2024/25 budget proposes a \$129,600 allocation from the Cemetery Reserve to assist with the appropriate surveying works which are required for burial allotments at the Camden Cemetery.

Transfer from Technology Reserve – \$318,000

The draft 2024/25 budget proposes a \$318,000 allocation from the Technology Reserve for the continued implementation of Council's Digital Innovation Strategy, including Cyber Security initiatives.

RATES AND CHARGES FOR 2024/25 AND AUTHORISATION OF EXPENDITURE

Rates and charges must be made by a formal resolution of Council. In moving the adoption of the appropriate resolutions, 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.
- A rebate is to be provided to eligible pensioners for annual rates and domestic waste charges which, in accordance with section 575 of the *Local Government Act 1993*, must not exceed \$250.
- A Council can however utilise section 582 of the *Local Government Act 1993* to provide an additional rebate to eligible pensioners.
- 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 paid their rates in full.
- 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 period 1 July 2024 to 30 June 2025 is 10.5%.

Voluntary Pensioner Rebate

Council utilises section 582 of the *Local Government Act 1993* to provide an additional voluntary pension rebate of \$50 to eligible pensioners. Council also provides a Stormwater Management Rebate to eligible pensioners of \$25 per annum, increasing the total pension rebate amount to \$325 for the 2024/25 financial year.

Authorisation of Expenditure

In relation to the authorisation of expenditure, section 211 of the *Local Government (General) Regulation 2021* provides:

- (1) 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.
- (2) A Council must each year hold a meeting for the purpose of approving expenditure and voting money.

2024/25 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)

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

ORD01

Rate Category	Base Charge	Ad-Valorem Rate
Residential	\$760.00	0.101162
Business	\$760.00	0.333835
Farmland Ordinary	\$760.00	0.050581
Farmland Intensive	\$760.00	0.091046

The above base charge and ad-valorem rates include the allowable increase in rate income approved by IPART of 8.20%. It should be noted that the ad-valorem and base charge may have changed since the exhibition of the draft Revenue Policy due to new subdivisions and valuations provided by the Valuer General.

- Based on the above rating categories, the percentage of base amount to total yield for the 2024/25 financial year for each class of rate is:

Rate Category	% Base Amount
Residential	49.80%
Business	10.66%
Farmland Ordinary	9.69%
Farmland Intensive	16.15%

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

FINANCIAL IMPLICATIONS

The financial implications are contained within the body of the report.

CONCLUSION

The Draft 2024/25 Operational Plan and Budget, Draft Revenue Policy and Draft Fees and Charges, Draft Capital Works Program and Draft Long-Term Financial Plan were placed on public exhibition from 17 April 2024 to 14 May 2024 inclusive.

Three submissions were received for Council to consider before adopting the documents; the key feedback areas raised have been addressed in the **attachment** to this report.

This is a responsible budget package that addresses infrastructure upgrades and renewal, maintains Council services and service standards, and continues to support its community through the recovery stage of COVID while maintaining a strong sustainable budget position.

RECOMMENDED

That Council:

- i. adopt the 2024/25 Draft Operational Plan, Draft Budget, and Draft Long-Term Financial Plan;
- ii. adopt the 2024/25 Budget as set out below:

- expenditure totalling \$531,475,000 as summarised in the 2024/25 Draft Budget including that the funds to cover such expenditure be voted;
- the 2024/25 Fees and Charges (includes Domestic Waste Management Fees, Stormwater Management Levy and the fee changes outlined within this report), and the 2024/25 Revenue Policy;
- the Minister's allowable limit of an 8.20% rate increase be applied to the 2024/25 rating year;
- the following ad-valorem rates to be levied on the land value of all rateable assessments for the 2024/25 financial year:

Rate Category	Ad-Valorem Rates
Residential	0.101162
Business	0.333835
Farmland Ordinary	0.050581
Farmland Intensive	0.091046

- in accordance with section 537(b) of the *Local Government Act 1993*, noting that the percentage of base amount to total yield for the 2024/25 financial year for each class of rate is:

Rate Category	
Residential	49.80%
Business	10.66%
Farmland Ordinary	9.69%
Farmland Intensive	16.15%

- adoption of a base amount of \$760.00 to be levied for each rateable assessment for the 2024/25 financial year;
 - adoption of the rate permitted by the Minister for Local Government for the allowable interest rate on overdue rates of 10.5% for the period 1 July 2024 to 30 June 2025; and
 - approval of the reserve transfers and loan borrowings for 2024/25 as detailed in the report.
- iii. note the submissions received in relation to the 2024/25 Draft Operational Plan and Budget and notify the submitters of Council's decision.

ORD01

ATTACHMENTS

1. 24/25 Operational Plan and Budget Public Exhibition Report Responses
2. Online submissions - *Supporting Document*
3. Written submission - *Supporting Document*

ORD02

SUBJECT: PRE PUBLIC EXHIBITION - DRAFT SOUTH CREEK WEST PRECINCT 5 (PART) PLANNING PROPOSAL
FROM: Director Planning and Environment
EDMS #: 24/209312

PROPERTY ADDRESS 705 The Northern Road, Bringelly
657 The Northern Road, Bringelly
421D The Northern Road, Cobbitty
641 The Northern Road, Cobbitty
641A The Northern Road, Cobbitty
Part of 689 The Northern Road Bringelly

PROPONENT BHL Group Pty Ltd

OWNERS Mrs R Pisciueneri & Mr SC Galluzzo
Roberts Jones Investments 500 Pty Ltd
621B Northern Road Pty Ltd & 621Z Northern Road Pty Ltd

Landowners not actively involved in this planning proposal
Frank Lopresti Investments Pty Ltd
Sydney Water Corporation

PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal for land at Cobbitty and Bringelly, known as South Creek West Precinct 5 (Part) and referred to in this report as Precinct 5 (Part).

The report recommends Council endorse the draft Planning Proposal for submission to the NSW Department of Planning, Housing and Infrastructure (DPHI) for Gateway Determination, and to be placed on public exhibition subject to a favorable Gateway Determination and the resolution of outstanding matters discussed within this report.

The draft Planning Proposal and associated studies are provided as **attachments** to this report. The draft Planning Proposal is supported by a draft Development Control Plan (draft DCP) which is also provided as an **attachment**.

Councillors have been briefed on the draft Planning Proposal on several occasions including 27 February 2024 and 21 May 2024.

BACKGROUND

The South Creek West Precinct forms part of the broader South West Growth Area (SWGA). In November 2017, the South Creek West Precinct was released for precinct planning by the then NSW Department of Planning and Environment (DPE) (now DPHI).

In November 2019, the NSW Minister for Planning announced a new approach to precinct planning. Under the new approach, the South Creek West Precinct was identified under the 'collaborative planning' pathway, allowing precinct planning to be progressed via a Planning Proposal lodged with Council.

In December 2021, a draft Planning Proposal was lodged with Council by Urbis on behalf of the proponent (BHL Group). In summary, the draft Planning Proposal seeks to rezone Precinct 5 (Part) from RU1 Primary Production under *Camden Local Environmental Plan 2010* to a variety of urban zones under the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* (Precincts SEPP). Further details on the proposed zones are provided later in this report.

CONTEXT

The SWGA incorporates 14 precincts (11 within the Camden LGA) and is expected to provide 105,000 dwellings by 2041. The SWGA (Camden LGA) is shown in **Figure 1**.

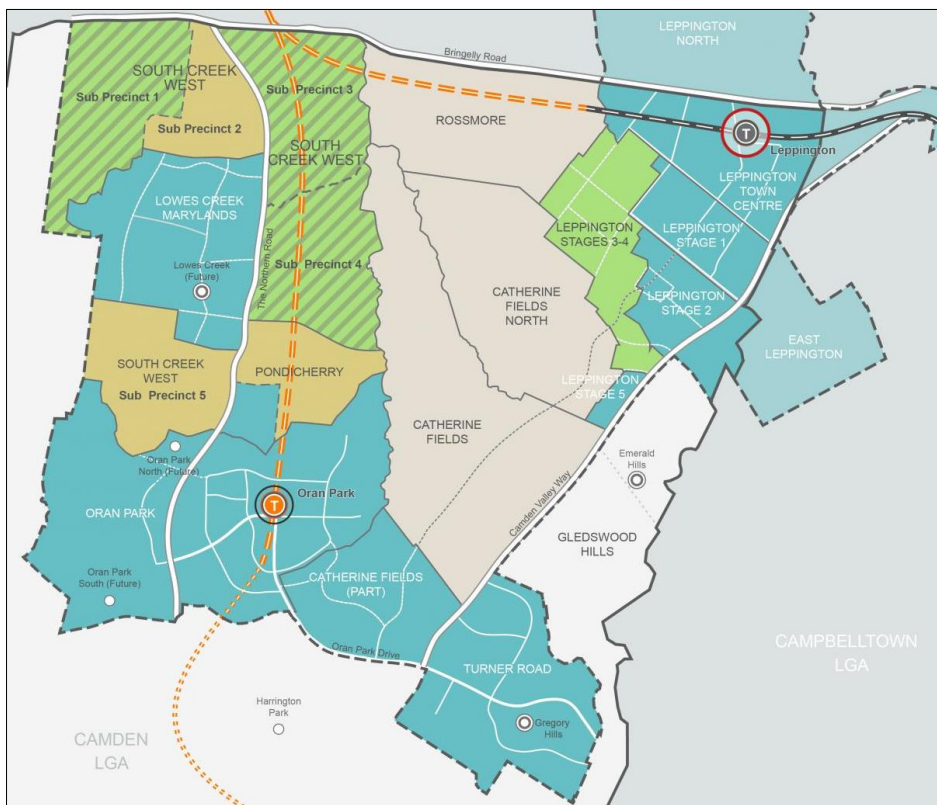


Figure 1: South West Growth Area Precincts (Camden LGA)

The South Creek West Precinct (SCW Precinct) consists of five sub-precincts with a combined area of over 1,500 hectares. It is located at the western edge of the SWGA. Sub Precinct 5 (Precinct 5) is located west of The Northern Road, as shown in **Figure 2**. It is located to the south of the rezoned precinct of Lowes Creek Maryland and north of Oran Park precinct.

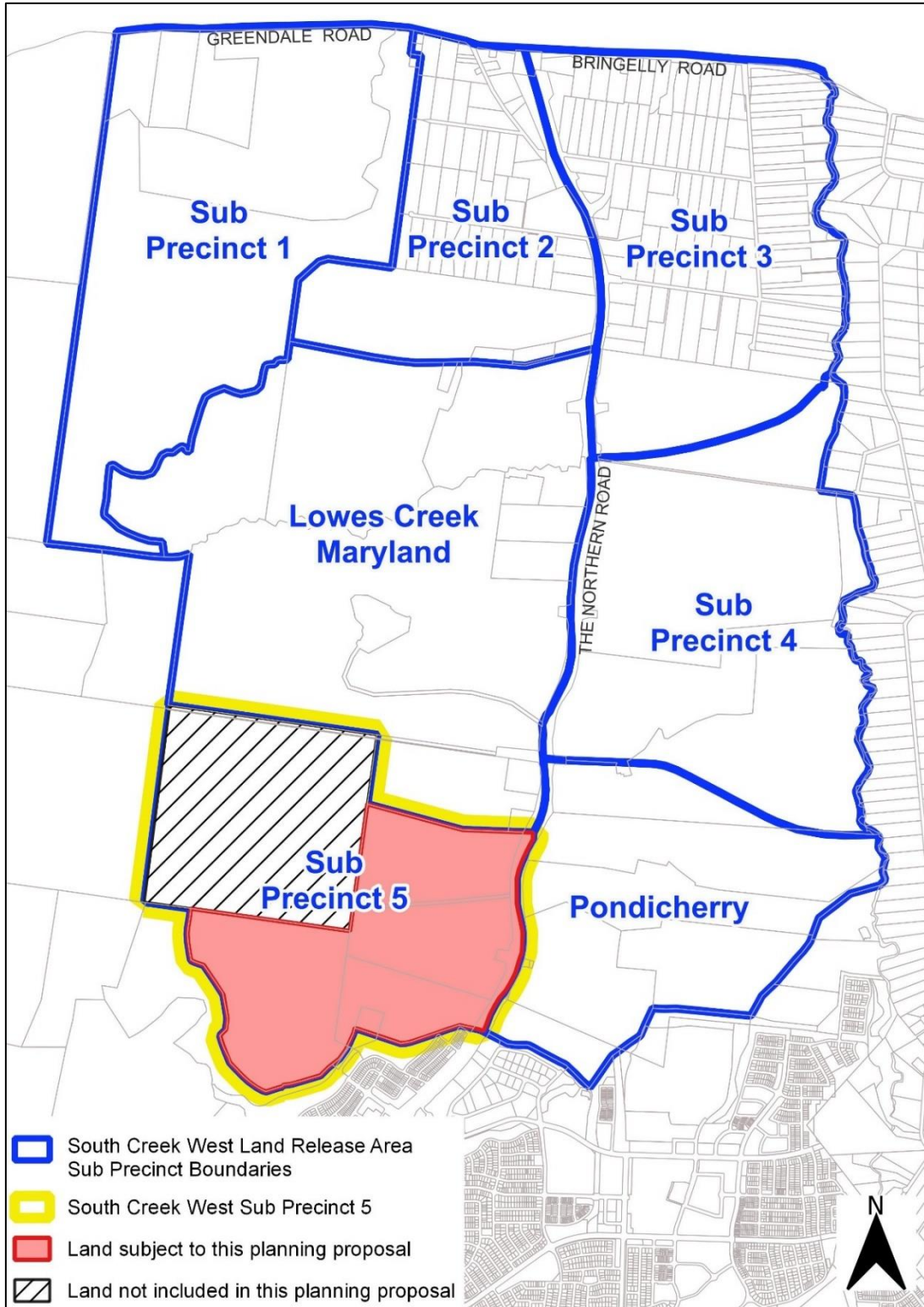


Figure 2: Site Context - South Creek West Precinct

ORD02

Precinct 5 comprises six landholdings, with a total area of 312.7 hectares as shown in **Figure 2**. The majority of Precinct 5 consists of rural land, used for agriculture (**Figure 3**). It includes an existing dwelling house and several farm dams. The southern side of Precinct 5 includes a vegetated ridge. Some of the vegetation is Cumberland Plain Woodland with the remainder being African Olive trees (a noxious weed). Two Sydney Water reservoirs that are nearing completion are located on the top of the ridge.

There is a recently constructed service station and fast-food restaurant adjacent to The Northern Road at the proposed entrance road into Precinct 5. A TransGrid electricity transmission line traverses the site in an east west direction. There are no public roads within Precinct 5.

As it is located within the SWGA, the land is biodiversity certified under the *Biodiversity Conservation Act 2016*, however protection of native vegetation should be achieved wherever possible.



Figure 3: Aerial Map of subject site

Initial area of Planning Proposal

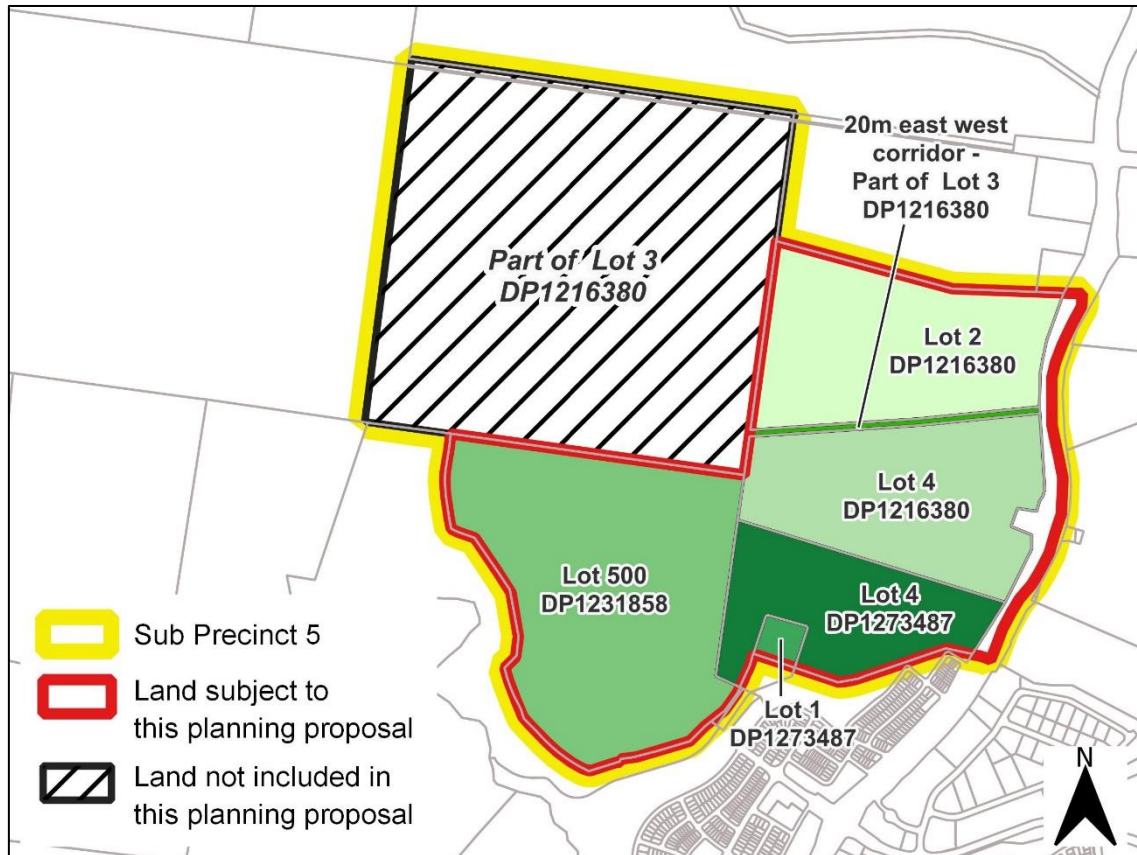


Figure 4: Lots subject to the draft Planning Proposal

Originally, the draft Planning Proposal incorporated all of Precinct 5. However, the landowner of Lot 3 DP 1216380 requested their land be excluded from the proposal. The current draft Planning Proposal applies to part of Precinct 5, covering an area of 174 hectares, as highlighted red in **Figure 4**.

Technical Studies

The proposal is accompanied by a suite of technical studies that inform the preparation of various aspects of the draft ILP and draft Planning Proposal. Some of these technical studies have been updated following initial consultation with State agencies and assessment by Council officers, and subsequent changes to the draft ILP have been made.

If the draft Planning Proposal is endorsed by Council, the technical studies will need to be reviewed and updated to ensure they are consistent with the current draft Planning Proposal. Copies of the technical studies are included as an **attachment** to this report.

ORD02

Independent Review

The preparation and assessment of the draft Planning Proposal is a large and complex project. To assist with the assessment, Council engaged an independent review of the draft Planning Proposal (known as a masterplanner review). The independent review undertook a review of the neighbourhood centre, provided comments on some of the State agency responses, and suggested amendments to the draft DCP to accompany the proposed rezoning.

The masterplanner review concluded that the amended draft Planning Proposal (and its ILP) are of sufficient planning merit for Council to forward to the DPHI for Gateway Determination, public exhibition and agency consultation. This is generally consistent with the Council officer's assessment.

A copy of the review report is provided as an **attachment**.

Initial Notification

Initial consultation was undertaken with surrounding landowners, as well as state and utility agencies in mid 2022. The draft Planning Proposal was placed on Council's YourVoice (community engagement platform). The YourVoice page had 275 viewings of the draft Planning Proposal.

Five submissions were received from the community and 13 from agencies. A summary of responses to community and State agency comments on the draft Planning Proposal are provided as **attachments** to this report. The matters raised in submissions have been considered by Council officers in the assessment of the draft Planning Proposal package. Changes have been made to the draft Planning Proposal and ILP since initial notification and some of the changes made have addressed matters raised in submissions. It is also noted that some of the other matters raised are no longer applicable as a consequence of revisions the draft Planning Proposal and ILP.

Subject to Council endorsement of the draft Planning Proposal, resolution of the outstanding matters and receipt of a favourable Gateway Determination, Council will formally consult with state agencies and place the draft Planning Proposal on public exhibition.

MAIN REPORT

The draft Planning Proposal aims to rezone the land for urban development including 2,312 dwellings (approx.) and a population of 7,075 (approx.). The precinct includes a neighbourhood centre, playing fields, public primary school (K-6), and neighbourhood shops.

These facilities will be surrounded by medium density residential and mixed-use development. The precinct will also provide lower density housing, open space, riparian corridors, pedestrian footpaths and cycleways.

Camden Local Planning Panel

The draft Planning Proposal was reported to the Camden Local Planning Panel (CLPP) on 21 February 2023. The CLPP supported the recommendations from Council officers and made a number of recommendations. The draft Planning Proposal has evolved since the CLPP meeting, including the removal of the ridgeline parks from the Oran Park Contributions Plan, which has superseded some of the recommendations of the CLPP.

A copy of the relevant extract from the CLPP minutes, and a summary of the Panel's advice with Council officers' responses, are provided as **attachments** to this report.

Draft Indicative Layout Plan

The current version of the draft ILP is shown in **Figure 5**. The vision for the ILP is underpinned by the following design and planning principles:

- A neighbourhood centre and primary school to establish a community focal point;
- A mix of housing types, with medium density housing located around the local centre and major open space amenity;
- Integration with the adjoining Arcadian Hills and Oran Park areas to the south and the future Lowes Creek Maryland Precinct to the north;
- Utilisation of creek lines to provide a green link and smaller green links throughout the precinct;
- Retention of existing significant vegetation as natural bushland or riparian corridors;
- Improved water quality, water flow and the health of riparian corridors;
- Manage and retain views;
- Provide links between the Oran Park Precinct and Lowes Creek Maryland Precinct, creating a meaningful urban road network;
- Utilise landscaping and topography on the southern boundary to manage noise; and
- Promote pedestrian and cycle linkages.

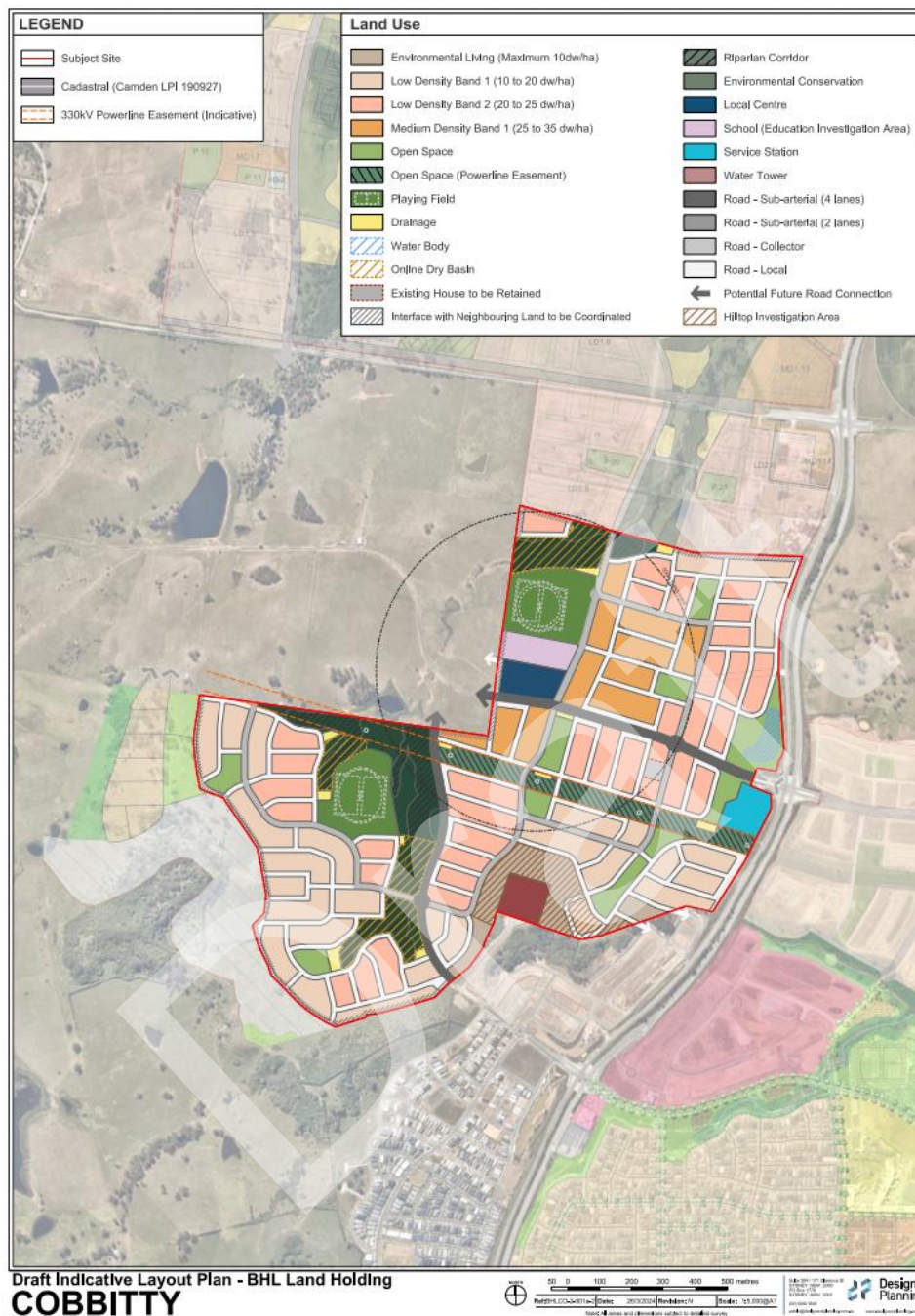


Figure 5: Precinct 5 (Part) - Draft Indicative Layout Plan (Revision N)

Zoning and Permissibility

The draft Planning Proposal will rezone the land under the Precincts SEPP. The draft zoning map is shown in **Figure 6**.

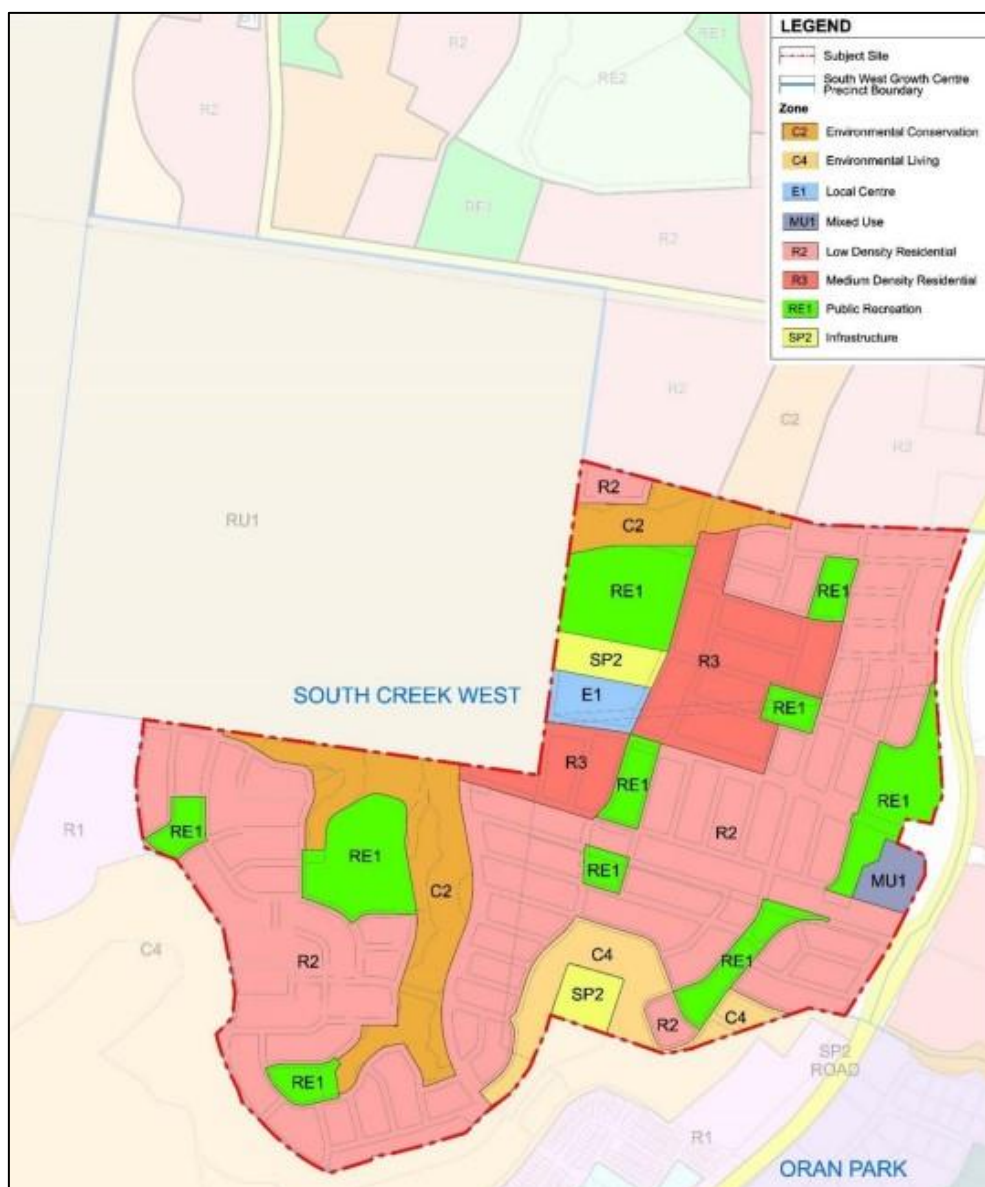


Figure 6: Proposed Zoning Map

The proposed amendments involve a series of maps as shown in **Table 1**.

Table 1: SEPP (Precincts – Western Parkland City) 2021 Map Amendments	
Map Layer	Description of map
Land application	Amends the overall SEPP map to include Precinct 5 (Part).
Land zoning	Allocates the land use zones.
Lot size	Identifies the possible minimum lot size around the ridgeline (pending the Investigation Area – Ridgeline/Landslip): <ul style="list-style-type: none"> 1,000 m²

Table 1: SEPP (Precincts – Western Parkland City) 2021 Map Amendments	
Map Layer	Description of map
Residential density	Identifies the minimum and maximum permissible dwelling density.
Height of buildings	Identifies the maximum height of buildings in the business and residential zones: <ul style="list-style-type: none"> • 9m: land in the R2 and B4 zones • 12m: land in the R3 zone • 18m: land in B1 Neighbourhood Centre zone.
Land reservation acquisition	Identifies the land to be acquired for a public purpose: <ul style="list-style-type: none"> • Schools Infrastructure NSW to be acquisition authority for the proposed primary school. • Council to be the acquisition authority for the sub arterial roads, riparian and open space areas. (Funded by a Contributions Plan or Planning Agreement).
Native vegetation protection	Identifies the sites of native vegetation protection.
Riparian protection area	Identifies areas of future native vegetation planting.
Land Use Zones	Identifies where the following zones apply:
• B1 Neighbourhood	Applies to the proposed neighbourhood retail centre.
• B4 Mixed Use	Applies to the existing service centre at the entrance to the precinct at The Northern Road.
• C2 Environmental Conservation	Applies to the riparian corridors.
• C4 Environmental Living	May apply to the ridge land area in private ownership.
• R2 Low Density Residential	Applies to the lower density residential areas.
• R3 Medium Density Residential	Applies to the medium density residential areas adjoining the neighbourhood retail centre.
• RE1 Public Recreation	Applies to the proposed parks.
• SP2 Infrastructure	Applies to the proposed school and water reservoirs.

Population, Dwelling Types and Yield

The draft Planning Proposal will provide approximately 2,312 dwellings via a mix of housing densities, as outlined in **Table 2**.

Precinct 5 (Part) is expected to consist of 71% low density (lot sizes ranging from 300m² - 430m²), 27% medium density and 2% larger lots (minimum 1,000m²). Low density primarily comprise single or double storey detached dwellings. Medium density includes rear and front-loaded attached dwellings (terraces), manor homes and studios.

Table 2: Dwellings, Household Size and Population						
	Env. Living	Low Density Band 1	Low Density Band 2	Medium Density	Neighbourhood Centre	Totals
Density Band (dw/Ha)	10	10-20	20-25	25-35	N/A	N/A
Av. Lot Sizes (m ²)	1,141	427	309	229	N/A	N/A
NDA* (Ha)	5.55	40.94	41.46	16.12	N/A	104.07
Dwellings	55	695	947	515	100	2,312
% of Dwellings	2%	30%	41%	23%	4%	100%
Population	198	2,294	2,841	1,494	230	7,056

*NDA means Net Developable Area

Investigation Areas and Outstanding Matters

The preparation and assessment of the draft Planning Proposal is complex, with several matters taking time to resolve. Some technical matters still require resolution to progress the draft Planning Proposal. These include the assessment of the ridgeline land, riparian areas and floodplain management.

Water cycle management will need to be informed by the final proposed development layout/footprint, and it is therefore considered logical to delay further modelling until such time as that layout has progressed.

The independent review supports undertaking further investigation of the outstanding issues while the draft Planning Proposal is progressed to DPHI for a Gateway Determination. It is expected that the investigation areas and outstanding matters will need to be resolved prior to submission for a Gateway Determination, or prior to public exhibition.

The scope of investigation areas and outstanding matters is as follows:

Investigation Area 1 – Ridgeline Land

The ridgeline area in the southern part of the land requires further geotechnical assessment (area within blue highlighted areas as shown in **Figure 7**). There is a need to determine the stability of the ridgeline in the southern portion of the site. The proponent is proposing large lot (low density) residential development on this land. It is noted that the extent of the investigation area may increase depending on the outcome of the geotechnical assessment.

ORD02



Figure 7 – Investigation Area No. 1

The proponent has requested that parts of the investigation area be zoned C4 Environmental Living with a minimum lot size of 1,000m². However, the minimum lot size cannot be determined until the outcome of the investigation area.

Once the further investigation has been completed, land use zoning and planning controls specific to the locality will be finalised to include matters such as minimum lot sizes, limits on the location of dwellings and specific construction requirements (if needed). These controls will complement the draft general development controls for Ridgelines and Steep Land, which were endorsed by Council on 14 May 2024 for the purpose of public exhibition.

Provided the impact of the changes and controls does not require a substantial amendment to the draft ILP, the information will be provided to DPHI as part of the supporting documentation for the submission seeking a Gateway Determination.

Investigation Area 2 - Detention Basins in Riparian Corridor

As part of the Water Cycle Management Strategy, several detention basins are proposed within the precinct. This includes several farm dams, some of which may be retained and reconfigured as detention basins. The Water Cycle Management Strategy provides indicative designs for each basin to show that the required amount of floodwater can be contained in a safe manner.

During the initial agency consultation, NSW Environment and Heritage Group (EHG) - now Department of Climate Change, Energy, Environment and Water (DCCEEW) - raised concern with the location of online basins within the site. Council officers support these concerns. As such, an alternative design for the location of two basins (as shown in **Figure 8**) may be required to achieve an acceptable solution.

Provided the outcome of this matter does not require a substantial amendment to the draft ILP, the information will be provided to DPHI as part of the supporting documentation for the submission seeking a Gateway Determination.



Figure 8 – Investigation Area No. 2

Outstanding Matter - Floodplain Management

In April 2024, the proponent lodged an updated Water Cycle Management Strategy. However, the information provided to date has not fully satisfied Council's flooding and stormwater management requirements. To ensure these matters are addressed, an updated Water Cycle Management Strategy with all associated modelling is required to be submitted and endorsed by Council officers prior to formal State agency consultation and before public exhibition. The Strategy will need to comply with the following:

- *Environmental Planning and Assessment Act 1979*, Section 9.1, 4.1 Flooding;
- Flood Risk Management Manual;
- National Guidelines (AIDR);
- Camden Local Environmental Plan Section 5.21;
- Council's Floodplain Risk Management Policy;
- Regional Flood Model User Guidelines; and
- Growth Centre DCP for flooding and stormwater management.

If the draft Planning Proposal is endorsed, it is recommended that pre-gateway consultation be undertaken with relevant State agencies to resolve the investigation areas. This will enable the final water cycle design to be completed. The draft Planning Proposal may then need to be amended to reflect the final water cycle design and mitigate the impacts of future development enabled by this proposal.

It is noted that the ridgeline investigation area and the riparian corridor investigation area, (including the design of basins) will need to be finalised and agreed to before the final design of the storm water management system can be formally designed, assessed and finalised. The location and design of the basins will require both Council officer and State agency support.

Key Assessment Considerations

Neighbourhood Centre / School

When originally lodged, the draft Planning Proposal included a primary school site on the land to the west (Lot 3 in DP 1216380). As that land was subsequently excluded from the draft Planning Proposal, Schools Infrastructure NSW (SINSW) requested the primary school site be relocated to its current proposed location (shown in **Figure 9**).



Figure 9 – Neighbourhood Centre, School and Playing Fields (Concept design)

Officer comment

The proposed school, neighbourhood centre and one of the playing fields are co-located and adjacent to the east west sub arterial road. These facilities will be convenient to future bus services and the central focus of the precinct. The design of the locality around the school has received in-principle support from SINSW officers.

Officer Comment:

The proposed primary school site has an area of 2 hectares. The size of the school is consistent with current SINSW Guidelines, which require a minimum site area of 1.5 hectares for primary schools with 1000 students in urban areas.

Council officers will continue to engage with SINSW officers about the size and timing of the delivery of schools to accommodate our growth, including the need to plan for future high school sites. SINSW will be formally consulted as part of the State Government agency consultation.

In relation to other future planned schools in the locality, schools catering for K-12 are proposed in the Lowes Creek Maryland (public) and Pondicherry precincts (private).

Open space / Recreation

The amount of open space proposed in the draft Planning Proposal meets Council's open space requirements, as shown in the **Table 3**.

The draft Planning Proposal includes:

- Four rectangular sports pitches in combination with two oval pitches;
- Six multipurpose courts;
- Three small playgrounds;
- Three large playgrounds;
- One youth play area;
- Fitness stations;
- BBQ / Picnic shelters;
- Trail and boardwalk networks; and
- Off leash dog parks (subject to approvals).

The proposed provision of open space is as follows:

Table 3: Open Space Requirements		
Type	Area required (Ha)	Area proposed (Ha)
Active open space		10.6309
Passive open space		9.3356
Total		19.9665

In addition to above, the land under the existing transmission line easement (5.5 hectares) has the potential to provide an open space function, although landscaping and provision of facilities will be limited within this area. There is also 16.8 hectares of riparian land, some of which will be adjacent to open space. The land within the transmission line and riparian corridor is not included in the open space calculations.

ORD02

Officer comment

The amount of open space proposed in the draft Planning Proposal meets Council's requirements however some areas require further design refinement.

Vegetation / Biodiversity

Precinct 5 (Part) has remnant vegetation in isolated pockets, including around the ridge line area. There is also a substantial amount of African Olive trees (a noxious weed) around the ridgeline. As mentioned earlier in this report, the sub precinct is "bio-certified", which means that the provisions of the *Biodiversity Conservation Act* do not apply to the land.

The draft ILP and draft Planning Proposal retain areas of high value biodiversity in good condition through the zoning of the central riparian corridor for Environmental Conservation. Vegetation has also been retained, where possible, in areas identified as local parks to avoid unnecessary impacts to potential threatened ecological communities. Overall, the draft Planning Proposal seeks to protect:

- 2.81 hectares of additional high conservation value vegetation;
- 8.56 hectares of Cumberland Plain Woodland; and
- 0.18 hectares of River-flat Eucalypt Forest

Officer comment

The proposed retention of the vegetation is supported by Council officers. It is noted that upon further assessment of the ridgeline area, there may be further opportunities for the retention of vegetation on the ridgeline.

A Biodiversity Consistency Report will be required prior to Gateway Determination and further consultation will be undertaken with Department of Climate Change, Energy, Environment and Water (DCCEEW).

Traffic, Transport and Accessibility

Precinct 5 (Part) will be linked to surrounding areas by the following roads:

- An east west sub arterial road (similar in design to Dick Johnson Drive) linking to the Northern Road and into the Pondicherry Precinct;
- A two lane sub arterial road and local streets linking to the south; and
- A future north south arterial road, collector road and local roads linking north to the Lowes Creek Maryland precinct.

The proposed neighbourhood centre is located centrally in Precinct 5 (Part), adjacent to the intersection of the east west sub arterial road and the north south collector road. Future bus routes are likely to pass the neighbourhood centre, improving its accessibility. There will be a network of bike paths within the precinct that link to the adjoining precincts to the north and south and east to those precincts east of The Northern Road.

The South Creek West Precinct is the western limit of future urban development in the SWGA.

Officer comment

The draft Planning Proposal is supported to progress to the next stage of assessment, which would include further consultation with Transport for NSW.

Design with Country / Heritage / Landscape Masterplan

A Preliminary Aboriginal Heritage Assessment (dated 2022), a Designing with Country Report and Connecting with Country Opportunities Analysis (dated March 2024) have been provided as part of the suite of technical studies (provided as **attachments** to this report). These reports are preliminary and note that further investigation and consultation with Registered Aboriginal Parties (RAPs) will be required through the assessment of the draft Planning Proposal.

Officer Comment

The concept of designing with Country has recently been introduced into the planning proposal process by the NSW Government. This includes an understanding of how the land sits within a broader cultural landscape that contains Aboriginal artefacts and cultural sites such as former gathering places, ceremonial sites on hills, scar trees and previous living places.

This draft Planning Proposal was lodged with Council prior to the NSW Government introducing the requirement for an early-stage site analysis to inform Design with Country. Therefore, this matter has not been specifically addressed from the outset. However, the proposed location of the riparian corridor and the intention to retain views to ridgelines does address some Design with Country criteria.

There are no items of non-indigenous heritage located within Precinct 5 (Part). A draft Landscape Masterplan has been prepared to support the draft Planning Proposal and is provided as part of the suite of technical studies (provided as an **attachment** to this report). Amendments and updates to this Masterplan will be required prior to the draft Planning Proposal proceeding to public exhibition.

Camden Growth Centre Precincts DCP Amendment

The proposed planning controls under the SEPP amendment will be supported by an amendment to the Camden Growth Centre Precincts DCP. A copy of the proposed DCP Amendment is provided as an **attachment** to this report. The amendment will extend the application of the DCP (and its general provisions) to include Precinct 5 (Part).

The Camden Growth Centre Precincts DCP has schedules that apply to different precincts in the SWGA. These schedules are based on the location, context and ILP of each precinct.

It is proposed that there be an additional schedule (Schedule 8) added to the DCP, which will apply specifically to Precinct 5 (Part). The provisions will include the following elements, each with a corresponding map:

- A more detailed vision for the precinct (part);
- DCP Map - based on the ILP and providing details on the street network, cycleway links, types of open space;
- Street design widths and network specific to the precinct (part), including provisions to minimise urban heat through increased street tree planting;

ORD02

- Design with Country – to be considered in the design of major buildings;
- Open space and recreation network;
- Indigenous and European Heritage;
- Noise and Odour;
- Geotechnical, Salinity and Contamination matters;
- Bushfire, Biodiversity and Riparian matters;
- Neighbourhood Centre and shopping street design;
- Development adjacent to the southern ridgeline (future addition to the draft DCP when the Ridgeline Investigation Area is resolved); and
- Future access to adjoining land.

Assessment against Key Strategic Planning Documents

The draft Planning Proposal has been assessed against key strategic plans, including:

- Greater Sydney Region Plan;
- Western City District Plan;
- South West Growth Area Structure Plan and Guidelines;
- Camden Community Strategic Plan;
- Camden Local Strategic Planning Statement;
- Camden Local Housing Strategy;
- Camden Centres and Employment Land Strategy;
- State Environmental Planning Policies;
- Section 9.1 Ministerial Directions; and
- Camden Green and Blue Grid vision.

The proposal is generally consistent with the objectives of these key strategic documents, with a detailed assessment provided within the independent review report **attachment**.

Assessment of Strategic Planning Merit

It is considered that the draft Planning Proposal demonstrates sufficient strategic planning merit to proceed to Gateway Determination and public exhibition subject to the satisfactory resolution of the outstanding assessment matters discussed previously in this report.

The draft Planning Proposal is considered to have strategic merit as it:

- Enables the development of land for future urban development including residential, open space, a riparian corridor, a neighbourhood centre and a future primary school;
- Supports increased housing diversity by providing a mixture of dwelling typologies. The draft Planning Proposal would contribute to Camden's 6-10 year housing target and respond to the needs of Camden's growing community;
- Provides for social infrastructure including a public K-6 school and a neighbourhood centre;
- Supports the delivery of open space through the provision of multiple local parks and two double playing fields and hard courts;
- Has been demonstrated that the land is suitable for residential development based on specialist studies, with measures in place to address relevant site conditions (subject to the resolution of the geotechnical assessment of the ridgeline area); and

- Is land that would have access to service infrastructure, based on consultation with service providers.

Next Steps

Infrastructure Contributions / Planning Agreement

It is important that infrastructure for the precinct be provided in a form that adequately serves future residents. The Proponent has commenced discussions with Council officers regarding a Planning Agreement (PA).

A satisfactory letter of offer for a Planning Agreement is required to be submitted to Council prior to submission of the Draft Planning Proposal Package to DPHI for a Gateway Determination. There will be a Councillor briefing on the Planning Agreement prior to a report to Council on the matter.

Submission of the draft Planning Proposal for Gateway Determination

Subject to Council endorsement, the draft Planning Proposal will be submitted to DPHI seeking a Gateway Determination. Subject to a favourable Gateway Determination, resolution of the investigation areas and outstanding assessment matters, and compliance with any Gateway conditions, the draft Planning Proposal package will be placed on public exhibition.

It is noted that the draft ILP and associated documents may need to be refined and updated as the outstanding and other matters are progressed.

Proposed Public Exhibition

Subject to Council endorsement of the draft Planning Proposal a favourable Gateway Determination and resolution of outstanding matters, the draft Planning Proposal and draft DCP will be placed on public exhibition. Ideally, the draft PA will be exhibited concurrently.

The public exhibition of the various documents will be in accordance with the Camden Community Participation Plan 2021 (CPP). **Table 4** (below) list the community communication and engagement methods that are proposed.

Table 4: Community communication and engagement methods		
Phase	Communication	Engagement
Phase 1 Public Exhibition	<ul style="list-style-type: none"> • Media release • Notification letters • Economic Development E-news • Mayoral message • Social media 	<ul style="list-style-type: none"> • Your Voice Camden project page • Subscriber notification of exhibition • Document displays • Notify preliminary engagement participants
Phase 2	<ul style="list-style-type: none"> • Councillor briefing / Council report (if required) 	<ul style="list-style-type: none"> • Your Voice Camden project page updates

Table 4: Community communication and engagement methods

Phase	Communication	Engagement
Post Exhibition	<ul style="list-style-type: none"> Media release Acknowledge submissions Economic Development E-news 	<ul style="list-style-type: none"> Clarify submissions where required

State agencies will be provided with the draft suite of documents and invited to make a submission on the draft Planning Proposal package. This will include the various technical studies, as updated following the refinement of the draft Planning Proposal.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council.

CONCLUSION

The draft Planning Proposal seeks to amend the SEPP (Precincts – Western Parkland City) 2021 to rezone Precinct 5 (Part) from a rural zone to facilitate urban development. The proposal will facilitate the delivery of approximately 2,312 dwellings, a K-6 school, a neighbourhood shopping centre, public open space, playing fields, riparian corridors, and pedestrian footpaths and cycleways.

Council officers have assessed the draft Planning Proposal and consider the proposal demonstrates sufficient planning merit to proceed to the next stages including Gateway Determination, subject to resolution of the investigation areas and outstanding matters and issues outlined in this report.

These include the resolution of matters associated with ridgelines, location of detention basins, floodplain management and infrastructure contributions. In addition, Council officers will continue to engage with SINSW regarding the planning, size and timing for the delivery of new schools in our growth precincts.

The Planning Proposal will be reported to Council for further consideration following public exhibition and resolution of the outstanding matters.

RECOMMENDED

That Council:

- i. endorse the Planning Proposal for land at:
 - 705 The Northern Road, Bringelly (Lot 2 in DP 1216380);
 - 657 The Northern Road, Bringelly (Lot 4 in DP 1216380);
 - 421D The Northern Road, Cobbitty (Lot 500 in DP 1231858);
 - 641 The Northern Road Cobbitty (Lot 4 in DP 1273487);
 - 641A The Northern Road Cobbitty (Lot 1 in DP 1273487; and
 - 689 the Northern Road, Bringelly (part of Lot 3 of DP 1216380)

to be forwarded to the Department of Planning, Housing and Infrastructure for Gateway Determination (subject to receipt of a satisfactory letter of offer to enter into a Planning Agreement and satisfactory progression of the investigation areas and outstanding matters, as outlined in this report);
- ii. endorse Schedule 8 of the Camden Growth Centre Precincts Development Control Plan (including as amended) for Precinct 5 (Part) for the purposes of public exhibition;
- iii. forward the Camden Growth Centre Precincts Development Control Plan (including as amended) to the Secretary of the Department of Planning, Housing and Infrastructure at the same time it is placed on public exhibition in accordance with the Instrument of Delegation issued by the Secretary of the Department of Planning, Housing and Infrastructure on 19 January 2015;
- iv. delegate authority to the General Manager to make any amendments (prior to public exhibition) to the Planning Proposal, supporting documents and draft development control plan, to reflect outcomes of the investigation areas and any other outstanding matters (as outlined in this report);
- v. subject to receiving a favourable response from the Department of Planning, Housing and Infrastructure, proceed to public exhibition for the Planning Proposal, in accordance with the requirements of the Gateway Determination and the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and
- vi. receive a post-exhibition report advising of the outcomes of public exhibition.

ATTACHMENTS

1. SCW 5 - BHL Planning Proposal Report - May 2024
2. SCW 5 - Draft Development Control Plan (DCP)
3. SCW 5 - Masterplanner Summary Report
4. SCW 5 - Initial Notification Submissions Summary Table
5. SCW 5 - Initial Notification NSW Government Agency Submissions Response Table
6. SCW 5 - CLPP Minutes and Officer Recommendations 21 February 2023
7. SCW 5 - Local Planning Panel Response

ORD02

8. SCW 5 - Outline of Technical Studies
9. Technical Studies SCW Precinct 5 - under separate cover

ORD03

ORD03

SUBJECT: POST PUBLIC EXHIBITION - 499, 501, 585, 589, 591 & 593 COBBITTY ROAD, COBBITTY PLANNING AGREEMENT
FROM: Director Growth and Finance
EDMS #: 24/257272

PURPOSE OF REPORT

The purpose of this report is to inform Council of the outcome of the public exhibition for the Planning Agreement at 499, 501, 585, 589, 591 & 593 Cobbitty Road, Cobbitty proposed with Mirvac Homes NSW.

BACKGROUND

On the 24 July 2023, Council received a letter of offer (VPA Offer) from Mirvac (the developer) to enter into a Voluntary Planning Agreement (VPA). The VPA Offer includes the proposed dedication of land and completion of works, as well as monetary contributions towards plan administration and off-site local infrastructure.

The VPA Offer proposed to deliver all local infrastructure (both land and works) identified within their development, as shown in Figure 1 below.

The monetary cash contribution included in the VPA Offer is to go towards the administration of the proposed VPA and an off-site contribution towards a future community centre and local sports fields.

In addition, the proposed VPA has a provision for additional monetary contributions should the development exceed the dwelling threshold of 948 lots. If this occurs, the developer will be required to pay \$30,952 for each additional lot.

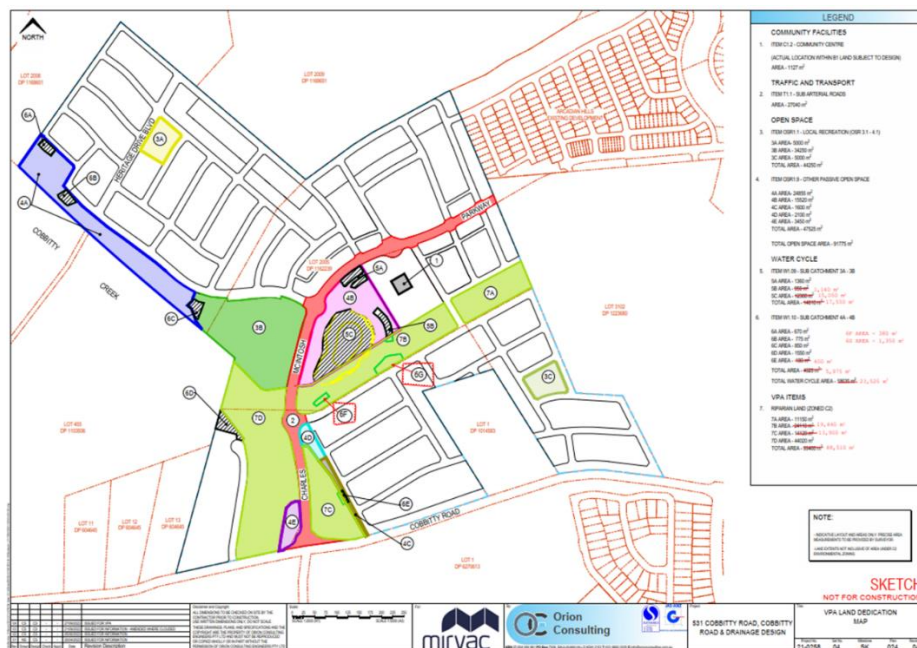


Figure 1 – Infrastructure and land covered in the Mirvac Offer.

MAIN REPORT

Council, at its 9 April 2024 Ordinary Council Meeting, resolved to:

- i. endorse the draft Cobbitty Road, Cobbitty Planning Agreement to be placed on public exhibition in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and
- ii. receive a further report on the outcomes of the public exhibition.

This report outlines the outcome of the public exhibition.

Public Exhibition

The draft VPA was placed on public exhibition between 17 April 2024 and 17 May 2024.

The draft VPA was available for viewing online, at Your Voice Camden, and in hard copy form in all Council libraries and at the Council's Administration Building.

Only views online were recorded and the draft VPA received 53 views from 43 people.

No submissions were received electronically or in hard copy.

FINANCIAL IMPLICATIONS

The proposed VPA will deliver \$57,131,318 worth of land and works and \$3,890,784 in monetary contributions for a total value of \$61,022,102. If the development exceeds the dwelling threshold, the developer will be required to pay \$30,952 for each additional lot.

CONCLUSION

The proposed VPA meets the on-site and off-site demands created by the new population. For this reason, the proposed VPA is considered supportable.

RECOMMENDED

That Council:

- i. **authorise the relevant Voluntary Planning Agreement documentation to be completed under Council's Power of Attorney;**
- ii. **once executed, make the Voluntary Planning Agreement publicly available in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*, and the *Environmental Planning and Assessment Regulation 2021*; and**
- iii. **once executed, forward a copy of the Voluntary Planning Agreement to the Minister for Planning and Public Spaces in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*, and the *Environmental Planning and Assessment Regulation 2021*.**

ORD04

ORD04

SUBJECT: POST PUBLIC EXHIBITION - PONDICHERRY PRECINCT & COMBINED DEVELOPMENT LOT THRESHOLD PLANNING AGREEMENT**FROM:** Director Growth and Finance**EDMS #:** 24/253442**PURPOSE OF REPORT**

The purpose of this report is to inform Council of the outcome of the public exhibition for the Pondicherry Precinct & Combined Development Lot Threshold Planning Agreement proposed with Greenfields Development Company No. 2.

BACKGROUND

On the 11 April 2023, Council received a revised letter of offer (VPA Offer) from Greenfield Development Company No. 2 (the developer) to enter into a Voluntary Planning Agreement (VPA). The VPA Offer includes the proposed dedication of land and completion of works, as well as monetary contributions towards plan administration and some recurrent costs.

The VPA Offer proposed to deliver all local infrastructure (both land and works) identified within their development, as shown in Figure 1 below.

The monetary cash contribution included in the VPA Offer is to go towards the administration of the proposed VPA as well as a one-off contribution towards the replacement of the pumps that will service the Pondicherry Lake.

There is also provision for additional monetary contributions should the development exceed the combined development threshold of 10,416 lots over the Oran Park, Tranche 41 and Pondicherry precincts. If this occurs, the developer will be required to pay \$30,000 for each additional apartment, \$45,000 for each additional medium-density lot and \$60,000 for each additional low-density lot.

MAIN REPORT

Council, at its 9 April 2024 Ordinary Council Meeting, resolved to:

- i. endorse the draft Pondicherry Planning Agreement, with the exclusion of all references to secondary recreation contact as a future option, to be placed on public exhibition in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and
- ii. receive a further report on the outcomes of the public exhibition.

This report outlines the outcome of the public exhibition.

Public Exhibition

The draft VPA was placed on public exhibition between 17 April 2024 and 17 May 2024.

The draft VPA was available for viewing online, at Your Voice Camden, and in hard copy form in all Council libraries and at Council's Administration Building.

Only online views were recorded and the draft VPA received 118 views from 90 people.

No submissions were received electronically or in hard copy.

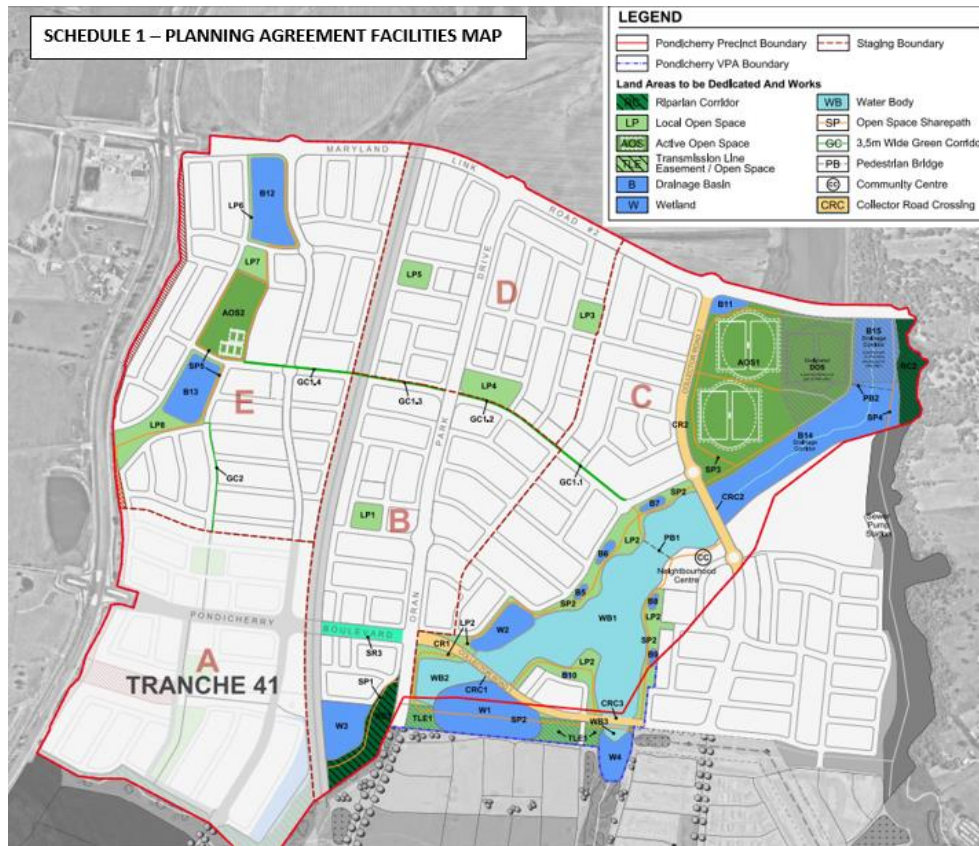


Figure 1 – Map of Pondicherry VPA works and land dedication.

Forecast Maintenance Costs – Pondicherry Lake

Council officers have undertaken an assessment of the Pondicherry Lake proposal, utilising the quantity surveyor lifecycle costs, provided by the proponent, and the maintenance and operational regimes information based on the existing 23 wet basins currently in the LGA. While it is difficult to estimate given the scale of the proposed Lake Pondicherry System, it was generally found to be acceptable.

The maintenance costs between wet and dry basins are generally comparable. However, wet basins may have higher life cycle costs if additional equipment, including a pump system, are required for water quality or aesthetics. These higher costs are offset by the environmental and social benefits to the community which are harder to quantify, including increased biodiversity, urban heat island mitigation and recreational value.

Based on the previous three years of maintenance costs for the 23 wet basins currently maintained by Council, it is anticipated the average costs for the Pondicherry Lake (wet basin) are approximately \$51,000 per annum. However, there are multiple factors that will ultimately determine the ongoing maintenance requirements.

FINANCIAL IMPLICATIONS

The proposed VPA will deliver \$204,769,733 worth of land and works and \$121,550 in monetary contributions for a total value of \$204,891,283. If the development exceeds the dwelling threshold, the developer will be required to pay an additional \$30,000 for each additional apartment, \$45,000 for each additional medium-density lot and \$60,000 for each additional low-density lot.

CONCLUSION

The proposed VPA meets the on-site demands created by the new population. For this reason, the proposed VPA is considered supportable.

RECOMMENDED

That Council:

- i. **authorise the relevant Voluntary Planning Agreement documentation to be completed under Council's Power of Attorney;**
- ii. **once executed, make the Voluntary Planning Agreement publicly available in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*, and the *Environmental Planning and Assessment Regulation 2021*; and**
- iii. **once executed, forward a copy of the Voluntary Planning Agreement to the Minister for Planning and Public Spaces in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*, and the *Environmental Planning and Assessment Regulation 2021*.**

ORD05

ORD05

SUBJECT: COMMUNITY GRANTS PROGRAM 2024
FROM: Director Sport, Community and Activation
EDMS #: 24/215659

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the recommended allocations for the Community Grants Program.

BACKGROUND

Council provides an annual financial assistance program to assist incorporated associations, not-for-profit groups, sporting groups, businesses and individuals located in or servicing the Camden Local Government Area (LGA).

Categories for the 2024 round included Community Sponsorship and the Inclusive Business Grant.

Applications were assessed using set guidelines and criteria to ensure equity, probity, and consistency in evaluating requests.

Councillors were briefed on the matter on 14 May 2024.

MAIN REPORT

Council's Community Grants Program has been developed to provide assistance to community groups to deliver projects and events that address gaps in service delivery, create innovation and activation, and demonstrate wider community benefit.

The grants program was promoted widely through direct mail, social media, Council's website and community service providers. The eligibility criteria was published on Council's website and grants platform, and information sessions were also held via Zoom and in-person.

A table outlining all applications received and officer recommendations is provided as an **attachment** to this report.

Community Sponsorship

The Community Sponsorship Program received a total of 28 applications requesting monetary and in-kind support to a total value of \$230,523 (excl. GST).

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

- Not-for-profit groups, organisations or individuals seeking to organise an event/activity/service within the Camden LGA that has benefit to the wider community;

- Festivals, special events and activities that will enhance and promote community wellbeing, the lifestyle of residents and provide a service to the resident or business community of the Camden LGA; and
- Organisations that encourage economic and/or tourism opportunities within the Camden LGA.

The assessment panel has recommended 19 applications for funding under the Community Sponsorship Program:

No.	Name of applicant	Event Name	Amount recommended
1.	Eventing Equestriad Australia	Equestriad September Event	\$12,500 Monetary
2.	Camden/Wollondilly Domestic Violence Committee	Reclaim the Night 2024	\$6,000 Monetary
3.	Lifeline Macarthur and Western Sydney	Lifeline Volunteer and Community Festival	\$5,000 Monetary
4.	Southwest Telugu Association Incorporated	Ganesh Cultural Event	\$5,000 Monetary
5.	South West Gujarati Community INC	Indian Navratri Festival and Diwali Festival	\$5,000 Monetary
6.	Camden Public School Parents and Citizens Association	Camden Public School 175th Anniversary Community Celebration	\$4,323 Monetary
7.	Hamro Club Inc	Hamro Teej 2024	\$2,500 Monetary
8.	The Disability Trust	International Day of People With Disability	\$2,500 Monetary
9.	Camden Country Quilters Guild Incorporated	Camden Country Quilters Guild 32nd Quilt Exhibition	\$2,000 Monetary
10.	Camden Anglican Parish Council	Carols in Macarthur Park	\$1,500 Monetary \$500 In-Kind
11.	Small Ford Car Club of NSW (INC)	Concours & Display Day	\$1,500 Monetary \$500 In-Kind
12.	Anglican Church Property Trust Diocese of Sydney	Cobbitty Carols by Candlelight	\$2,000 Monetary
13.	The Flagstaff Group	Disability Inclusion Workshop	\$2,000 Monetary
14.	ANOS Macarthur	Macarthur ANOS Spring and Late Spring Shows	\$1,560 Monetary
15.	Camden Equitation Incorporated	Beyond Blue Charity Day	\$1,000 Monetary \$500 In-Kind
16.	Solace Creative Therapies Pty Ltd	Solace Creative Therapies - Group Exhibition 2024	\$1,500 Monetary
17.	Fishers Ghost Youth Orchestra trading as Southwest Sydney Orchestras	Illuminate Harmony - A Candlelight Concert Series	\$1,000 Monetary
18.	Camden Kids Wellness Expo	Camden Kids Wellness Expo	\$600 In-Kind

ORD05

No.	Name of applicant	Event Name	Amount recommended
19.	Whitlaw Tech	Digital Creative Workshop - using Canva as tool for success	\$250 In-Kind
Total value of projects recommended for funding (excl. GST)			\$59,233

Inclusive Business Grant

The Inclusive Business Grant received a total of six applications requesting monetary support of \$29,740.

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

- Businesses with fewer than 200 full-time equivalent (FTE) workers seeking to organise Disability Awareness Training or Access and Inclusion works to assist People with Disability; and
- Businesses that could show considerable benefit to the community by undertaking Disability Awareness Training or Access and Inclusion Works and encompass the values in Council's Strategic Plan and Disability Inclusion Action Plan.

The assessment panel has recommended six applications for funding under the Inclusive Business Grant:

No.	Name of applicant	Type of funding	Amount recommended
1.	Futuro Childcare & Education	Disability Awareness Training	\$5,000
2.	Fit N Ready Pty Ltd	Disability Awareness Training	\$2,920
3.	C.J. Harvey & R.L. Waldon	Disability Awareness Training	\$2,200
4.	Campaign Fitness	Disability Awareness Training	\$3,300
5.	Ready Set Kinder	Access and Inclusion Works	\$375
6.	Maximum Skating and Entertainment	Access and Inclusion Works	\$250
Total value of projects recommended for funding (excl. GST)			\$14,045

FINANCIAL IMPLICATIONS

There are sufficient funds allocated in the 2024/2025 Budget for Community Sponsorship which totals \$59,233.

There are sufficient funds allocated in the 2023/2024 Disability Inclusion Action Plan for the Inclusive Business Grant which totals \$14,045.

CONCLUSION

A total of 34 applications have been received across the two grant categories. The recommendations as outlined in this report are proposing a total of 25 applications, valued at \$73,278 (excl. GST), to be supported.

The applications include a variety of programs, projects and events that will benefit the wider Camden LGA community, and provide assistance to a range of community organisations, sporting and cultural groups.

RECOMMENDED

That Council:

- i. **approve the recommended allocation of funding for the Community Sponsorship Program of \$59,233 (excl. GST);**
- ii. **approve the recommended allocation of funding for the Inclusive Business Grant of \$14,045 (excl. GST); and**
- iii. **write to each applicant advising them of the outcome of this report and thanking them for their participation in the Program.**

ATTACHMENTS

1. Community Grants Program 2024

ORD06

ORD06

SUBJECT: ACCEPTANCE OF GRANT FUNDING - PROTECTING OUR COMMUNITIES (DISASTER RESILIENCE) - CAMDEN RESILIENCE PLAN

FROM: Director Community Assets

EDMS #: 24/243655

PURPOSE OF REPORT

The purpose of this report is to advise Council of the offer of grant funding of \$166,667 (excl. GST) under the Australian Government's Protecting Our Communities (Disaster Resilience) program administered by the NSW Reconstruction Authority, and to seek Council's endorsement to accept the funding.

BACKGROUND

During the 2022 election campaign, the Australian Government committed funding to communities across Australia to increase their disaster resilience and preparedness for future disasters.

The Protecting Our Communities (Disaster Resilience) Program is a closed non-competitive program which is being administered by the NSW Reconstruction Authority. Council was invited to apply for up to \$166,667 (excl. GST) to develop the Camden Resilience Plan. The program will run over 2022-23 to 2025-26 and has been designed to achieve the following outcomes:

- increase disaster resilience at the local level;
- enhance disaster preparedness at the local level; and
- assist communities to be better prepared for disaster.

MAIN REPORT

Disaster resilience is the ability or capacity to respond to shocks and stresses or events and recover from the impacts of hazards, restore essential infrastructure and desired functionality, and adapt to new circumstances. Shocks are sudden events that threaten or disrupt our day-to-day life and include things like severe storms and flooding, as well as terrorism and disease pandemics. Stresses are longer term issues that impact on a city on a daily or regular basis and include increasing demand for health services, loss of housing affordability and a lack of transport options.

Council's role in disaster resilience is integrated with other levels of government and emergency services agencies and Council plays an important leadership role in facilitating and establishing collaborative approaches and actions to disaster resilience. The development of a Disaster Management Plan or Resilience Plan supports the delivery of the Operational Plan and the Sustainability Strategy 2020-24.

The Camden Local Government Area (LGA) is experiencing the impacts of flooding, enhanced by climate change, as seen from the flooding of the Nepean River and associated tributaries in March, April and July 2022 as well as previously in March 2021 and February 2020. In addition to flooding, the Camden LGA is also impacted by other hazards such as heat, bushfires, drought and extreme storms.

With the Camden LGA having the one of the fastest population growths in Australia, the impacts of flooding and other hazards are placing greater pressure on the built and natural environment, as well as the social and economic health of the community. Climate change projections for the Camden LGA are for an increase in average, minimum and maximum temperatures, and at the same time rainfall is expected to become more variable with an increase in extreme events into the future.

Council is a member of Resilient Sydney, and the Resilient Sydney Strategy 2018 looks at the resilience of the Sydney Metropolitan area and identified extreme weather events, including flood events, as one of the most important shocks to consider in improving resilience.

The development of the Camden Resilience Plan through extensive community and stakeholder engagement will create a shared vision and strategies to support the Community to be well connected, and able to prepare for and recover from natural disasters, emergencies and change.

FINANCIAL IMPLICATIONS

Through the Australian Government's Protecting Our Communities (Disaster Resilience) program administered by the NSW Reconstruction Authority, Council has been offered \$166,667 (excl. GST) to develop the Camden Resilience Plan.

Council will provide project management and reporting as an in-kind contribution from existing budgets. The funding is proposed to be allocated in the 2024/25 Budget.

CONCLUSION

Council has been offered \$166,667 (excl. GST) in funding through the Australian Government's Protecting Our Communities (Disaster Resilience) program administered by the NSW Reconstruction Authority to develop the Camden Resilience Plan. The development of the Camden Resilience Plan through extensive community and stakeholder engagement will create a shared vision and strategies to support the Community to be well connected, and able to prepare for and recover from natural disasters, emergencies and change.

RECOMMENDED

That Council:

- i. **accept the grant funding of \$166,667 (excl. GST) through the Australian Government's Protecting Our Communities (Disaster Resilience) program to develop the Camden Resilience Plan and allocate the funding in the 2024/25 Budget;**
- ii. **write to Senator The Hon. Murray Watt, Minister for Emergency Management, thanking him for the grant;**
- iii. **write to The Hon. Jihad Dib MP, NSW Minister for Emergency Services, and The Hon. Paul Scully MP, NSW Minister for Planning and Public Spaces, thanking them for the grant;**

ORD06

- iv. **write to The Hon. Angus Taylor MP, Member for Hume, and Dr Mike Freelander MP, Member for Macarthur, thanking them for their support; and**
- v. **write to Mrs Tanya Davies MP, Member for Badgerys Creek, Mrs Sally Quinnell MP, Member for Camden, and Mr Nathan Hagarty MP, Member for Leppington, thanking them for their support.**

ORD07

ORD07

**SUBJECT: DETERMINATION OF COUNCILLOR AND MAYORAL FEES 2024/25 -
LOCAL GOVERNMENT REMUNERATION TRIBUNAL****FROM:** Director Customer and Corporate Strategy**EDMS #:** 24/243930**PREVIOUS ITEMS:** ORD14 - Draft Submission - Local Government Remuneration
Tribunal 2024 Annual Determination - Ordinary Council - 14
Nov 2023**PURPOSE OF REPORT**

The purpose of this report is to advise Council of the determination by the Local Government Remuneration Tribunal (the Tribunal) of the range of mayors' and councillors' fees payable for the 2024/25 financial year, and to recommend that Council fix the fees for Camden Council to the maximum amounts permitted for its category as determined by the Tribunal.

BACKGROUND

The Tribunal determines the category in which each council is classified and sets the range of annual fees under each category that are payable to mayors and councillors each year.

Under section 248 of the *Local Government Act 1993* (the Act), Council may fix the annual fees paid to the Mayor and Councillors. The annual fees must be within the range determined by the Tribunal. Under section 249 of the Act, the Mayor must be paid an annual fee in addition to the fee paid to the Mayor as a Councillor.

Should Council decide not to fix the annual fees payable to the Mayor and Councillors, it must pay the appropriate minimum fee determined by the Tribunal.

Councillors were briefed on this matter on 21 May 2024.

MAIN REPORT**The Tribunal's Decision**

The Tribunal has concluded its annual review and determined that an increase of 3.75% will be applicable to each category for the 2024/25 financial year. The increases are effective from 1 July 2024, subject to Council's adoption.

A copy of the full decision is provided as an **attachment** to this report.

Camden Council's Classification and Fees

Camden Council is categorised as a Metropolitan Medium council, which is described as typically having features including a minimum residential population of 100,000 and total operating revenue exceeding \$100 million per annum.

ORD07

Section 239 of the Act requires the Tribunal to determine the categories of councils and to place each council in a category at least every three years. The Tribunal last undertook an extensive examination of the categories, criteria, and allocation of councils into each of the categories in 2023, and will next consider this in its 2026 review.

As part of its review for the 2024 annual determination, the Tribunal invited submissions from individual councils. Council made a submission as part of this review, requesting that the Tribunal consider applying an increase within the range of 4-5% per annum to the minimum and maximum fee levels for each category as part of its determination.

Council submitted that this proposed increase was considered reasonable when taking into account relevant economic indicators (for example, the Consumer Price Index), the recent 4% pay increase (plus an additional 0.5% increase to superannuation) for NSW public sector workers, the pay increase of 4.5% under the Local Government (State) Award 2023, and the complexity of the role of mayors and councillors.

The revised fees payable for a Metropolitan Medium council for 2024/25 have been set by the Tribunal as follows, and include a 3.75% per annum increase in the minimum and maximum fees applicable:

COUNCILLORS	MAYOR
Minimum \$15,370 – Maximum \$28,690	Minimum \$32,650 – Maximum \$76,190

The current fees for Camden Council for 2023/24 are set at the maximum amounts for a council within the Metropolitan Medium category, being \$27,650 per annum for Councillors and \$73,440 per annum for the Mayor.

On balance, it is recommended that Council adopt the full 3.75% increase to the maximum amounts payable to the Mayor and Councillors, as this is consistent with Council's submission to the Tribunal requesting a reasonable increase to the fees for each category.

FINANCIAL IMPLICATIONS

If Council adopts the maximum amount of fees payable to the Mayor and Councillors, as recommended, this will result in an increase of \$1,040 for each Councillor and an additional increase of \$2,750 for the Mayor.

A provision was included in the 2024/25 draft Budget for an increase in the Councillor and Mayoral fees.

CONCLUSION

It is recommended that Council fix the fees for Councillors and the Mayor as the maximum amounts permitted for the Medium Metropolitan category of councils in the 2024/25 financial year, as determined by the Tribunal.

RECOMMENDED

That Council fix the fees payable to Councillors and the Mayor as the maximum amounts permitted for the Medium Metropolitan category of councils in the 2024/25 financial year, as determined by the Local Government Remuneration Tribunal.

ATTACHMENTS

1. Local Government Remuneration Tribunal Annual Determination 2024

ORD07

ORD08

ORD08

**SUBJECT: MEMORANDUM OF UNDERSTANDING WITH DOWNER GROUP FOR
NATIVE VEGETATION RESTORATION AT SPRING FARM**

FROM: Director Community Assets

EDMS #: 24/199949

PURPOSE OF REPORT

The purpose of this report is to seek Council's acceptance of funding for \$30,000 (excl. GST) from Downer BMD Joint Venture to undertake a restoration project within the public reserve located at 215 Richardson Road and 10B Marshall Avenue, Spring Farm.

BACKGROUND

Downer BMD Joint Venture (Downer Group) has been engaged by Sydney Water to undertake the upgrade of the West Camden Water Recycling Plant. Delivery of this project required the removal of vegetation on the project site. Sydney Water's policy requires Downer Group to undertake offsetting of this vegetation by replanting.

In early 2023, the Downer Group approached Council seeking a suitable project site to allow planting of up to 1 hectare of local native vegetation. A project agreement was signed to restore 0.85 hectares of River-Flat Eucalypt Forest at Elizabeth Macarthur Reserve, Camden South. This project was successfully completed in February 2024, with planting undertaken in July and August 2023.

Based on the successful delivery of this project, the Downer Group contacted Council seeking an additional site for delivery of approximately 0.8 hectares of either River-Flat Eucalypt Forest or Cumberland Plain Woodland. A project was proposed for the restoration of the public reserve located at 215 Richardson Road and 10B Marshall Avenue, Spring Farm to improve the biodiversity value of the site.

MAIN REPORT

Existing vegetation at the project site consists of patches of remnant vegetation within exotic grassland and presents an opportunity to undertake restoration works that will result in the planting of native species from the Cumberland Plain Woodland plant community, which is identified as a Critically Endangered Ecological Community.

Restoration of this reserve is consistent with actions identified within Council's Sustainability Strategy 2020-24 and Biodiversity Strategy 2023 and will significantly improve the biodiversity value of the reserve. It will connect areas of high biodiversity value including Gundungurra Reserve to the north-east, which is under active management under a Biobanking Agreement, and Elderslie Banksia Scrub Forest to the south-west which is currently being managed under a 10-year Vegetation Management Plan.



Figure 1: Project Location

Project works will include:

- Installation and maintenance of erosion control measures.
- Site preparation including spraying of weeds, ripping and mulching to ensure the area is suitable for replanting.
- Planting of 3,000 native species from the Cumberland Plain Woodland species palette.
- Maintenance for a period of at least six months including watering as required; and
- Installation of signage to share project information and identify the project partners.

This project will also be used for the delivery of Council's annual National Tree Day event in July 2024. This will provide an opportunity for the local community to get involved in a community tree planting event and actively contribute to the restoration of the local environment.

Maintenance of the site will be undertaken until the end of 2024 with Council responsible for ongoing maintenance at the completion of the project.

FINANCIAL IMPLICATIONS

Council will receive \$30,000 (excl. GST) to undertake the restoration works at the site.

CONCLUSION

Following the successful project at Elizabeth Macarthur Reserve, the Downer Group contacted Council to identify an additional site to deliver restoration works of local native vegetation. Council proposed restoration of the reserve located at 215 Richardson Road and 10B Marshall Avenue, Spring Farm to improve the biodiversity value of the site and to connect with areas of high biodiversity value.

Through a Memorandum of Understanding, Downer BMD Joint Venture will provide \$30,000 (excl. GST) to Council for this purpose.

ORD08

RECOMMENDED

That Council note funding of \$30,000 (excl. GST) provided by Downer BMD Joint Venture to deliver a restoration project within the public reserve located at 215 Richardson Road and 10B Marshall Avenue, Spring Farm and that the funds be allocated to the 2024/25 Budget.

ORD09

ORD09

SUBJECT: THE PARKS OPERATING MODEL
FROM: Director Customer and Corporate Strategy
EDMS #: 24/234383

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of an updated governance structure for The Parks, an alliance of the eight Councils that make up the Western Parkland City, to give the Executive Office of The Parks the capability and flexibility to provide greater support and services to all member Councils.

BACKGROUND

The Parks is an alliance of the eight Councils that make up the Western Parkland City – Blue Mountains City Council, Camden Council, Campbelltown City Council, Fairfield City Council, Hawkesbury City Council, Liverpool City Council, Penrith City Council and Wollondilly Shire Council.

The Mayors of the eight Councils of the Western Parkland City agreed to form the alliance and to work together in the delivery of the City Deal in 2018. This alliance was formed as a section 355 committee under the *Local Government Act 1993* (the Act) and is currently hosted by Campbelltown City Council.

The Mayors subsequently endorsed a Relationship Framework (August 2018), then signed a Memorandum of Understanding (June 2019) and then a Deed of Agreement (November 2020).

In forming the alliance, it was agreed that an office would be established and an Executive Officer and Executive Assistant employed. Known then as the Western Parkland Councils, this office was charged with overseeing the implementation of the City Deal as the local government representative both within the City Deal Delivery Office and on the various forums, project control groups and steering committees that were responsible for implementing the commitments.

This office played a pivotal role in protecting the interests of local government while gathering key intelligence, identifying issues of concern and relaying these to the relevant council officers. In addition, this office played the key secretariat role in coordinating regular meetings of the lead officers, General Managers and Mayors to discuss these issues, consider desired outcomes and advocate for needed change.

As this office evolved, projects that were seeded by the City Deal activities but did not signify as commitments began to be progressed, such as the Digital Equity and Inclusion Program, the Open Data Portal Project, and the Cybersecurity Uplift Program. Further detail can be found in The Parks Delivery Program (**Attachment 4**).

This increased agenda of work, accompanied by an increasing desire by the Mayors to take a stronger advocacy stance, has led to regular reconsideration regarding the entity that best meets the needs of the group.

ORD09

Over the past six years, the reality that many of the difficult issues and challenges faced by the Western Parkland City communities are those that are not confined within one or two Local Government Area (LGA) boundaries has become starker. These are issues that are relevant to all, including lack of public transport connectivity and overdependence on cars, lack of adequate health and education facilities and services, lack of digital connectivity and digital equity, environmental emergencies caused by climate change, funding and managing a drive towards a net zero economy and circular economy, and the need for a comprehensive economic development strategy, among others.

The inability to access WestInvest grant funding due to the office being hosted by a single council triggered further discussions regarding the establishment of an entity for the alliance.

MAIN REPORT

Governance Review

The Mayoral Forum initiated a review of the governance model to improve the effectiveness of the alliance and maximise benefits for the member councils and their communities.

To gain an unbiased and evidence-based recommendation regarding the best governance structure, consultants Morrison and Low were engaged and conducted desk research and interviews. They then presented The Parks with a comprehensive table of possible entities (**Attachment 2**). Morrison and Low set out all the possible options and recommended that while either an entity under section 358 or section 400O of the Act would provide an appropriate vehicle to deliver the desired outcomes, section 358 appeared to be more suitable.

Following consideration, the Mayoral Forum on 5 October 2023 endorsed that the existing governance model be updated to an entity under section 358 of the Act constituted as an incorporated association model. A joint organisation model (section 400O) was considered; however, it was not supported due to the additional regulatory restrictions and financial costs associated with joint organisations.

Importantly, this updated governance model retains the autonomy of all member Councils and brings with it no additional financial costs imposed on members. It does however significantly lift the potential of the alliance to deliver benefits for its member Councils and the region.

A delegation of Mayors from Camden Council, Campbelltown City Council and Penrith City Council on behalf of the Mayoral Forum then met with the Minister for Local Government, The Hon. Ron Hoenig MP, on 26 February 2024 to seek his views on the establishment by The Parks of an entity under section 358 of the Act. The Minister was very complimentary about what The Parks had achieved to date, understood the objectives and offered to consider the proposal following the preparation of a draft constitution that sets out clear and transparent principles for the governance of the organisation.

This draft constitution (**Attachment 3**), which would govern the organisation, has been reviewed by HWL Ebsworth Lawyers.

This report seeks Council's endorsement of this updated governance model. Subject to Council approval, the next steps would be to seek the formal approval of the Minister for Local Government to the establishment of the entity, as required under the Act.

Subject to Council and Ministerial approval, the new incorporated association would be registered with the Australian Securities and Investments Commission (ASIC) as well as a charity.

The organisation would continue to have eight members, being the eight councils of the Western Parkland City as detailed previously in this report. Each council would appoint one delegate to the board of the organisation and, from those members, one President would be elected.

The board would support the development of, and then subsequently endorse, the delivery program, operational plan and financial budgets for the organisation and would provide the oversight of these plans and budgets. The delivery program and operational plan would be informed by detailed three-year financial projections (which would be developed).

Policy and Legislative Requirements

The following requirements apply to the process:

- Section 358 of the Act requires Ministerial consent prior to the establishment of an incorporated association.
- Section 377(1)(s) of the Act requires Council to approve the making of an application to the Minister.
- The Office of Local Government's (OLG) Guideline (**Attachment 6**) sets out the procedures and processes to be followed when councils are considering making an application to the Minister for consent.
- A copy of the minutes showing that Council resolved to make an application to the Minister for approval, as well as a copy of the relevant councils' reports, must be supplied as part of the application.
- Each council must also complete the self-assessment questionnaire within the OLG Guideline (**Attachment 6**) for submission to OLG.
- The General Managers/Chief Executive Officers of each member council must certify that the self-assessment and other documents have been prepared in accordance with the OLG Guideline.
- The *Associations Incorporation Act 2009* guides the establishment of the incorporated association.
- The *Treasury Laws Amendment (2021 Measures No. 2) Act 2021* requires any non-government not-for-profit organisation to be registered as a charity with the Australian Charities and Not-for-profits Commission to be endorsed as a Deductible Gift Recipient.

Subject to Council's decision to support the shift to a separate entity, being an incorporated association, as the operating model for The Parks, the Executive Director of The Parks will prepare the application for the OLG based on the requirements set out in the OLG Guideline (**Attachment 6**). The draft application is intended to be tabled to the July Council meeting and will address each of the aspects outlined in the OLG Guideline, including proposed governance and service level agreement arrangements between Council and the new entity.

ORD09

The application to the Minister will include the organisation's constitution (**Attachment 3**), which outlines oversight mechanisms, the structure and requirements of the board, purposes for which the organisation is established, its operational structure and approval processes.

It should be noted that the entity will have as its members any and all councils within the Western Parkland City region that wish to join.

Risks and Mitigations

To manage and mitigate against any potential risk to member councils, a risk management plan has been developed, which identifies and analyses any actual or potential risks associated with the project (**Attachment 5**).

FINANCIAL IMPLICATIONS

It is proposed that the organisation continue to receive base funding from Council (at the same rate) but actively pursue other sources of financial support including grants to enhance its program offerings and its contribution to the community and lessen the financial burden on Council.

CONCLUSION

The adjustment of The Parks operating model from one that is hosted by Campbelltown City Council to an entity under section 358 of the Act would allow The Parks to drive a greater number and variety of initiatives that benefit all residents, businesses and visitors to the Western Parkland City and ensure that member Councils are well placed to secure the economic and social benefits created by the construction of the Western Sydney International Airport.

It will play a pivotal role in representing local government interests to State and Commonwealth governments while ensuring that the needs and concerns of member Councils are being met in a timely and effective manner.

RECOMMENDED

That Council:

- i. receive and note the report on the governance model for The Parks, the strategic alliance of the eight Councils of the Western Parkland City led by the Mayors, and the need to update the governance model to increase effectiveness;
- ii. note that this updated governance model retains the autonomy of all member Councils and brings with it no additional financial costs on members;
- iii. endorse:
 - a. that the existing governance model for The Parks be updated to a section 358 entity under the *Local Government Act 1993* constituted as an incorporated association under the *Associations Incorporation Act 2009* with primary responsibility for conducting research and gathering evidence to advocate effectively for the residents, businesses and visitors of the Western Parkland City and implement programs and initiatives that bring regional benefits;
 - b. the attached constitution as the constitution for this organisation, to be known as The Parks, Sydney's Parkland Councils, Inc.; and
- iv. subject to Ministerial consent, authorise the Mayor and General Manager to work with the other councils' Mayors and General Managers to establish the entity as per section 358 of the *Local Government Act 1993* and the Office of Local Government's Formation of Corporations and Entities (Section 358) Guideline.

ATTACHMENTS

1. Policy and Governance Implications
2. Table of Possible Entity Structures
3. The Parks Draft Constitution
4. Proposed Service Deliverables
5. Risk Management Plan
6. Formation of Corporations and Entities (Section 358) Guideline

ORD10

ORD10

**SUBJECT: TELECOMMUNICATION FACILITIES ON COUNCIL OWNED LAND
POLICY - NEW**

FROM: Director Growth and Finance

EDMS #: 24/238747

PURPOSE OF REPORT

The purpose of this report is to recommend that Council adopt the new Telecommunication Facilities on Council Owned Land Policy.

BACKGROUND

The Telecommunication Facilities on Council Owned Land Policy has been developed to provide a framework to manage requests for the development of telecommunication facilities on Council owned land.

Councillors were briefed on this Policy on 28 May 2024.

MAIN REPORT

The key aspects of the Telecommunication Facilities on Council Owned Land Policy include:

- Legislative requirements for public exhibition if the proposed telecommunication facility is proposed to be developed on Community Land.
- Outlining the process for applicants when submitting requests for proposed telecommunication facilities on Council Land;
- Summarising key factors that will be considered when assessing applications for proposed telecommunication facilities, such as:
 - Ensuring such facilities, when proposed on Council owned land, are suitable for the proposed site, having regard to environmental, amenity and other relevant issues such as current use of the site and any proposed future use by Council.
 - Ensuring the design of the proposed facilities minimises the impact on Council land and infrastructure, residential and public amenity, and cultural and heritage values.
 - Ensuring that the proposed facilities do not have an adverse impact on vegetation and habitat, the amenity of the area and public health of residents.
 - Ensuring that the proposed facilities do not have an adverse impact on existing uses of the site during construction or during ongoing maintenance.
 - Ensuring that the applicant works to provide Council the best possible outcomes for the community, which includes (but is not limited to) visual amenity, design, landscaping, vegetation etc.

Internal stakeholders were consulted during the development of the Policy. The following points were raised and have been incorporated into the Policy:

- Consideration should be given to the sharing of, and co-location of, telecommunication facilities.
- Proposals must ensure that Council will not incur any costs associated with the installation and maintenance of the proposed facility, including maintenance of landscaped areas.
- At the expiration of the lease the applicant will be responsible for the restoration of the site to its original condition.
- Ensure that the proposed facilities do not have an adverse impact on existing uses of the site during construction or during ongoing maintenance.
- Proposals which propose the replacement or extension of existing lighting structures on Council owned sportsgrounds will not be considered.
- Proposals include an analysis of what other locations have been considered when submitting an application for owner's consent.

A copy of the new Telecommunication Facilities on Council Owned Land Policy is provided as an **attachment** to this report.

FINANCIAL IMPLICATIONS

There are no financial implications.

Should a telecommunication facility proposal progress and a lease be entered into with the applicant, market rent will be payable and recurrent annual income will be achieved for Council.

CONCLUSION

Council's adoption of the Policy will ensure that when Council Officers are in receipt of requests for telecommunication facilities on Council owned land, key factors are considered and the assessment process is consistent. Therefore, it is recommended that Council adopt the Telecommunication Facilities on Council Owned Land Policy.

RECOMMENDED

That Council:

- i. **consider the information provided in this report; and**
- ii. **adopt the Telecommunication Facilities on Council Owned Land Policy included as an attachment to this report.**

ATTACHMENTS

1. Telecommunication Facilities on Council Owned Land Policy

SUBJECT: INVESTMENT MONIES - APRIL 2024 AND REVIEW OF INVESTMENT POLICY
FROM: Director Growth and Finance
EDMS #: 24/245356

PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the *Local Government (General) Regulation 2021*, a list of investments held by Council as at 30 April 2024 is provided.

This report also includes Council's draft revised Investment Policy for consideration by Council.

BACKGROUND

Council's Investment portfolio is reported to Council on a monthly basis which ensures compliance with the *Local Government (General) Regulation 2021* and Council's adopted Investment Policy.

As a result of a recent internal audit, the Investment Policy has been updated to incorporate a number of minor improvements. The review has also been undertaken in consultation with Council's Investment Advisor (Prudential Investment Services Corp).

Councillors were briefed on the proposed changes to Council's Investment Policy on 28 May 2024.

MAIN REPORT

Investment Report – April 2024

The weighted average return on all investments was 5.23% p.a. for the month of April 2024. The industry benchmark for this period was 4.37% (Ausbond Bank Bill Index) and the current official cash rate as determined by the Reserve Bank of Australia (RBA) is 4.35%.

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 **Attachment 1** to this report.

Draft Revised Investment Policy

The proposed changes to the Investment Policy are summarised in the following table:

Proposed Change	Description
Inclusion of General Fund Bank Account in Cash and Investment Holdings in Monthly Investment Report.	Additional Policy Statement inserted: Council's General Fund bank account will be included in the institutional credit limit balances for monitoring exposure to institutions as part of the Monthly Investment Report.
Investment Performance Measurement	Additional Policy Statement inserted: Council's General Fund bank account and call account will be included in the weighted portfolio yield calculation which is presented as part of the Monthly Investment Report.
Minor Policy Enhancements	There were a number of minor improvements which have been factored into the revised Investment Policy.

The reporting changes which have been included in the draft revised Policy have been incorporated into the Monthly Investment Summary Report for April 2024.

The draft Investment Policy (with tracked changes shown) is provided as **Attachment 2** 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 April 2024;
- iii. note the weighted average interest rate return of 5.23% p.a. for the month of April 2024; and
- iv. adopt the draft revised Investment Policy as attached to this report.

ATTACHMENTS

1. Monthly Investment Summary Report - April 2024
2. Revised Investment Policy - P3.0162.7

ORD12

ORD12

SUBJECT: AUDIT, RISK AND IMPROVEMENT COMMITTEE TERMS OF REFERENCE AND INTERNAL AUDIT CHARTER - REVISED

FROM: General Manager

EDMS #: 24/130003

PURPOSE OF REPORT

The purpose of this report is to recommend that Council adopt the revised Audit, Risk and Improvement Committee (ARIC) Terms of Reference and the revised Internal Audit Charter with effective dates of 1 July 2024.

BACKGROUND

Council endorsed the implementation of a Business Assurance and Risk Management framework in June 2014. This framework included the establishment of a Business Assurance and Risk Committee (renamed Audit, Risk and Improvement Committee).

The objective of the ARIC is to provide independent assurance to Council by monitoring, reviewing and providing advice about Council's governance processes, compliance, risk management and control frameworks, external accountability obligations and overall performance.

On 4 December 2023, the Office of Local Government (OLG) issued a circular advising that amendments had been made to the *Local Government (General) Regulation 2021* (Regulation) giving statutory force to key elements of the OLG's Guidelines for Risk Management and Internal Audit for Local Government in NSW (Guidelines). The circular also contained the OLG's Model ARIC Terms of Reference and Model Internal Audit Charter. The new requirements are to be implemented by 1 July 2024 and require consideration of the Models.

Council resolved to adopt the Committee's current ARIC Terms of Reference and Internal Audit Charter on 12 September 2023.

Councillors were briefed on 9 April 2024 on the Regulations and Guidelines and proposed changes to the Audit, Risk and Improvement Committee Terms of Reference and Internal Audit Charter.

MAIN REPORT

The ARIC Terms of Reference and Internal Audit Charters have been reviewed in line with the Models issued by OLG. The ARIC reviewed the revised ARIC Terms of Reference and the revised Internal Audit Charter at its 27 March 2024 meeting and endorsed them for reporting to Council for adoption.

Revised Audit, Risk and Improvement Committee Terms of Reference

The OLG circular issued in December 2023 includes a Model ARIC Terms of Reference that sets out the Committee's objectives; authority; composition and tenure; roles and responsibilities; and reporting and administrative arrangements. Councils must consider the Model Terms of Reference when adopting ARIC Terms of Reference.

A review of the current Terms of Reference has been undertaken considering the Guidelines, Regulation, and ARIC Model Terms of Reference. The changes made are consistent with mandatory requirements, the Model Terms of Reference and to align with best practice where they relate to Council.

The main changes relate to:

- Transfer of format to new Council template.
- Inclusion of reference to the *Local Government (General) Regulation 2021*.
- Removal of the reference to the Guidelines being in draft format.
- Councillor membership reducing to one non-voting Councillor member in line with regulatory requirements, with an option to add up to one alternate non-voting Councillor member (noting that these members are to be appointed following the September 2024 Council election with the current Committee structure to remain until 30 June 2024).
- The Mayor, General Manager and Internal Audit Coordinator should attend each meeting as non-voting observers.
- Minutes of each ARIC meeting will be provided to Council either via Council meeting for noting or via the Councillor Weekly Update.

A copy of the revised ARIC Terms of Reference with tracked changes is provided at **Attachment 1** and a copy of the Model Terms of Reference is included [here](#).

Revised Internal Audit Charter

The OLG has also issued a Model Internal Audit Charter to guide how internal audit will be undertaken by Council. Councils must consider the Model Charter when adopting an Internal Audit Charter.

A review of the current Charter has been undertaken considering the Regulations and Guidelines and Model Internal Audit Charter. The changes made are largely consistent with the Model Charter and to align with regulatory requirements and best practice where they relate to Council.

The main changes relate to:

- Transfer of format to new Council template.
- Inclusion of reference to the *Local Government (General) Regulation 2021*.
- Removal of the reference to the Guidelines being in draft format.
- Inclusion of internal audit's role in facilitating implementation of the Audit, Risk and Improvement Committee's annual work plan and four-year strategic work plan.
- Inclusion of a Professional Standards section that provides clarity around the requirement for the internal audit function to comply with the International Professional Practices Framework.

A copy of the revised Internal Audit Charter with tracked changes is provided at **Attachment 2** and a copy of the Model Charter is included [here](#).

ORD12

A commencement date of 1 July 2024 is proposed for the revised ARIC Terms of Reference and Internal Audit Charter. The delayed commencement date is to allow current Councillor members to remain in place for the June ARIC meeting. As the August ARIC meeting is then in caretaker period, the intention is to delay the election of the new non-voting Councillor member until after the September election, noting that Councillors will still be able to attend as observers at the August meeting.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Audit, Risk and Improvement Committee and internal audit function are critical components of a robust governance framework. The revised Audit, Risk and Improvement Committee Terms of Reference and Internal Audit Charter proposed are in accordance with the Regulation, the Office of Local Government's Guidelines and best practice.

RECOMMENDED

That Council:

- i. adopt the revised Audit, Risk and Improvement Committee Terms of Reference effective from 1 July 2024; and**
- ii. adopt the revised Internal Audit Charter effective from 1 July 2024.**

ATTACHMENTS

1. Revised Audit Risk and Improvement Committee Terms of Reference
2. Revised Internal Audit Charter

ORD13**ORD13**

SUBJECT: TENDER T002/2024 - MANAGEMENT OF COUNCIL'S AQUATIC AND LEISURE FACILITIES

FROM: Director Sport, Community and Activation

EDMS #: 24/258114

PREVIOUS ITEMS: ORD07 - Tender T002/2024 - Management of Council's Aquatic and Leisure Facilities - Ordinary Council - 09 Apr 2024 6.30pm

PURPOSE OF REPORT

The purpose of this report is to advise Council of the outcome of the direct negotiations with the preferred contractor of T002/2024 Management of Council's Aquatic and Leisure Facilities, and to recommend that Council formally resolve to note the outcome of the direct negotiation.

BACKGROUND

At its meeting of 9 April 2024, Council resolved to decline all tenders submitted for Tender T002/2024 Management of Council's Aquatic and Leisure Facilities, in accordance with section 178(1)(b) of the *Local Government (General) Regulation 2021*, and to enter into negotiations with the preferred supplier.

Negotiations with the preferred supplier, BlueFit Pty Ltd, have been undertaken, with both Council and the operator agreeing on the contract terms and conditions, and the contract now being finalised.

A Councillor briefing was held in relation to the outcome of the negotiation on 14 May 2024.

MAIN REPORT

T002/2024 Management of Council's Aquatic and Leisure Facilities is for the contract management of all three facilities, including the Mount Annan Leisure Centre, the Camden War Memorial Pool and the new Oran Park Leisure Centre.

Contract Term

The term of this contract will be for a period of four years with one option for extension of two years.

Legislation

This negotiation process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2021* and Council's Procurement Policy and Guidelines.

Work, Health & Safety Requirements

The selected contractor meets all WHS requirements as required for this contract.

ORD13

Although no formal resolution from Council is required following the negotiation process, this report was prepared to inform our community of the outcome of the direct negotiation process with BlueFit.

Council, BlueFit and the Y NSW are now working collaboratively to ensure it is business as usual throughout the transition period.

FINANCIAL IMPLICATIONS

Funding for the Oran Park Leisure Centre, Mount Annan Leisure Centre and Camden War Memorial Swimming Pool has been included in Council's Budget and Long-Term Financial Plan on a recurrent basis.

The proposed management fee will be offset by membership revenue and other revenue generated through these facilities. The final budget proposals for each facility will be determined on an annual basis and presented to Council as part of the Annual Budget process. This is consistent with arrangements which are currently in place under the current contract.

CONCLUSION

Negotiations with the preferred supplier, BlueFit Pty Ltd, have been undertaken, with both Council and the operator agreeing on the contract terms and conditions, and the contract now being finalised.

RECOMMENDED

That Council:

- i. note the outcome of the negotiation process for T002/2024 Management of Council's Aquatic and Leisure Facilities;**
- ii. note that BlueFit Pty Ltd has been awarded the contract to manage Council's Aquatic and Leisure Facilities; and**
- iii. write to the Y NSW thanking them for their years of service and management of the Mount Annan Leisure Centre and Camden War Memorial Pool.**

ORD14**ORD14**

SUBJECT: TENDER T007/2024 - PRINCIPAL CONTRACTOR FOR THE REDEVELOPMENT OF CAMDEN CIVIC CENTRE

FROM: Director Community Assets

EDMS #: 24/260666

PURPOSE OF REPORT

The purpose of this report is to advise Council of the tenders received for T007/2024 Principal Contractor for the Redevelopment of Camden Civic Centre and recommend that Council accept the tender from Trinity Quality Interiors Pty Ltd (Trading as Trinity Fitout and Construction).

BACKGROUND

In 2022, Council allocated funding for the renewal of the Camden Civic Centre and engaged the services of Melocco and Moore Architects Pty Ltd to develop a stage 1 with potential for a greater stage 2 design depending on a successful Creative NSW Government Grant submission.

Whilst Council was unsuccessful in its initial Creative NSW grant application, funding for the greater scope of the facility was secured through a successful Western Sydney Infrastructure grant (previously WestInvest) application in 2023.

In March 2023, Councillors were briefed on the project prior to the lodgement of a Development Application with a further briefing provided in October 2023 following stakeholder feedback.

The proposed upgrade works include but are not limited to:

- Construction of a new entry towards John Street precinct;
- Expanded foyer and bar area;
- Refurbishment and acoustic treatments to auditorium;
- Amenities refurbishment;
- New concierge and office space;
- Backstage dressing room improvements;
- Dedicated digital recording studio;
- Wet floor art practice spaces;
- Back of house operational improvements/refurbishments; and
- Landscaping and new outdoor performance spaces.

MAIN REPORT

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2021* and Council's Procurement Policy and Guidelines.

Contract Term

The term of this contract will be for a duration of the works with an expected completion date of July 2025.

Financial Implications

Council has sufficient budget allocated to this project from the Community Support Package Stage 3 and West Invest program to award this contract.

A copy of the project financial breakdown is provided in the Tender Supporting Document.

A financial review of the information available demonstrates the company's ability to service the requirements of the tender.

Work, Health & Safety Requirements

The selected tender meets all WHS requirements as required for this contract.

Certificates of Currency

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

Advertising of Tenders

In January 2024, Council publicly advertised for expression of interest E001/2024 - Principal Contractor for the redevelopment of Camden Civic Centre. An evaluation panel selected the following seven companies to tender for the construction works:

- Belmadar Pty Ltd
- Grindley Interiors Pty Ltd
- Patterson Building Group Pty Ltd
- Project Coordination Pty Ltd
- Stephen Edwards Construction Pty Ltd
- Trinity Quality Interiors Pty Ltd (Trading as Trinity Fitout and Construction).

A selective tender T007/2024 Principal Contractor for the Redevelopment of Camden Civic Centre was called on 19 March 2024 and closed on 1 May 2024, and was available through the e-tendering website: www.tenders.nsw.gov.au.

Tenders Received

Council received three on time tender responses from the following organisations.

Tender	Suburb
Trinity Quality Interiors Pty Ltd	Hurstville NSW 2220
Belmadar Pty Ltd	Naremburn NSW 2065
Stephen Edwards Construction Pty Ltd	Macquarie Park NSW 2113

Grindley Interiors Pty Limited and Patterson Building Group Pty Limited elected not to submit a tender, and Project Coordination Pty Ltd moved into receivership.

Tender Evaluation Process

Tenders were assessed by the Tender Evaluation Panel, in accordance with Council's Procurement Procedures and Guidelines. The evaluation criteria were prepared and weighted on 13 March 2024. Following the close of the tender period, each tender was evaluated by the members of the Tender Evaluation Panel using a Tender Evaluation and Pricing Matrix on the following criteria:

- Price (weighting between 30% and 60%);
- Local Supplier within LGA (mandatory);
- Project Approach and Methodology;
- Proposed Team including Sub-Contractors; and
- Project Program.

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

Tender Compliance Panel

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

CONCLUSION

Recommendation of the Tender Evaluation Panel

It is recommended that Council accept the tender from Trinity Fitout and Construction Pty Ltd. This tenderer overall provided a submission that demonstrated a thorough understanding of the project, provided evidence of relevant experience in delivery of commercial projects, and demonstrated value for money.

RECOMMENDATION

That Council accept the tender provided by Trinity Quality Interiors Pty Ltd trading as Trinity Fitout and Construction as per the terms and conditions of T007/2024 for the lump sum of \$6,950,862.69 (excl. GST) in accordance with Council's adopted budget.

ATTACHMENTS

1. T007/2024 - Principal Contractor for the Redevelopment of Camden Civic Centre - *Supporting Document*

ORD15

ORD15

SUBJECT: CLOSURE OF THE MEETING TO THE PUBLIC
FROM: General Manager
EDMS #: 24/283465

In accordance with the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*, the following business:

- Acquisition of Land – Kirkham;
- Camden Sports Club - 10, 10A and 10B Cawdor Road, Camden; and
- Acquisition of Land - 80 Heath Road, Leppington NSW;

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

- Information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)); and
- Commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i));

and should be dealt with in a part of the meeting closed to the media and public.

Before a part of the meeting is closed, members of the public may make representations as to whether that part of the meeting should be closed. Representations can only be made in writing to the General Manager prior to the commencement of the meeting or a fixed period immediately after the motion is moved and seconded. That period is limited to four minutes under Council's Code of Meeting Practice.

The meeting will only be closed during discussion of the matters directly the subject of the report and no other matters will be discussed in the closed part.

Members of the public will be readmitted to the meeting immediately after the closed part has ended and, if Council passes a resolution during the closed part, the Chairperson will make the resolution public as soon as practicable after the closed part has ended.


RECOMMENDED

That Council:

- hear any objection or submission by a member of the public, limited to a period of four minutes, concerning the closure of the meeting; and**
- close the meeting to the media and public to discuss reports dealing with commercial matters in accordance with the provisions of Sections 10A(2)(c) and 10A(2)(d)(i) of the *Local Government Act 1993*.**

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 13 CAMDEN (13 226336)

 www.facebook.com/camdencouncil

 ABN: 31 117 341 764



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