

Attachments

Ordinary Council Meeting

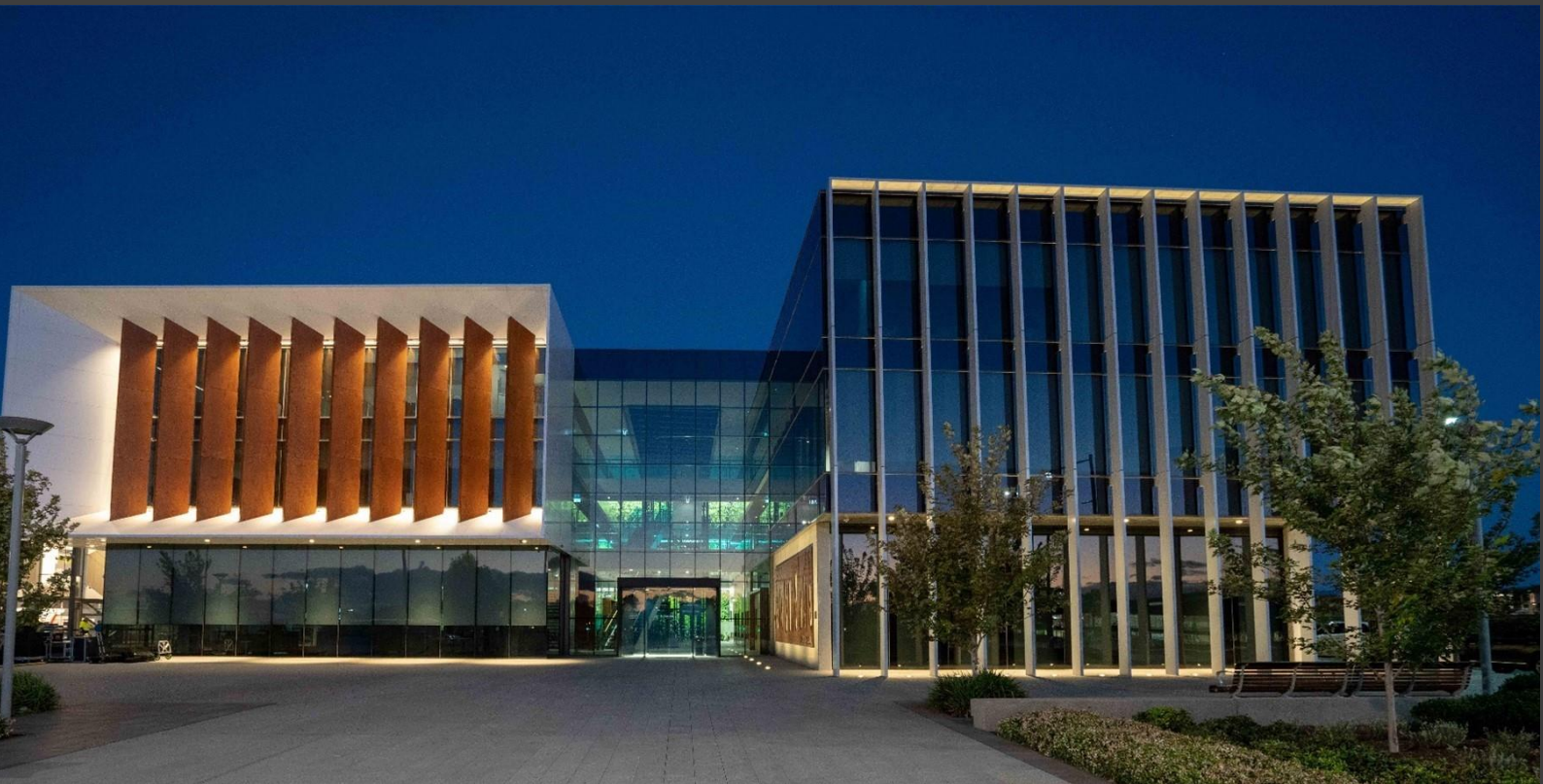
Camden Council

Administration Centre

70 Central Avenue

Oran Park

11 February 2025



camden
council

ATTACHMENTS

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URBIS

REQUEST FOR SEPP AMENDMENT

Cobbitty by Mirvac
Residential Estate
585, 589 and 593 Cobbitty Road,
Cobbitty

Prepared for
MIRVAC HOMES NSW
August 2024

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Report Number	V1 – January 2024
	V2 – May 2024
	V3 – August 2024

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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1. INTRODUCTION

1.1. OVERVIEW

This Planning Proposal request has been prepared by Urbis Ltd on behalf of Mirvac Homes NSW (**Mirvac**, the proponent) in support of amendments to *State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Precincts SEPP)* associated with 585, 589 and 593 Cobbitty Road, Cobbitty and (Lots 3, 4 and 6 in DP1276275, **the site**).

The proposal relates a portion of the site identified within the 'Denbigh Transition Area' and land previously identified for Macarthur Anglican School along Cobbitty Road.

The Part B Development Control Plan (**DCP**) prepared for the 'Denbigh Transition Area' and development applications approved in the area have involved extensive consultation with the Office of Environment and Heritage (**OEH**) and Camden Council to maintain the agreed heritage outcome.

This SEPP amendment seeks to make amendments to the Precincts SEPP to align the boundaries between C4 Environmental Living zoned land and R1 General Residential land to ensure consistency with recent updates to the *Oran Park Precinct Development Control Plan (Oran Park DCP)*. Overall, the objectives of the SEPP amendment are to:

- Maintain the objectives of the Part B DCP controls to mitigate visual impacts of future residential development on the Denbigh Estate.
- Facilitate the effective delivery of land for residential purposes aligning with the recently approved DCP amendment to the Oran Park Precinct.

1.2. REPORT STRUCTURE

It is noted that this Planning Proposal is seeking an amendment to the Precincts SEPP, however, based on feedback from Camden Council has been prepared in accordance with Section 3.33 of *the Environmental Planning and Assessment Act 1979 (EP&A Act)* and remains consistent with the *Local Environmental Plan Making Guideline* (August 2023) prepared by Department of Planning, Housing and Infrastructure (**DPHI**).

This SEPP amendment is structured as follows:

- **Section 2:** detailed description of the site, the existing development and local and regional context.
- **Section 3:** pre-lodgement and Planning Proposal scoping background.
- **Section 4:** the existing strategic and statutory context of the site.
- **Section 5:** comprehensive description and assessment of the requested Planning Proposal in accordance with the DPHI guidelines.
- **Section 6:** conclusion and justification.

1.3. SUPPORTING DOCUMENTATION

This Planning Proposal has been prepared through significant collaboration with the project team and is supported by a range of technical inputs as shown in **Table 1** below.

Table 1 Planning Proposal Project Team

Technical Input	Consultant	Appendix
Draft SEPP Maps	Urbis	Appendix A
Adopted DCP Amendment	Urbis	Appendix B
Landscape Plans – Earthmound DA	Paterson Design Studio	Appendix C
Civil Plans	Orion	Appendix D

2. SITE CONTEXT AND PLANNING BACKGROUND

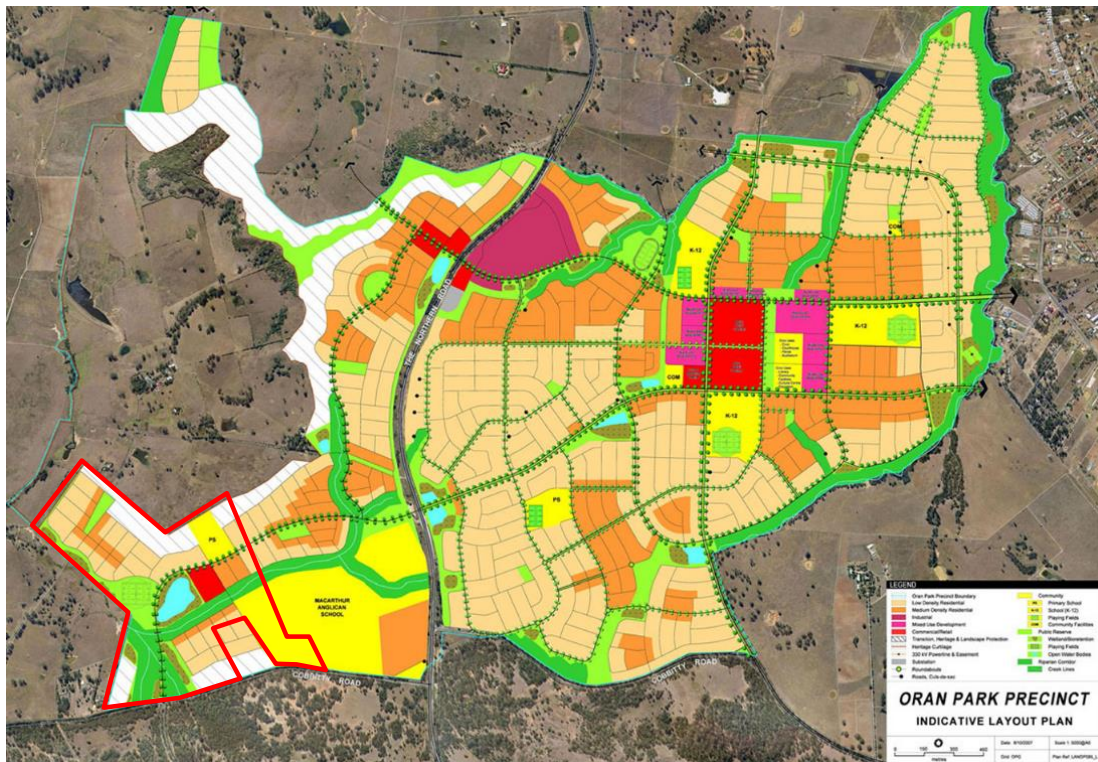
2.1. SOUTH WEST GROWTH AREA

The site is located within the South West Growth Area (SWGA) in the Camden Local Government Area (LGA) and is located on the traditional land of the Dharawal people. The site forms part of the Oran Park Precinct, which has been rezoned under the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Precincts SEPP)* for future urban development. The SWGA is one of five major growth areas in Western Sydney and is expected to contribute to residential and employment growth. The SWGA is guided by the Precincts SEPP.

2.1.1. Indicative Layout Plan

An Indicative Layout Plan (ILP) has been endorsed for the Oran Park Precinct. It is broadly expected that the Mirvac by Cobbitty residential estate will accommodate approximately 1,000 residential dwellings, a neighbourhood centre and associated infrastructure including open space.

Figure 1 Oran Park Indicative Layout Plan



Source: Camden Council

2.1.2. DCP Amendment

A formal submission to the DCP and associated Indicative Layout Plan (ILP) has been adopted by Council in December 2023 for the site to facilitate minor design updates to the DCP and associated ILP. The design updates may be summarised as follows:

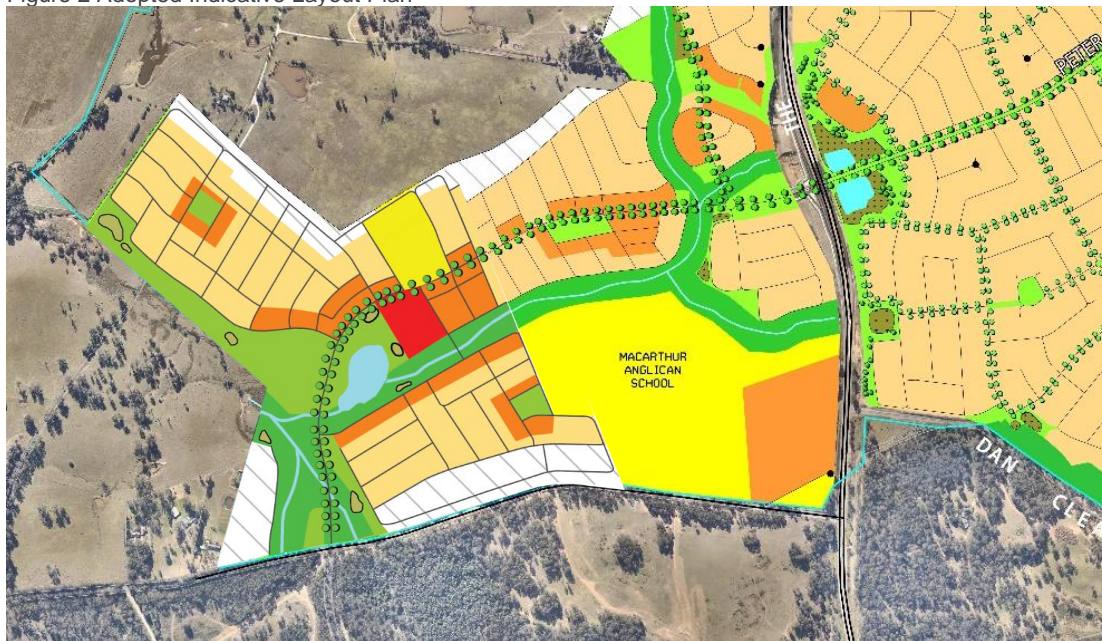
- An update to the northern portion of the site to improve heritage character including:
 - The replacement of the proposed triangular area of open space with a widened heritage boulevard reflecting the Hassall heritage driveway and a 5,000sqm park.
 - Updates to the DCP controls associated with the Denbigh Transition Area.

- Refinements to the riparian corridor and passive open space network, incorporating a range of active and passive spaces and additional pedestrian/cycle connectivity.
- Introduction of a 5,000sqm park within the south east portion of the site.
- Detailed design updates to the indicative movement and road network.
- Refinements of Macarthur Anglican School site boundary to more accurately reflect educational requirements of the school.
- Introduction of a Precinct specific Integrated Water Management Plan to meet the needs of the Precinct.

The proposed SEPP amendments are now intended to align with the controls and objectives of the DCP including the minor design updates currently proposed by the Proponent ensuring that effective outcomes are achieved through the on-going development of the area.

It is acknowledged that ongoing engagement between Schools Infrastructure NSW and Camden Council is occurring in relation to the proposed government primary school. This SEPP amendment specifically excludes those relevant areas and this SEPP amendment is able to progress independently – it is neither dependent upon nor prejudicial to potential school site outcomes.

Figure 2 Adopted Indicative Layout Plan



Source: Camden Council and Urbis

2.2. COBBITTY BY MIRVAC RESIDENTIAL ESTATE

The proposal relates to the Cobbitty by Mirvac residential estate. The site was formally described as Lots 1-6 in DP 1276275 (identified in grey in **Figure 1**) which is currently being subdivided for future development.

The proposed amendments relate to two separate areas within the residential estate:

1. The northern ridgeline (**northern subject site**)
2. The Cobbitty Road interface (**southern subject site**)

The proposed amendments within the northern subject site relate to the existing ridgeline which is partially located within Lots 4 and 6 of the Cobbitty Estate (identified in red in **Figure 1**) and the adjoining Denbigh estate (identified in blue in **Figure 1**). The context of development surrounding the site is best described below:

- West: Land to the west of the site remains in a rural setting. Further west, land is designated for future development of the Outer Sydney Orbital.
- East: The Arcadian Hills Estate is located to the east of the site. The estate has been designed with consideration of the existing ridgeline and heritage curtilage to Denbigh. A landscaped earth mound has been constructed in accordance with DA/2017/113/1 along the common boundary of Lot 549 DP 1205676 and the Denbigh curtilage. A similar SEPP amendment was prepared for the site to reflect updates to the originally proposed earth mound.
- South: Land to the south forms part of the Cobbitty by Mirvac residential estate including the future town centre.
- North: The Denbigh Estate (State Heritage Item SHR01691) is directly north of the subject site with the main homestead buildings located approximately 650 metres from the common boundary. A heritage curtilage has been provided as part of the Oran Park Indicative Layout Plan and associated documentation.

The proposed amendments within the southern subject site relate to a portion of Lot 3 in DP 1276275 which is located along the Cobbitty Road frontage. The context of development surrounding the site is best described below:

- West: 581 Cobbitty Road, Cobbitty is directly west of the site, which current houses one residential dwelling and will be developed for residential development in the future. Land further west of the site forms part of the Cobbitty by Mirvac residential estate.
- East: Macarthur Anglican School is located to the east and is accessible via Cobbitty Road.
- South: Additional residential development is separated by Cobbitty Road, which provides access to the Northern Road to the east and Cobbitty Village to the west.
- North: Land to the north of the site forms part of the Cobbitty by Mirvac residential estate including the future town centre and Charles Macintosh Parkway, an arterial road which connects to other development within Oran Park.

Figure 3 Site Aerial



Source: Urbis

2.3. DENBIGH TRANSITION AREA

The northern subject site is identified within the DCP within the ‘Denbigh Transition Area’ (refer to **Figure 4**) and the ‘Southern Viewscape Precinct’ (refer to **Figure 5**). The Southern Viewscape Precinct is situated along the southern boundary of the Denbigh curtilage. In this area, the existing ridgeline encompasses more gently sloping land than the Northern and Central Viewscape Precincts, and the ridgeline falls within the Transition Area and the Denbigh curtilage.

Specific controls for the Denbigh Transition Area are outlined in Part B3 of the DCP to facilitate development sensitive to the curtilage of the Denbigh Estate.

The vision for development within the Denbigh Transition Area is to achieve a site responsive transition between residential development and the existing heritage curtilage of the Denbigh homestead. The Transition Area will be developed in a manner which respects the cultural significance of the homestead curtilage and seeks to retain its rural context and setting.

The Oran Park DCP has identified a landscaped earth mound is essential to avoid adverse visual impacts of future developments on the rural setting of the Denbigh Estate and on the views from the Denbigh homestead and outbuildings group (core curtilage) as illustrated in **Figure 4**. A refined earth mound design has been introduced into the DCP which maintains the integrity of Denbigh’s heritage curtilage (refer to **Figure 4** and **Figure 5**). Deviations from the current development standards within the Precincts SEPP have been proposed to reflect the amended earth mound. These deviations relate to the land highlighted green in **Figure 4** and allow for updates to the extent of cut and fill within the ridgeline to reduce the extent of the earth mound on the adjoining landowner.

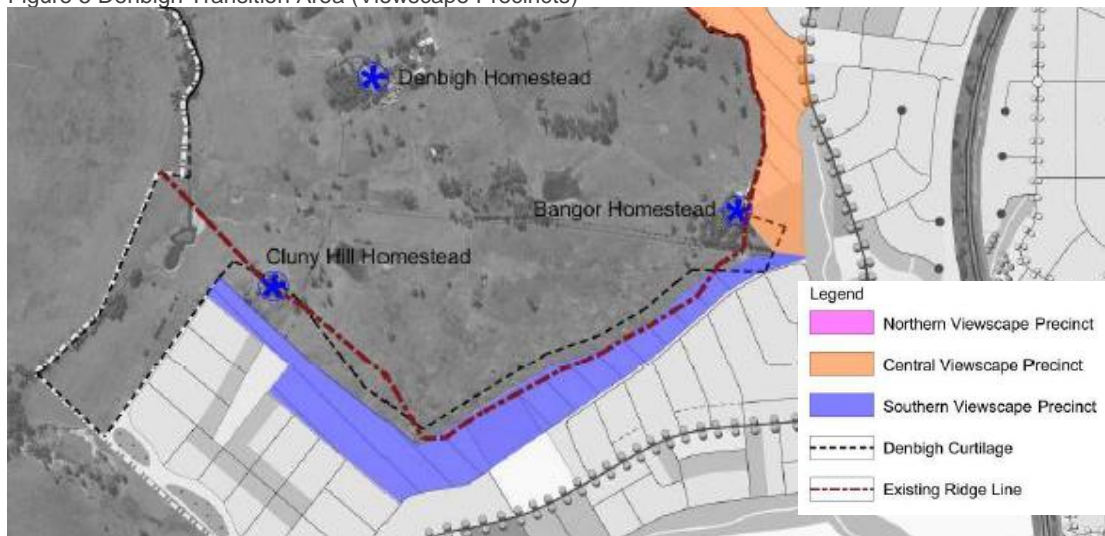
The proposed amendments remain consistent with the vision of the Oran Park DCP and recently adopted controls in particular, the specific controls set out in Part B of the DCP relating to the Denbigh Viewscape Precincts.

Figure 4 Denbigh Transition Area



Source: Camden Council

Figure 5 Denbigh Transition Area (Viewscape Precincts)



Source: Camden Council

2.3.1. DA/2023/470/1

Development consent was sought by the proponent on 28 August 2023 for the construction of a landscaped earth mound and associated landscape planting and fencing along the common boundary of the Cobbitty estate and the Denbigh estate with works generally located within the Denbigh Estate.

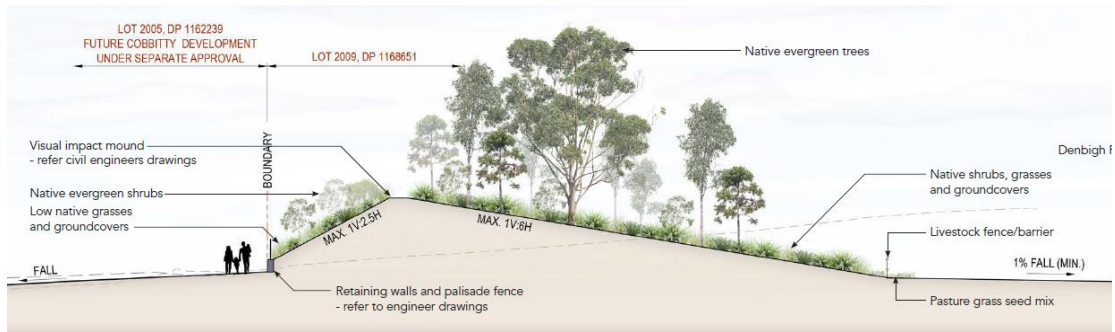
Landscape Plans prepared by Paterson Design Studio (**Appendix CA**) and Civil Plans prepared by Orion Consulting (**Appendix D**) demonstrate the proposed earthworks and vegetation outcomes. Overall, the landscaped mound will make a significant contribution to the effective transition between residential development and the existing heritage curtilage of the Denbigh homestead buildings.

Figure 6 Proposed Earth Mound



Source: Paterson Design Studio

Figure 7 Indicative section of the landscaped earth mound



Source: Paterson Design Studio

3. PRE-LODGE/MENT/SCOPING BACKGROUND

3.1. CONSULTATION WITH COUNCIL

Prior to lodgement of this SEPP amendment, initial discussions have occurred between Council's strategic planning team, Mirvac and Urbis as part of the assessment of the DCP amendment.

During these initial discussions, the key matters and indicative consultant inputs required to inform the proposed SEPP amendment were confirmed by Council. A summary of the matters raised by Council are provided in **Table 2** below.

Table 2 Key Matters raised by Camden Council

Matter	Comment
<p>Dwelling Yield</p> <p>The proposal should include the approximate number of additional lots which would be facilitated by the SEPP Amendment.</p> <p>This should include a comparison between the amount of additional R1 zoned land (m²) being sought and the corresponding loss of E4 zoned land (m²). It is also suggested to provide an overlay image of the zoning with the Denbigh Transition Area to delineate the relationship between the proposed zoning amendments and transition to Denbigh Curtilage.</p>	<p>The proposal will facilitate 2.3 hectares of land zoned R1 General Residential (approximately 50 lots) previously located in the C4 Environmental Living zone and an additional 4,000sqm of C4 land (approximately 4 lots) on land previously zoned R1 within the northern site.</p> <p>The amendments aim to provide a sufficient separation to the Denbigh Estate, aligning with the recently adopted DCP amendment and built form outcomes associated with the approved DA/2023/470/1.</p> <p>The proposal will also facilitate approximately 2.3 hectares of C4 land previously located in the R1 zone within the southern site.</p>
<p>Heritage and Visual Impacts</p> <p>The northern boundary of the site adjoins the state heritage listed Denbigh estate. The proposal sits within the Southern Viewscape Precinct of the Denbigh Transition Area, which is identified in Part B3 – Denbigh Transition Area of the Oran Park Development Control Plan (DCP).</p>	<p>Amendments to the view mound have been introduced via a DCP Amendment recently adopted by Council.</p> <p>The amendments to the view mound result in reduced amount of both the Cobbitty residential estate and the Denbigh estate being impacted by earthworks. As such, the Denbigh Transition Area (and associated controls) are proposed to be amended to reflect the earth mound design proposed in DA/2023/470/1.</p> <p>The proposal maintains the integrity of Denbigh's heritage curtilage as it aligns the overall zoning with a more responsive earth mound design to reflect the topography of the site.</p> <p>Overall, the zoning remains consistent with the vision of the Oran Park DCP in particular the specific controls set out in Part B of the DCP relating to the Denbigh Viewscape Precincts.</p>

Matter	Comment
<p><u>Existing and Proposed Mounds to Mitigate Visual Impact</u></p> <p>The proposal needs to be supported by a detailed Visual Impact Assessment. This includes but not limited to:</p> <ul style="list-style-type: none"> ▪ detailed sections of the proposed mounds (with the natural ground level of the proposed subdivision following earthworks clearly shown); ▪ detailed landscape plan; ▪ concept subdivision layout plan; ▪ photomontages (before and after); and ▪ view corridors, viewsapes to items of significance, etc. <p>Further detail is also required in relation to the integration of the existing and future mound, in particular, at the interface of the Hassall Drive entry way. Ideally, there should be a green landscaped indentation into the development area around the road entry to screen development from the Denbigh side, but this has not been considered. As stated in the DCP, any land forming or mounding is not to obstruct the Hook and Hassall driveway alignments.</p>	<p>The required information has been prepared as part of the recently adopted DCP amendment and development application (DA/2023/470/1) under assessment by Camden Council. The proposed design eliminates future possibility of roof lines, streetlights or car headlights being visible from the Denbigh core curtilage and reflects the broad aims and objectives of the DCP by providing visual screening and protecting Denbigh’s rural heritage.</p> <p>The proposed DCP amendments also maintain the current controls for residential development within the Transition Area to ensure that dwellings do not protrude above the ridgeline and are constructed to maintain the appearance of a single storey dwelling when viewed from the rear.</p>
<p><u>Interface of residential development with the mound</u></p> <p>The eastern portion of the Denbigh Transition Area, through the development assessment process, saw the introduction of fire trails in rear yards to manage bushfire risk because of the vegetated landscape mound. It is noted that this was an unintended consequence of the introduction of the Part B3 – Denbigh Transition Area of the Oran Park DCP.</p> <p>It is recommended to provide a better outcome than what was proposed as part of the adjoining development. Details need to be provided to envision the future landscape mound to enhance residential amenity and streetscape outcomes for the western portion of the transition area under this proposal. This will also need to be included as part of an amendment to Part B3 of the Oran Park DCP.</p>	<p>As part of the recently adopted DCP amendment, the Indicative Layout Plan provides a perimeter road to meet bushfire requirements and mitigate the requirement for a fire trail. The northern verge has also been widened to include a share path to promote connectivity through the neighbourhood.</p>

Matter	Comment
<p><u>Interface and views to Cluny Homestead</u></p> <p>The Cluny Homestead is considered to have moderate heritage significance. However, the Denbigh CMP states that despite the moderate significance of the homestead, the views it has to Denbigh and rural character exemplify the significance of the entire estate.</p> <p>Future lots directly south of Cluny (western side of development area as per Figure 3) are very likely to be visible due to the dip in the mounding for the entry drive. The R1 zoning may not be considered appropriate in this location. In order to protect the Denbigh curtilage in accordance with the DCP, height controls could be well extended into the R1 zoning. It could be considered that an E4 zoning is more appropriate in this location to be consistent with the outcomes of the Denbigh CMP.</p>	<p>The current zoning for the north-west boundary is not proposed to be updated as part of this SEPP amendment. The proposed landscaped earth mound demonstrates that the outcomes of the Denbigh CMP are met without requiring updates to the current zoning.</p> <p>As part of the detailed view analysis which was undertaken to ensure development was not visible from Denbigh, it was determined necessary that the mound continue behind Cluny Hill homestead. The result is that much of the development will be shielded from Cluny Hill and provides adequate visual screening to protect Denbigh's rural heritage aligning with the DCP.</p> <p>Height controls for buildings will be specified in future DAs (through a 88B instrument) to ensure that the intentions of the earth mound are met.</p>
<p><u>Potential scarred tree(s)</u></p> <p>There appears to be scarred / modified trees that flank the present entry drive for Denbigh as it rises towards the top of the ridge from Cobbitty Road that may be of Aboriginal Cultural Heritage significance. Aboriginal cultural heritage considerations under the National Parks and Wildlife Act 1974 Ministerial Direction 2.3 Heritage Conservation, requires planning proposals to address the conservation of Aboriginal objects.</p> <p>It is recommended that a comprehensive Aboriginal Cultural Heritage Assessment Report is required and should inform this planning proposal. Early assessment is recommended as it provides the best opportunity to identify and protect Aboriginal cultural heritage values and certainty in regard to any future Aboriginal cultural heritage management requirements.</p>	<p>An AHIP was issued for the subject site for the collection of identified artefacts. The investigation did not identify any scar trees for protection within the site area.</p> <p>Further, heritage investigation for the planning of the Oran Park Precinct did not identify any scar trees on the site.</p> <p>An Aboriginal Heritage Due Diligence Assessment was also prepared by Kelleher Nightingale Consulting to investigate the potential for Aboriginal objects or subsurface Aboriginal objects within the footprint of the proposed viewmound in accordance with DA/2023/470/1. Based on the findings of this assessment, no further assessment of Aboriginal heritage is required and according to the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales the proposed works can proceed with caution.</p> <p>In our view, this has been satisfactorily addressed and closed out.</p>
<p>Amendments to Part B3 of the Oran Park Development Control Plan</p> <p>The proposal will also require amendments to Part B3 of the Oran Park DCP. This includes consideration of the following:</p>	<p>Amendments to Part B3 of the Oran Park DCP have been recently adopted by Council. The SEPP Amendment aligns with the overall design and control changes identified in the adopted DCP.</p> <ol style="list-style-type: none"> 1. The design proposed is in support of the DCP amendment demonstrated that the proposed

Matter	Comment
<ol style="list-style-type: none"> 1. As stated above in regard to the existing and proposed mounds, the extent of the E4/R1 zoning realignment needs more detail to justify what is being sought. Detail is required regarding the height and gradient of the landscaped mound, and appropriate setbacks and heights for residential development. A Visual Impact Assessment needs to be prepared to determine whether the detail in the DCP regarding height and gradient of the mound is sufficient; 2. Expand on the Former Hassall Driveway clause, the character of this driveway should be reinforced through the planning of the subdivisions with which they occur. This includes sensitive controls over fencing heights, types and materials adjoining their open space areas, as well as building and landscape controls adjacent. The amendment to this clause must be consistent with the Denbigh CMP; and 3. Greater certainty is required for residential development and subdivisions within the immediate vicinity of Cluny Hill Homestead. Specific controls need to be considered to address and mitigate any potential impact to the Cluny Hill Homestead. This includes any changes to the natural ground level which may present visual impacts to the Denbigh Curtilage. A Visual Impact Assessment will need to support the inclusion of these controls. 4. The amendments to the Oran Park Development Control Plan should be done in conjunction with the adjoining landowners to ensure consistency with the Denbigh CMP. 	<p>realignment of the R1/C4 boundary will facilitate the objectives of the transition area</p> <ol style="list-style-type: none"> 2. An amended design for the Hassall driveway has been incorporated into the current DCP amendment. Overall, the amended design and relevant controls are considered to interpret the existing rural character of the site have been supported from a heritage perspective. 3. This is considered beyond the scope of the SEPP amendment and will be investigated as part of a DCP amendment or future DAs for the site. 4. Ongoing discussions have occurred with the adjoining landowners during the preparation of the DCP amendment request. Changes to the design including the earth mound within the Denbigh Transition Area and the design of the Hassall driveway have been undertaken in consultation with representatives of the Denbigh Estate.
<p>Future School Location</p> <p>The Department of Education previously provided advice that the school located in the Denbigh Transition Area is still required. Considerations relating to the development of the school in the context of the transition area needs to be accounted for under this proposal.</p>	<p>Ongoing engagement between Schools Infrastructure and Camden Council regarding the exact size and configuration of the future primary school. Nevertheless, amendments to the zoning of the site is still proposed to reflect the slight change to the location of the school site to align with the approved subdivision of the AV Jennings development to the east. To create a consistent transition, it is proposed for the R1 and C4 interface to align with the surrounding road network.</p>

Matter	Comment
	<p>This outcome does not predetermine the outcome for the future educational establishment.</p> <p>In accordance with Section 3.34 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>, the C4 Environmental Living is a prescribed zone. As such, development for the purpose of a school may be carried out by any person with development consent notwithstanding the zoning change.</p>

3.2. CONSULTATION WITH ADJOINING LANDOWNERS

Ongoing discussions have occurred with the adjoining landowners including during the preparation of the DCP amendment request. Changes to the design including the earth mound within the Denbigh Transition Area have been undertaken in consultation with representatives of the Denbigh Estate. The results of these discussions are an improved design which better reflects the existing topography of the site, maximises retention of viable grazing land within the Denbigh site and minimises land required on the adjoining property to create the earth mound. This design has been incorporated into DA/2023/470/1.

4. EXISTING PLANNING FRAMEWORK

4.1. STRATEGIC PLANNING FRAMEWORK

4.1.1. Greater Sydney Region Plan: A Metropolis of Three Cities

The *Greater Sydney Region Plan (Region Plan)* is a strategy prepared by the Greater Sydney Commission (GSC) for managing growth and change to guide integrated land use planning and infrastructure delivery for Greater Sydney to 2056. The Region Plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The vision brings new thinking to land use and transport patterns to boost Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth.

The South West Growth Area is an identified area for anticipated growth and acceleration of housing growth. The Region Plan also identifies that development along the spine of South Creek and its tributaries will 're-imagine liveability and sustainability, providing new cool and green neighbourhoods and centres with generous open space in a parkland setting.'

The proposed SEPP amendments will further support the achievement of the following objectives in the Region Plan:

- Infrastructure supports the three cities (Objective 1)
- Infrastructure aligns with forecast growth (Objective 2)
- Infrastructure adapts to meet future needs (Objective 3)
- Services and infrastructure meet communities' changing needs (Objective 6)
- Communities are healthy, resilient and socially connected (Objective 7)
- Greater housing supply (Objective 10)
- Great places that bring people together (Objective 12)

An assessment of the proposed SEPP amendments relative to the above-mentioned objectives is provided in **Section 5** of this report.

4.1.2. Western City District Plan

Five District Plans were also prepared by the GSC as guides for implementing the Region Plan at a District level. Each plan is structured around priorities in relation to infrastructure and collaboration, liveability, productivity, sustainability and implementation. The site is located within the Western City District.

The greatest increase in population in the Western District is expected in Camden Local Government Area, mostly in the South West Growth Area and strong growth across all age groups.

The proposed SEPP amendments will further support the following objectives in the Western City District Plan as outlined in **Section 5** of this report:

- Providing services and social infrastructure to meet people's changing needs (Planning Priority W3)
- Fostering healthy, creative, culturally rich and socially connected communities (Planning Priority W4)
- Providing housing supply, choice and affordability with access to jobs, services and public transport (Planning Priority W5)
- Creating and renewing great places and local centres, and respecting the District's heritage (Planning Priority W6)

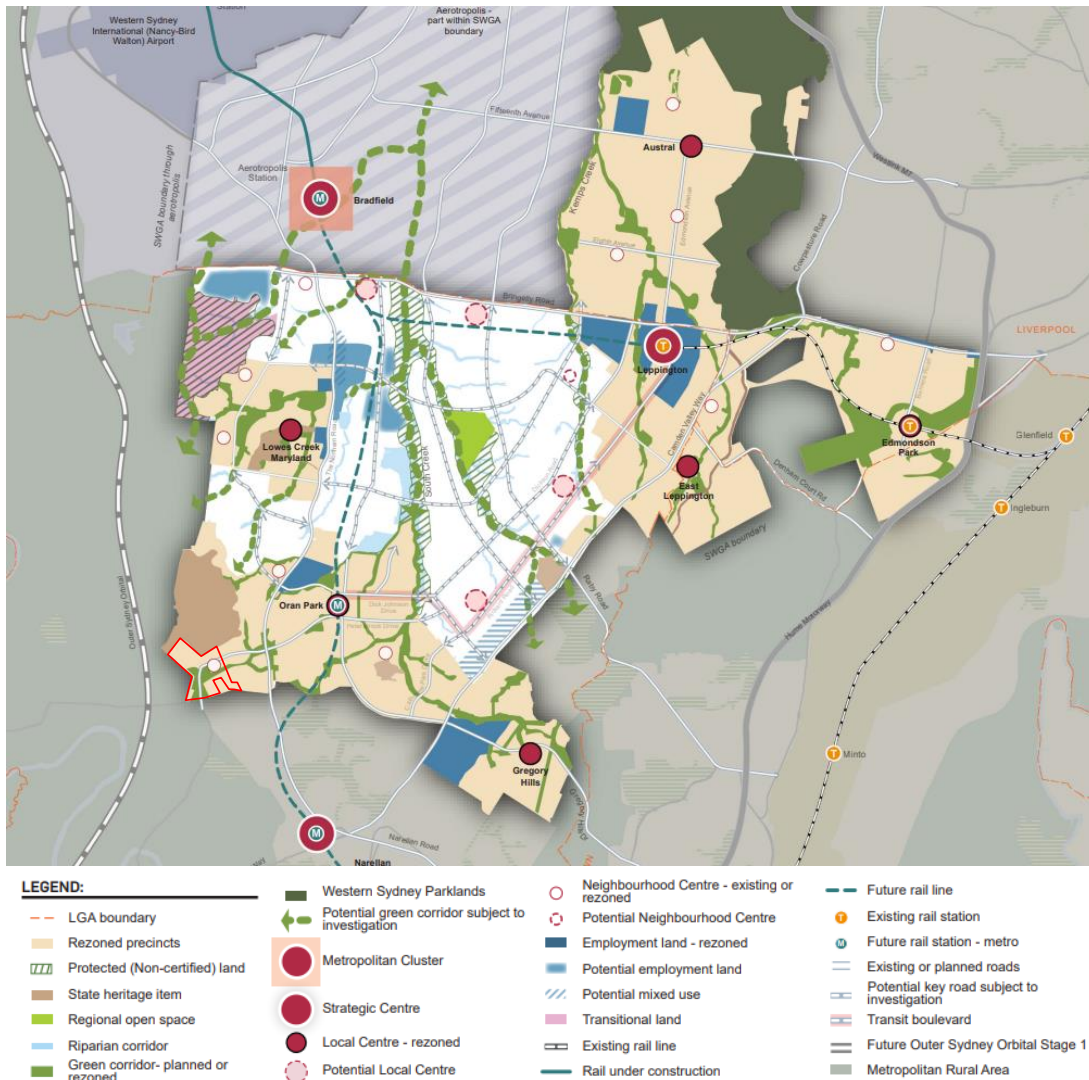
An assessment of the proposed SEPP amendments relative to the above-mentioned objectives is provided in **Section 5** of this report.

4.1.3. South West Growth Centre Structure Plan

The South West Growth Centre Structure Plan (**SWGA Structure Plan**) was originally prepared in 2010 to provide an overall framework on how the SWGA should develop, including centre hierarchy, potential land use opportunities, and infrastructure connections. In December 2022, the DPHI released the updated Structure Plan (**2022 SWGA Structure Plan**) and the accompanying Guide to the SWGA which replaced the previous 'explanatory notes'. The 2022 SWGA Structure Plan identifies the Cobbitty by Mirvac estate as a rezoned precinct which includes green links and a neighbourhood centre. The SEPP amendment remains consistent with the identified outcomes within the 2022 SWGA Structure Plan.

A Section 9.1 Ministerial Direction has also been issued which requires planning proposals within the SWGA to demonstrate consistency with the 2022 Structure Plan and accompanying guide which is addressed in Section 5 of this report.

Figure 8 South West Growth Centre Structure Plan with the Cobbitty estate in red



Source: DPHI

4.1.4. Camden Local Strategic Planning Statement

The Camden Local Strategic Planning Statement (LSPS) was endorsed by the Greater Sydney Commission in March 2021. The LSPS identifies the vision for land use planning over the next 20 years.

The overall vision for Camden is underpinned by four key themes: infrastructure and collaboration, liveability, productivity and sustainability. These mirror the priorities of the Region Plan and District Plan and are critical to how Camden will grow and evolve.

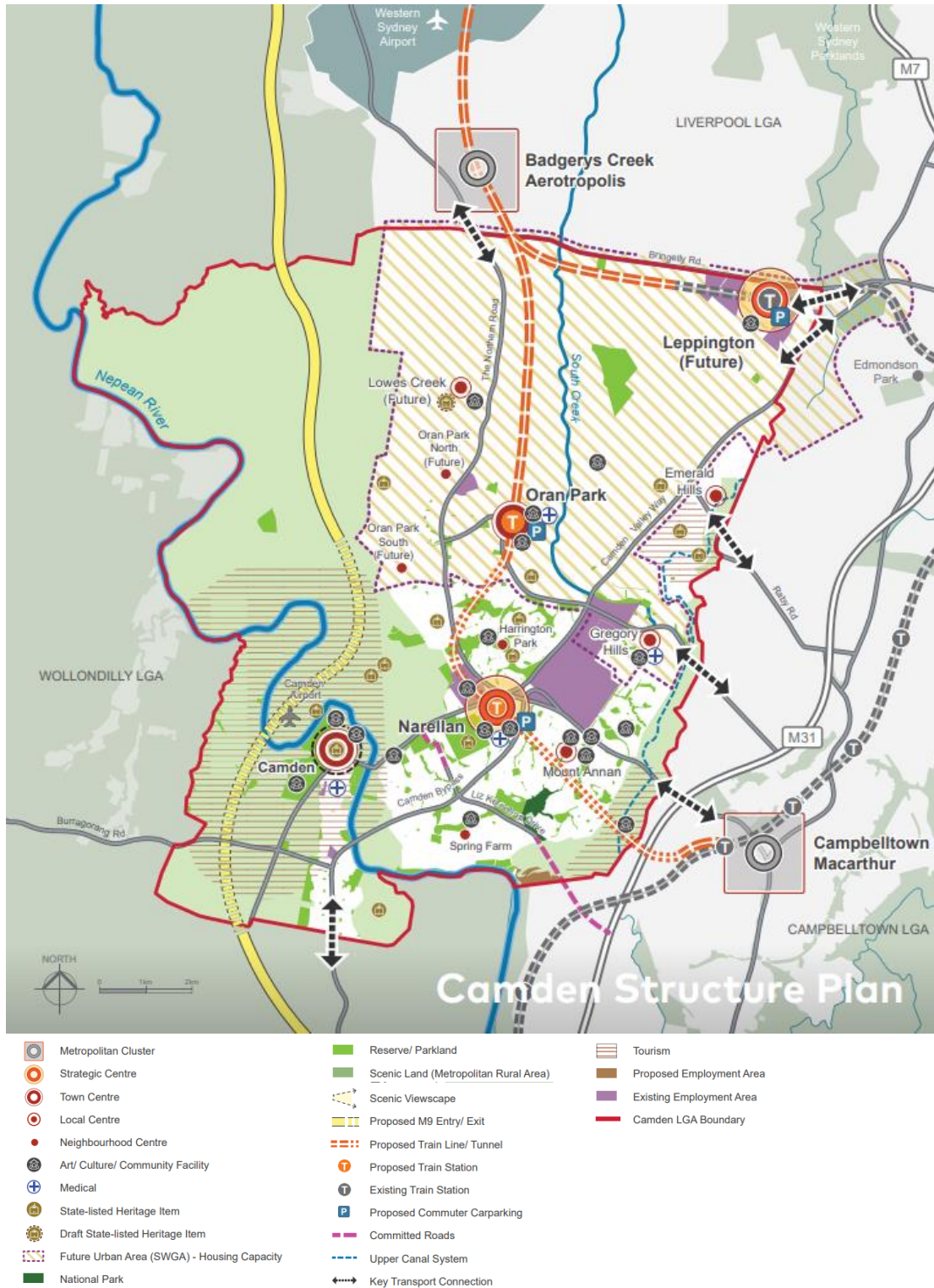
The Camden LGA contains the Nepean River which connects to other catchment areas and there are also metropolitan rural areas at the western expanse of the LGA. Planned new infrastructure within and surrounding the LGA is anticipated to create new jobs closer to homes, with an anticipated population growth of 140,000 people by 2040. New transport connections including the North-South Rail Link and M9 will unlock further opportunities for the creation of new places.

The LSPS Structure Plan identifies a significant portion of the northern part of Camden including Oran Park for future urban development (refer to **Figure 9**). This area is expected to account for majority of residential growth with associated infrastructure required to be delivered in this area.

The proposed SEPP amendments will further support the following objectives in the LSPS as outlined in **Section 5** of this report:

- Aligning infrastructure delivery with growth (Local Priority I1)
- Working in partnership to deliver a more liveable, productive and sustainable Camden (Local Priority I4)
- Providing housing choice and affordability for Camden's growing and changing population (Local Priority L1)
- Celebrating and respecting Camden's proud heritage (Local Priority L2)
- Providing services and facilities to foster a healthy and socially connected community (Local Priority L3)
- Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space (Local Priority S1)
- Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River (Local Priority S2)
- Protecting Camden's rural land (Local Priority S3)
- Protecting and restoring environmentally sensitive land and enhancing biodiversity (Local Priority S4)

Figure 9 LSPS Structure Plan



Source: Camden Council

4.1.5. Camden Local Housing Strategy

The Camden Local Housing Strategy (LHS) was endorsed by Camden Council in December 2021 and was prepared in response to the region, district and local planning policy objectives to establish an evidence-based plan for housing in the Camden LGA over the next 10 and 20 years.

Over the next 20 years, the LGA is forecasted to have the largest housing growth of any metropolitan Sydney council with a forecast demand for an additional 49,625 dwellings with most residential growth set to occur in the SWGA. Oran Park is identified as an establishing Town Centre that will continue to grow and evolve with a developing retail offering, civic precinct and emerging office floorspace.

The site is identified in the 'New Urban North' Precinct which includes growing and evolving land release precincts. Housing within this precinct comprises mainly of detached housing and dual occupancies.

The LHS comprises five Priorities that underpin Council's vision for housing in the Camden LGA over the next 10 and 20 years. The five Priorities are:

3. Providing housing capacity and coordinating growth with infrastructure;
4. Delivering resilient, healthy and connected communities;
5. Delivering the right housing in the right location;
6. Increasing housing choice and diversity; and
7. Addressing housing affordability.

The relevant priorities are addressed in **Section 5** of this report.

4.2. STATUTORY PLANNING FRAMEWORK

4.2.1. Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979 (EP&A Act)* provides the principal legislative framework for environmental planning in NSW and include provisions to ensure that proposals that have the potential to impact the environment are subject to detailed assessment and provide opportunity for public involvement.

All development for the site will be assessed in accordance with the matters of consideration listed in Section 4.15 of the EP&A Act.

Section 9.1 Directions of the EP&A Act require Councils to address a range of matters when seeking to rezone land with an LEP. There is no statutory requirement for the Directions to be considered during Precinct Planning. Nevertheless, as the site of this Council led Planning Proposal is within the SWGA, the Directions have been addressed as part of this submission, with the proposed SEPP amendments found to be consistent with the relevant directions, as discussed in **Section 5.3** of this report.

4.2.2. Environment Protection and Biodiversity Conservation Act 1999

Environment Protection and Biodiversity Conservation Act 1999 is the Commonwealth's central framework for the protection of the Australian environment. It provides for the conservation and protection of biodiversity and natural and cultural places and heritage. It further promotes principles for ecologically sustainable development which will be considered as part of the ongoing development of the Oran Park and Turner Road Precinct. The proposed SEPP amendment does not trigger any assessment/referral requirements under this Act.

4.2.3. State Environmental Planning Policy (Precincts—Western Parkland City) 2021

State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Precincts SEPP) is the principal Environmental Planning Instrument that guides development within Oran Park and Turner Road. Appendix 2 of the Precincts SEPP provides the localised framework for the implementation of Oran Park and Turner Road Precinct.

The aims of the Precincts SEPP are:

- *Co-ordinate the release of land for residential, employment and other urban development in the North-West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area,*
- *To enable the Minister from time to time to designate land in growth centres as ready for release for development,*
- *To provide for comprehensive planning for growth centres,*
- *To enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity,*
- *To provide controls for the sustainability of land in growth centres that has conservation value,*
- *To provide for the orderly and economic provision of infrastructure in and to growth centres,*
- *To provide development controls in order to protect the health of the waterways in growth centres,*
- *To protect and enhance land with natural and cultural heritage value,*
- *To provide land use and development controls that will contribute to the conservation of biodiversity.*

Overall, the proposed SEPP amendments reflect the intentions of the original Planning Proposal and will provide an additional 54 residential lots ranging in size. The additional residential development will be in a well serviced location in close proximity to playing fields and associated infrastructure, local neighbourhood centre, a school and open parkland. The aims of the Precincts SEPP continue to be achieved.

4.2.3.1. Development Standards

The following sections set out the current development standards under the SEPP in detail.

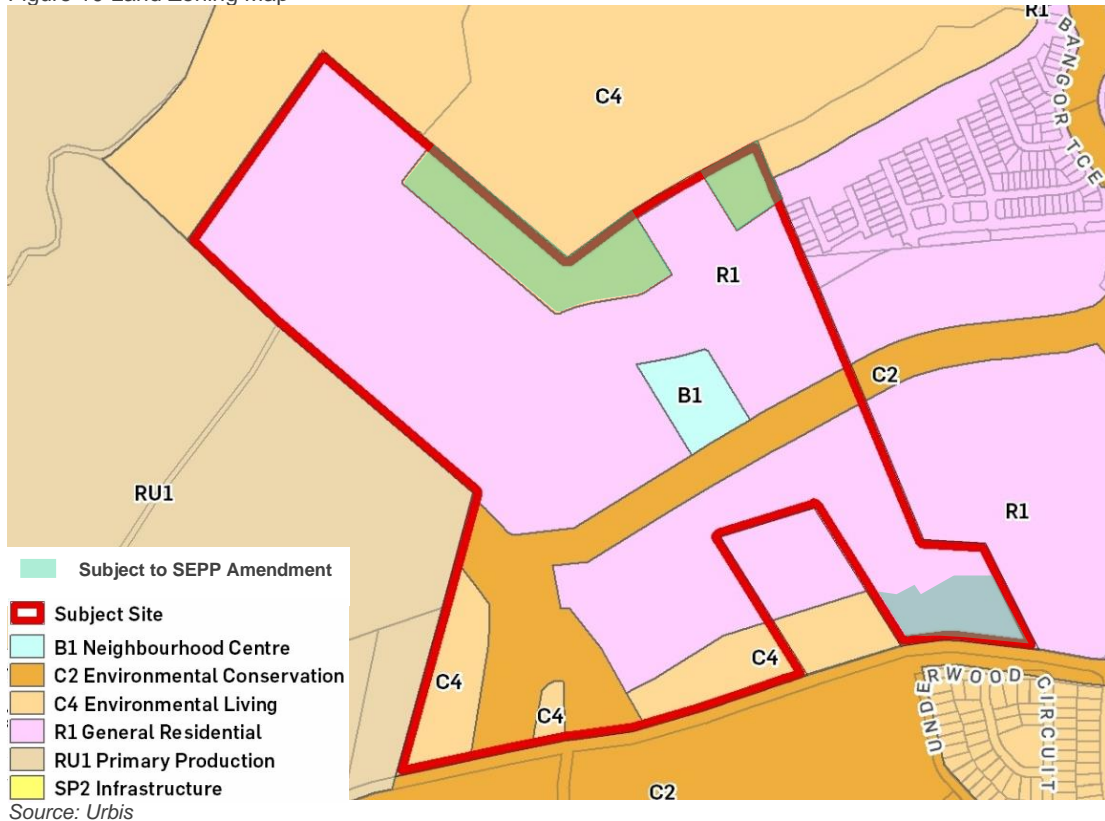
Land Use Zoning

A range of zones are located within the subject site, the relevant land uses for this proposal are included in **Table 1** below.

Table 3 Summary of Land Uses

Land Zone	Permitted Uses (with consent)
R1 General Residential	Any other development not specified in item 2 or 4 (ie. Dwelling houses, residential accommodation, roads, educational establishments (a full list of permissible uses is included in Appendix 2 of the Precincts SEPP)
C4 Environmental Living	Bed and breakfast accommodation; Drainage; Dwelling houses; Earthworks; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Horticulture; Recreation areas; Recreation facilities (outdoor); Roads; Telecommunications facilities; Temporary structures; Water recreation structures; Water recycling facilities; Waterbodies (artificial)

Figure 10 Land Zoning Map



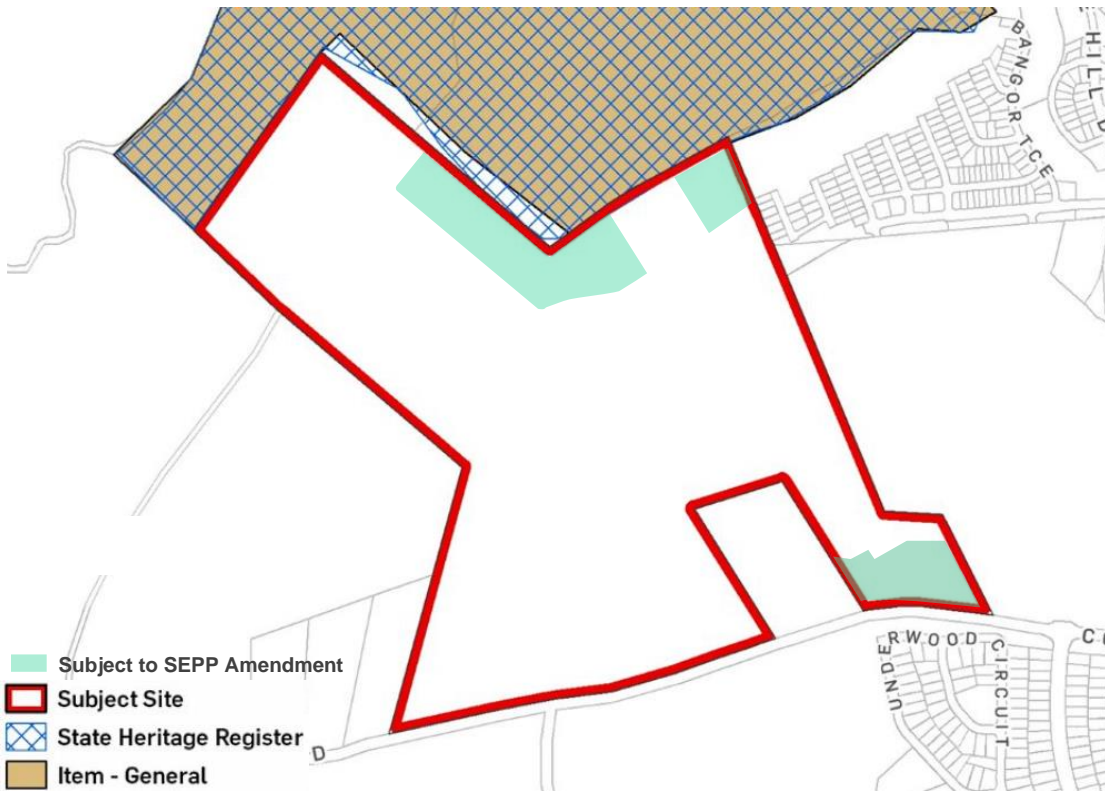
Heritage

The site itself is not identified as a local or state heritage item. It is noted however that the Denbigh Estate along the northern site boundary (421 The Northern Road, Cobbitty) is identified as a State Heritage listed item (SH01691) within Appendix 2 of the Precincts SEPP (refer to **Figure 5**). The item is described as:

Denbigh (including homestead, grounds and gardens, slab outbuildings, coach house, stable, dairy and sheds).

While the site does not incorporate a heritage listed item, the proposed amendments have considered the close proximity of the site to a State Heritage Item.

Figure 11 Heritage Map



Source: Urbis

Minimum Lot Size

The site includes a range of minimum lot sizes including:

- 125sqm within the General Residential zone and Neighbourhood Centre
- 1000sqm within the Denbigh Transitional Area, Environmental Conservation and Environmental Living zones

Height of Buildings

The site includes a range of height of buildings including:

- 6 metres within the Denbigh Transitional Area
- 9.5 – 12 metres within the Environmental Conservation and Environmental Living zones
- 16 metres within the General Residential zone
- 18 metres within the Neighbourhood Centre

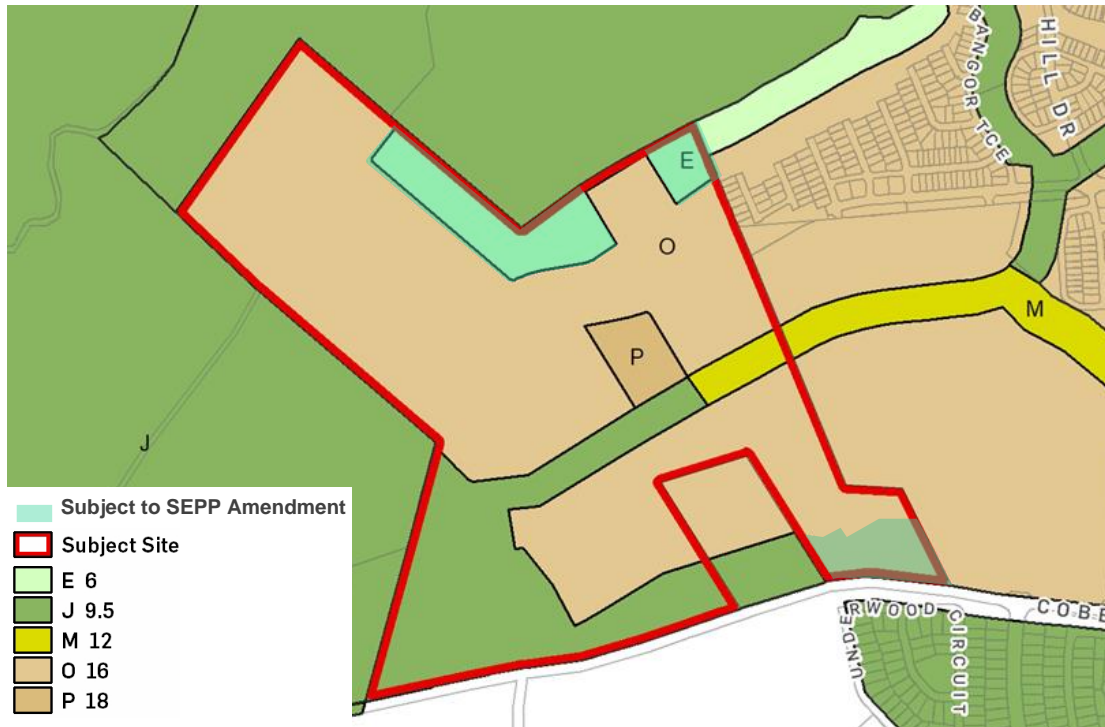
Floor Space Ratio

There is no applicable FSR provision for the site.

Flood Prone Land

A portion of the site is identified as flood prone land (refer to **Figure 9**). The Denbigh Transition Area is not classified as flood prone land.

Figure 12 Height of Buildings Map

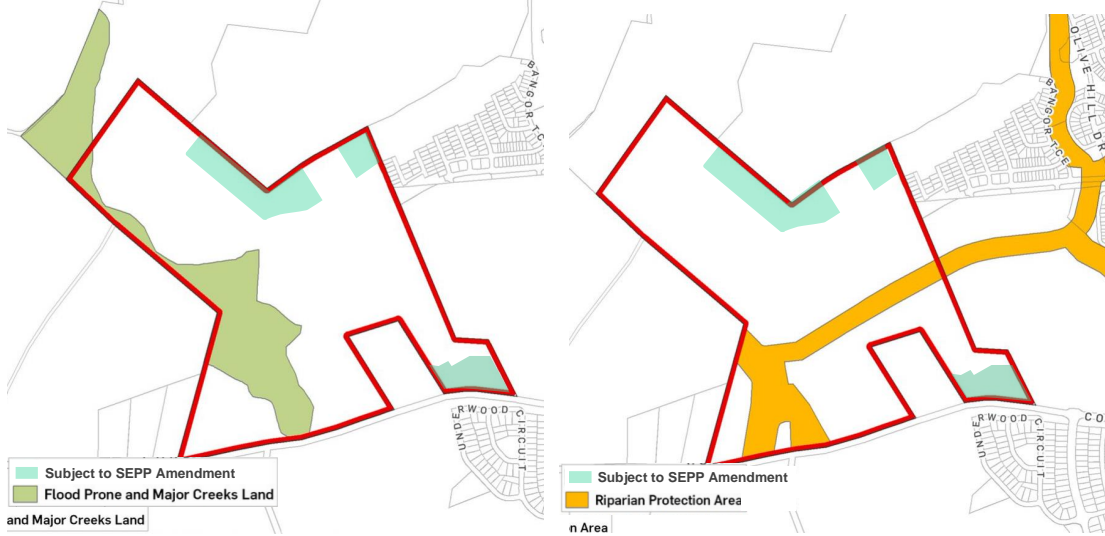


Source: Urbis

Riparian Corridors

A riparian corridor is located within the southern portion of the site and is within the E2 Environmental Conservation zone (refer to **Figure 6**). The Denbigh Transition Area is not classified as a riparian protection area.

Figure 13 Flood Prone Land and Riparian Corridors



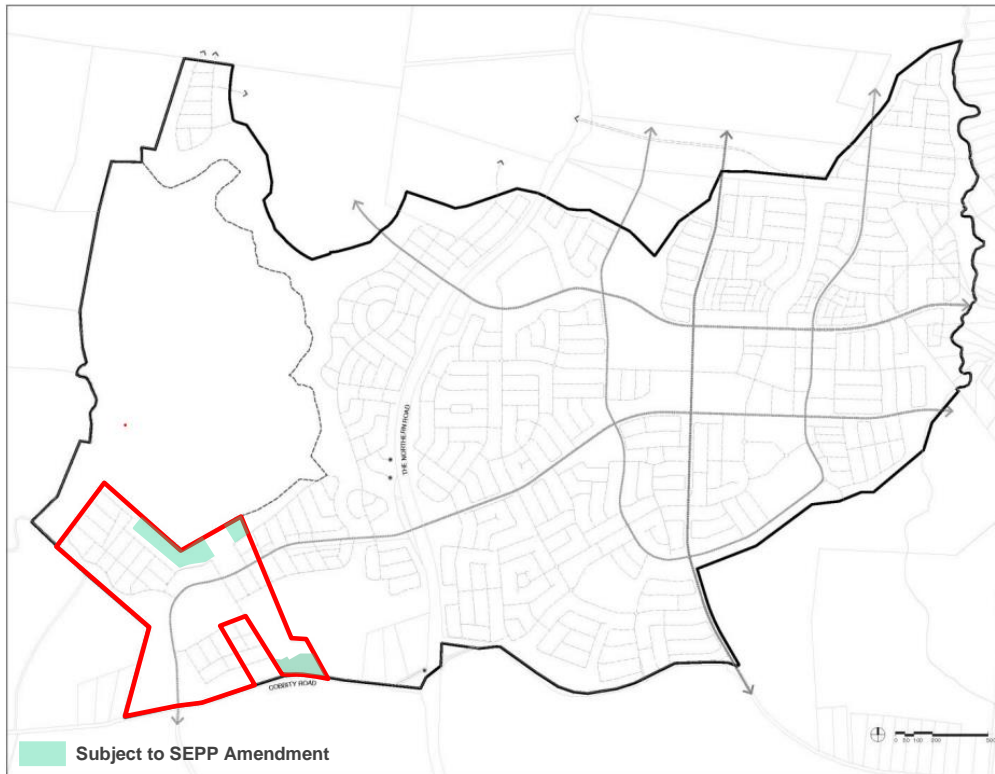
Source: Urbis

4.2.4. Oran Park Development Control Plan

The Oran Park Development Control Plan (the DCP) is a detailed guideline to support the applicable planning controls and permissible land uses for land subject to Appendix 2 Oran Park and Turner Road Precinct Plan of the Precincts SEPP. This DCP applies to all development on the land shown in Figure 14 below.

As noted in Section 2.1.2, recent refinements have been introduced to the DCP to reflect the amended view mound in alignment with DA/2023/470/1.

Figure 14 Oran Park Precinct with Mirvac landholdings identified in red and subject site in blue



Source: Camden Council

5. PLANNING PROPOSAL ASSESSMENT

The Planning Proposal request has been prepared in accordance with Section 3.33 of the EP&A Act and the DPHI guidelines 'Local Environmental Plan Making Guidelines' dated December 2021.

This section addresses each of the matters to be addressed as outlined in the guidelines, including:

- Objectives and intended outcomes
- Explanation of provisions
- Justification including need for proposal, relationship to strategic planning framework, environmental, social and economic impacts and State and Commonwealth interests.
- Draft LEP maps which articulate the proposed changes
- Likely future community consultation

5.1. PART 1: OBJECTIVES AND INTENDED OUTCOMES

5.1.1. Objective

The objective of this Planning Proposal is to amend the existing planning controls under the Precincts SEPP for the subject site as follows:

1. Amend the Land Zoning Map to realign the zoning boundaries between C4 Environmental Living and R1 General Residential.
2. Amend the Minimum Lot Size Map to apply a minimum lot size of 1,000m² to the proposed C4 zoned land and 125m² to the proposed R1 zoned land.
3. Amend the Height of Buildings Map to apply:
 - a consistent height limit across the C4 zone of 6 metres for all development within the northern subject site
 - a consistent height limit across the C4 zone of 9.5 metres for all development within the southern subject site
 - a consistent height limit across the R1 General Residential zone of 16 metres for residential flat buildings and 9.5 metres for all other development.

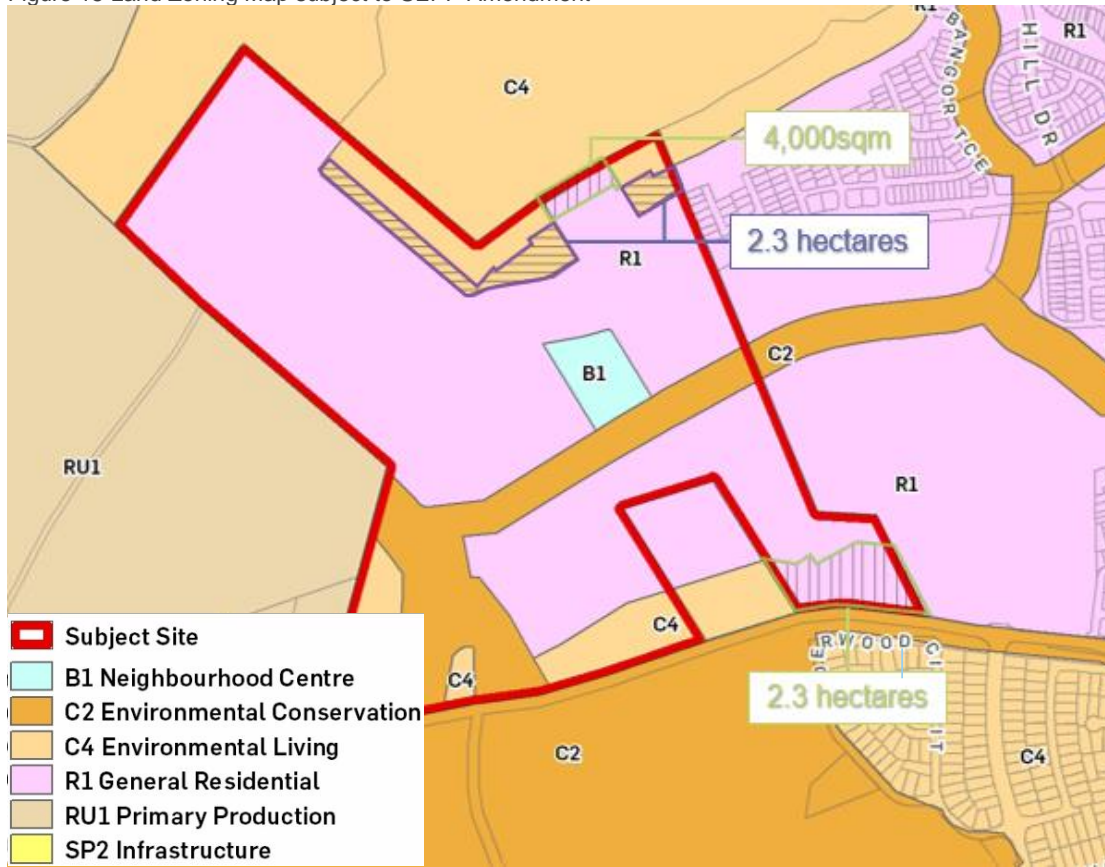
To align with the amended SEPP mapping, a new base file from Council and recent approvals within the estate, minor amendments are also proposed to the Indicative Layout Plan for the Oran Park Precinct.

As illustrated in **Figure 14** below, the proposal will facilitate:

- An additional 2.3 hectares of R1 residential land (approximately 50 lots) on land previously located in the C4 zone.
- An additional 4,000sqm of C4 land (approximately 4 lots) on land previously zoned R1 within the northern subject site.
- An additional 2.3 hectares of C4 land (approximately 11 lots) on land previously zoned R1 within the southern subject site.

The new C4 lots within the northern subject site will have a minimum depth of 34 metres which allows for a suitable block size which can satisfy the 1000sqm minimum lot size required. Other lots within the C1 land have a depth of 44 metres, having a mix of depths ensures that a range of large-lot products can be provided in the C4 zone.

Figure 15 Land Zoning Map subject to SEPP Amendment



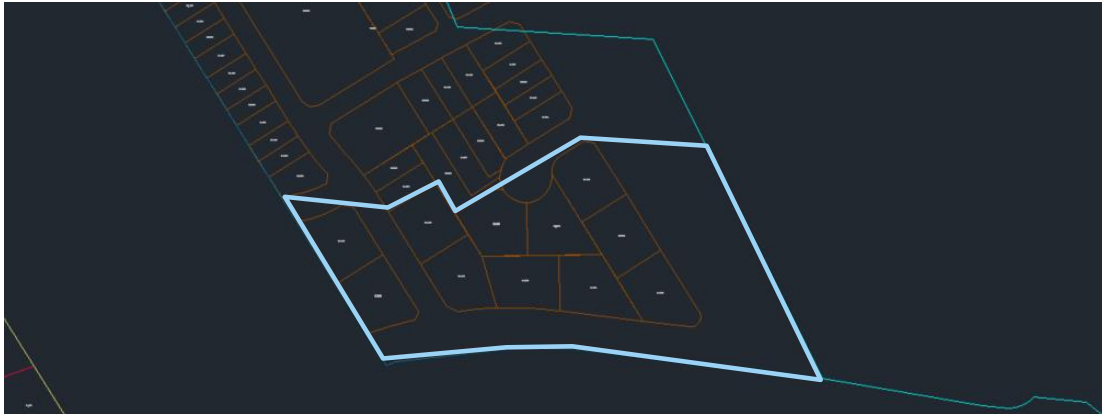
Source: Urbis

Figure 16 Indicative Lot Plan for the northern site



Source: Orion

Figure 17 Indicative Lot Plan for the southern site



Source: Orion

5.1.2. Intended Outcomes

The intended outcome of this Planning Proposal is to align the zoning boundaries to be consistent with the recently adopted amendments proposed to the Oran Park Part B DCP including:

- The C4 Environmental Living and R1 General Residential zoned land within or adjacent to the Denbigh Transition Area to be consistent with the recently adopted amendments proposed to the Oran Park Part B DCP. The proposal provides a transition to the south of the future view mound by providing large lot residential along the majority of the boundary with Denbigh Estate. The introduction of additional R1 lots aligns with the new view mound which reduces the amount of earthworks required to achieve an appropriate transition between residential development and the State heritage listed Denbigh estate.
- The C4 Environmental Living and R1 General Residential zoned land future lots fronting Cobbitty Road (the previously identified Macarthur Anglican School expansion land) This is to ensure provide an appropriate transition from Cobbitty Road.

5.2. PART 2: EXPLANATION OF PROVISIONS

5.2.1. Intended Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved by amendments to the following SEPP mapping including:

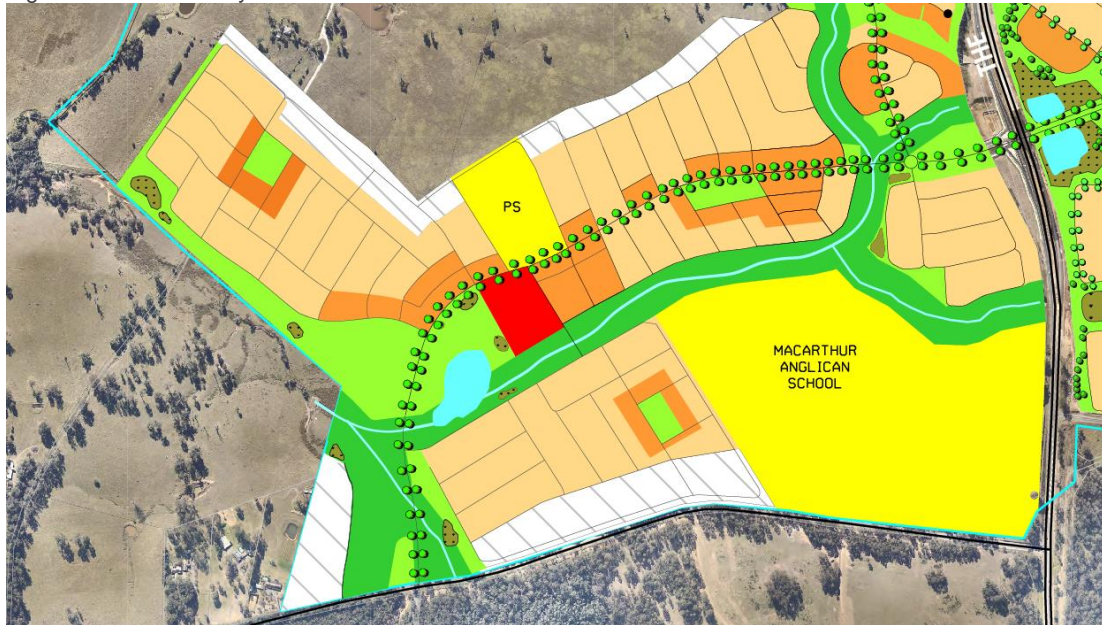
- Land Zoning Map (Sheet LZN_004)
- Minimum Lot Size Map (Sheet LSZ_0004)
- Height of Buildings Map (Sheet HOB_004)
- Special Areas Map (Sheet SAM_004)

To align with the amended SEPP mapping, a minor amendment is also proposed to the Indicative Layout Plan for the Oran Park Precinct.

The updated Indicative Layout Plan has also taken into account:

- An updated base file provided by Camden Council
- Recent approvals within the residential estate resulting in a minor realignment of roads etc.
- A land swap between Mirvac and Macarthur Anglican School which has resulted in a change to the eastern site boundary since the previous ILP update

Figure 18 Indicative Layout Plan



Source: Camden Council and Urbis

Mapping to reflect the intended provisions is provided in **Section 5.4** of this report.

The Planning Proposal aligns with the recently proposed updates to the Oran Park Development Control Plan, including Part B which provides the detailed guidelines and controls for the delivery of the future development within the Denbigh Transition Area.

5.3. JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A – Need for the planning proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The amendments in this Planning Proposal are minor in nature and are not the result of any broad strategic study or report. Nevertheless, the proposed amendments align with the priorities of the LSPS by providing housing within an identified growth centre.

The draft Planning Proposal has been lodged following detailed work undertaken as part of the adopted Part B DCP, which outlines the vision and associated development controls for the Denbigh Transition Area. The Part B DCP was prepared through consultation with stakeholders including Council officers, an external heritage consultant, the Denbigh landowner and State agencies, including the Office of Environment and Heritage (OEH) - Heritage Division.

The objectives of the Part B DCP include:

- (a) To respect the heritage curtilage of Denbigh;
- (b) To obscure the visual impact of development within the Denbigh Transition Area when viewed from the Denbigh homestead and associated rural outbuildings;
- (c) To retain and respect the rural context and setting of the Denbigh homestead.

It is intended that a development application will be lodged shortly for works and the construction of the landscaped earth mound to align with the objectives of the Part B DCP.

This Planning Proposal seeks to amend the Precincts SEPP Mapping to align the zoning boundaries between C4 zoned land within the Transition Area and R1 zoned land south of the Transition Area, consistent with the recent updates to the landscaped view mound along the boundary with the Denbigh

Estate. This will facilitate the development of an additional residential lots within the landholdings while maintaining an appropriate heritage curtilage.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal has been discussed in detail with Council who have agreed that amendments to the Precincts SEPP and associated maps outlined under this Planning Proposal are the most appropriate and best means of achieving the objectives and intended outcomes.

The proposed amendments to the SEPP Mapping will align the zoning boundaries between C4 zoned land within the Transition Area and R1 zoned land south of the Transition Area, consistent with recent proposed updates to the Part B DCP. This will facilitate the development of additional lots within the Oran Park Precinct, which is consistent with the desired outcomes of the Part B DCP.

Section B – Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, of district plan or strategy (including any exhibited draft plans or strategies)?

Yes, as summarised in Table 4, the Planning Proposal is entirely consistent with the objectives and actions of *A Metropolis of Three Cities: Greater Sydney Region Plan (2018)*, the *Western City District Plan (2018)* and *Western Sydney Aerotropolis Plan*.

Table 4 Relationship to Strategic Planning Framework

Strategic Plan	Consistency
<p><i>A Metropolis of Three Cities: Greater Sydney Region Plan (2018)</i></p>	<p>The Planning Proposal is consistent with <i>A Metropolis of Three Cities: Greater Sydney Region Plan</i> and reflects the following directions:</p> <p>Infrastructure and Collaboration</p> <ul style="list-style-type: none"> ▪ <i>Objective 3: Infrastructure adapts to meet future needs</i> ▪ <i>Objective 4: Infrastructure use is optimised</i> <p>The Planning Proposal seeks to rezone land providing additional R1 General Residential land within an identified growth centre. The additional lots will benefit from proposed services within the precinct including close proximity to connected open spaces, playfields, a future educational establishment and local centre.</p> <p>Liveability</p> <ul style="list-style-type: none"> ▪ <i>Objective 6: Services and infrastructure meet communities' changing needs</i> ▪ <i>Objective 10: Greater housing supply</i> ▪ <i>Objective 12: Great places that bring people together</i> <p>The Regional Plan acknowledges that significant land release development is still to occur within the South West Growth Centre. The proposed amendments result in improvements to the Precinct which increase residential supply in an existing release area and provides services expected of a new community.</p> <ul style="list-style-type: none"> ▪ <i>Objective 13: Environmental heritage is identified, conserved, and enhanced</i>

Strategic Plan	Consistency
	<p>The proposal maintains scenic views from Denbigh homestead by ensuring residential development maintains visual screening within the Southern Viewscape Precinct.</p> <p>Sustainability</p> <ul style="list-style-type: none"> ▪ <i>Objective 28: Scenic and cultural landscaped are protected)</i> ▪ <i>Objective 29: Environmental, social and economic values in rural areas are protected and enhance</i> <p>The proposal aligns with the intent of the recently adopted amendments to the Part B DCP to provide a suitable transition area that protects the rural character of Denbigh.</p>
<i>Western City District Plan (2018)</i>	<p>The Planning Proposal is consistent with Western City District Plan and reflects the following planning priorities:</p> <p>Infrastructure and collaboration</p> <ul style="list-style-type: none"> ▪ <i>Planning Priority W1: Planning for a city supported by infrastructure</i> <p>As noted in the original Planning Proposal for the site, adequate local infrastructure including water, sewer, electrical, gas and telecommunications can be provided to service the future community.</p> <ul style="list-style-type: none"> ▪ <i>Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services</i> <p>The proposal is consistent with this priority. It will facilitate the development of additional residential lots within the Oran Park Precinct. This will contribute to the increase of housing supply and choice with access to existing and proposed infrastructure, jobs and services within a rezoned area of the South West Growth Centre.</p> <ul style="list-style-type: none"> ▪ <i>Planning Priority W6: Creating and renewing great places and local centres and respecting the District's heritage</i> <p>The proposal will not visually detract from the significance of Denbigh. It is consistent with the intent of the Part B DCP to provide a sensitive transition between the Denbigh curtilage and adjoining residential development.</p> <ul style="list-style-type: none"> ▪ <i>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes</i> <p>The proposal is consistent with the visual screening outcomes established by the Part B DCP and will not detract from the integrity of the scenic and cultural landscape of Denbigh.</p>
<i>Future Transport 2056</i>	<p>As outlined in the Future Transport 2056 Strategy, future transport investment in the region includes the South West Rail Link extension which will support the 30-minute city vision by providing access between future homes and jobs, particularly those within the Western Sydney Aerotropolis. The proposed</p>

Strategic Plan	Consistency
	SEPP amendments ensures that new housing is provided in a highly accessible location.
<i>Western Sydney Aerotropolis Plan</i>	The Precinct is located directly south of the Western Sydney Aerotropolis and the future city of Bradfield. The Western Sydney Aerotropolis Plan identifies that new housing in the SWGA will benefit from access to jobs within the Aerotropolis. The Plan identifies transport corridors within the vicinity of the site including the indicative M5 Motorway Extension, South West Rail Link Extension Corridor and the North South Rail Line Corridor.
<i>SWGA Structure Plan</i>	<p>The Planning Proposal is consistent with the <i>SWGA Structure Plan</i> and reflects the key considerations and associated criteria including:</p> <ul style="list-style-type: none"> ▪ <i>Deliver Housing Supply and Choice</i> <p>The residential estate will provide a mix of diverse housing typologies to cater for the changing needs of future communities. Housing types proposed include detached housing, semi-detached housing, terrace housing and low-rise apartments.</p> <p>The proposed housing typologies will retain a village feel whilst respecting the existing local character.</p> <ul style="list-style-type: none"> ▪ <i>Provide opportunities for jobs closer to home</i> <p>The SEPP amendment will result in residential development within 400 metres of both of future neighbourhood centre and educational establishment.</p>

Q4. Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes. the Planning Proposal is consistent with the following relevant local strategy and planning studies as summarised in **Table 5** below.

Table 5 Relationship to Local Strategic Plans and Planning Studies

Strategic Plan	Consistency
<i>Camden Local Strategic Planning Statement</i>	<p>The Planning Proposal and Draft ILP aligns with the LSPS as it has been developed in response to the LSPS's local priorities and is consistent with the following:</p> <ul style="list-style-type: none"> ▪ <i>Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population</i> <p>The proposal is consistent with this priority as it will facilitate the development of additional residential lots within an identified area for housing growth.</p> <ul style="list-style-type: none"> ▪ <i>Local Priority L2: Celebrating and respecting Camden's proud heritage</i> <p>The proposal is consistent with this priority as it aligns with the objective of the Part B DCP and current updates proposed to provide a suitable transition area that responds to the heritage context of Denbigh.</p>

Strategic Plan	Consistency
	<ul style="list-style-type: none"> ▪ <i>Local Priority S2: Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River</i> <p>The proposal is consistent with this objective as it forms part of the broader Oran Park precinct which has satisfactory stormwater arrangements in place to service the development.</p> <ul style="list-style-type: none"> ▪ <i>Local Priority S3: Protecting Camden's rural land</i> <p>The proposal is consistent with this priority as it does not seek to encroach on existing rural land. It is consistent with the overall intent of the Part B DCP to provide a suitable transition area that respects the rural context of Denbigh.</p>

Q6. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

Yes. The Planning Proposal is consistent with relevant State Environmental Planning Policies (SEPP) as identified and discussed in **Table 6**.

Table 6 Consistency with SEPPs

State Environmental Planning Policy	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The provisions of the SEPP are not applicable to this planning proposal.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Detailed compliance with the BASIX SEPP mandated levels of energy and water efficiency requirements will be demonstrated within all future development applications relating to residential uses on the site.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The provisions of the SEPP may be relevant for future developments on the site.
State Environmental Planning Policy (Housing) 2021	Not applicable at this stage. Provisions for affordable or diverse housing may be considered as part of the future residential subdivision and development of the site.
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable at this stage. Compliance with the relevant provisions in relation to advertising or signage will be considered at the DA stage.
State Environmental Planning Policy No 65— Design Quality of	Detailed compliance with the Apartment Design Guide (ADG) and SEPP 65 will be demonstrated within all future development applications relating to residential flat buildings on the site. Given the close proximity to the Denbigh

State Environmental Planning Policy	Comment
Residential Apartment Development State Environmental Planning Policy (Planning Systems) 2021	estate and controls regarding view lines, it is unlikely that any future works will require assessment against the ADG or SEPP 65. The application of the Planning Systems SEPP is dependent on the context of future development applications on the site. Given the minor nature of the proposal, it is unlikely that any future works will require assessment against the Planning Systems SEPP.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable. The site is within the Parkland City.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable. The site is within the Parkland City.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable. The site is not identified as a state significant precinct.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	This SEPP is the subject of this Planning Proposal.
State Environmental Planning Policy (Primary Production) 2021	Not applicable. The proposal does not result in any: <ul style="list-style-type: none"> ▪ Primary production and rural development; ▪ State significant agricultural land; or ▪ Marine waters or oyster aquaculture
State Environmental Planning Policy (Resilience and Hazards) 2021	Clause 4.6 of the Resilience and Hazards SEPP requires in the event of a change of land use, the planning authority must consider whether the land is contaminated, if the land can be suitably remediated for the proposed use. The Preliminary Site Investigation (PSI) prepared as part of the original rezoning for the site states that the site has a generally low potential for contamination and is suitable, from a contamination perspective, for the proposed rezoning. This has been further confirmed as part of ongoing development applications for the site.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable. The proposal does not result in any mining, petroleum production and/or extractive industries.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Chapter 2 Infrastructure aims to facilitate the effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development. Future subdivision applications associated with the site which incorporate the development of 300 or more residential dwellings, will require concurrence from Transport for NSW in accordance with Schedule 3 of the SEPP.

Q7 *Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?*

Yes. The Planning Proposal is consistent with relevant Ministerial directions under section 9.1 of the EP&A Act as identified and summarised in **Table 7**.

Table 7 Consistency with Section 9.1 Directions

Section 9.1 Direction	Comment
<u>Focus area 1: Planning Systems</u>	
1.1 Implementation of Regional Plans	The Planning Proposal is consistent with the overall intent of the Western City District Plan, and will not undermine the achievement of its vision, land use strategy, policies, outcomes or actions. Consistency with Regional and District Plan is discussed in Section 5.3 of this report. The Planning Proposal is consistent with the objectives of this direction..
1.2 Development of Aboriginal Land Council land	The Planning Proposal has considered the relevant provisions of chapter 3 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> . It is noted this site is not identified within the Land Application Map and a delivery plan has not been prepared for the site.
1.3 Approval and Referral Requirements	This is an administrative requirement for Council. It is noted that the proposed amendments do not require the concurrence, consultation or referral of development applications to a Minister or public authority and do not incorporate designated development.
1.4 Site Specific Provisions	The planning proposal and associated mapping has been prepared in accordance with the provisions of the Standard Instrument and in a manner consistent with Precincts SEPP.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable

Section 9.1 Direction	Comment
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable
1.14 Implementation of Greater Macarthur 2040	Not applicable
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable
1.16 North West Rail Link Corridor Strategy	Not applicable
1.17 Implementation of the Bays West Place Strategy	Not applicable
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable
1.19 Implementation of the Westmead Place Strategy	Not applicable
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable
1.21 Implementation of South West Growth Area Structure Plan	An assessment against the South West Growth Area Structure Plan is provided in 4.1.3 of this report. Overall, the proposal remains consistent with the Structure Plan.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable
<u>Focus area 2: Design and Place</u>	
<i>This Focus Area was blank when the Directions were made and this Planning Proposal was prepared.</i>	
<u>Focus area 3: Biodiversity and Conservation</u>	
3.1 Conservation Zones	This direction does not apply to the site as the proposed amendments do not relates to land within a conservation zone.

Section 9.1 Direction	Comment
3.2 Heritage Conservation	There are no local or state heritage items located within the precinct. Three Aboriginal items are located on site. The AHIP has confirmed that no scarred trees or Aboriginal items are located within the subject site.
3.3 Sydney Drinking Water Catchments	This direction does not apply to the Camden LGA.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	This direction does not apply to the Camden LGA.
3.5 Recreation Vehicle Areas	Not applicable, the site does not comprise a beach or a dune adjacent to or adjoining a beach.
3.6 Strategic Conservation Planning	Not applicable, the site does not comprise a strategic conservation area as defined in <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
3.7 Public Bushland	Not applicable, the proposal does not result in any changes to vegetation.
3.8 Willandra Lakes Region	This direction does not apply to the Camden LGA.
3.9 Sydney Harbour Foreshores and Waterways Area	The site is not identified within the Foreshores and Waterways Area as defined in <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
3.10 Water Catchment Protection	The site is not identified within a regulated catchment, within the meaning of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
<u>Focus area 4: Resilience and Hazards</u>	
4.1 Flooding	The proposed amendment is not identified within flood prone land under any SEPP or LEP. Watercycle management investigations undertaken for the site confirm that there are no adverse external flood level impacts resulting from the Precinct.
4.2 Coastal Management	Not applicable. The proposal does not result in any changes to the current: <ul style="list-style-type: none"> ▪ Coastal wetlands and littoral rainforests area map; ▪ Coastal vulnerability area map; ▪ Coastal environment area map; and ▪ Coastal use area map.
4.3 Planning for Bushfire Protection	As part of the recently adopted DCP amendment, the proposal introduces a perimeter road to meet bushfire requirements and mitigate the requirement for a fire trail. The northern verge has also been widened to include a share path to promote connectivity through the neighbourhood. As the site is identified as bushfire prone land, the future development application for the earth mound will require comment from NSW RFS prior to approval. Mitigation measures regarding future development will be implemented prior to residential development within the Transition Area.
4.4 Remediation of Contaminated Land	The Preliminary Site Investigation prepared for the previous Planning Proposal for the site confirms that potential areas of environmental concern (PAECs) across the Precinct are typical of a rural residential area with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning.

Section 9.1 Direction	Comment
4.5 Acid Sulfate Soils	The Preliminary Site Investigation prepared for the previous Planning Proposal for the site confirms that the site is mapped in a region of extremely low probability of occurrence and is topographically well above the estuarine environments in which Acid Sulphate Soils (ASS) form. The Precinct is unlikely to be affected by ASS however this will be confirmed through further investigations during DA phases.
4.6 Mine Subsidence and Unstable Land	No applicable. The site is not identified on land that is within a declared mine subsidence district in the <i>Coal Mine Subsidence Compensation Regulation 2017</i> pursuant to section 20 of the <i>Coal Mine Subsidence Compensation Act 2017</i> .
<u>Focus area 5: Transport and Infrastructure</u>	
5.1 Integrating Land Use and Transport	The site will benefit from significant investment in road, rail and air-based transport infrastructure in the region anchored by the Western Sydney Airport. By providing a residential community within proximity to the proposed transport infrastructure, including the north-south rail extension the proposal aligns with the objectives of Direction 5.1.
5.2 Reserving Land for Public Purposes	This Planning Proposal is consistent with this direction in that it does not create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	The precinct is located approximately 15km south of the future Western Sydney Airport and is not located on land that is in an ANEF or ANEC contour of 20 or greater. The proposal is therefore acceptable and will not impact on airport operations.
5.4 Shooting Ranges	Not applicable. The proposal does not seek to rezone land adjacent to and/or adjoining an existing shooting range
<u>Focus area 6: Housing</u>	
6.1 Residential Zones	The Planning Proposal provides additional housing options within an identified area for housing growth. The SEPP amended encourages the provision of housing that will: <ul style="list-style-type: none"> ▪ broaden the choice of building types and locations available in the housing market, and ▪ make more efficient use of existing infrastructure and services, and ▪ reduce the consumption of land for housing and associated urban development on the urban fringe, and be of good design.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable
<u>Focus area 7: Industry and Employment</u>	
7.1 Business and Industrial Zones	The Planning Proposal does not affect land within an existing or proposed business or industrial zone.

Section 9.1 Direction	Comment
7.2 Reduction in non-hosted short-term rental accommodation period	This direction does not apply to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	This direction does not apply to the Camden LGA.
<u>Focus area 8: Resources and Energy</u>	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable. This proposal does not propose mining, petroleum production and/or extractive Industries
<u>Focus area 9: Primary Production</u>	
9.1 Rural Zones	Not applicable. The proposal does not result in the rezoning of rural zoned land.
9.2 Rural Lands	The site is within the South West Growth Centre and has identified as a Future Urban Growth Area. Direction 9.2 is not applicable to this Planning Proposal.
9.3 Oyster Aquaculture	Not applicable. The site is not identified as a 'Priority Oyster Aquaculture Area'.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	This direction does not apply to the Camden LGA.

Section C – Environmental, Social and Economic Impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site is subject to biodiversity certification under the Precincts SEPP which was gazetted on 14 December 2007. The proposed realignment of zoning boundary does not change the environmental impact of the development in comparison to the investigations undertaken as part of the original Planning Proposal.

Overall, no critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal. The subject land is also bio-certified land under the Growth Centres bio-certification.

Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Heritage and Visual Impacts

The Precincts SEPP and Oran Park DCP seek to conserve the environmental heritage of the Oran Park Precinct including associated fabric, settings and views. The Part B DCP was prepared to ensure the delivery of development that respects the heritage curtilage of Denbigh.

To protect the rural heritage of Denbigh, the Part B DCP requires subdivision of land immediately adjoining the landscaped earth mound to be in the form of large lots. Updates have been proposed to the current design identified in the DCP to avoid adverse visual impacts of future developments on the rural setting of the Denbigh Estate and on the views from the Denbigh homestead and heritage curtilage. The proposed amendments to mapping align with the updates to the DCP and as such, aim to maintain the heritage character of Denbigh Estate. Overall, the visual impacts (which are the purpose of the transition area and C4

zone) are appropriately mitigated by the proposed earth mound design and associated updates to SEPP mapping.

Traffic

A Traffic Impact Assessment has been prepared by SCT Consulting as part of the recently adopted DCP Amendment (**Appendix B**) to assess the impacts of the future transport network for the Precinct. It is noted that the proposed residential dwellings satisfies the minimum yield dwelling target of 414 as suggested in the DCP.

The proposed trip generation associated with the SEPP amendment are considered minimal and will be distributed to the surrounding road network. The potential traffic impacts associated with the proposal on the surrounding critical road network have been considered as a result of the recently adopted DCP amendment.

- Based on a trip generation rate of 0.99 and 0.95 (AM peak and PM peak) vehicle trips associated with additional residential dwellings would be expected to generate up to 894 vehicle trips during the peak hours.
- Based on a trip generation rate of 0.67 for AM peak hour vehicle trips for a metropolitan public school, a future primary school with up to 1,000 students would be expected to generate up to 670 vehicle trips during the AM peak hours. It is not anticipated the school would generate any traffic during the PM commuter peak hour.
- Based on a trip generation rate of 5.9 and 12.3 (AM peak and PM peak) vehicle trips per 100m² of retail, the updated master plan would be expected to generate up to 633 vehicle trips during the PM peak hours.

Overall, the proposed updates are unlikely to result in any changes to the overall traffic impacts associated with the current proposal.

Q10. Has the planning proposal adequately addressed any social and economic effects?

Social Effects

The site forms part of the Oran Park Precinct estate and will facilitate the development of additional residential lots ranging in size and typology which is acceptable given the context of existing and future residential development planned in the area. The proposal is unlikely to have adverse social impacts with the subject site located nearby to existing and future infrastructure and services within the Oran Park Precinct.

Overall, the proposed amendments result in improvements to the heritage curtilage by providing a more responsive earth mound to reflect the topography of the site. The proposed design also reduces the amount of land required on the adjacent Denbigh Estate.

Economic Effects

The Planning Proposal will provide increased housing supply and choice. It forms part of the broader Oran Park Precinct and will contribute to the local economy.

The Planning Proposal will therefore have positive social and economic benefits for the broader community. It is considered that the proposal has addressed social and economic impacts and is in the public interest.

Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

Essential services are available to the site as part of the delivery of the Oran Park Precinct and the proposal does not have any significant increase on demand for these services.

Section E – State and Commonwealth interests

Q11. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. Any issues raised will be incorporated into this Planning Proposal following consultation in the public exhibition period.

5.4. PART 4: MAPS

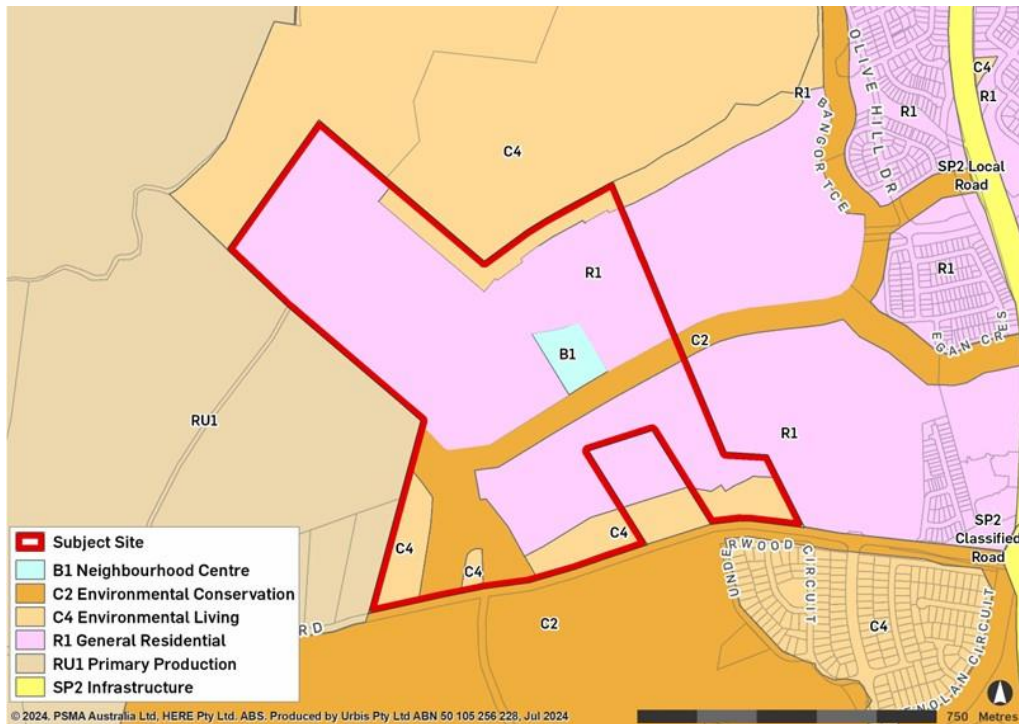
As noted in **Section 5.1**, the following maps contained within the Precincts SEPP are proposed to be amended:

- Land Zoning Map (Sheet LZN_004)
- Minimum Lot Size Map (Sheet LSZ_0004)
- Height of Building Map (Sheet HOB_004)
- Special Areas Map (Sheet SAM_004)

To align with the amended SEPP mapping, a minor amendment is also proposed to the Indicative Layout Plan for the Oran Park Precinct.

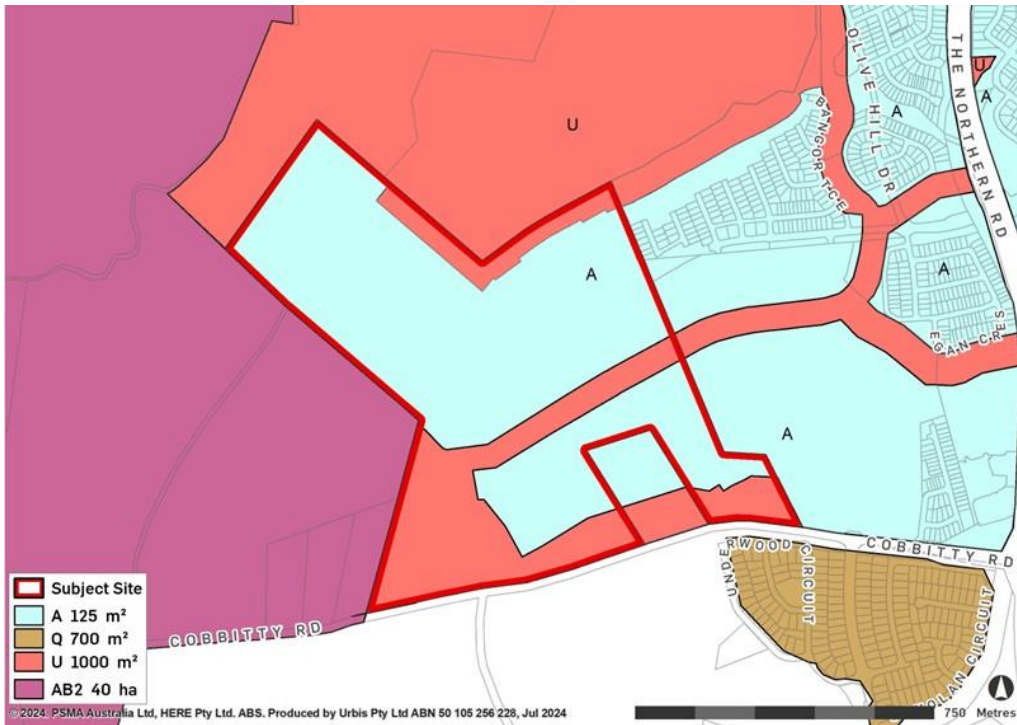
The proposed map amendments are provided in **Figures 11 to Figure 14** and also found in **Appendix A**. The proposed maps are consistent with the intended outcomes for the Planning Proposal as identified in **Section 5.1**.

Figure 19 Proposed Land Zoning Map



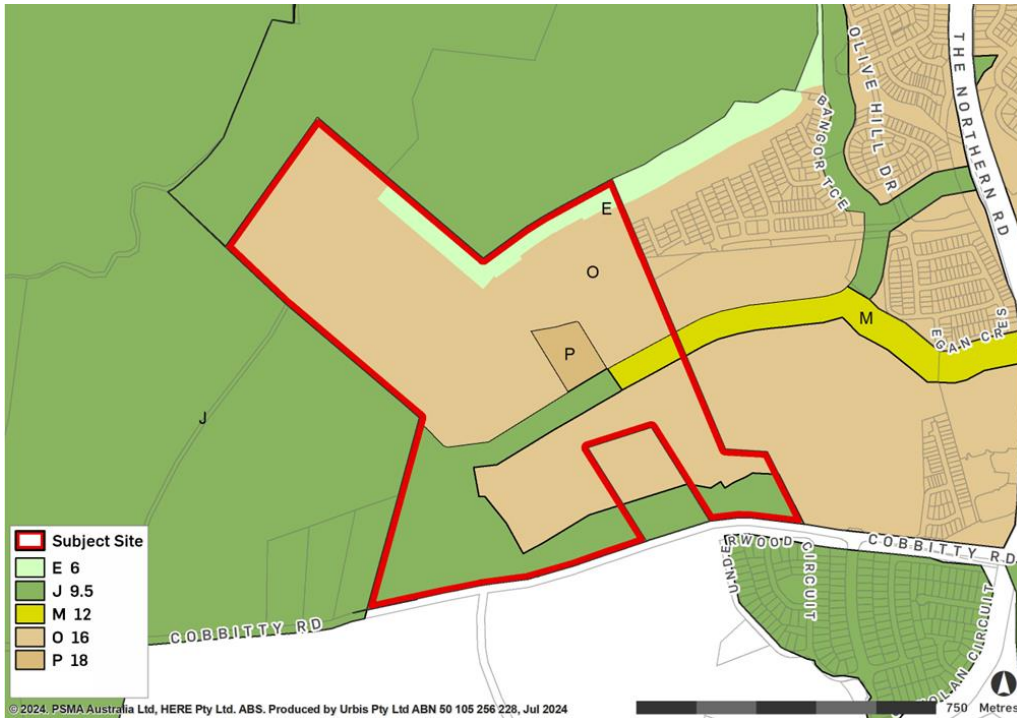
Source: Urbis

Figure 20 Proposed Minimum Lot Size Map



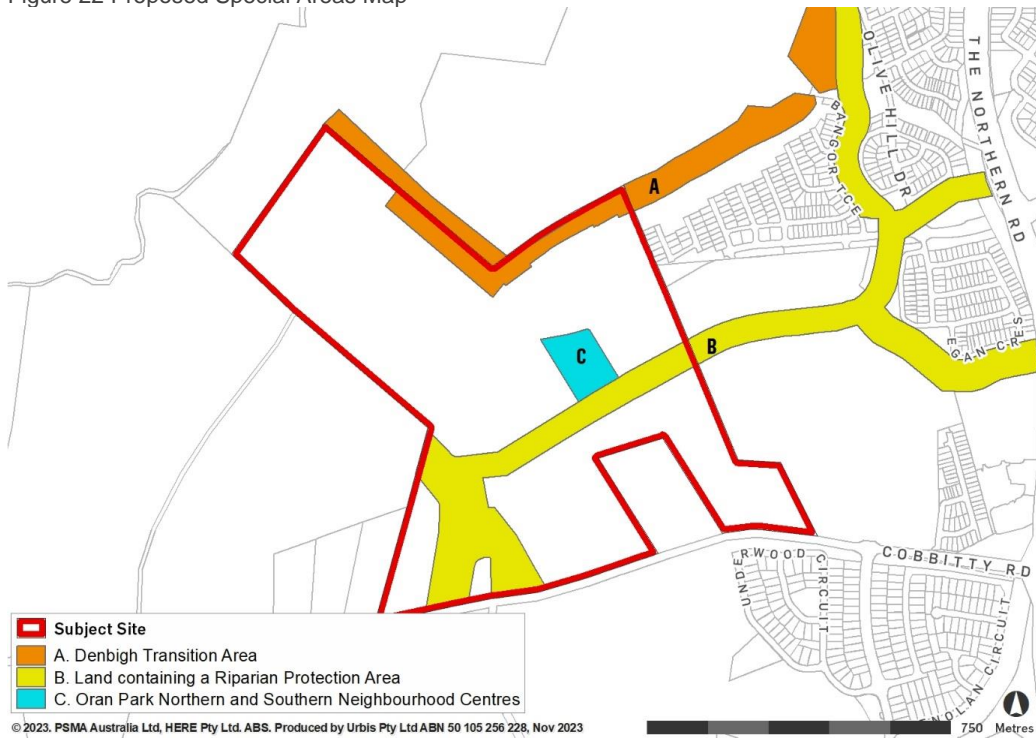
Source: Urbis

Figure 21 Proposed Height of Building Map



Source: Urbis

Figure 22 Proposed Special Areas Map



Source: Urbis

5.5. PART 5: COMMUNITY CONSULTATION

The preliminary consultant has been undertaken is outlined in **Section 3** of this report. The consultation at this stage has been limited to Council and adjoining landowners given the minor nature of the proposal.

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the Planning Proposal will be publicly exhibited for at least 28 days in accordance with the requirements of the DPHI guidelines 'A Guide to Preparing Local Environmental Plans'.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in the local newspaper(s).
- A notice on the Council website.
- Written correspondence to adjoining and surrounding landowners.

The gateway determination and Planning Proposal would be publicly exhibited at Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

5.6. PROJECT TIMELINE

The following table sets out the anticipated project timeline in accordance with initial discussions with Council. The key milestones and overall timeframe will be subject to further detailed discussions with Council and DPHI.

Table 8 Anticipated Project Timeline

Process	Indicative Timeframe
Assessment by Council	January - September 2024 [underway]
Council decision	October 2024
Gateway Determination	November 2024
Pre-exhibition	December 2024
Public exhibition period	February 2025
Consideration of submissions	March 2025
Submission to DPHI for finalisation	April 2025
Gazettal of SEPP amendment	May 2025

6. CONCLUSION

This Planning Proposal seeks to amend the land zoning from C4 Environmental Living to R1 General Residential and update other associated controls within a portion the Denbigh Transition Area and Cobbitty Transition Area to reflect recent amendments to the Oran Park DCP and approvals within the Cobbitty residential estate.

The proposed SEPP amendment will be facilitated through an amendment to *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*. The site is already zoned for residential development with the proposed updates reflecting ongoing investigations and discussions with Camden Council.

We request Council's consideration and support for this proposal and to forward the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for Gateway Determination.

DISCLAIMER

This report is dated August 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Mirvac Homes NSW (**Instructing Party**) for the purpose of SEPP Amendment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A SEPP MAPPING

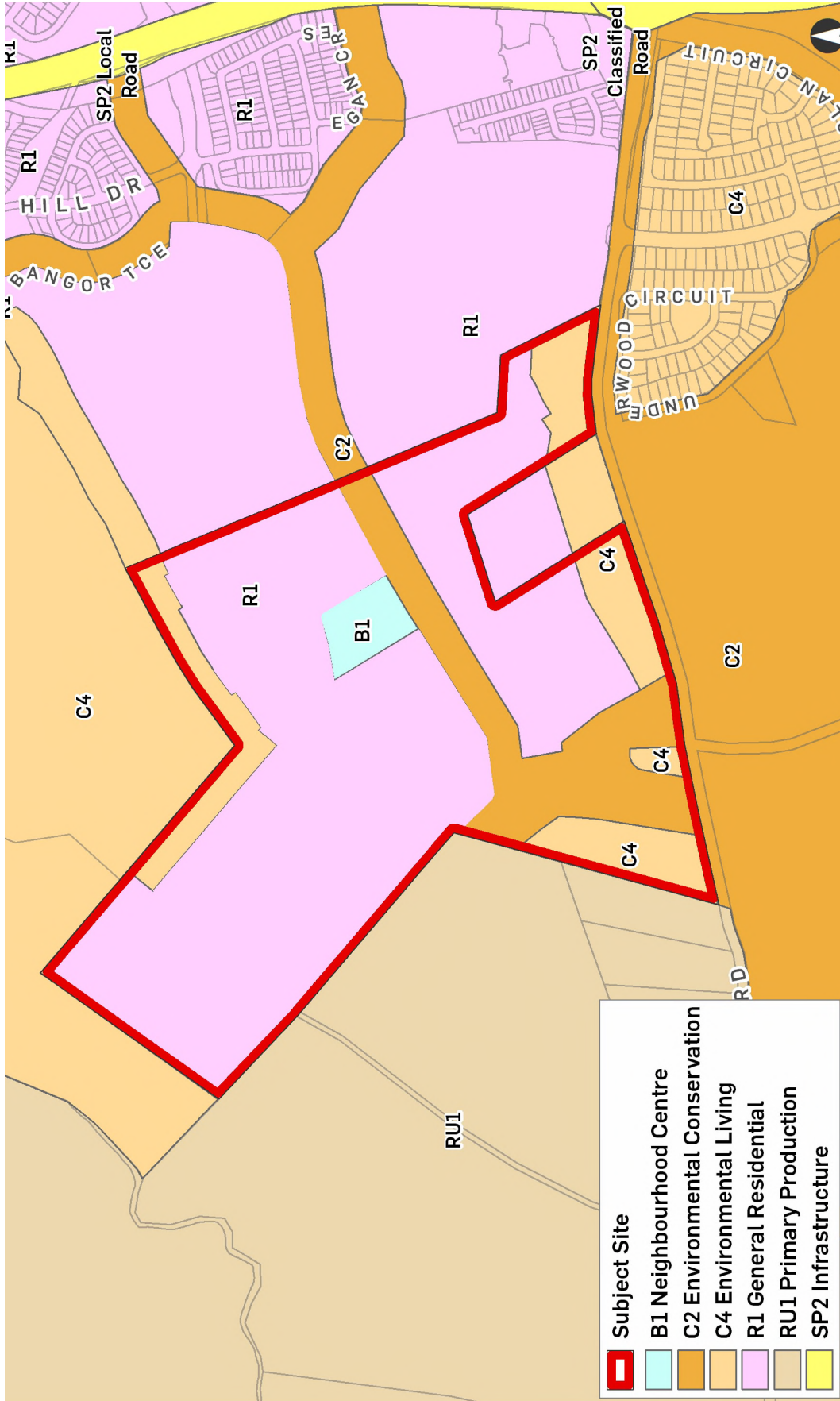
APPENDIX B DCP AMENDMENT

APPENDIX C LANDSCAPE PLANS

APPENDIX D CIVIL PLANS



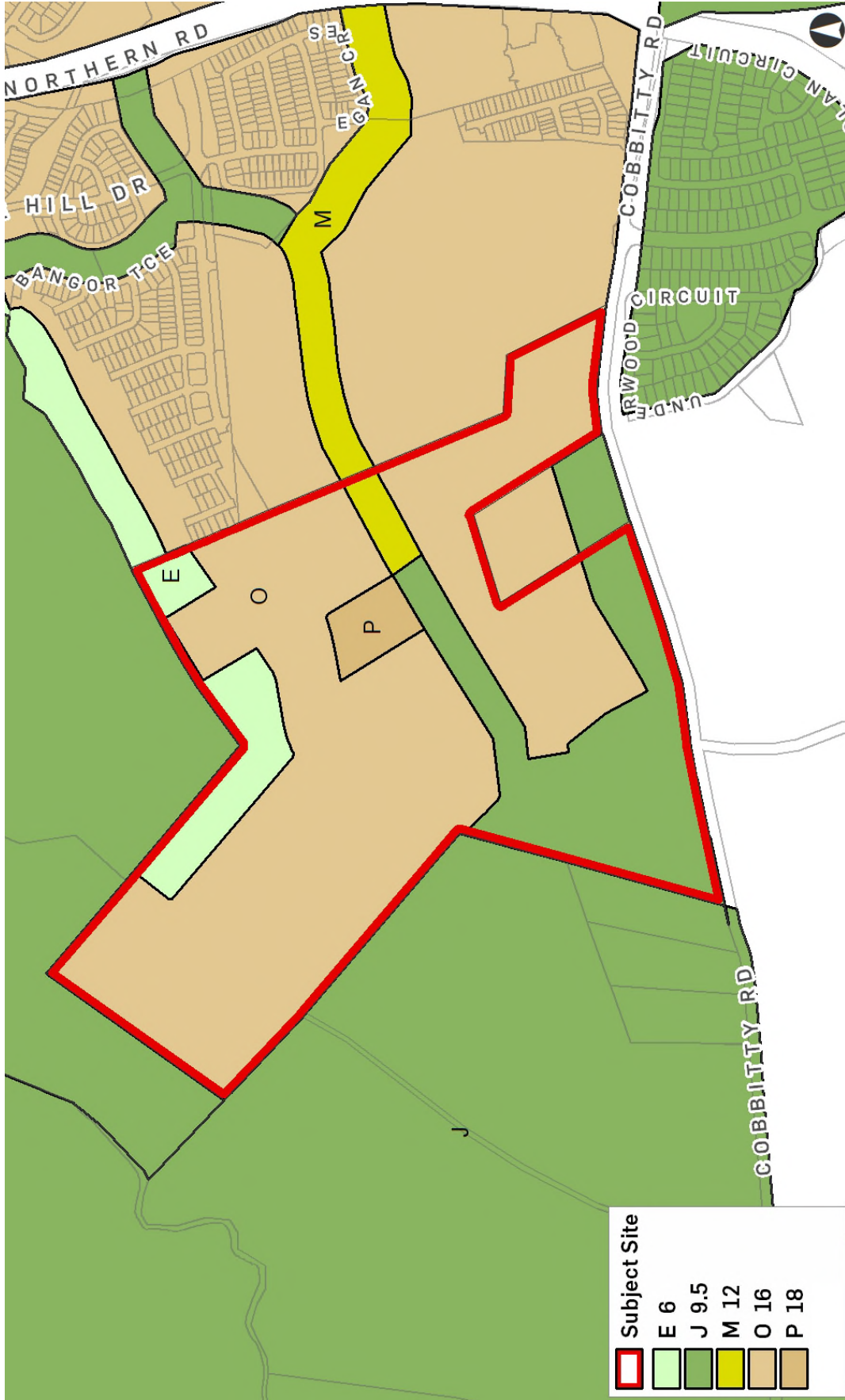
URBIS.COM.AU



COBBITTY BY MIRVAC RESIDENTIAL ESTATE

PROPOSED LAND USE ZONING MAP

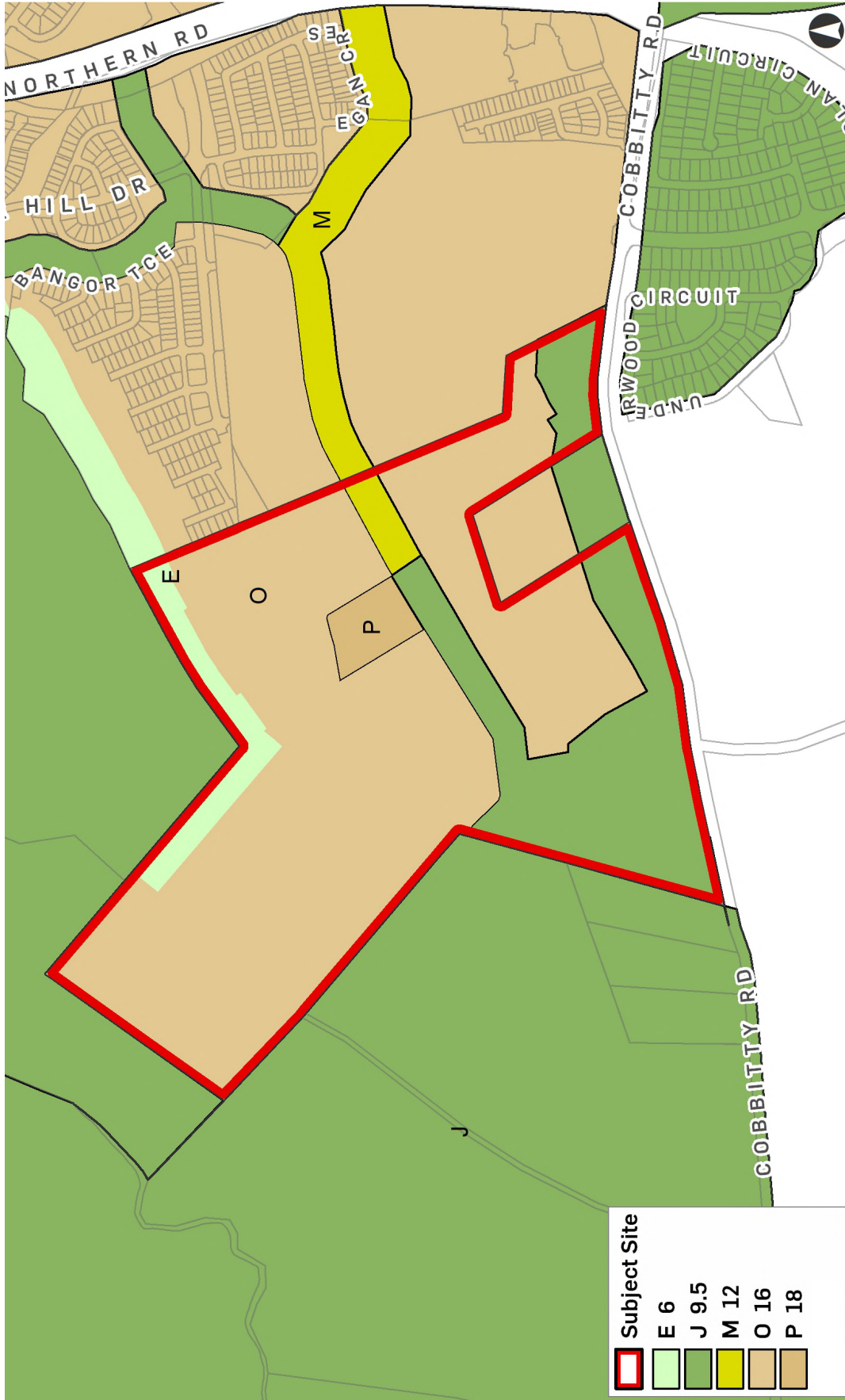
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COBBITTY BY MIRVAC RESIDENTIAL ESTATE

EXISTING HEIGHT OF BUILDINGS MAP

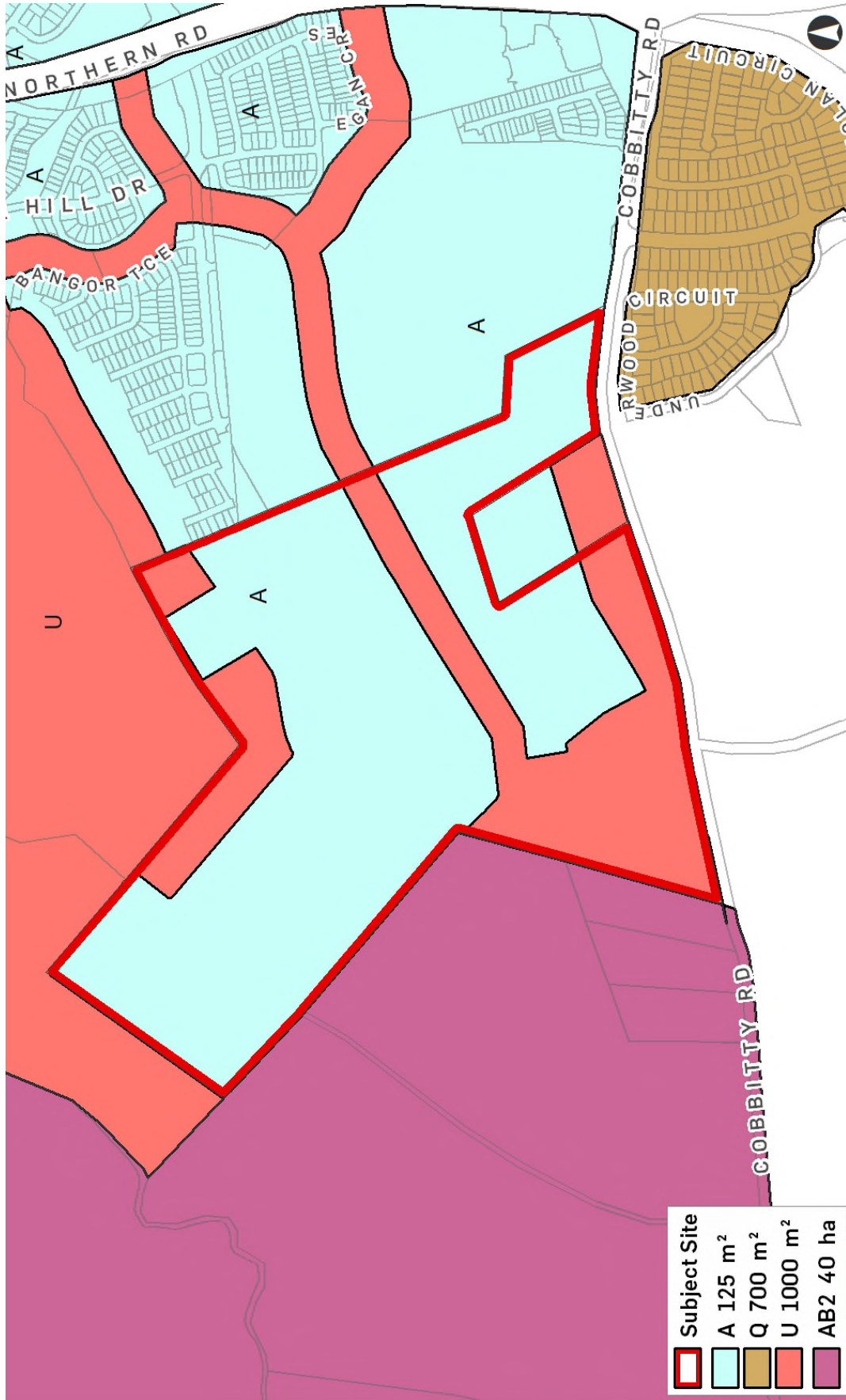
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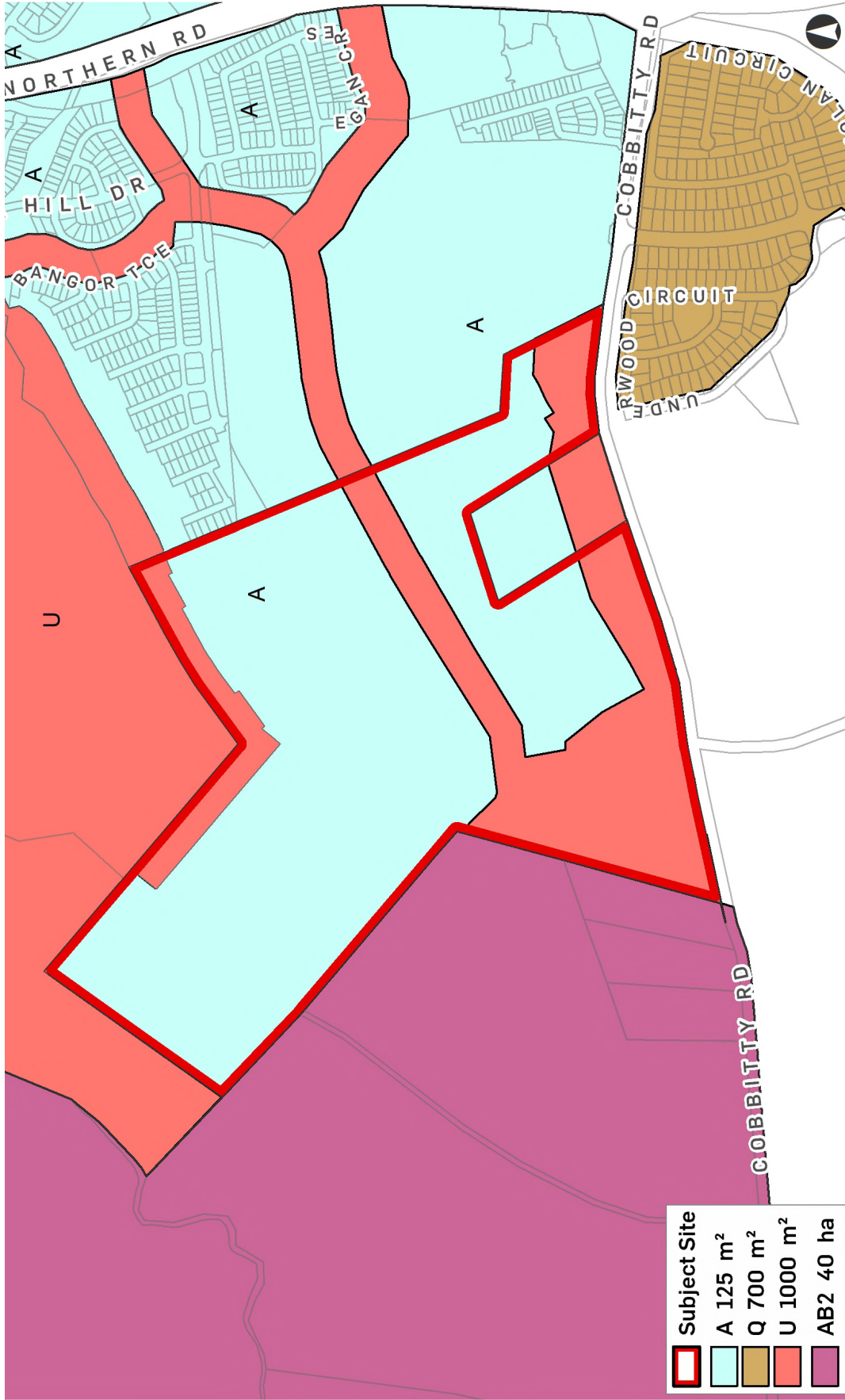
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PROPOSED MINIMUM LOT SIZE MAP

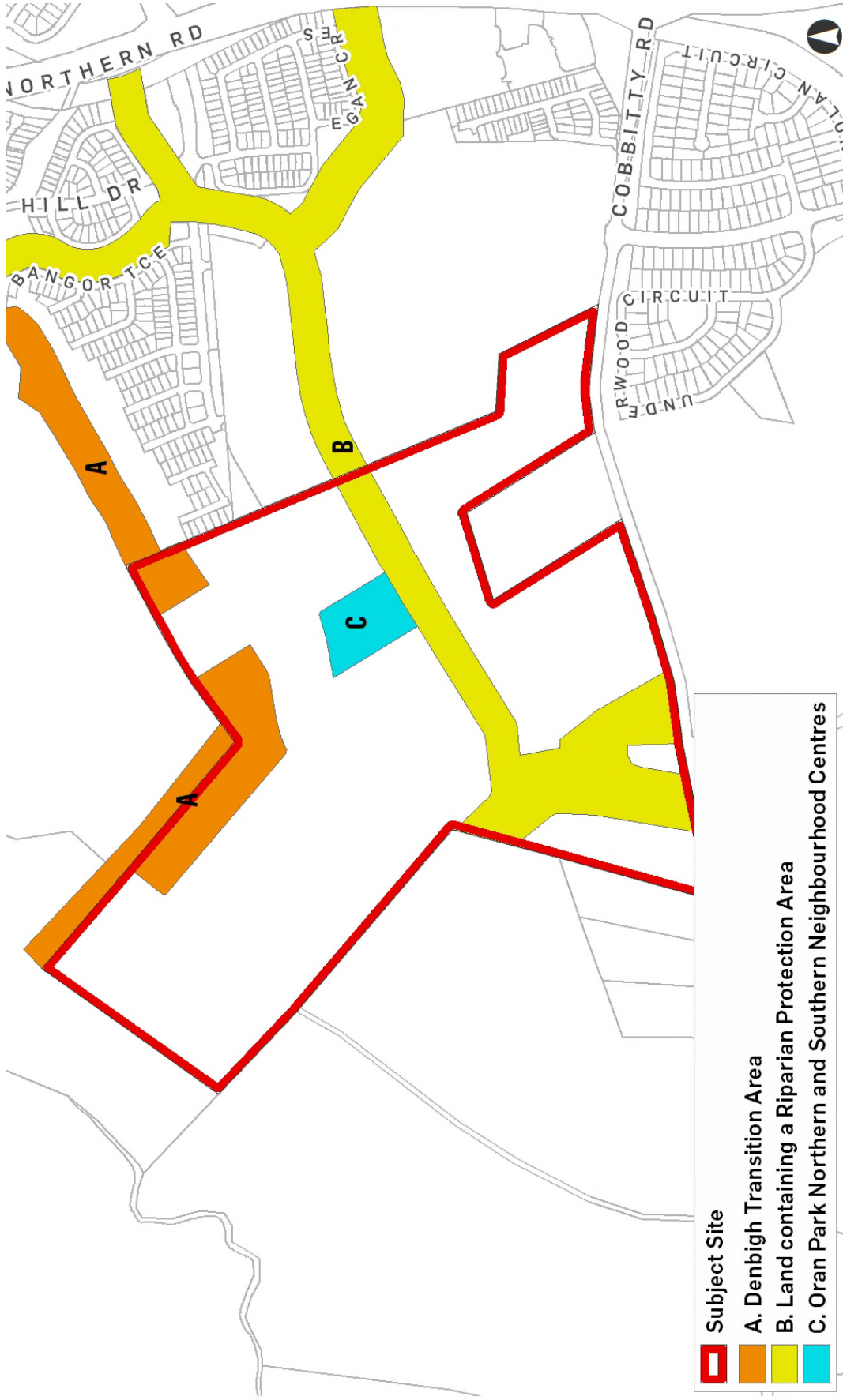
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PROPOSED MINIMUM LOT SIZE MAP

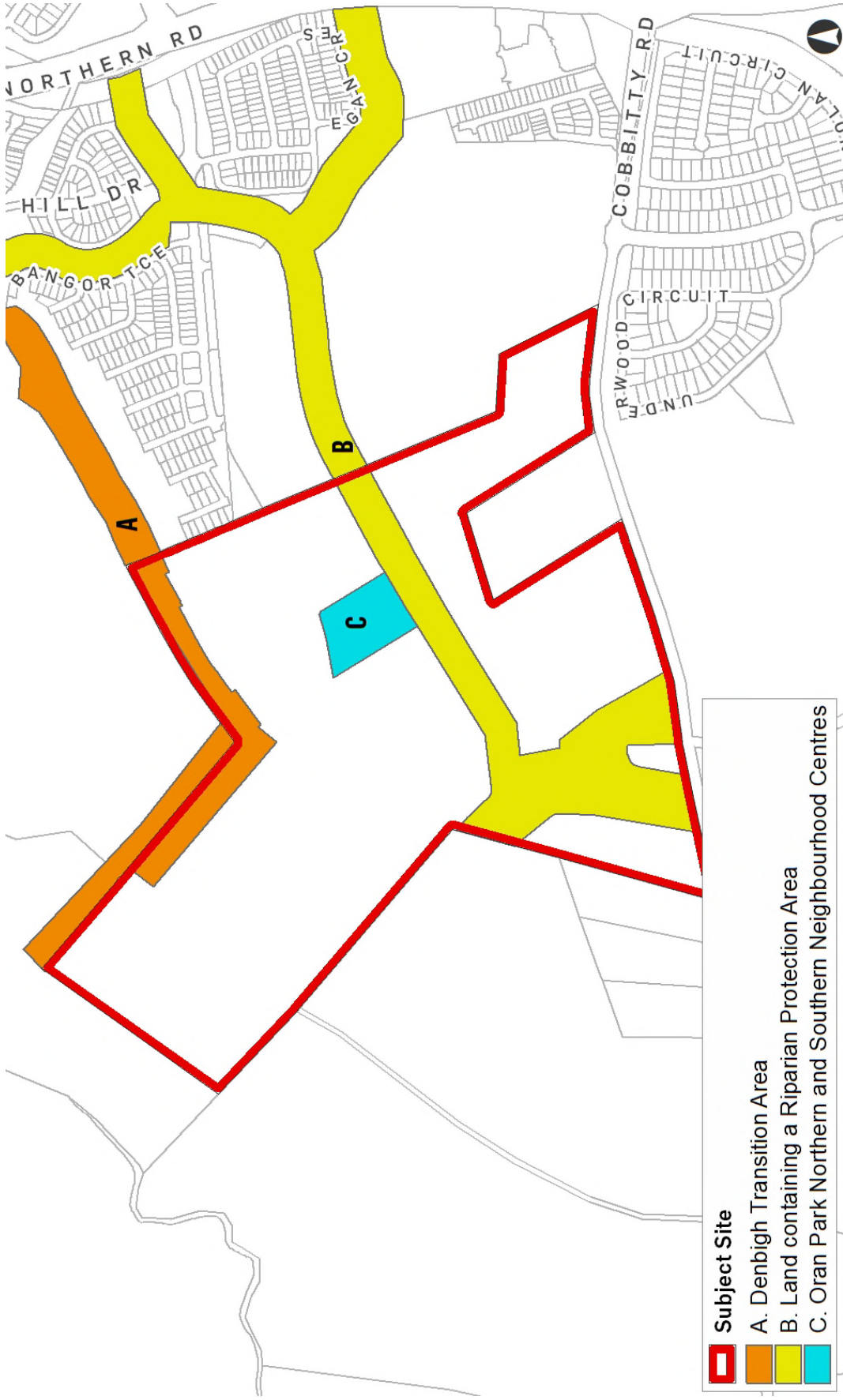


-  Subject Site
-  A. Denbigh Transition Area
-  B. Land containing a Riparian Protection Area
-  C. Oran Park Northern and Southern Neighbourhood Centres

COBBITTY BY MIRVAC RESIDENTIAL ESTATE

EXISTING SPECIAL AREAS MAP

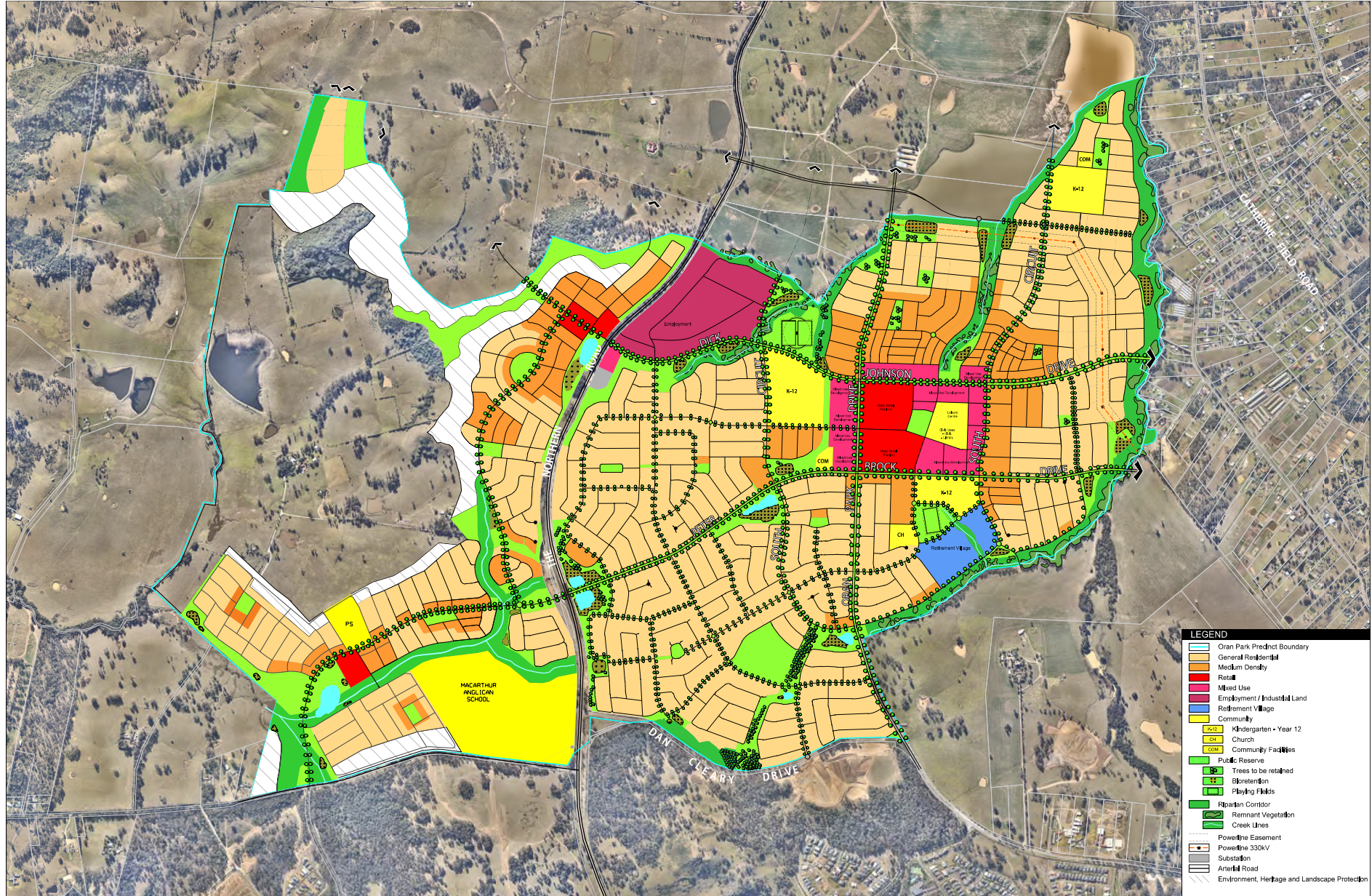
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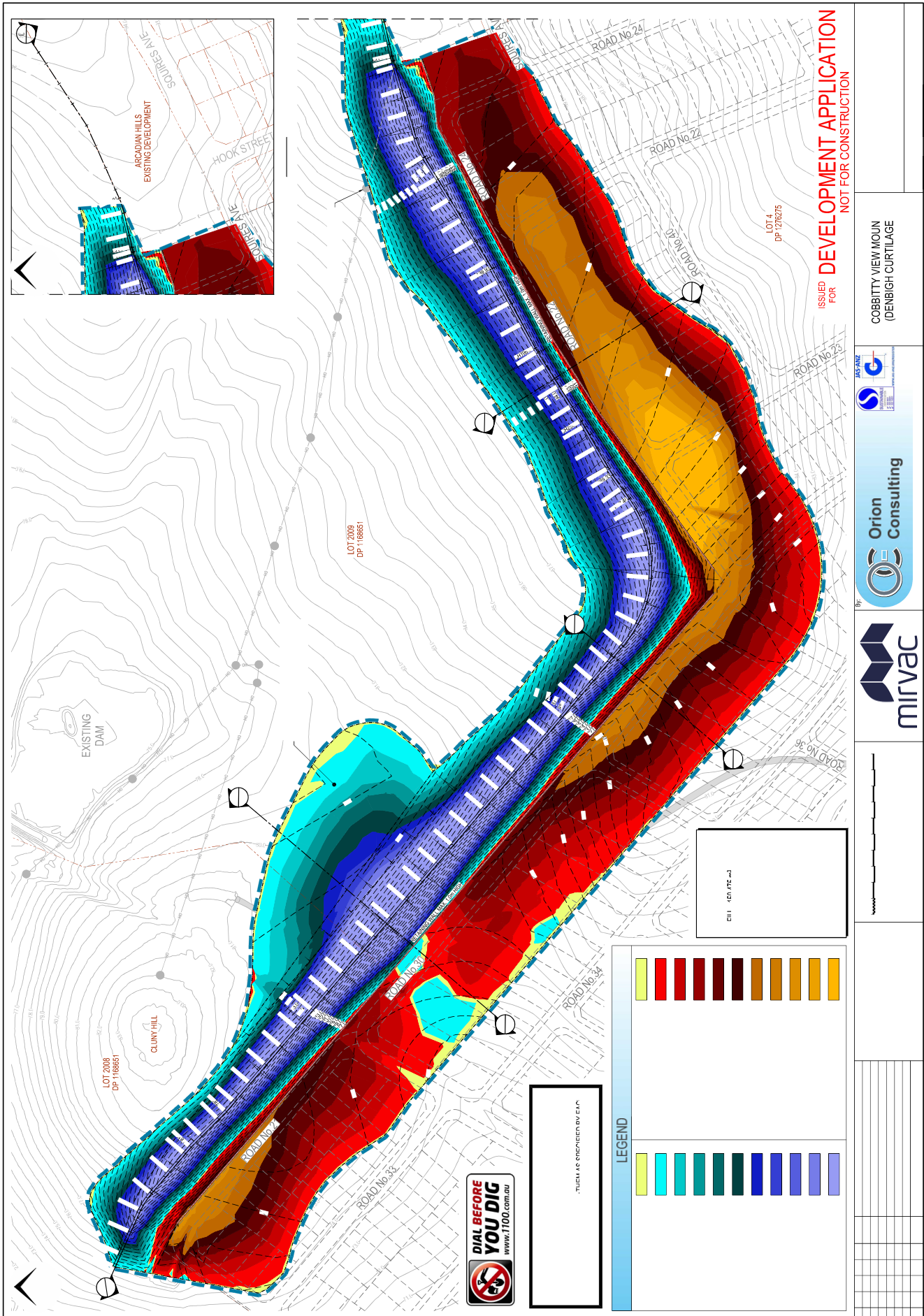


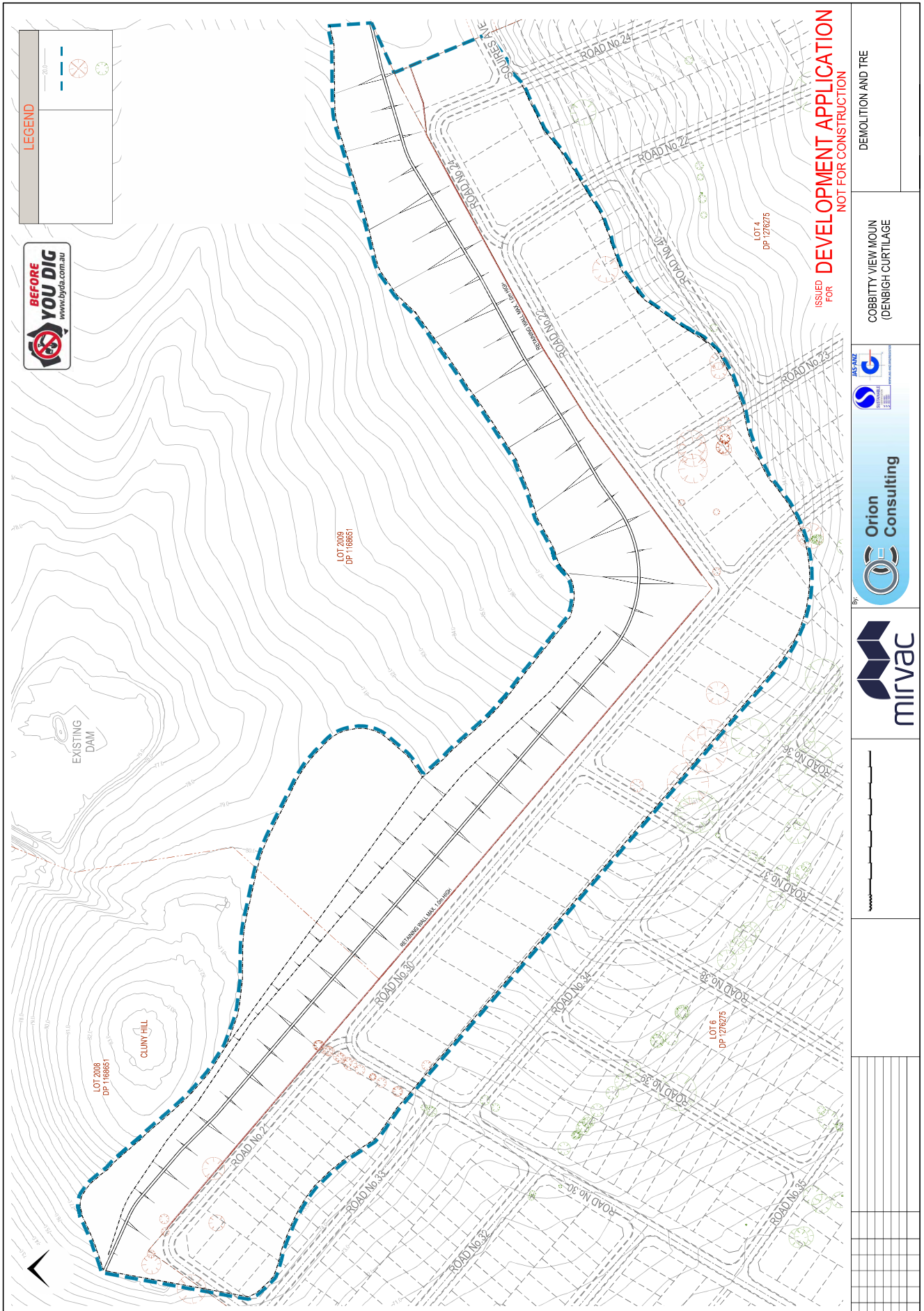
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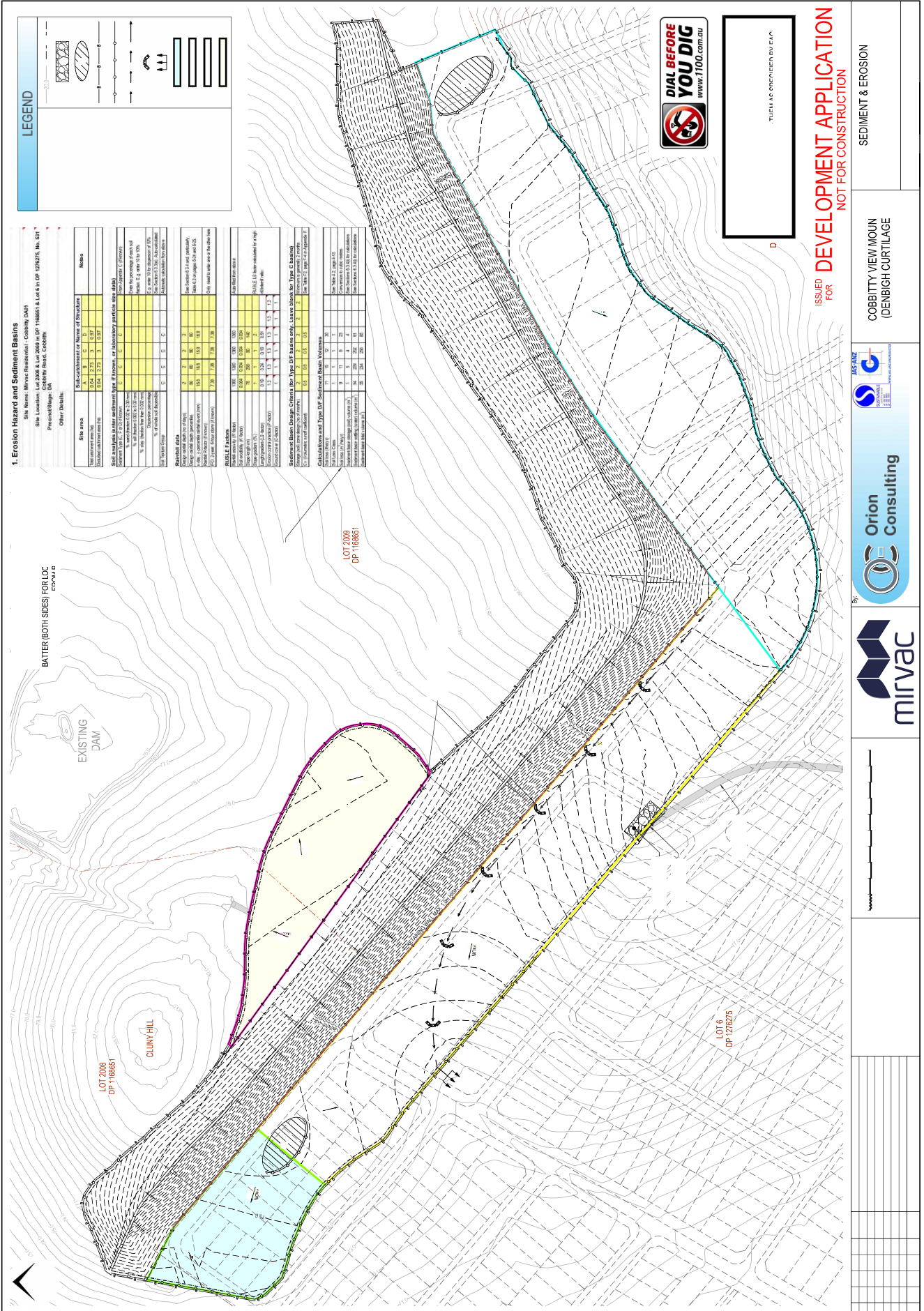
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PROPOSED SPECIAL AREAS MAP



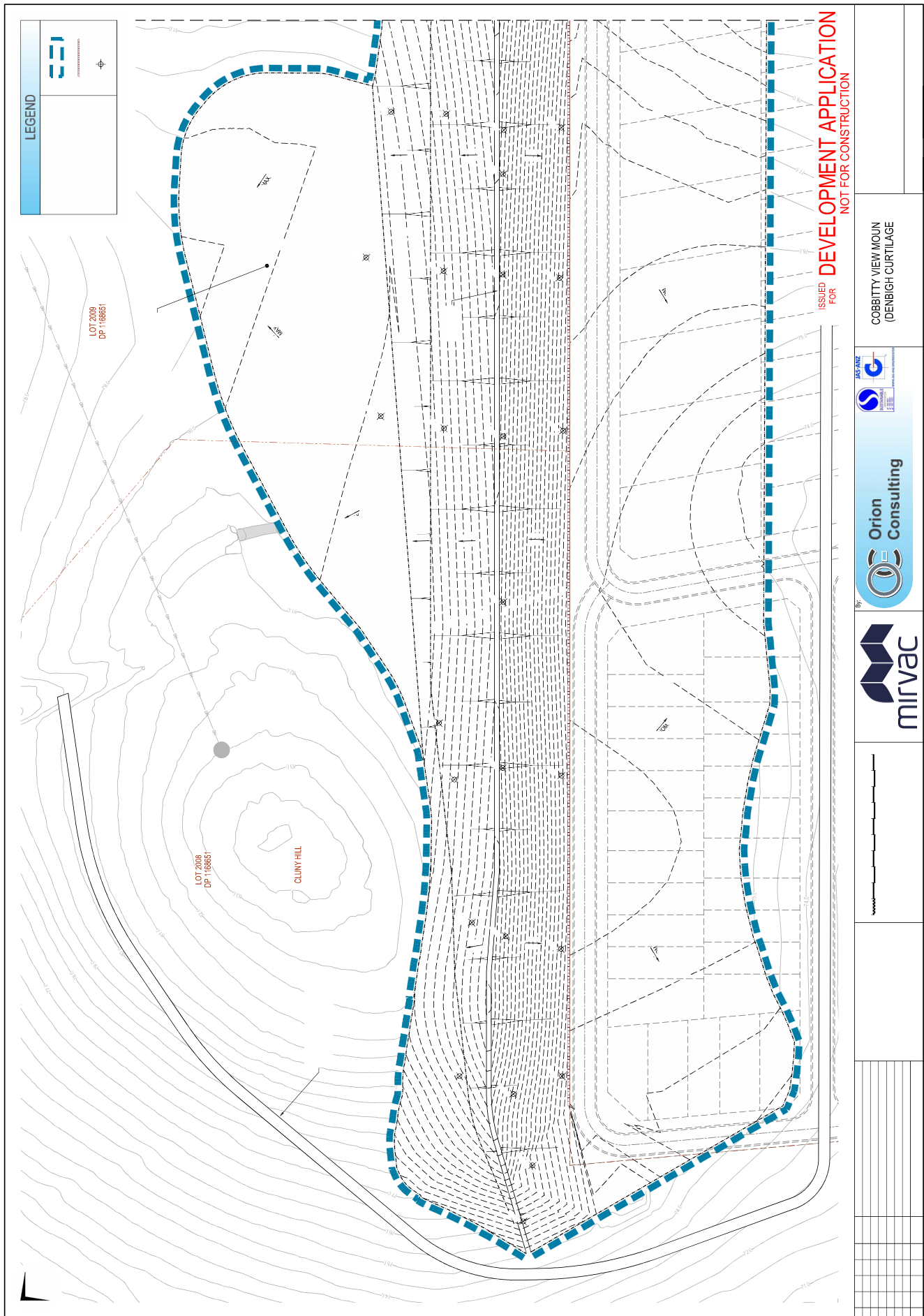


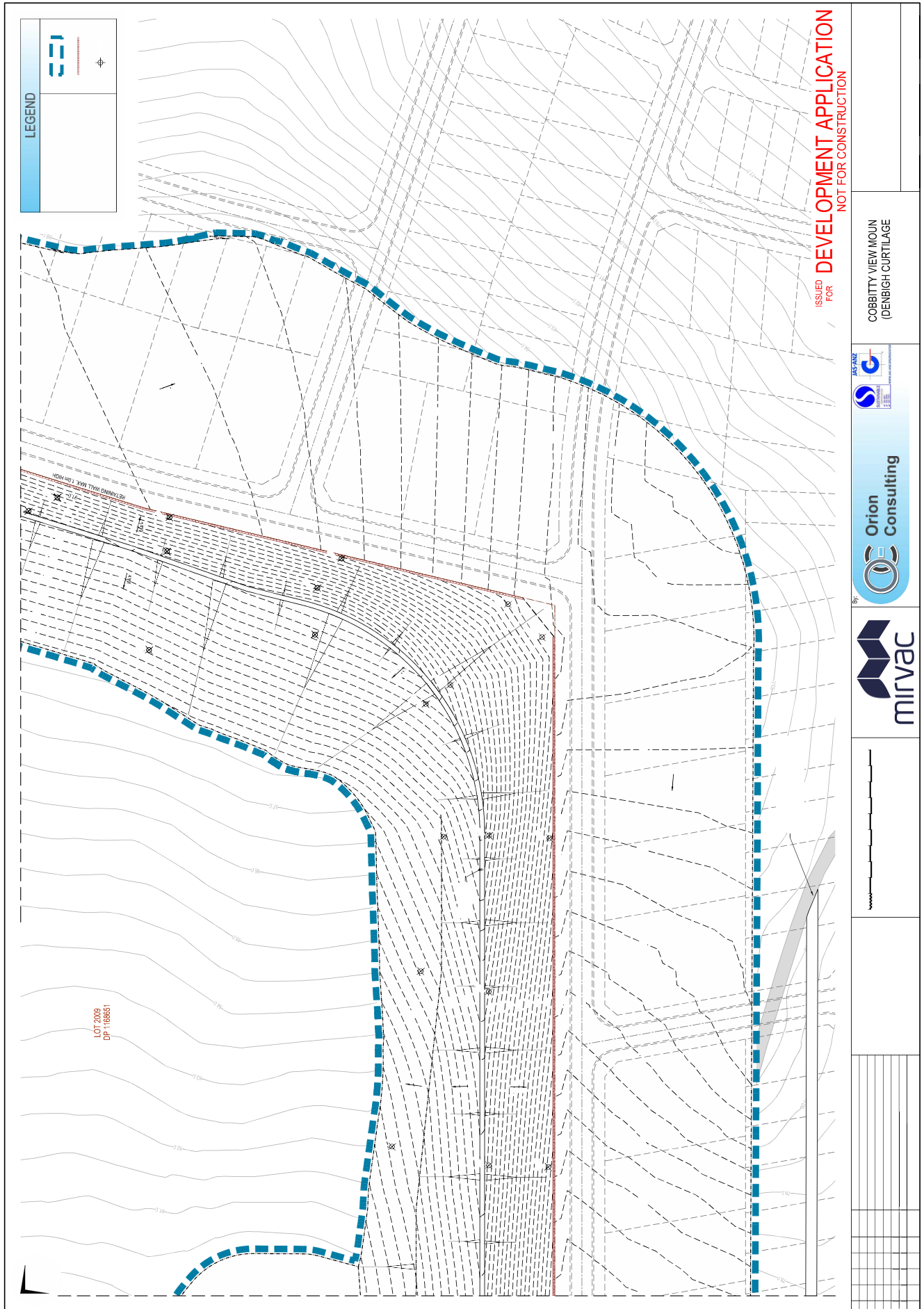


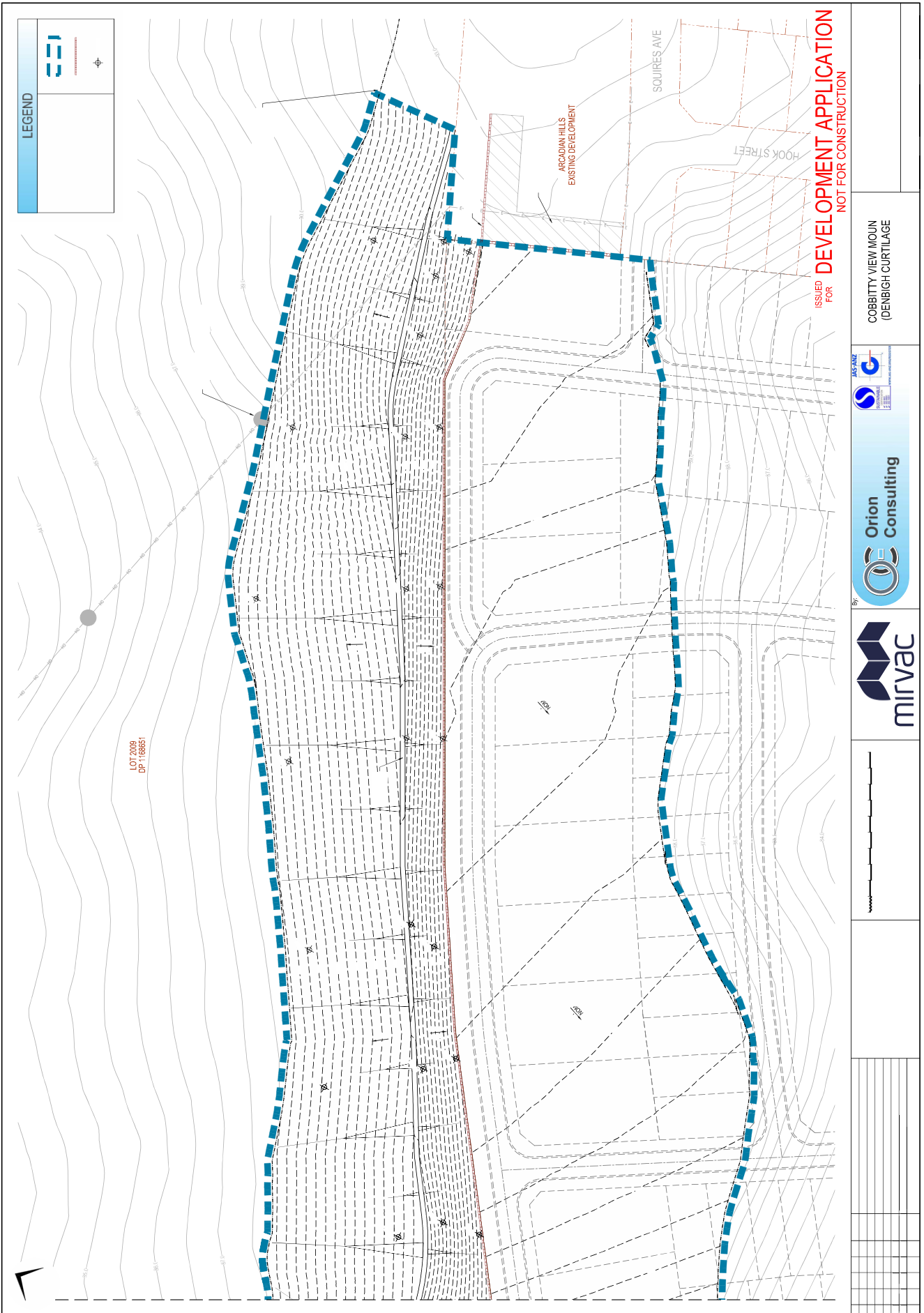


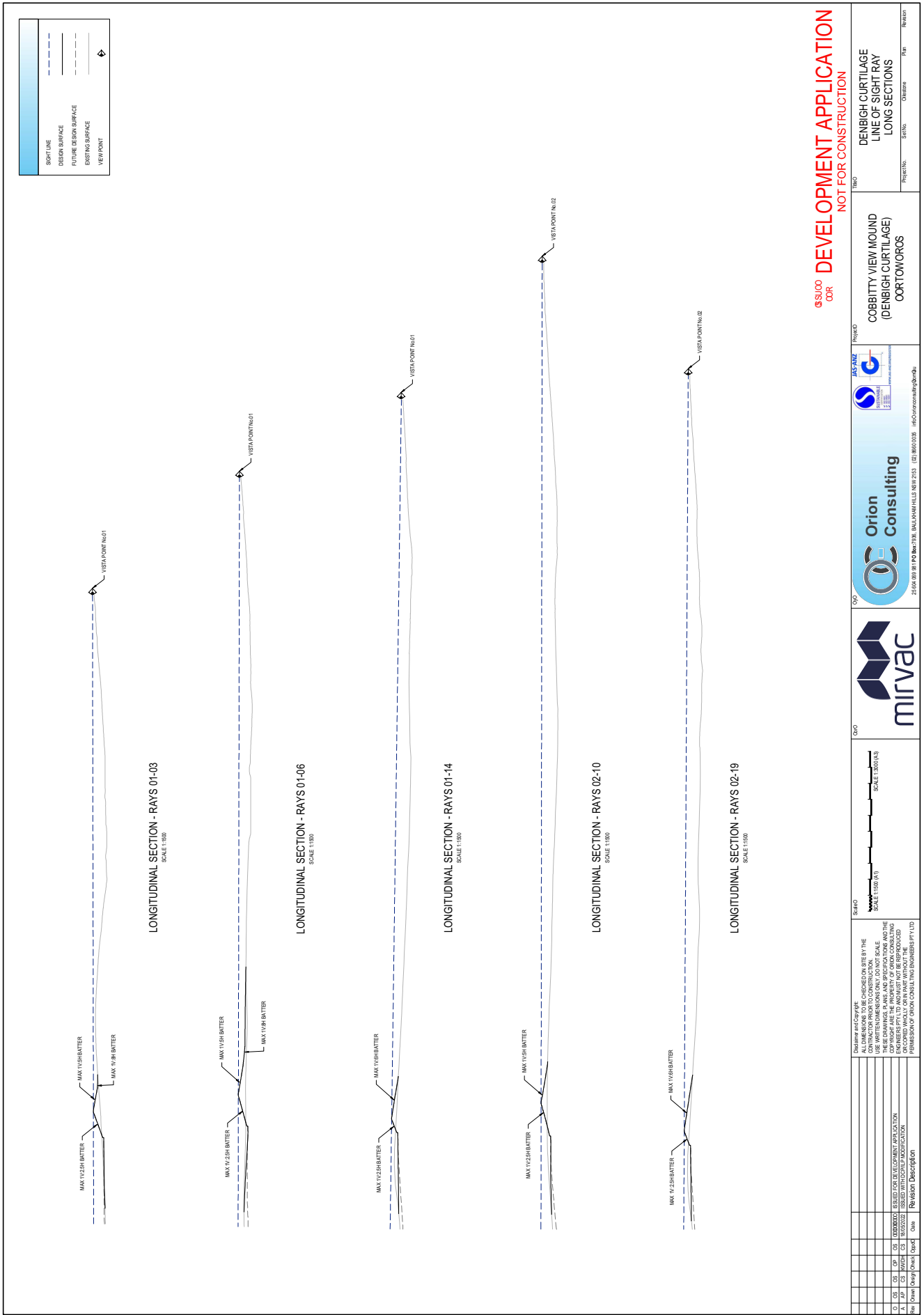
**ISSU 11 DEVELOPMENT APPLICATION
FOR NOT FOR CONSTRUCTION**

											
<p>24/60 06 81 700 800 738, 844-5444444, 852/213 (0) 9000026 (tel) orion@oriongroup.com</p>				<p>Orion Consulting</p>				<p>SEDMENT & EROSION CONTROL NOTES & DETAILS</p>			
<p>1.1 F</p>		<p>1.2 F</p>		<p>1.3 F</p>		<p>1.4 F</p>		<p>1.5 F</p>		<p>1.6 F</p>	
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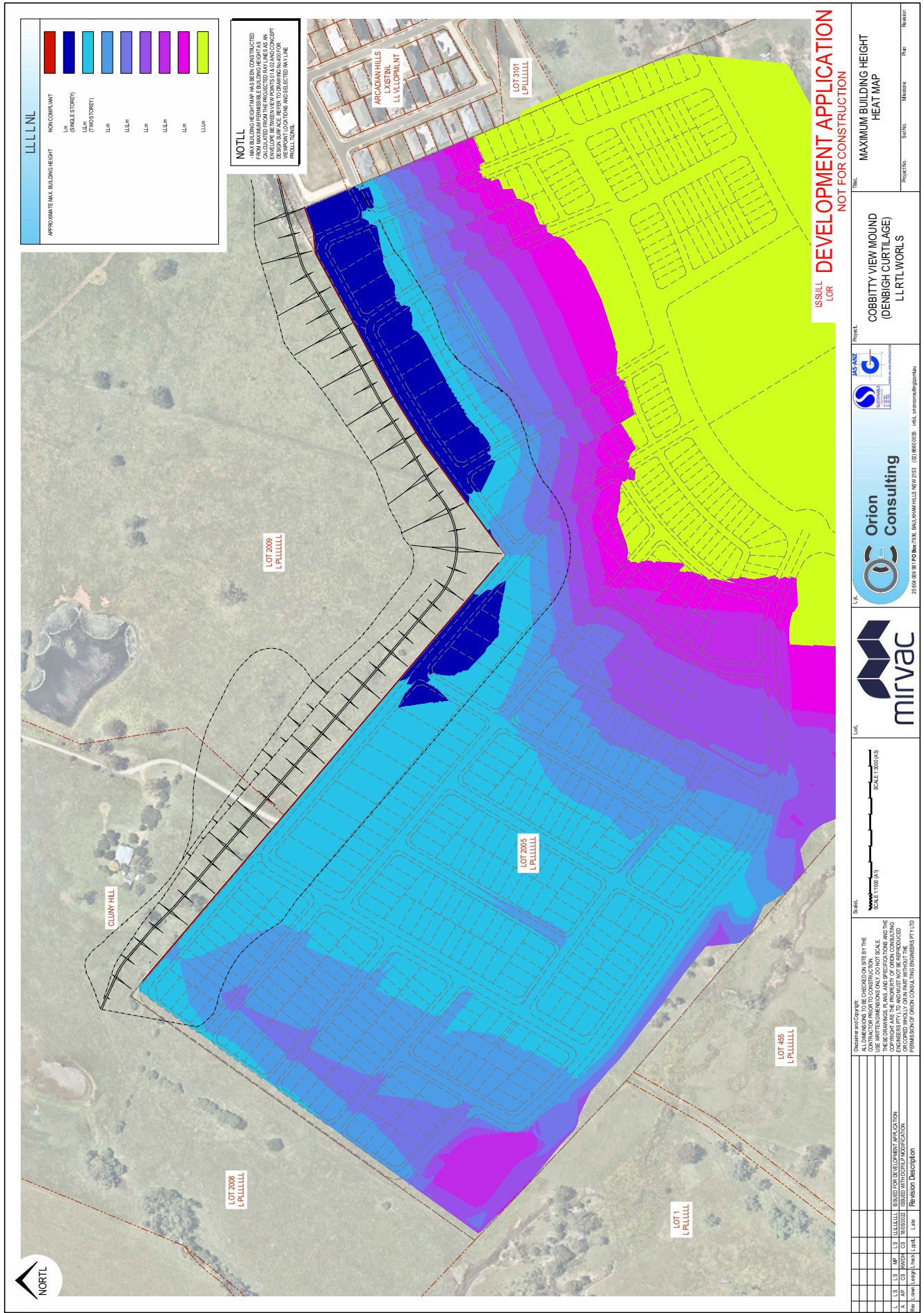
65000
OR **DEVELOPMENT APPLICATION**
NOT FOR CONSTRUCTION

Revision Description		Date	Drawn	Checked	Typed
0	ISSUED FOR PERMIT APPLICATION				
1	ISSUED FOR DEVELOPMENT APPLICATION				
2	ISSUED FOR CONSTRUCTION				

2160, 06 St PO Box 2538, MULLUMBAHULLA NSW 2533 02 8060235 info@orionconsulting.com.au		2160, 06 St PO Box 2538, MULLUMBAHULLA NSW 2533 02 8060235 info@orionconsulting.com.au		2160, 06 St PO Box 2538, MULLUMBAHULLA NSW 2533 02 8060235 info@orionconsulting.com.au	

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Project No:	65000
Client:	COBBITTY VIEW MOUND (DENBIGH CURTLAGE) COORROWOS
Drawn:	
Checked:	
Typed:	
Scale:	1:100
Sheet No:	01
Total Sheets:	01
Project Name:	COBBITTY VIEW MOUND (DENBIGH CURTLAGE) COORROWOS
Project No:	65000
Client:	COBBITTY VIEW MOUND (DENBIGH CURTLAGE) COORROWOS
Drawn:	
Checked:	
Typed:	
Scale:	1:100
Sheet No:	01
Total Sheets:	01



MIRVAC COBBITTY - DENBIGH FARM VISUAL MOUND 421 THE NORTHERN ROAD COBBITTY LANDSCAPE DEVELOPMENT APPLICATION

DRAWING LIST

- LA 1 COVER PAGE
- LA 2 LANDSCAPE MASTERPLAN
- LA 3 LANDSCAPE PLAN
- LA 4 LANDSCAPE PLAN
- LA 5 LANDSCAPE PLAN
- LA 6 LANDSCAPE SECTION
- LA 7 PLANT SCHEDULE
- LA 8 LANDSCAPE DETAILS



LOCATION PLAN

PLAN NOTES

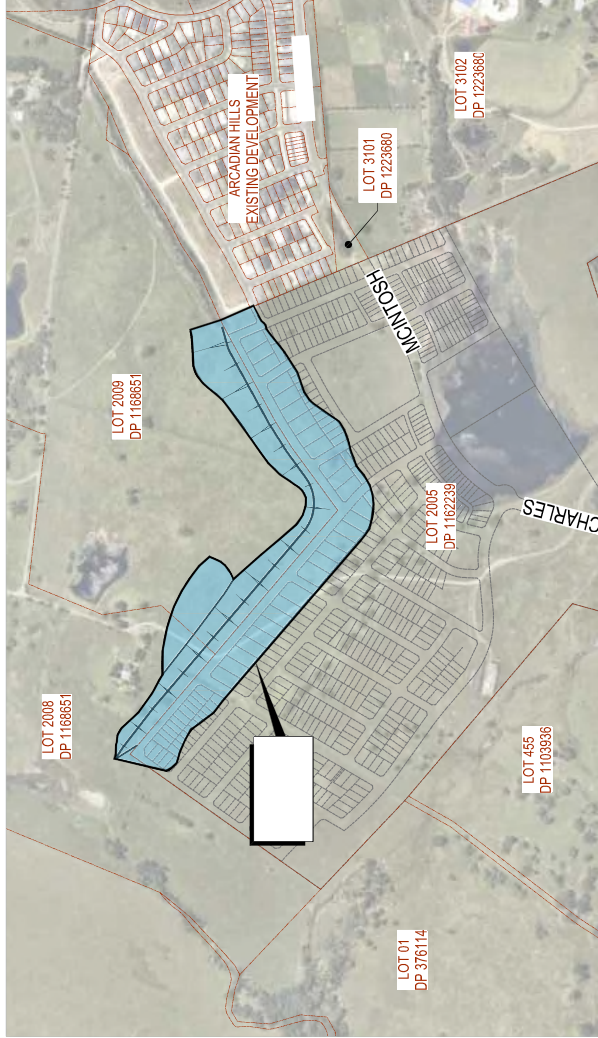
This plan should be printed and read in colour and in conjunction with the **architectural, civil and hydraulics plans**. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining wall details to engineers design.

This plan has been prepared for DA approval only, not for construction.

Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list

DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate.



REFERENCE PLAN - NTS - ORION CONSULTING

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

COBBITTY VISUAL MOUND LANDSCAPE

COVER PAGE & LOCATION PLAN



CLIENT

DWG NO LA-1

DATE 06.03.2023

Rev -

Description Development Application

Date 06.03.2023

REV-B

admin@pdsdesign.com.au

Paterson Design Studio
Landscape Architects / Urban Designers
Reg'd in NSW, QLD, VIC, WA, TAS, NT, ACT, SA
T +61 2 9452 4911 admin@pdsdesign.com.au

MIRVAC
Orion Consulting Engineers

ENGINEER

Tel. 02 9452 4911
mob. 0419 501 681

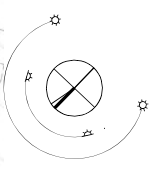


- Legend**
- ① Reinstated existing landscape condition
 - ② Proposed native understorey planting mix, refer schedule
 - ③ Proposed native tree, refer schedule
 - ④ Turf Areas
 - ⑤ Proposed pasture grass seed mix
 - ⑥ Extent of works
 - ⑦ Existing curtilage (Denbigh Farm)
 - ⑧ Mulch
 - ⑨ Retaining wall (Refer Civil)

COBBITTY VISUAL MOUND LANDSCAPE SCALE 1:2000 DATE 06.03.2023

LANDSCAPE MASTERPLAN

DWG NO LA-2 REV-B CLIENT MIVABC PDS
 admin@pdsdesign.com.au
 ENGINEER ORION CONSULTING ENGINEERS
 Landscape Architects / Urban Designers
 Reg 17668 (CA) / 16430 (NSW)
 T +61 2 9452 4911 admin@pdsdesign.com.au



- Legend**
- ① Reinstated existing landscape condition
 - ② Proposed native understorey planting mix, refer schedule
 - ③ Proposed native tree, refer schedule
 - ④ Turf Areas
 - ⑤ Proposed pasture grass seed mix
 - ⑥ Reinstated existing landscape condition
 - ⑦ Proposed native understorey planting mix, refer schedule
 - ⑧ Existing outillage (Denbigh Farm)
 - ⑨ Mulch
 - ⑩ Retaining wall (Refer Civil)

PDS PDS
Pavilion Studio
Landscape Architects / Urban Designers
Reg'd in NSW (LAP) (LAP) (LAP) (LAP)
T + 61 2 9452 4911 admin@pdsdesign.com.au

MIRVAC
Orion Consulting Engineers

CLIENT
REV-B
DWG NO LA-4
DATE 06.03.2023
Description Development Application

Rev -
Date 06.03.2023
Tel. 02 9452 4911
mob. 0419 501 681
admin@pdsdesign.com.au

SCALE 1:1000
DATE 06.03.2023
COBBITTY VISUAL MOUND LANDSCAPE
LANDSCAPE PLAN

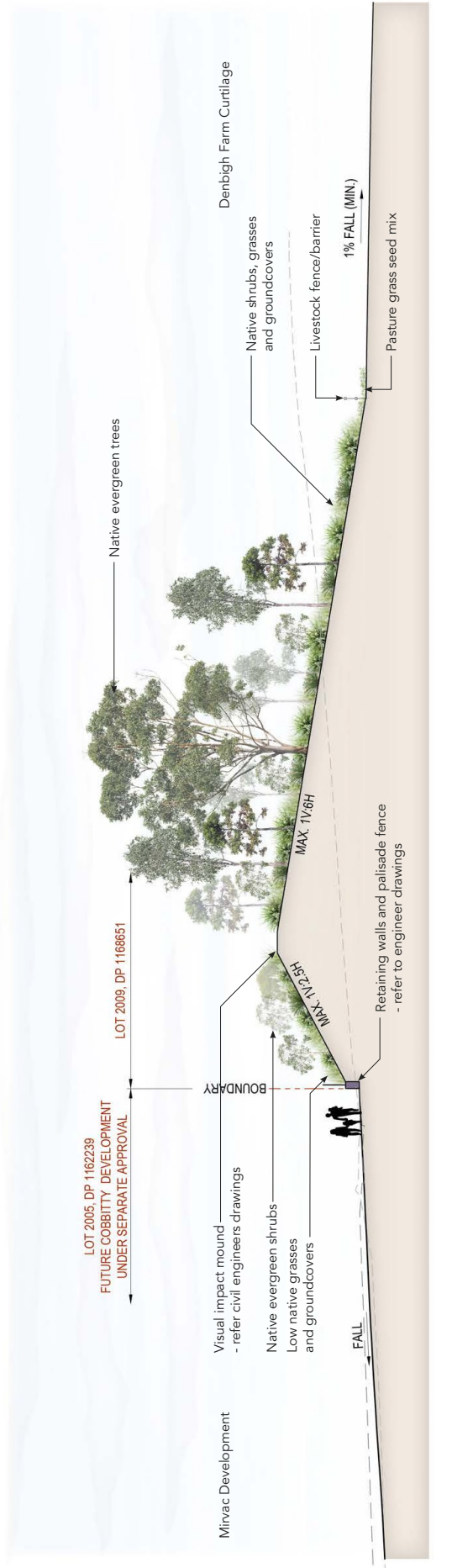


CLIENT: REV-B
 DWG NO: LA-5
 REV: admin@pdsdesign.com.au
 ENGINEER: ORION CONSULTING ENGINEERS

DATE: 06.03.2023
 Description: Development Application
 Date: 06.03.2023
 Rev: -

SCALE: 1:1000

COBBITTY VISUAL MOUND LANDSCAPE LANDSCAPE PLAN



TYPICAL LANDSCAPE SECTION

COBBITTY VISUAL MOUND LANDSCAPE LANDSCAPE SECTION

SCALE 1:1000

DATE 06.03.2023

Rev . Description Development Application

Date 06.03.2023

DWG NO LA-6

REV - B

CLIENT

ENGINEER



admin@pdsdesign.com.au

Tel. 02 9452 4971
mob. 0419 501 681

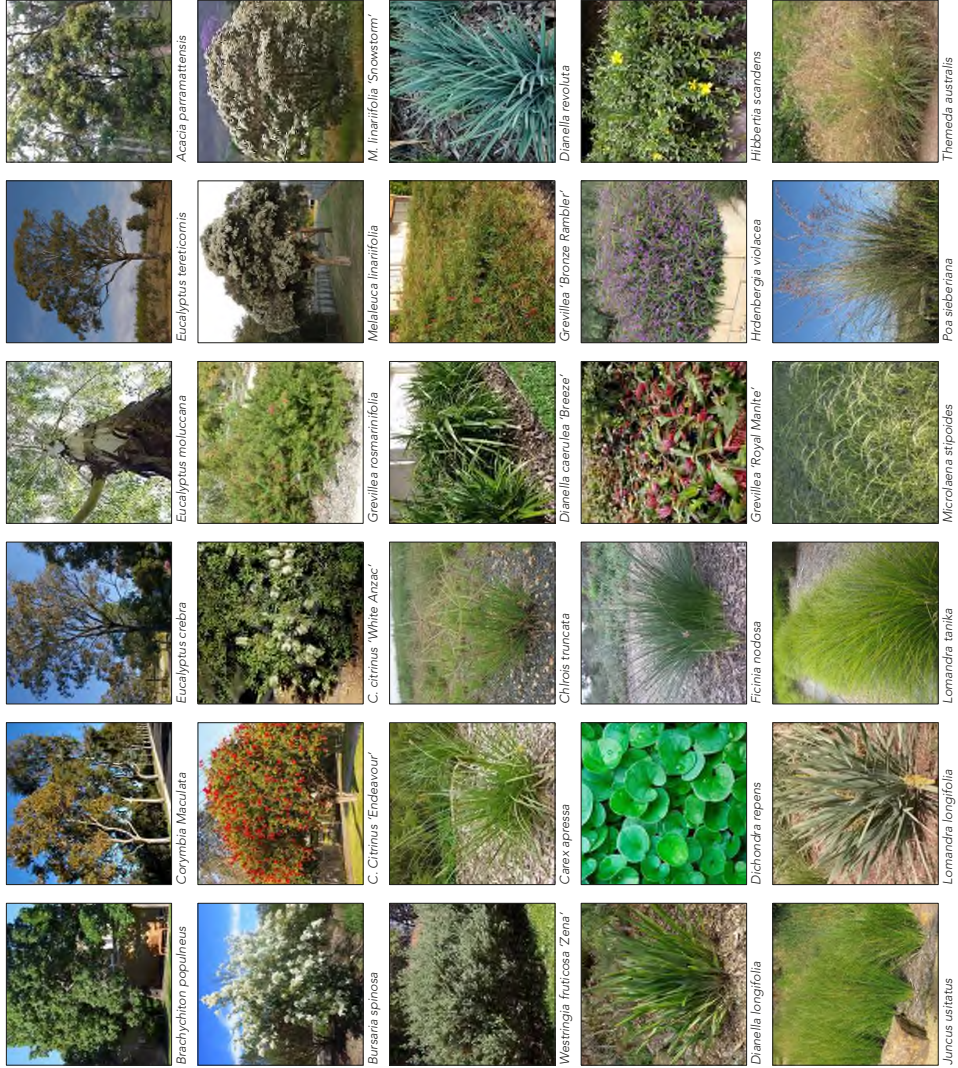
Orion Consulting Engineers



PDS
Parramatta Design Studio
Landscape Architects / Urban Designers
Reg 919 (NSW) / Reg 100 (VIC) / Reg 100 (QLD) / Reg 100 (WA)
T +61 2 9452 4971 admin@pdsdesign.com.au

DENBIGH CURTILAGE VISUAL MOUND PLANTING SCHEDULE
EVERGREEN TREES, SHRUBS, TUFTED GRASSES & GROUNDCOVERS

CODE	BOTANTICAL NAME	POT SIZE	DENSITY	STAKING
EVERGREEN TREES				
Bra pop	<i>Brachychiton populneus</i>	45L	1 per 10m ²	2x 50x50x1800mm KDHW posts
Cor mac	<i>Corymbia maculata</i>	45L	1 per 10m ²	2x 50x50x1800mm KDHW posts
Euc cre	<i>Eucalyptus crebra</i>	45L	1 per 10m ²	2x 50x50x1800mm KDHW posts
Euc mol	<i>Eucalyptus moluccana</i>	45L	1 per 10m ²	2x 50x50x1800mm KDHW posts
Euc ter	<i>Eucalyptus tereticornis</i>	45L	1 per 10m ²	2x 50x50x1800mm KDHW posts
SHRUBS				
Aca par	<i>Acacia parramattensis</i>	Hiko/tube	2 per 3m ²	n/a
Bur spi	<i>Bursaria spinosa</i>	Hiko/tube	2 per 3m ²	n/a
Cal end	<i>Callistemon citrinus 'Endeavour'</i>	Hiko/tube	2 per 3m ²	n/a
Cal anz	<i>Callistemon citrinus 'White Anzac'</i>	Hiko/tube	2 per 3m ²	n/a
Gre ros	<i>Grevillea rosmarinifolia</i>	Hiko/tube	2 per 3m ²	n/a
Mel lin	<i>Melaleuca linearifolia</i>	Hiko/tube	2 per 3m ²	n/a
Mel sno	<i>Melaleuca linearifolia 'Snowstorm'</i>	Hiko/tube	2 per 3m ²	n/a
Wes fru	<i>Westringia fruticosa</i>	Hiko/tube	2 per 3m ²	n/a
NATIVE TUFTED GRASSES				
Car app	<i>Carex appressa</i>	Hiko/tube	6 per m ²	n/a
Chi tru	<i>Chloris truncata</i>	Hiko/tube	6 per m ²	n/a
Dia cae	<i>Dianella caerulea</i>	Hiko/tube	6 per m ²	n/a
Dia lon	<i>Dianella longifolia</i>	Hiko/tube	6 per m ²	n/a
Dia rev	<i>Dianella revoluta</i>	Hiko/tube	6 per m ²	n/a
Fic nod	<i>Ficinia nodosa</i>	Hiko/tube	6 per m ²	n/a
Jun usi	<i>Juncus usitatus</i>	Hiko/tube	6 per m ²	n/a
Lom lon	<i>Lomandra longifolia</i>	Hiko/tube	6 per m ²	n/a
Lom tan	<i>Lomandra tanika</i>	Hiko/tube	6 per m ²	n/a
Mic sti	<i>Microlaena stipoides</i>	Hiko/tube	6 per m ²	n/a
Poa sie	<i>Poa sieberiana</i>	Hiko/tube	6 per m ²	n/a
The aus	<i>Themeda australis</i>	Hiko/tube	6 per m ²	n/a
GROUNDCOVERS				
Dic rep	<i>Dichandra repens</i>	Hiko/tube	1 per 2m ²	n/a
Har vio	<i>Hardenbergia violacea</i>	Hiko/tube	6 per m ²	n/a
Hib sca	<i>Hibbertia scandens</i>	Hiko/tube	6 per m ²	n/a
Gre mar	<i>Grevillea 'Royal Marine'</i>	Hiko/tube	6 per m ²	n/a



COBBITTY VISUAL MOUND LANDSCAPE
PLANT SCHEDULE

DATE	06.03.2023	DESCRIPTION	Development Application
Rev	.		
DATE	06.03.2023	DESCRIPTION	Development Application
Rev	.		
DATE	06.03.2023	DESCRIPTION	Development Application
Rev	.		



CLIENT
REVISIONS
REV - B

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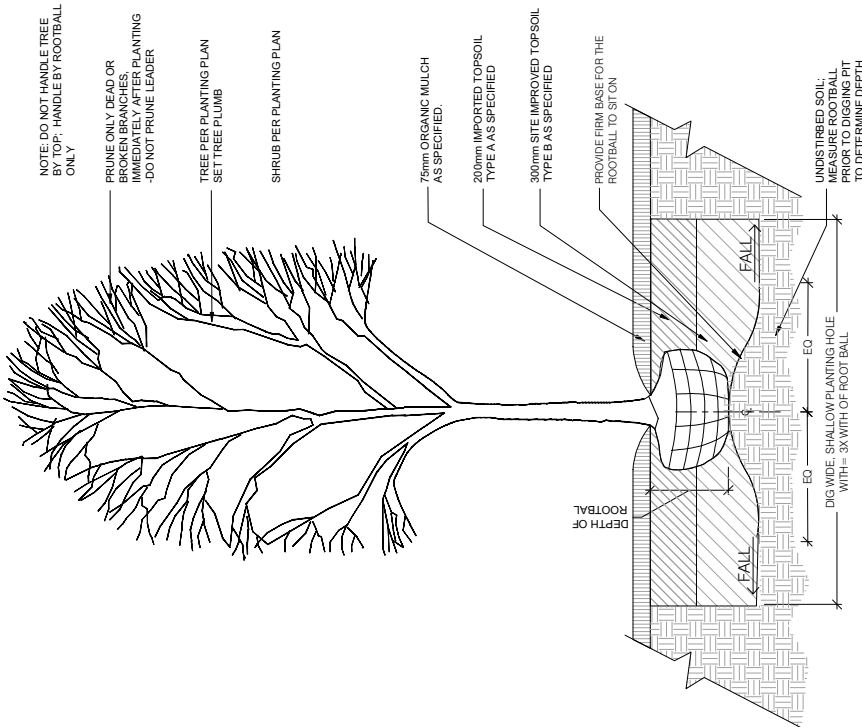
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ENGINEER

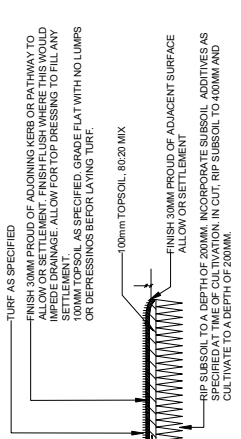
Orion Consulting Engineers

25/03/2023

25/03/2023

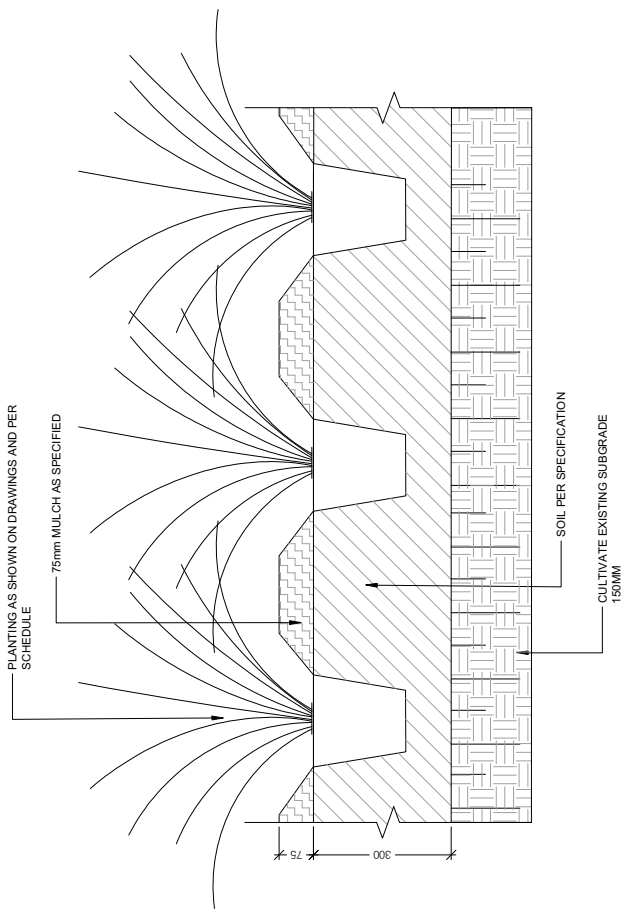


DETAIL 1 - (TREE PLANTING DETAIL)
SCALE 1:20



NOTE:
ENSURE GROUND IS FREE FROM ANY CONTAMINATED MATERIALS DETRIMENTAL TO PLANT GROWTH. PREVENT COMPACTION BY CONSTRUCTION PLANT. COMPACT LIGHTLY AND UNIFORMLY IN 100MM LAYERS. TO PROVIDE A FINISHED SURFACE TO BE USED AS A LEADING LAYER. SAND AND GRADE TO A DEPTH OF SOIL AND GRADE TO BRAN FREE. WITHOUT PONDING TO CATCHMENT POINTS.

DETAIL 2 - (TURF DETAIL)
SCALE 1:50



DETAIL 3 - (PLANTING DETAIL)
SCALE 1:10

COBBITTY VISUAL MOUND LANDSCAPE
LANDSCAPE DETAILS

SCALE AS SHOWN

DATE 06.03.2023
Description Development Application

DWG NO LA-8
REV - B

CLIENT

ORION CONSULTING ENGINEERS



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Assessment against key strategic documents

Draft Planning Proposal - 585, 593 Cobbitty Road & 1 Freshwater Drive Cobbitty

Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters. The following table assesses the draft Planning Proposal against the relevant objectives of the Region Plan:

Greater Sydney Region Plan		
Objective	Demonstrated Consistency	Comment
Infrastructure and Collaboration		
Objective 1: Infrastructure supports the three cities	Yes	The draft Planning Proposal (the proposal) seeks to rezone land providing additional R1 General Residential land within an identified growth centre. The residential lots will benefit from proposed services within the precinct, including close proximity to connected open spaces, play fields, a future educational establishment and neighbourhood centre.
Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact		
Objective 3: Infrastructure adapts to meet future needs		
Objective 4: Infrastructure use is optimised		
Liveability		
Objective 6: Services and infrastructure meet communities' changing needs	Yes	The Region Plan acknowledges that significant land release development is still to occur within the South West Growth Centre. The proposed amendments result in improvements to the Precinct which increase residential supply in an existing release area and provide services expected of a new community.
Objective 7: Communities are healthy, resilient and socially connected		
Objective 10: Greater housing supply		
Objective 11: Housing is more diverse and affordable		
Objective 13: Environmental heritage is conserved and enhanced	Yes	<p>The draft proposal maintains scenic views from Denbigh homestead by ensuring residential development maintains visual screening within the Southern Viewscape Precinct.</p> <p>The recently adopted amendments to the Part B DCP for the Denbigh Transition area include amendments to ensure scenic views are maintained and heritage is conserved. These scenic views will be maintained by the construction and embellishment of a heavily landscaped earthmound. This earthmound will ensure no dwellings from the subject site will be visible to and from Denbigh homestead and surrounding grounds.</p>
Sustainability		



Greater Sydney Region Plan		
Objective	Demonstrated Consistency	Comment
<p>Objective 28: Scenic and cultural landscapes are protected</p> <p>Objective 29: Environmental, social and economic values in rural areas are protected and enhanced</p>	Yes	The draft proposal aligns with the intent of the recently adopted amendments to the Part B DCP to provide a suitable transition area that protects the rural character of Denbigh Homestead.
<p>Objective 37: Exposure to natural and urban hazards is reduced</p>	Yes	<p>The subject site is bushfire prone land. A Bushfire Assessment was prepared to support the recently adopted amendments to the Part B DCP, which the draft proposal responds to.</p> <p>Preliminary comments were sought from NSW RFS who determined no objection to the draft proposal. It was advised that perimeter roads are recommended in all areas where future development may abut adjoining hazards. It is noted that such measures are in place within the draft ILP provided as part of the draft proposal.</p>



Western City District Plan

On 18 March 2018, the Western Sydney District Plan (the District Plan) was released by the GSC. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets. The following table assesses the draft Planning Proposal against the relevant objectives of the District Plan:

Western City District Plan		
Priority	Demonstrated Consistency	Comment
Infrastructure and Collaboration		
Planning Priority W1: Planning for a city supported by infrastructure <ul style="list-style-type: none"> • Objective 1: Infrastructure supports the three cities. • Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact. • Objective 3: Infrastructure adapts to meet future needs. • Objective 4: Infrastructure use is optimised. 	Yes	<p>Adequate local infrastructure including water, sewer, electrical, gas and telecommunications can be provided to service the future community.</p> <p>Sydney Water have advised that they have no objections to the recently adopted Part B DCP for the subject site, which this draft proposal responds to. They noted that potable water and wastewater servicing should be available at this time and amplification, adjustments and/or minor extensions may be required.</p> <p>SINSW also have interest in the development of a public school which forms part of the subject site. The location is shown on the updated Indicative Layout Plan that was adopted.</p> <p>A Voluntary Planning Agreement has recently been executed to facilitate the development of the broader subject site. Infrastructure to be delivered under this agreement includes the upgrade of Cobbitty Road as identified in the Oran Park Contributions Plan, dedication of land for the purposes of a future community facility, extension of Charles McIntosh Parkway to Cobbitty Road, drainage, open space embellishment, and the like.</p>
Liveability		
Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport <ul style="list-style-type: none"> • Objective 10: Greater housing supply. • Objective 11: Housing is more diverse and affordable. 	Yes	<p>The draft proposal is consistent with this priority. It will facilitate the development of additional residential lots within the Oran Park Precinct. This will contribute to the increase of housing supply and choice with access to existing and proposed infrastructure, jobs and services within a rezoned area of the South West Growth Centre.</p>
Sustainability		
Planning Priority W6: Creating and renewing great places and local	Yes	<p>The draft proposal will not visually detract from the significance of Denbigh. It is</p>



Western City District Plan		
Priority	Demonstrated Consistency	Comment
centres and respecting the Districts heritage		consistent with the intent of the Part B DCP to provide a sensitive transition between the Denbigh curtilage and adjoining residential development.
<p>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes</p> <ul style="list-style-type: none"> • Objective 28: Scenic and cultural landscapes are protected. 	Yes	<p>The draft proposal is consistent with the visual screening outcomes established by the Part B DCP and will not detract from the integrity of the scenic and cultural landscape of Denbigh.</p> <p>The recently adopted amendments to the Part B DCP for the Denbigh Transition area included amendments to ensure scenic views are maintained and heritage is conserved. These scenic views will be maintained by the construction and embellishment of a heavily landscaped earthmound. This earthmound will ensure no dwellings from the subject site will be visible to and from Denbigh homestead and surrounding grounds.</p> <p>The draft proposal is consistent with this priority.</p>



Connecting Camden Community Strategic Plan 2036

The Connecting Camden Community Strategic Plan (CSP) 2036 acknowledges that Camden's urban landscape is changing and that there is a need to ensure that everyone has access to quality environments that are well planned and designed, maintained and built to last for future generations. The CSP also acknowledges that the green spaces, natural and rural landscapes, and waterways are special spaces with cultural and heritage values to the community. The following table assesses the draft Planning Proposal against the relevant objectives of the CSP:

Camden Community Strategic Plan		
Objective	Demonstrated Consistency	Comment
Key Direction – Liveable		
LB2 Our public spaces and places are vibrant and accessible. <ul style="list-style-type: none"> • LB2.1 Ensure homes, infrastructure and facilities are well planned, delivered and maintained to create high quality urban and rural environments that meet our diverse needs and respond to our climate. • LB2.3 Identify and maintain city heritage and culture. 	Yes	<p>The proposed amendments result in improvements to the Oran Park Precinct which increase residential supply, choice and affordability in an existing release area with proposed infrastructure to meet the future community's needs.</p> <p>The draft proposal also ensures an appropriate transition to adjoining rural and heritage landscapes. This transition is supported by a heavily landscaped earthmound that responds to the natural environment, and eliminates views to and from the adjoining Denbigh homestead and surrounding lands.</p>
Key Direction – Balanced		
B1 Our natural environment and waterways are protected, well maintained and enhanced for community enjoyment. <ul style="list-style-type: none"> • B1.1 Invest in environmental protection, restoration and urban greening. • B1.2 Maintain, protect and increase Camden's tree canopy. • B1.3 Manage the impact and integration of population growth responsibly within our natural environment. • B1.5 Maintain and enhance the natural environment. 	Yes	<p>The subject site is located directly to the east of the Metropolitan Rural Area. The proposed amendments are consistent with the overall intent for the site and do not seek to encroach on existing rural land in the surrounding areas.</p> <p>The draft proposal also contributes to increasing Camden's tree canopy and investing in environmental protection. The draft proposal supports an appropriate transition to adjoining rural and heritage landscapes. This transition is supported by a heavily landscaped earthmound that responds to the natural environment.</p> <p>Furthermore, the recently amended 'Section 5.5 of the Oran Park DCP - Cobbitty Road and the Northern Road Interface' ensures a supportable transition to maintain the appearance of Cobbitty Road. The amendments ensure that the rural character of Cobbitty Road and the surrounding MRA are not compromised.</p>
B2 Our environment is integrated into the design of our towns, villages, suburbs and places. <ul style="list-style-type: none"> • B2.1 Preserve and enhance the natural assets of the city. 	Yes	<p>The proposal supports an appropriate transition to adjoining rural and heritage landscapes. This transition is supported by a heavily landscaped earthmound that responds to the natural environment.</p>



Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) was adopted by Council on 14 April 2020. The LSPS is a 20-year planning vision and includes land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years. The following table assesses the draft Planning Proposal against the relevant objectives of the LSPS:

Camden Local Strategic Planning Statement		
Local Priority	Demonstrated Consistency	Comment
Infrastructure		
Local Priority I1: Aligning infrastructure delivery with growth	Yes	<p>Adequate supply of water, sewer, electrical, gas and telecommunications can be provided to service the future community.</p> <p>Sydney Water advised that they have no objections to the recently adopted Part B DCP for the subject site, which this draft proposal responds to. They noted that potable water and wastewater servicing should be available at this time and amplification, adjustments and/or minor extensions may be required.</p> <p>SINSW also have interest in the development of a public school which forms part of the subject site. The location is shown on the updated Indicative Layout Plan that was adopted.</p> <p>A Voluntary Planning Agreement has recently been executed to facilitate the development of the broader subject site. Infrastructure to be delivered under this agreement includes the upgrade of Cobbitty Road as identified in the Oran Park Contributions Plan, dedication of land for the purposes of a future community facility, extension of Charles McIntosh Parkway to Cobbitty Road, drainage, open space embellishment, and the like.</p>
Liveability		
Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population.	Yes	<p>The draft proposal is consistent with this priority as it will facilitate the development of additional residential lots within an identified area for housing growth.</p> <p>The draft proposal will facilitate the delivery of diverse lot sizes creating greater housing choice. This is in response to the need to transition to adjoining rural lands.</p>
Local Priority L2: Celebrating and respecting Camden's proud heritage	Yes	<p>The draft proposal supports an appropriate transition to adjoining rural and heritage landscapes of the Denbigh homestead. This transition is supported by a heavily landscaped earthmound that responds to the natural environment.</p>



Camden Local Strategic Planning Statement		
Local Priority	Demonstrated Consistency	Comment
Sustainability		
Local Priority S3: Improving Camden's resilience to hazards and extreme weather events	Yes	The draft proposal is consistent with this priority as it does not seek to encroach on existing rural land. It is consistent with the overall intent of the Part B DCP to provide a suitable transition area that respects the rural context of Denbigh.



Camden Local Housing Strategy

The Camden Local Housing Strategy (LHS) sets out a plan for housing in the Camden LGA over the next 10 to 20 years. The following table assesses the draft Planning Proposal against the relevant objectives of the LHS:

Camden Local Housing Strategy 2020		
Objective	Demonstrated Consistency	Comment
Priority 1 – Providing housing capacity and coordinating growth with infrastructure		
Objective 1: There is sufficient planning capacity to meet forecast housing demand.	Yes	The draft proposal is consistent with this priority as it will facilitate the development of additional residential lots within an identified area for housing growth.
Objective 8: Protect Camden LGAs Rural Lands	Yes	The draft proposal does not seek to encroach on the adjoining rural lands. Larger lot sizes transitioning into natural landscaped buffers have been incorporated on the fringe of the subject site to appropriately transition to rural lands.
Priority 4 – Increasing housing choice and diversity		
Objective 9: The mix of housing types matches the changing needs and preferences of the community	Yes	The draft proposal is consistent with this priority as it will facilitate a mix of housing typologies and lot sizes.



Camden Green and Blue Grid Vision

The Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid (Camden's Green and Blue Grid Vision) outlines Council's approach to join and enhance green open spaces, biodiversity corridors, riparian areas and natural bushland (the Green Grid) using creeks, rivers, lakes and streams (the Blue Grid) as the backbone of these connections.

It is noted that the draft Planning Proposal is not assessed against this policy. The recently adopted DCP amendment (February 2024) addressed the Green and Blue Grid Vision. This included incorporating a number of public spaces and well designed waterways that are located in the subject site. The delivery of these spaces will be facilitated by the Voluntary Planning Agreement that was executed on 27 August 2024.



Consistency against State Environmental Planning Policies

SEPP/SREP/ Chapter Title	Assessment of Consistency with
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The provisions of the SEPP are not applicable to this draft proposal.
State Environmental Planning Policy (Sustainable Buildings) 2022	Detailed compliance with the BASIX SEPP mandated levels of energy and water efficiency requirements will be demonstrated within all future development applications relating to residential uses on the site.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The draft proposal would not impede the provisions of this SEPP.
State Environmental Planning Policy (Housing) 2021	Not applicable at this stage. Provisions for affordable or diverse housing may be considered as part of the future residential subdivision and development of the site.
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable at this stage. Provisions for affordable or diverse housing may be considered as part of the future residential subdivision and development of the site.
State Environmental Planning Policy No 65- Design Quality of Residential Apartment Development	Detailed compliance with the Apartment Design Guide (ADG) and SEPP 65 will be demonstrated within all future development applications relating to residential flat buildings on the site. Residential flat buildings will be limited to the B1 zone if chosen to be developed. Furthermore, given the close proximity to the Denbigh estate and controls regarding view lines, it is unlikely that any future works will require assessment against the ADG or SEPP 65.
State Environmental Policy (Planning Systems) 2021	The application of the Planning Systems SEPP is dependent on the context of future development applications on the site. Given the minor nature of the proposal, it is unlikely that any future works will require assessment against the Planning Systems SEPP.
State Environmental Planning Policy (Precincts- Western Parkland City) 2021	The draft Planning Proposal seeks to amend this SEPP. The amendments relate to minor zoning changes that seek to align with the broader masterplan for the subject site. Future development of the subject site will be applicable to this SEPP.
State Environmental Planning Policy (Primary Production) 2021	Not applicable. The proposal does not result in any: <ul style="list-style-type: none"> ▪ Primary production and rural development; ▪ State significant agricultural land; or ▪ Marine waters or oyster aquaculture
State Environmental Planning Policy (Resilience and Hazards) 2021	Clause 4.6 of the Resilience and Hazards SEPP requires in the event of a change of land use, the planning authority must consider whether the land is contaminated, if the land can be suitably remediated for the proposed use. The Preliminary Site Investigation (PSI) prepared as part of the original rezoning for the site states that the site



SEPP/SREP/ Chapter Title	Assessment of Consistency with
	has a generally low potential for contamination and is suitable, from a contamination perspective, for the proposed rezoning. This has been further confirmed as part of ongoing development applications for the site.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable to the draft Planning Proposal.
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>Chapter 2 Infrastructure aims to facilitate the effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development. Future subdivision applications associated with the site which incorporate the development of 300 or more residential dwellings, will require concurrence from Transport for NSW in accordance with Schedule 3 of the SEPP.</p> <p>Furthermore, it is noted that the subject site includes land to be developed for the purposes of a future primary school. A future development application will be lodged and is required to be consistent with this SEPP.</p>



Ministerial Directions

S9.1 Direction Title	Assessment of Consistency
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	The draft proposal is consistent with the overall intent of the Western City District Plan, and will not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.
1.2 Development of Aboriginal Land Council Land	The draft proposal has considered the relevant provisions of chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021. It is noted this site is not identified within the Land Application Map and a delivery plan has not been prepared for the site.
1.3 Approval and Referral Requirements	Consistent. The draft proposal does not introduce any additional or new referral requirements.
1.4 Site Specific Provisions	Consistent. The draft proposal does not introduce site-specific provisions.
1.4A Exclusion of Development Standards from Variation	Not applicable.
Focus Area 1: Planning Systems-Place-based	
1.5 Paramatta Road Corridor Urban Transformation Strategy	Not applicable to the Camden LGA.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable to the Camden LGA.
1.7 Implementation of Greater Paramatta Priority Growth Area Interim Land Use and Infrastructure Implantation Plan	Not applicable to the Camden LGA.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Camden LGA.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to the Camden LGA
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable to the draft proposal.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable to the Camden LGA.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to the Camden LGA.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to the Camden LGA.
1.14 Implementation of Greater Macarthur 2040	Not applicable. Land to which the draft proposal applies is not within the Greater Macarthur Growth Area.
1.15 Implementation of the Pymont Peninsula Place Strategy	Not applicable to the Camden LGA.
1.16 North West Rail Link Corridor Strategy	Not applicable to the Camden LGA.
1.17 Implementation of the Bays West Place Strategy	Not applicable to the Camden LGA.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable to the Camden LGA.
1.19 Implementation of the Westmead Place Strategy	Not applicable to the Camden LGA
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable to the Camden LGA



S9.1 Direction Title	Assessment of Consistency
1.21 Implementation of South West Growth Area Structure Plan	The proposal remains consistent with the Structure Plan.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable to the Camden LGA
Focus Area 2: Design and Place	
Focus Areas 3: Biodiversity and Conservation	
3.1 Conservation zones	The subject site is not within a conservation zone or land otherwise identified for environment conservation/protection purposes.
3.2 Heritage Conservation	<p>There are no local or state heritage items located within the subject site. It is noted that the draft proposal ensures a suitable transition to the adjoining state heritage item, Denbigh Homestead.</p> <p>Three Aboriginal items are located on site. The AHIP has confirmed that no scarred trees or Aboriginal items are located within the subject site.</p>
3.3 Sydney Drinking Water Catchments	Not applicable to the Camden LGA
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	Not applicable to the Camden LGA.
3.5 Recreation Vehicle Areas	Not Applicable.
3.6 Strategic Conservation Planning	Not Applicable. Land is not identified as avoided or a strategic conservation area.
3.7 Public Bushland	Not Applicable. The land is in private ownership.
3.8 Willandra Lakes Region	Not applicable to the Camden LGA
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable to the Camden LGA
3.10 Water Catchment Protection	Not applicable to the Camden LGA.
Focus area 4: Resilience and Hazards	
4.1 Flooding	The proposed amendment is not identified within flood prone land under any SEPP or LEP. Watercycle management investigations undertaken for the site confirm that there are no adverse external flood level impacts resulting from the broader subject site.
4.2 Coastal Management	Not applicable to the Camden LGA
4.3 Planning for Bushfire Protection	As part of the recently adopted DCP amendment, the draft proposal introduces a perimeter road to meet bushfire requirements and mitigate the requirement for a fire trail. The northern verge has also been widened to include a share path to promote connectivity through the neighbourhood. As the site is identified as bushfire prone land, the future development application for the earth mound will require comment from NSW RFS prior to approval. Mitigation measures regarding future development will be implemented prior to residential development within the Transition Area.
4.4 Remediation of Contaminated Land	The Preliminary Site Investigation prepared for the previous Planning Proposal for the site confirms that potential areas of environmental concern (PAECs) across the Precinct are typical of a rural residential area with agricultural activity



S9.1 Direction Title	Assessment of Consistency
	and those encountered are unlikely to pose a contamination constraint to the proposed rezoning.
4.5 Acid Sulfate Soils	The subject site is not identified to contain acid sulfate soils due to the elevation of the land. A Salinity Assessment has been provided in the draft Planning Proposal Package.
4.6 Mine Subsidence and Unstable Lands	Not applicable to the Camden LGA
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The site will benefit from significant investment in road, rail and air-based transport infrastructure in the region anchored by the Western Sydney Airport. By providing a residential community within proximity to the proposed transport infrastructure, including the north-south rail extension the draft proposal aligns with the objectives of Direction 5.1.
5.2 Reserving Land for Public Purposes	The draft proposal is consistent with this direction in that it does not create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	The subject site is located approximately 15km south of the future Western Sydney Airport and is not located on land that is in an ANEF or ANEC contour of 20 or greater. The draft proposal is therefore acceptable and will not impact on airport operations.
5.4 Shooting Ranges	Not applicable to the draft proposal.
Focus area 6: Housing	
6.1 Residential Zones	The draft proposal provides additional housing options within an identified area for housing growth. The SEPP amendment encourages the provision of housing that will: <ul style="list-style-type: none"> ▪ broaden the choice of building types and locations available in the housing market, and ▪ make more efficient use of existing infrastructure and services, and ▪ reduce the consumption of land for housing and associated urban development on the urban fringe, and be of good design.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable to the draft proposal.
Focus area 7: Industry and Employment	
7.1 Employment Zones	Not applicable to the draft proposal.
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to the Camden LGA.
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable to the draft proposal.
Focus area 9: Primary Production	
9.1 Rural Zones	Not applicable to the draft proposal.
9.2 Rural Lands	The site is within the South West Growth Centre and has identified as a Future Urban Growth Area. Direction 9.2 is not applicable to the draft proposal.



S9.1 Direction Title	Assessment of Consistency
	Notwithstanding it is acknowledged that the subject site creates a suitable transition to adjoining rural lands.
9.3 Oyster Aquaculture	Not applicable to the Camden LGA
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to the Camden LGA



Relevant development assessment history

Draft Planning Proposal - 585, 593 Cobbitty Road & 1 Freshwater Drive Cobbitty

DA Number	DA Description
DA/2021/300/1	<p>Procedural Torrens title subdivision to create 6 lots for future development. The subdivision layout is shown in Figure 2.</p> <p>Approved 15 July 2021.</p>
DA/2022/176/1	<p>Torrens title subdivision of Lot 1 as approved in DA/2021/300/1 to create 120 residential lots and 4 residue lots including remediation of contaminated land, construction of roads and drainage infrastructure, civil works including bulk earthworks and supporting public domain landscaping works.</p> <p>The DA was approved with a variation supported by Council officers to relocate the proposed collector road. The revised collector road is a direct and convenient east-west connection and will result in a less circuitous layout which will improve legibility. The proposed layout also avoids the collector road passing through a separately owned property, meaning it can be delivered by one developer.</p> <p>Approved 4 November 2022.</p>
DA/2022/474/1	<p>Bulk earthworks including cutting, filling and importation of material to establish preliminary site levels for separate future development, as well as the demolition of existing bitumen driveway and construction of new vehicular access.</p> <p>The application proposed bulk earthworks which will support the 120-lot residential subdivision approved under DA/2022/176/1.</p> <p>Approved 21 October 2022.</p>
DA/2023/60/1	<p>Bulk earthworks for future residential subdivision, tree removal, stormwater management works and remediation of contaminated land.</p> <p>The application proposed earthworks are related to Lots 4 and 6 approved under DA/2021/300/1.</p> <p>Approved 24 October 2023.</p>



DA Number	DA Description
DA/2023/129/1	<p>Remediation of contaminated land, embellishment of land for the purposes of public recreation involving entry feature signage, artwork, furniture, play equipment, paths, pedestrian bridges and landscaping.</p> <p>The extent of the proposed works involved are related to Lot 2 approved under DA/2021/300/1. The application is the key entry feature into the Mirvac development estate and seeks the first phase of proposed riparian and open space embellishments within the estate.</p> <p>Approved 19 December 2023.</p>
DA/2023/215/1	<p>Torrens title subdivision to create twenty-nine (29) residential lots and eight (8) residue lots, site preparation works, civil earthworks, construction of roads, stormwater drainage infrastructure and public domain landscaping works.</p> <p>The application consists of the eastern entry into the site and proposes works to Charles McIntosh Parkway.</p> <p>Approved 5 December 2023.</p>
DA/2023/274/1	<p>Landscaping, entry road works and installation of signage/artwork at the intersection of Cobbitty Road and Charles McIntosh Parkway.</p> <p>The application is a revision of DA/2023/129/1 and proposes to embellish the entry into the development estate.</p> <p>Approved 9 August 2023.</p>
DA/2023/399/1	<p>Staged demolition of existing structures, staged Torrens title subdivision to create six (6) larger residential lots and one (1) residue lot, construction of stormwater drainage infrastructure, civil earthworks and associated public domain landscaping works.</p> <p>Approved 21 February 2024.</p>
DA/2023/292/1	<p>Torrens title subdivision to create eighty-five (85) residential lots and two (2) residue lots, site preparation works, civil earthworks, construction of roads, stormwater drainage infrastructure and public domain landscaping works.</p> <p>The application seeks to subdivide a portion of Lot 6 in the north-west of the development state into 85 residential lots.</p> <p>Approved 8 May 2024.</p>



DA Number	DA Description
DA/2023/461/1	Remediation of contaminated land. Staged Torrens title subdivision involving the creation of 65 final residential lots, 5 residue lots (stage 1). Creation of 11 final residential lots and 7 residue lots (stage 2). Tree removal, earthworks, construction of drainage, roads, site landscaping and associated site works. Approved 7 August 2024.
DA/2023/470/1	Remediation of contaminated land. Construction and embellishment of a landscaped earth mound and 1m sandstone wall with a 1.8m palisade fencing along the wall, construction of a new driveway, to allow for direct access to Denbeigh Homestead, planting of natural shrubs, grasses and ground covers and associated site works including earthworks. Approved 13 March 2024.
DA/2023/580/1	Residential subdivision to create 24 allotments with associated site works including site preparation, civil earthworks, construction of roads, stormwater drainage infrastructure and public domain landscaping works. Approved 14 June 2024.
DA/2024/134/1	Torrens title subdivision involving the creation of 40 final residential lots, 1 residue lot, tree removal, earthworks, construction of drainage, roads, site landscaping and associated site works. Approved 11 November 2024.
DA/2024/243/1	Torrens Title subdivision to create 93 lots, including 89 residential lots, 3 residue lots and 1 open space lot, new roads, bulk earthworks and site grading, street landscaping, installation of required services and utilities and remediation of contaminated land. This application is currently under assessment.
DA/2024/320/1	Demolition of existing buildings and subdivision in two stages to create 62 additional allotments, including local roads, landscaping and service provision. This application is currently under assessment and relates to Lot 1 DP 1014583 adjoining the Mirvac estate.



Initial Notification - Public Submission Response Table

Draft Planning Proposal - 585, 593 Cobbitty Road & 1 Freshwater Drive Cobbitty

Matter Raised	No. of Subs	Comment	Proposed Action
Proposed Development Controls and Loss of Community Character			
The proposed minimum lot size of 125m ² is not supported as this is not consistent with the surrounding building character of Cobbitty and neighbouring suburbs.	12	<p>The proposed 125m² minimum lot size for the proposed R1 zoned land is consistent with the existing lot size provision applicable to the existing R1 zoned land within the Mirvac estate.</p> <p>This lot size provision is also consistent with the surrounding residential character of the South West Growth Area (SWGA), including the neighbouring development of Arcadian Hills to the north-west of the estate.</p> <p>The proposal does not reflect a true change to the minimum lot size but rather it is attached to the redistribution of land zoned as R1.</p>	No further action required.
The proposed height of building (HOB) control of 16m for Residential Flat Buildings (RFB) is not supported as this is not consistent with the low-density character of Cobbitty and neighbouring suburbs.	4	<p>The proposed 16m HOB provision for RFBs is consistent with existing HOB provision for existing R1 zoned land within the Mirvac estate.</p> <p>It is noted Section 4.1A of the Precincts SEPP prohibits RFBs in the R1 zone if the area of the lot is less than 1,000m². The draft proposal does not propose any changes to this provision. As such, all future DAs will be subjected to this provision of the SEPP.</p> <p>Further, the Oran Park DCP does not permit the development of RFBs in the R1 zone.</p> <p>No development will result in a 16m built height as a result of this Planning Proposal.</p>	No further action required.
A submitter suggested to include the C4 Environmental Living Zone around the entire western perimeter of the development to allow for a more visual and natural transition between the rural land and R1 zoned land.	1	<p>The suggestion is acknowledged. However, Council officers consider the western boundary of the Mirvac estate to be well transitioned.</p> <p>The recently adopted Oran Park DCP Amendment for the subject site included updates to the objectives and controls to manage the interface with the Metropolitan Rural Area (MRA), including cross-sections for the north-west and</p>	No further action required.



Matter Raised	No. of Subs	Comment	Proposed Action
		south-west boundaries to ensure a transition and buffer area between the development and adjoining rural lands. Views to and from the MRA are protected through landscaped buffers that adjoin the MRA at the western boundary of the site.	
Inadequate Infrastructure			
Several submitters raised concerns regarding the lack of local infrastructure to support increased density in the area.	11	<p>The draft Proposal seeks to rezone land providing additional R1 General Residential land within an identified growth centre. The additional lots will benefit from proposed services within the precinct including close proximity to connected open spaces, playfields, a future educational establishment and local centre.</p> <p>In addition, infrastructure upgrades will be in accordance with the Oran Park Contributions Plan and site-specific Voluntary Planning Agreement (VPA) recently executed (27 August 2024). The VPA facilitates the delivery of 948 lots and the required infrastructure to support the future community.</p>	No further action required.
Environmental and Heritage Impacts			
A submitter raised concerns regarding the preservation of the Cumberland Plain Woodland (CPW), a critically endangered ecological community listed under the Biodiversity Conservation Act 2016 Bushland, and existing tree canopy.	1	<p>Several DAs have been approved or currently under assessment for the subject site. As part of the DA approval process, Biodiversity Development Assessment Reports (BDAR) have previously been approved by Council and the relevant credits retired across the site as part of DA assessments for the estate.</p> <p>In addition, a flora and fauna assessment (FFA) and vegetation management plan (VMP) have also supported the BDAR to demonstrate that functions of the riparian corridor in the Mirvac estate are improved and maintained.</p>	No further action required.
A submitter raised concerns regarding the proposed removal of the body of water located in the middle of the estate that provides native flora and fauna and preserves the natural landscape.	1	<p>The draft proposal does not propose any changes to the existing farm dam located in the middle of the estate.</p> <p>It is noted an Integrated Water Cycle Management Study (IWCMS) was undertaken as part of the recently adopted Oran Park DCP amendment for the subject site. The IWCMS focused on the re-creation of the existing farm dam into a new man-made lake, online to the</p>	No further action required.



Matter Raised	No. of Subs	Comment	Proposed Action
		<p>same creek the existing farm dam sits on. This was due to post development flows that could not be managed to existing levels without consideration of online storage.</p> <p>Council's engineers and a Nepean River Catchment Consultant reviewed the IWCMS. The assessments concluded that the modelling is fit for purpose, the residential areas are not subject to overland flow, and flood velocity differences demonstrate compliance with Council's Floodplain Risk and Management Study for the 5, 20 and 100-year flood events.</p>	
<p>Several submitters raised concerns that the draft proposal fails to respect the heritage of the state heritage listed Denbigh Estate that represents Camden's rich history.</p>	6	<p>The northern boundary of the site adjoins the state heritage listed Denbigh estate. The draft proposal sits within the Southern Viewscape Precinct of the Denbigh Transition Area (DTA), which is identified in Part B3 of the Oran Park DCP.</p> <p>Amendments to the view mound have been introduced via a DCP Amendment recently adopted by Council.</p> <p>The amendments to the view mound ensure that views to the development estate are eliminated. The amendments to the viewmound also ensure that views from the development estate into Denbigh are not possible.</p> <p>As such, the DTA map (and associated controls) is proposed to be amended to reflect the earth mound design approved in DA/2023/470/1.</p> <p>The draft proposal maintains the integrity of Denbigh's heritage curtilage as it aligns the overall zoning with a more responsive earth mound design to reflect the topography of the site.</p>	No further action required.
<p>A submitter noted the use of the name 'Cobbitty by Mirvac' as the estate's identification is not supported as this does not recognise the historical importance of Cobbitty and the original Denbigh Homestead.</p>	1	<p>The concern is acknowledged. However, this is outside of the scope of the draft proposal.</p> <p>It is noted DA/2023/274/1 was approved on 9 August 2023, which granted consent for landscape embellishments to the entry of the estate, including the provision of 'Cobbitty by Mirvac' entry signage and associated site works.</p>	No further action required.



Matter Raised	No. of Subs	Comment	Proposed Action
		The DA was notified until 12 June 2023. No written submissions were received during this time.	
Inconsistency with Local Planning Strategies			
<p>The Camden Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) highlight the need for sustainable growth that respects local character and is supported by adequate infrastructure.</p> <p>However, the proposed development fails to meet this objective by focusing on short-term growth without regard for the long-term sustainability and liveability of the community.</p>	5	<p>The draft proposal has been assessed against key strategic planning documents and is generally consistent with the priorities and objectives in the Camden LSPS and LHS.</p> <p>It is noted that infrastructure upgrades will be in accordance with the Contributions Plan and the VPA recently executed. The VPA facilitates the delivery of 948 lots and the required infrastructure to support the future community.</p>	No further action required.
Traffic and Safety Concerns			
<p>Several submitters raised traffic and safety concerns with increased traffic generation in the area, including:</p> <ul style="list-style-type: none"> Issues with the existing roundabout at Macarthur Anglican College and the new roundabout leading into the subdivision. Issues with Cobbitty Road being too narrow and unable to cater to increased traffic generation. 	10	<p>A Traffic Impact Assessment (TIA) was prepared to support the recently adopted Oran Park DCP Amendment and ILP for the subject site.</p> <p>The potential traffic impacts associated with the subject site on the surrounding critical road network, have been considered as part of the updated Masterplan.</p> <p>The proposed trip generation associated with the updated Masterplan is distributed to the surrounding road network.</p> <p>The updated road network, as part of the DCP Amendment, improves the overall traffic network for the Oran Park Precinct and results in positive benefits in relation to site accessibility and road network permeability. It also improves pedestrian and active transport connections by moving connector roads to the periphery of the site and creating improved</p>	No further action required.



Matter Raised	No. of Subs	Comment	Proposed Action
		<p>connections to public facilities and riparian corridors.</p> <p>The subject Planning Proposal did not warrant further consideration of traffic impacts.</p>	
Pollution – Noise, Dust and Waste			
<p>Several submitters raised concerns regarding increased noise pollution, dust pollution and waste generated during the construction phase of the development and once additional growth is established in the area.</p>	5	<p>Council officers consider these matters to be managed during the DA stage of the estate. Relevant measures will be detailed in any approval issued by Council in respect to dust management, noise emissions and remediation protocols.</p>	No further action required.
Decline in Property Values			
<p>Several submitters raised concerns regarding the introduction of high-density housing in proximity to existing low-density properties, stating this may deter prospective buyers in purchasing in the area once it becomes overcrowded.</p>	5	<p>The Mirvac estate is located within the SWGA and forms part of the Oran Park Precinct, which was rezoned under the Precinct SEPP for future urban development in December 2007.</p> <p>It is also noted that RFBs are not permissible under the R1 zone, according to the provisions in the Precinct SEPP and DCP. The subject Planning Proposal will not increase the likelihood of high density residential development within the precinct.</p>	No further action required.

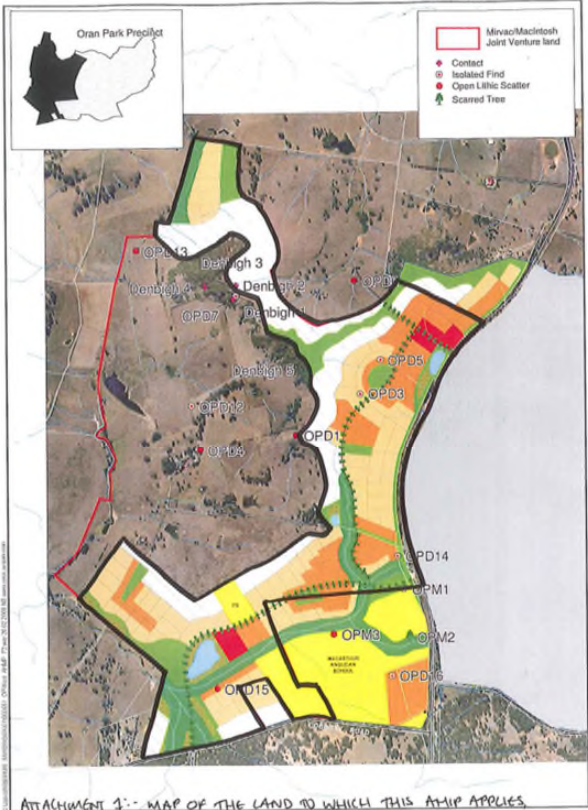


Initial agency consultation – submission response table

Draft planning proposal - 585, 593 Cobbitty Road & 1 Freshwater Drive Cobbitty

Matter Raised in Submissions	Response
Schools Infrastructure NSW (SINSW)	
SINSW reviewed the proposal and determined there is minimal impact from the proposal. SINSW would like to be engaged further if the subject proposal changes or there are other planning matters related to DoE to be discussed.	Noted.
NSW Rural Fire Service (RFS)	
NSW RFS considered the proposal and raise no objections to the proposed amendments in the SEPP.	Noted.
Perimeter roads are recommended in all areas where future development may abut adjoining hazards. It is noted that such measures are in place within the indicative layout plan provided in the proposal.	Noted, single perimeter road (Road No.30) provided adjacent to earth mounds.
Consideration should be given to any potential future hazards which may revegetate within areas designated for public recreation or for environmental conservation and suitable treatments such as appropriate separation distances and asset protection zones may need to be incorporated in this regard where these areas of potential vegetation are considered to represent hazards.	Noted, future development applications will need to consider and address any potential bushfire threat.



Matter Raised in Submissions	Response
Heritage NSW (HNSW)	
<p>HNSW request a Statement of Heritage Impact (SoHI) to be completed to assess the impact of the proposed development on the heritage values of Denbigh including on any significant views to and from Denbigh.</p>	<p>As part of the original rezoning of the site under the Oran Park and Turner Road Precinct Plans in December 2007, a comprehensive ACHAR was undertaken in consultation with registered Aboriginal stakeholders, which included an investigation of the Mirvac Cobbitty site, shown in the Figure below.</p>
<p>A comprehensive Aboriginal Cultural Heritage Assessment Report (ACHAR) is needed and should inform this proposal to address the conservation of Aboriginal objects, in accordance with Ministerial Direction 2.3 Heritage Conservation.</p> <p>The proposal should also consider impacts to the Aboriginal Cultural Landscape, including impacts on visual corridors. Measures to limit any impacts to identified Aboriginal Cultural Landscape Values should be developed and integrated into the proposal.</p>	 <p>Figure F2 Interim Layout Plan Mircac Aboriginal Heritage Management Plan Oran Park Precinct West of The Northern Road</p>
<p>If the proposal is approved and future development proceeds, the proponent would need to consider the Aboriginal cultural heritage impacts within their environmental assessments. Where harm to Aboriginal objects cannot be avoided, the proponent would be required to obtain an Aboriginal Heritage Impact Permit (AHIP) before proceeding.</p>	<p>ATTACHMENT 1: MAP OF THE LAND TO WHICH THIS AHIP APPLIES OUTLINED IN BLACK</p> <p>The Oran Park DCP contains a map of Aboriginal Archaeological Conservation Areas that was informed by the ACHAR. No changes are proposed to this section of the DCP. As such, all future DAs will still need to comply with this map and further cultural heritage assessment would be required at this stage.</p> <p>An AHIP (Permit 1116799) was issued on 7 July 2010. A variation to the AHIP was granted on 28 June 2017 to extend the application of the permit until 28 June 2024. A second variation to the AHIP was granted on 19 June 2024 to extend the application of the AHIP until 7 July 2031.</p>

Mirvac Cobbitty Planning Proposal – State Agency Submissions (Initial Notification)

1. Heritage NSW
2. NSW Rural Fire Service
3. School Infrastructure NSW

Department of Climate Change,
Energy, the Environment and Water



Our ref: DOC24/325247

Your ref: PP/2024/3/1

Leslie Kuisma, Strategic Planner,
Camden Council, 70 Central Avenue,
Oran Park, NSW

Email: Leslie.Kuisma@camden.nsw.gov.au

Subject: PP/2024/3/1 at 589 & 593 Cobbitty Road, Cobbitty

Dear Ms Kuisma,

Thank you for the opportunity to comment on the planning proposal for the following:

'The draft Planning Proposal seeks to modify existing controls in State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (SEPP) to align zone boundaries between C4 Environmental Living zoned land within the Denbigh Transition Area (DTA) and the R1 General Residential zoned land south of the DTA, to be consistent with recently adopted amendments to Part B of the Oran Park Precinct Development Control Plan (DCP).'

The area covered by the proposed SEPP amendment is shown on the plan below with the SHR listed item that is on the site adjoining (Denbigh Estate – SHR No. 01691):



Figure 1: Red line shows site boundary – SHR item blue cross hatching.

4PSQ, 12 Darcy Street, Parramatta NSW, 2150
Locked Bag 5022, Parramatta NSW 2124

www.environment.nsw.gov.au/topics/heritage

The following comments have been formulated after consideration of the information provided as part of the planning proposal documentation:

State and local heritage considerations under the *Heritage Act 1977*

Potential impact on SHR

The subject site is located adjoining 'Denbigh' as found on the State Heritage Register (SHR) list (SHR item number 01691), located at 421 the Northern Road, Cobbitty. The Statement of Significance for 'Denbigh' describes the property as follows:

'Denbigh is of State significance as an intact example of a continuously functioning early farm complex (1817-1820s) on its original 1812 land grant. It contains a rare and remarkable group of homestead, early farm buildings and associated plantings with characteristics of the Loudon model of homestead siting within an intact rural landscape setting fundamental to its interpretation. The large collection of early farm buildings is perhaps the most extensive and intact within the Cumberland/Camden region...'

The proposal includes increasing the number of houses to the area subject to the SEPP amendment. This could impact upon heritage values to Denbigh due to the intensity of use of the land and potential impacts upon any view corridors to and from the state heritage listed site. It is requested that a statement of heritage impact that would assess the impact of the proposed development on the heritage values of Denbigh including on any significant views to and from Denbigh. This assessment would then guide any amendment to the proposal, if required.

In relation to historic archaeology, if the proponent has not already undertaken their own investigation to assess the likelihood of 'relics' and any subsequent management required under the *Heritage Act 1977*, they should do so.

Aboriginal cultural heritage considerations under the *National Parks and Wildlife Act 1974*

Ministerial Direction 2.3, Heritage Conservation, requires planning proposals to address the conservation of Aboriginal objects. Heritage NSW recommends that a comprehensive Aboriginal cultural heritage assessment report is needed and should inform this planning proposal.

The results of this assessment should inform the proposal. Early assessment provides the best opportunity to identify and protect Aboriginal cultural heritage values. It also provides certainty to all parties about any future Aboriginal cultural heritage management requirements.

The requirement for a full assessment to be prepared at the planning proposal stage is consistent with the Regional Plan. It is important that any management, mitigation and conservation mechanisms are developed at the planning proposal stage to help mitigate the cumulative impact of development in this region on Aboriginal cultural heritage.

We recommend the planning proposal also consider impacts to the Aboriginal cultural landscape, including potential impacts on visual corridors. These potential impacts can only be understood through consultation with the Aboriginal community. Measures to limit any impacts to identified Aboriginal cultural landscape values should be developed and integrated into the planning proposal.

If the planning proposal is approved and future development proceeds, the proponent would need to consider the Aboriginal cultural heritage impacts within their environmental assessments. Where harm to Aboriginal objects cannot be avoided the proponent would be required to obtain an Aboriginal Heritage Impact Permit (AHIP) before proceeding. Further information is available in the guide, *Applying for and Aboriginal Heritage Impact Permit: Guide for applicants.*

General Comments

Prior to finalisation of the proposal, Council should be satisfied that all necessary heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Council's assessment should include, but not be limited to, a search of the State Heritage Inventory (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>) and the Aboriginal Heritage Information Management System (<https://www.heritage.nsw.gov.au/protecting-our-heritage/record-aboriginal-sites/>).

If you have any questions, please contact Nancy Sample at nancy.sample@environment.nsw.gov.au or on (02) 8275 1521.

Yours sincerely,



Rajeev Maini

Manager, South Assessments

Heritage NSW

as Delegate of the Heritage Council of NSW

31 May 2024



Camden Council
PO Box 183
CAMDEN NSW 2570

Your reference: PP/2024/3/1
Our reference: SPI20240429000060

ATTENTION: Leslie Kuisma

Date: Tuesday 16 July 2024

Dear Sir/Madam,

**Strategic Planning Instrument
Draft SEPP – Draft Proposal**

The draft Planning Proposal seeks to modify existing controls in State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (SEPP) to align zone boundaries between C4 Environmental Living zoned land within the Denbigh Transition Area (DTA) and the R1 General Residential zoned land south of the DTA, to be consistent with recently adopted amendments to Part B of the Oran Park Precinct Development Control Plan (DCP).

I refer to your correspondence dated 29/04/2024 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The NSW Rural Fire Service has considered the information provided and no objection is raised to the proposed amendments to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021.

It is advised that perimeter roads are recommended in all areas where future development may abut adjoining hazards. It is noted that such measures are in place within the indicative layout plan provided.

Additionally, that consideration should be given to any potential future hazards which may revegetate within areas designated for public recreation or for environmental conservation and suitable treatments such as appropriate separation distances and asset protection zones may need to be incorporated in this regard where these areas of potential vegetation are considered to represent hazards.

For any queries regarding this correspondence, please contact Marc Ellwood on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
**Supervisor Development Assessment & Plan
Built & Natural Environment**

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

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4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



Leslie Kuisma

From: Lucy Larkins <Lucy.Larkins6@det.nsw.edu.au>
Sent: Tuesday, 11 June 2024 7:24 AM
To: Leslie Kuisma
Subject: RE: PP/2024/3/1 - 589 & 593 Cobbitty Road Cobbitty Planning Proposal - Preliminary Agency Consultation

Warning - This email originates from an external organisation

Morning,

DoE have reviewed the subject proposal and thank Council for including us in the referral. DoE have reviewed the proposal and determined there is minimal impact from the outlined proposal.

We look forward to engaging further with you if the subject proposal changes or there are other planning matters related to DoE to be discussed.

Regards
Regards

Lucy Larkins

Senior Strategic Planner | Operations

0423200927 | Lucy.Larkins6@det.nsw.edu.au | schoolinfrastructure.nsw.gov.au

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I acknowledge the homelands of all Aboriginal people and pay my respect to Country.

Confidentiality: This email is from the NSW Department of Education. The contents are confidential and may be protected by legal professional privilege. The contents are intended only for the named recipient of this email. If the reader of this email is not the intended recipient you are hereby notified that any use,

Minutes

Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

15 October 2024



camden
council



Camden Local Planning Panel

Site Inspections Commenced:

11:00am.

Attendees:

Robert Montgomery (Chairperson), Jason Perica (Expert Member), Vince Hardy (Expert Member) and Chris Shinn (Community Representative)

Also in Attendance:

Manager Strategic Planning, Team Leader Precincts and Growth, Executive Strategic Planner and Governance Officer – Panel & Committees.

CLPP01 PP/2024/3/1 Planning Proposal For 585, 589 & 593 Cobbitty Road, Cobbitty**PANEL RECOMMENDATION/ADVICE**

1. The Panel considers that the Planning Proposal demonstrates strategic and site specific merit, and supports the Planning Proposal proceeding to a Gateway Determination.
2. The Panel concurs with the Council Officer's report and conclusions.
3. The Panel acknowledges that the planning proposal represents a fine tuning of the existing controls to facilitate RFS requirements, heritage considerations within the Denbigh Transition Area, recognition that land reserved for expansion of Macarthur Anglican School is no longer required, and to provide consistency with the recently adopted DCP.
4. It was confirmed that the relatively minor increase in density as a consequence of the planning proposal can be accommodated within the planned facilities and infrastructure for the area.

The Panel inspected the site and was briefed by Council Strategic Planning Staff.

Note: The Panel notes that the this planning proposal will bring the planning controls in line with the DCP adopted by Council on 12 December 2023. While it is not common for a DCP amendment to proceed prior to the zoning controls, the Panel acknowledges the need to be flexible to keep pace with housing demand in the SWGA. It would be preferable, where possible, to prepare planning proposals and DCPs concurrently, which would also provide a much clearer picture to the community of what is actually proposed. Due to potential for confusion when the Planning Proposal is exhibited after Gateway Determination, the explanation of the Planning Proposal should be clear in terms of the drivers for the changes.

Voting Numbers

The Panel voted 4-0 in favour of the recommendation.

 70 Central Avenue
Oran Park NSW 2570


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 www.facebook.com/camden council

 ABN: 31 117 341764



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council



ACKNOWLEDGMENT OF COUNTRY

Council acknowledge that the Camden LGA is situated on the sacred Traditional Lands and Waterways of the Dharawal peoples. We also recognise surrounding Dharug and Gundungurra peoples that may have connections to these lands. We pay our respects to Elders from the past, present, and emerging, and to all Aboriginal and Torres Strait Islander peoples on these lands.

MESSAGE FROM THE MAYOR



Camden is at a pivotal moment in its growth! With thousands of new residents joining our community each year, it is essential to not only meet the demands of being Australia's fastest growing LGA, but also to leverage opportunities we have to enhance growth and unlock housing supply.

Transformative transport projects, such as the North-South Metro Line and South West Rail Link Extension, will be key to ensuring seamless connectivity to and from growing centres. Coupled with the Western Sydney Rapid Bus Project and critical road upgrades, these initiatives will improve mobility options for residents, workers, and businesses, making travel safer and more efficient across the region, as well as helping address the social challenges that accompany Camden's rapid growth.

As Camden's young population continues to expand, there is an urgent need for additional schools and expanded healthcare services. Government investment in schools, education and healthcare will provide vital support, helping our community thrive and meet future challenges.

I call on the State and Federal Government to invest strategically in Camden's infrastructure and health and education services. Together we can create a prosperous, connected, and sustainable future for Camden, Macarthur and South West Sydney. Council is committed to working collaboratively to secure the outcomes our residents deserve and ensure our region thrives for generations to come.

Ashleigh Cagney
Mayor of Camden



THE TIME IS NOW

Camden's Australian and NSW
Government Election Priorities
2025-2027

Published 2025

Acknowledgements

Council acknowledges and extends appreciation to all contributors.

Availability

The Time is Now Camden's Australian and NSW Government Election Priorities is available on Council's website: www.camden.nsw.gov.au/advocacy

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For further information contact

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advocacy@camden.nsw.gov.au

🌐 www.camden.nsw.gov.au/advocacy

COVER IMAGE: Getty images

A CALL FOR ACTION

Camden is Australia's fastest growing local government area. Our growth is set to continue with more than a quarter of a million people calling Camden home by 2046, an increase of over 80%. With this rapid growth comes both challenges and opportunities for our community.

Demands on local infrastructure and services are intensifying, heavy reliance on cars and increasing traffic, combined with inadequate public transport and a growing jobs deficit is impacting the quality of life in Camden.

Council cannot achieve everything for our growing community alone. There is an opportunity for the NSW and Australian Governments to demonstrate their ongoing commitment to the residents of Camden and South West Sydney by acknowledging our current and future transport, infrastructure, education and healthcare needs.

CAMDEN'S PRIORITIES

- Provision of Rail Services including the full North South Metro Line connection between Macarthur and Bradfield
- Enhancing our connectivity with key road infrastructure
- Delivering the Western Sydney Rapid Bus Project
- Meeting the current and future demand for schools and education
- A strategic approach to healthcare and healthy communities

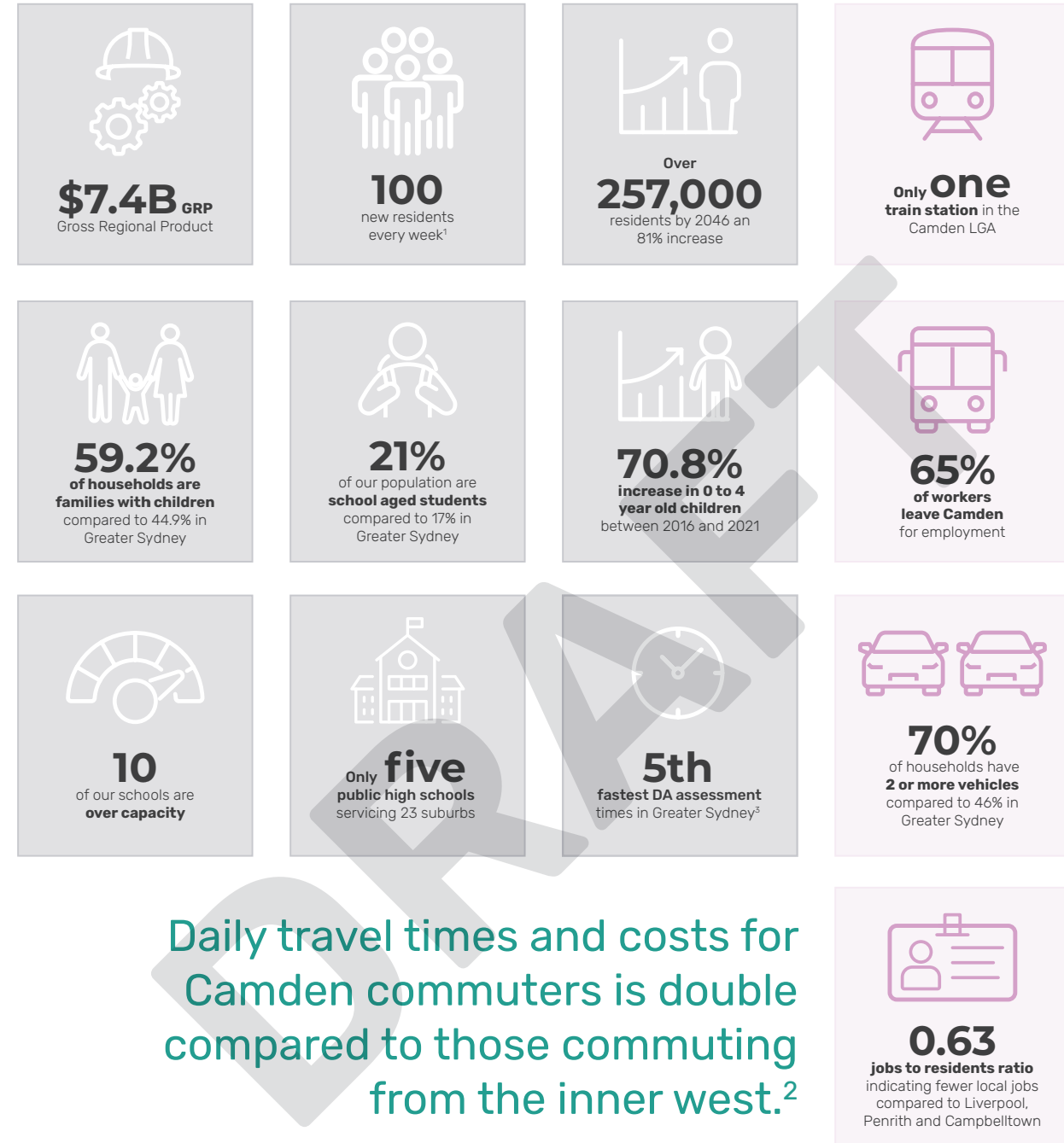
Investment in these priorities will unlock employment opportunities for our community and improve access to a skilled workforce for business and industry. In addition, improved transport infrastructure will reduce emissions and reliance on vehicles in Camden, helping the region move towards net zero.

Camden can play a key role in supporting government objectives to unlock quality and affordable housing supply. Our rapid rate of growth and fast turn around on development applications can be leveraged to create a diverse, vibrant and well connected community.

Ahead of the 2025 and 2027 Australian and NSW Government Elections, Camden Council is calling for continued support, urging decision-makers to prioritise the critical infrastructure and service needs of our rapidly growing region. By working in partnership with Council and investing in our priorities, Camden and surrounds can realise the potential that comes with rapid growth, and being in close proximity to the once in a generation investment in the new Western Sydney International Airport.

The time is now - Camden demands urgent investment in critical infrastructure, education and healthcare to support the fundamental wellbeing of our community.

WHY CAMDEN?



Reference: All statistics are from .id (informed decisions) economic profile unless otherwise specified - <https://economy.id.com.au/camden>
¹Camden Council 2024 ²National Growth Area Alliance ³NSW Department of Planning

CAMDEN'S PRIORITIES

ESSENTIAL RAIL SERVICES



- Southern Extension of Sydney Metro WSA North South Line - Macarthur to Bradfield via Narellan and Oran Park
- South West Rail Link - Leppington to Bradfield



WESTERN SYDNEY RAPID BUS

CRITICAL ROAD INFRASTRUCTURE



- Camden Bypass Extension
- Spring Farm Parkway Extension - Stage 2
- Leppington Road Network
- Camden Valley Way Upgrade
- Raby Road Upgrade
- Rickard Road Upgrade

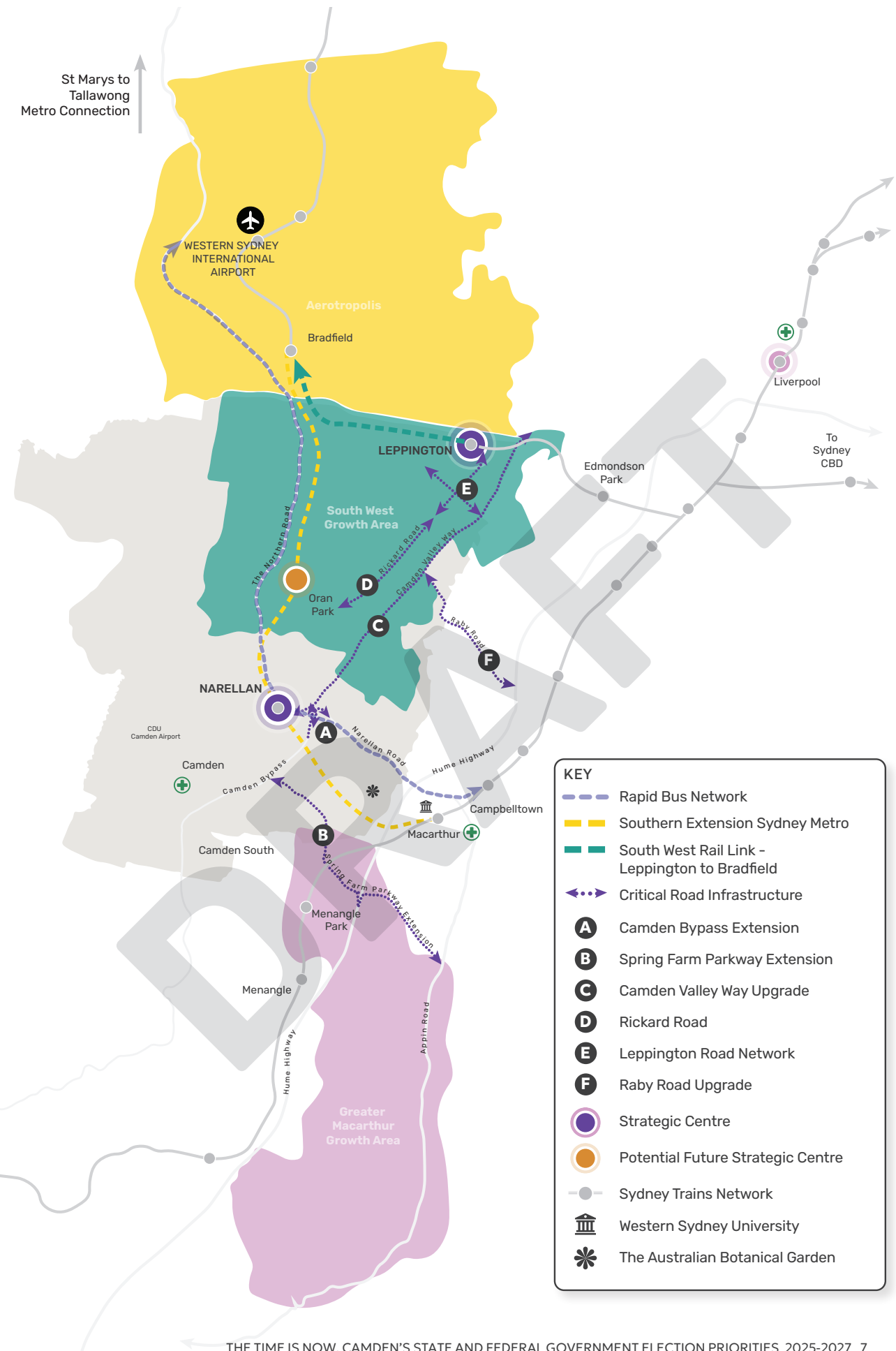


INVESTMENT IN SCHOOLS AND EDUCATION



INVESTMENT IN NEW AND EXISTING HEALTHCARE

Camden can play a key role in supporting government objectives to unlock quality, affordable housing supply with timely investment in infrastructure and services.





Delivery of essential rail services is critical to unlock housing supply, enhance connectivity and accessibility, attract investment and drive economic growth.

PROVISION OF ESSENTIAL RAIL SERVICES

The State and Federal Government must fund the delivery of urgent connections for Camden to the Western Sydney International Airport and beyond, identified in the Western Sydney City Deal.

Investment in the Southern Extension of the Sydney Metro and the Leppington to Bradfield Extension, in combination with other important connections such as St Mary's to Tallawong, will provide the region with easy transit options throughout Greater Sydney.

Investment in these key transport links will unlock housing supply and be the catalyst for Camden to exceed predicted housing and population forecasts and contribute positively to housing affordability.

SOUTHERN EXTENSION OF SYDNEY METRO WSA (NORTH-SOUTH LINE)

Metro connection extending from Macarthur to Bradfield, with stations at Oran Park, Narellan and the Australian Botanic Garden at Mount Annan.

The extension of the metro line will not only ensure residents can access the identified strategic centres of Narellan and Campbelltown, it will also provide essential connections for our community to the new international airport, and open Camden and South West Sydney to visitors, providing easy access to key attractors such as the Australian Botanic Garden, Mount Annan. This connection is essential for the rapidly growing Camden and Macarthur community to have reliable public transport access to Campbelltown Hospital and Western Sydney University, Macarthur Campus.

The current projected timeframe for the first stage of this infrastructure to be delivered in 2047, over two decades from now, is not sufficient to support our community or plan for increased housing delivery in key greenfield areas in Camden LGA. The delivery of the North-South Line will have the biggest impact on South Western Sydney if delivered holistically, allowing for consideration and delivery of higher housing densities around new stations, significantly contributing to the region's housing objectives.

LEPPINGTON TO BRADFIELD EXTENSION

Metro or heavy rail extension linking Leppington to Bradfield including a new station at Bradfield South (also known as Bringelly).

The connection of existing rail services within Camden to the Western Sydney International Airport is needed to ensure seamless connection for visitors, residents and workers between South West Sydney and key hubs including Leppington and Bradfield. This will contribute to the success of the WSIA and address growing transport demands in the strategic centre of Leppington.

WESTERN SYDNEY RAPID BUS

The Western Sydney Rapid Bus Project provides an interim solution to connect Camden with the Western Sydney International Airport, bringing significant social, economic and environmental benefits.

Originally committed in the 2018 Western Sydney City Deal, the NSW Government pledged to deliver rapid bus services by 2026, however, without clear funding and timelines for the delivery of functional public transport, Camden risks being left behind.

A reliable, high-speed bus service is essential to support Camden's growth and ensure better connectivity for residents, workers and businesses.

Council envisions a rapid bus service with high-frequency, quick travel times, strategically located stops and seamless integration with the broader transport network. This service must be underpinned by investment in significant road upgrades in Camden and surrounds. The current NSW Government plan delays the delivery of a rapid bus service, leaving Camden with only a local bus option.

Federal leadership is crucial to deliver this project on time and bolster success of the airport, ensuring the region is connected, competitive and ready for success as the airport opens in 2026.

ENHANCING CONNECTIVITY WITH ROAD INFRASTRUCTURE

Road infrastructure is lagging behind as development rapidly progresses in key locations across the Camden LGA. Timely government investment in road infrastructure is needed to support current and future development. Strategic delivery of road infrastructure will improve mobility, drive economic growth and create a well-connected region.

The priority road projects identified are a fraction of the total road requirements needed in a greenfield location experiencing rapid growth, such as Camden. Ongoing and long-term support is required from the government to ensure road freight and passenger access to the Western Sydney International Airport is not compromised.

RICKARD ROAD, CATHERINE FIELD & LEPPINGTON

Rickard Road, Catherine Field & Leppington

FUNDING SOURCE: NSW Government

- 📍 Unknown
- 💰 \$590m

A key road connecting Oran Park to Leppington, Rickard Road has been identified as a state government funded road to meet the needs of our growing community. There is currently no confirmed timeline for funding, acquisition or construction. It is essential that Rickard Road is prioritised for delivery by the NSW Government.



CAMDEN BYPASS EXTENSION

FUNDING SOURCE: NSW Government

- 📍 Unknown
- 💰 \$150M
- 📍 Narellan

The \$150m upgrade to the Camden Bypass will tackle severe traffic congestion and improve road safety across Camden Bypass, Narellan Road, Northern Road and Camden Valley Way, improving efficiency on the local and regional road network as a result. This project will improve connectivity for residents in Spring Farm, Elderslie and West Camden and facilitate improved road freight access to the Western Sydney International Airport and support the delivery of the Western Sydney Rapid Bus Project.

SPRING FARM PARKWAY EXTENSION – STAGE 2

FUNDING SOURCE: NSW Government

- 📍 Unknown
- 💰 \$593.2M Total
- ⚙️ Stage 1 – Constructed | Stage 2 – \$333.2M | Stage 3 – \$224M | Southern Ramps – \$36M
- 📍 Spring Farm

This project is essential for establishing a critical east-west transport link in the Macarthur region, and addresses a major infrastructure gap by connecting Wollondilly, Campbelltown and Camden. The extension was recently identified as a high priority initiative by the Western Sydney Transport Infrastructure Panel and will integrate key corridors such as the Hume Motorway, Appin Road, Menangle Road and Camden Bypass into a seamless transport network, reducing congestion, improving travel times for commuters and freight vehicles, and relieving pressure on major roads.

LEPPINGTON ROAD NETWORK

FUNDING SOURCE: NSW Government

- 📍 Unknown
- 💰 \$500M+
- 📍 Leppington and surrounds

NSW Government investment in the road network in Leppington is essential for residents in both Camden and Liverpool LGAs. The current rural-standard road network lacks basic infrastructure such as lighting, drainage and footpaths which are creating significant challenges for residents in their daily travel, impacting liveability. There is an urgent need for the NSW Government to deliver the state funded roads within Leppington to unlock development opportunities and serve as a catalyst for further growth. Leppington is planned to deliver over 20,000 dwellings by 2041.

CAMDEN VALLEY WAY UPGRADE

FUNDING SOURCE: NSW Government

- 📍 Unknown
- 💰 \$350M+
- 📍 From Narellan Road to Bringelly Road

Upgrade of Camden Valley Way between Bringelly Road and Narellan Road to three lanes each way and the upgrade of the Camden Valley Way and Bringelly Road Intersection to an interchange. Camden Valley Way does not currently have capacity to cope with additional housing, this upgrade will address severe congestion currently experienced by users, improve road safety and reduce travel times, preparing for ongoing housing provision in the region.

RABY ROAD UPGRADE

FUNDING SOURCE: NSW Government

- 📍 Unknown
- 💰 \$150M
- 📍 Emerald Hills, Raby

Raby Road is a key east-west link between Camden and Campbelltown LGAs, the Hume Highway and major arterial routes. An upgrade is needed to address existing congestion and connectivity challenges, it is proposed that 2.5-kilometre stretch between Thunderbolt Drive and Emerald Hills Boulevard is upgraded to a four-lane divided sub-arterial road, with improved intersections. This will enhance safety, reduce congestion and improve travel reliability, as well as allow opportunities for active transport by integrating pedestrian and cycleway networks.

Timely investment in road infrastructure will help deliver housing in the South West Growth Area and address increasing congestion and commute times for residents of South West Sydney.

STRATEGIC INVESTMENT IN NEW AND EXISTING HEALTHCARE SERVICES

As Camden continues to grow, the demand for comprehensive healthcare services is becoming increasingly critical.

Council calls on the NSW and Australian Governments to:

- **Secure a site for the delivery of a new public hospital located between Oran Park and the Western Sydney International (Nancy-Bird Walton) Airport – this is essential to meet the healthcare needs of our expanding community. This facility would provide timely access to medical care, reducing travel times for residents and alleviating pressure on existing hospitals.**
- **Retain and redevelop Camden Hospital, by expanding its services. Camden Hospital could continue to become the focus of palliative, allied and specialised care.**
- **Fund and deliver co-located integrated health hubs in Oran Park and Leppington Town Centres, with consideration of wrap around social and family support services.**

This strategic approach aims to establish a comprehensive healthcare network that caters to the diverse and evolving needs of our growing community, ensuring all residents have access to affordable high-quality medical care. This will complement the positive impacts that investment in public and active transport will have on the health of our community and region more broadly.

A new public hospital near Oran Park and the redevelopment of Camden Hospital are vital to meet the healthcare and wellbeing needs of our growing community.



IMAGE SOURCE: Copyright State of New South Wales (Transport for NSW)

With many young families and school-aged children choosing to call Camden home, timely access to education and early childhood education, including preschools, is essential. Camden is a family-oriented community, 59.2% of total households in Camden are made up of families with children, and the largest age group in the Camden community is 0-4 year olds, making up 9.4% of our population.

With a youthful population approaching primary school age, the planning and delivery of new schools and provision of childcare must keep pace with rapid population growth to ensure families are well-supported. Ten of our public schools are over capacity, and we have only five public high schools that service the 23 suburbs of Camden.

The size, capacity and location of school sites remains a significant and ongoing concern for Council and our residents, and limits the ability for co-location of preschool sites within school grounds through innovative new programs being developed by the NSW Government. Lacking infrastructure within identified school sites has flow on affects for our community, causing frustration and safety concerns during school pick up and drop off.

Delays in delivering new schools means families often face a substantial gap between moving into new communities and having equitable access to these services. School playgrounds are filled with demountable classrooms in an attempt to address capacity issues, at the expense of open spaces for our children to play. We are concerned that continued inconsistencies in growth forecasts used to guide education planning will only compound these issues further.

We call on Schools Infrastructure NSW and the NSW government to prioritise the immediate planning, funding and delivery of primary and secondary schools, with consideration for increasing the minimum size of school sites to address these concerns.

MEETING THE CURRENT AND FUTURE DEMAND FOR SCHOOLS AND EDUCATION

A significant number of schools in Camden are at or over capacity, with only five public high schools serving 23 suburbs - immediate investment in education is needed.



THE TIME IS NOW

Ahead of the 2025 and 2027 Australian and NSW Government elections, we are calling on decision-makers to partner with Council and prioritise Camden's critical needs, with a focus on transformative transport infrastructure and integrated health and education services. These priorities are vital for shaping a future-ready Camden.

Investment from the Australian and NSW Governments in our region is essential to unlock housing supply and address the social challenges of rapid growth. Committed funding and clear timeframes for rail and road infrastructure is needed to allow Council, as well as business and industry, to plan for the future in Camden and South West Sydney. These projects will ease congestion on our roads, improve connectivity and support Camden's continued growth.

To meet the demands of our expanding population, it is essential that the delivery of new schools is timely and well planned, this is a critical need for our young, family-oriented community. In healthcare, we call for the development of a new public hospital and the revitalisation of Camden Hospital to better serve our community. These essential services will ensure Camden is well-supported and our region remains a desirable place to live.

We urge both levels of government to resolve inconsistencies in growth projections, as local forecasts and the current pace of growth significantly exceed state estimates. This disparity has contributed to the delayed provision of essential services in the Camden LGA and highlights the pressing need for increased investment in essential infrastructure to support Camden's growing population.




Partnerships across all three tiers of government are necessary to deliver the infrastructure, services and investment needed to shape Camden's future and deliver State and Federal government housing, employment and wellbeing targets.



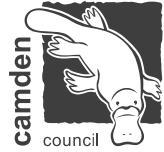
camden
council

For further information contact

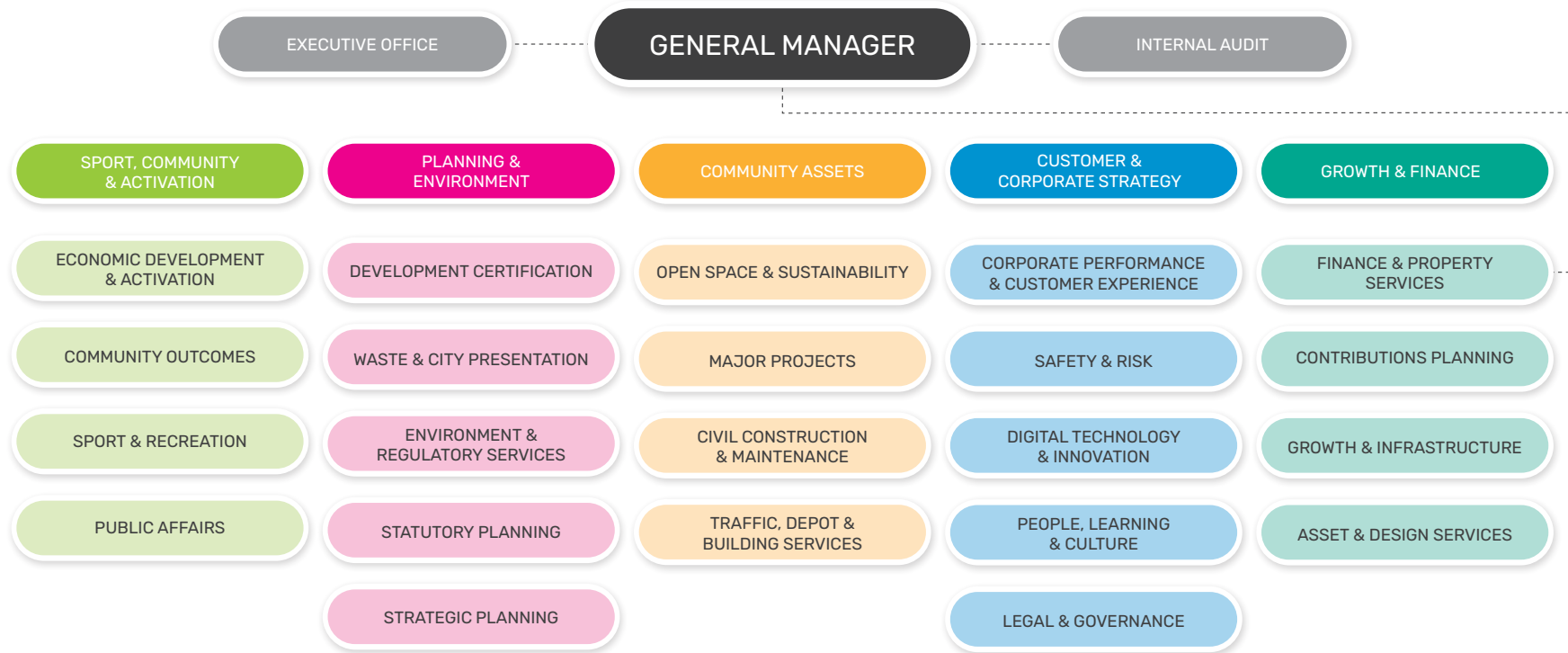
 13 22 63

 advocacy@camden.nsw.gov.au

 www.camden.nsw.gov.au/advocacy



CAMDEN COUNCIL ORGANISATIONAL FRAMEWORK



Office of Local Government



A new model code of meeting practice

Consultation draft

December 2024

olg.nsw.gov.au



Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Minister's foreword

Council meetings are where a council's most important decisions are made. They are where councillors, as democratically elected representatives, set the future direction of their council. For these reasons, it is important that meetings are effective, allow for robust, respectful debate and result in actionable outcomes for New South Wales communities.

Unfortunately, there has been a shift in the culture in local government. Debate in council meetings has been stifled by code of conduct complaints that aim to silence councillors from expressing contrary views. Rather than productively disagreeing, there have been too many cases where councillors have resorted to disorderly conduct, distracting from the critical work that is done in council meetings. By making changes to the Model Code of Meeting Practice for Local Councils in NSW, I hope to set a new balance between mayors, councillors and general managers and restore dignity to the council chamber.

Under the *Local Government Act 1993*, mayors are responsible for presiding at meetings of the council. Under the proposed changes outlined in this paper and the consultation draft of the new Model Meeting Code, they will have greater powers to control the agenda and activities of their council and better enforce order in meetings. Mayors will have the power to take immediate action against disorderly councillors or members of the public in meetings, which I hope will lessen the need for councils to resort to the broken code of conduct process. By further providing that mayors be granted respect, by standing when they enter, councils can begin to build a culture where it is the accepted duty of the mayor to run a dignified and democratic council chamber.

The changes will also reinforce the boundaries between councillors and general managers by depoliticising the role they play in council meetings. General managers will no longer need to provide advice on motions requiring the expenditure of funds. Disputes over the future direction of a council and the spending of ratepayer money should rightfully occur between elected councillors.



The Hon. Ron Hoenig MP
Minister for Local Government

The most important of the reforms is to end private councillor briefing sessions. While well-intentioned as a means of educating councillors on matters before council, these sessions have had a corrosive effect on the transparency of council decision making. Communities are entitled to know the deliberations of their councillors and the nature of the advice given to assist them in making responsible decisions. These changes will ensure that all material given to a councillor to make a decision in a council meeting is provided in a public fashion.

Local government is the legitimate third tier of Government in New South Wales. Through these reforms, I aim to uplift the standards at council meetings so that they should, as best as possible, resemble the forthright and effective debate that occurs at the State and Federal levels. It is the duty of all councils to work together to provide outcomes that lead to better lives for the communities they are elected to serve. These outcomes are decided within the confines of the council chambers. It is critical that councillors can make these informed decisions in an environment that supports democracy, transparency and where elected representatives are given the respect they deserve.

Introduction

The Office of Local Government (OLG) is inviting feedback from the local government sector and others on proposed amendments to the Model Code of Meeting Practice for Local Councils in NSW (Model Meeting Code).

A consultation draft of the new Model Meeting Code has been published on OLG's website at www.olg.nsw.gov.au. The proposed amendments to the Model Meeting Code are indicated in track changes.

The amendments are part of the Government's agenda to ensure that councillors are visibly in control of their councils, demonstrating to the community that decision making is genuinely local.

The reform of the codes and procedures governing how councillors gather, debate and make decisions was flagged by the Minister for Local Government as part of the discussion paper issued in September, "[Councillor conduct and meeting practice: a new framework](#)".

The proposed amendments to the Model Meeting Code are the first tranche of reforms to the regulation of meetings. The second tranche will be legislated in 2025 as part of the measures implemented to reform the regulation of councillor conduct and will have a particular focus on behaviour at meetings.

Information on how to make a submission together with targeted questions is provided at the end of this paper.

The feedback OLG receives will be used to inform the amendments that are ultimately made to the Model Meeting Code.

It is anticipated that the new Model Meeting Code will be prescribed in early 2025.

What is the Model Meeting Code?

The Model Meeting Code is prescribed under the *Local Government Act 1993* (the Act) and the Local Government (General) Regulation 2021 (the Regulation).

Section 360 of the Act provides that:

- The regulations may prescribe a model code of meeting practice for the conduct of meetings of councils and committees of councils of which all the members are councillors.
- The Model Meeting Code may contain both mandatory and non-mandatory provisions.
- A council must, not later than 12 months after an ordinary election of councillors, adopt a code of meeting practice that incorporates the mandatory provisions of the model meeting code prescribed by the regulations. The adopted code may also incorporate the non-mandatory provisions and other provisions.
- A meeting code adopted or amended by the council must not contain provisions that are inconsistent with the mandatory provisions.
- A council and a committee of the council of which all the members are councillors must conduct its meetings in accordance with the code of meeting practice adopted by it.

The current version of the Model Meeting Code was prescribed in 2021.

What policy objectives inform the proposed amendments?

The proposed amendments to the Model Meeting Code have been foreshadowed in the discussion paper OLG issued in September, "[Councillor conduct and meeting practice: a new framework](#)" (the September discussion paper).

A council chamber is a chamber of democracy, and the mayor as figurehead represents the authority of that council.

A key focus of the Government's reform agenda for the regulation of council meetings, is to promote community confidence in councils' decision making by ensuring that the forum in which decisions are made is conducted in a way that is befitting to a democratic institution comprising of elected representatives.

As observed in the September discussion paper, council meetings can be conducted without the appropriate level of dignity or reverence that suggests the importance of the debate and the need for civility. Councillors are not expected to agree with each other. In fact, debate is encouraged, but the debate should be fair and respectful.

The September discussion paper proposed the following reforms to the way council meetings are conducted:

- Conferring power on mayors to expel councillors for acts of disorder and to remove a councillor's entitlement to receive a fee for the month in which they have been expelled from a meeting.
- Requiring councillors to apologise for an act of disorder at the meeting at which it occurs and, if they fail to comply at that meeting, at each subsequent meeting until they comply. Each failure to apologise becomes an act of misbehaviour and may see the councillor lose their entitlement to receive their fee for a further month.
- Expanding the grounds for mayors to expel members of the public from the chamber for acts of disorder and enable the issuing of a penalty infringement notice where members of the public refuse to leave a meeting after being expelled.
- Promoting transparency and addressing corruption risks by banning councillor briefing sessions. The community has the right to understand the mode of reasoning behind council decisions without material being provided to councillors by council staff behind closed doors.

The proposed amendments to the Model Meeting Code give effect to many of these reforms and expand upon them. They are designed to deliver the following outcomes:

- promoting transparency, integrity and public participation
- promoting the dignity of the council chamber
- depoliticising the role of the general manager
- simplifying the Model Meeting Code.

The amendments to the Model Meeting Code will be given legal force through an update to the reference to the code in the Regulation. These amendments will also prescribe the restrictions on briefing sessions.

What changes are being proposed?

A brief overview of the proposed changes is provided below. This is not a complete or detailed summary of the proposed changes.

Councils and others should review the accompanying draft Model Meeting Code for a more complete and detailed view of the proposed changes. These are made in track changes in the document.

Promoting transparency, integrity and public participation

The proposed amendments will promote greater transparency and public participation by:

- Removing pre-meeting councillor briefings. It is the Government's expectation that any material provided to councillors, other than the mayor, that will affect or impact or be considered by councillors in their deliberations or decisions made on behalf of the community must be provided to them in either a committee meeting or council meeting. The restriction on briefing sessions will be prescribed in the Regulation.
- Requiring information considered at closed meetings to be made public after it ceases to be confidential, as recommended by ICAC. The general manager will, after consulting with the council, be required to publish business papers for items considered in closed meetings on the council's website after the information in them ceases to be confidential.
- Requiring recordings of meetings to be published on council websites for longer. Recordings must be published on council websites for the balance of the council term, or, in the case of an election year, for at least 12 months.
- Providing that councils must not make final planning decisions without a staff report containing an assessment and recommendation, as recommended by ICAC.
- Requiring councils to give reasons where they make a decision on a planning matter that departs from the staff recommendation, as recommended by ICAC.

Promoting the dignity of the council chamber

The proposed amendments will promote the dignity of the council chamber by:

- Enhancing the authority of the mayor. The mayor will be permitted to call extraordinary meetings without a request and the restrictions on mayoral minutes will be removed.
- Requiring councillors to stand when a councillor addresses the meeting, or when the mayor enters the chamber, as well as by mandating modes of address at meetings.
- Removing the option for councils to reduce the duration of speeches, to ensure all councillors may have their say on important community issues.
- Making clear to the community that decisions are made in council meetings and not in other forums that the community can't access, like briefing sessions.
- Refining the definitions of disorder to remove phrases that could be weaponised to impede debate.
- Providing as a default that councillors are to attend meetings in person. Councillors will only be permitted to attend meetings by audio visual link where they are prevented from attending a meeting in person because of ill health or another medical reason or unforeseen caring responsibilities. Councillors will not be permitted to participate in meetings at which a mayoral election is being held by audio visual link. To facilitate this, the rules governing attendance at meetings by audio visual link will be mandated.
- Restricting the circumstances in which the council may withhold a leave of absence. Where a councillor gives an apology from attending a meeting, the council will be deemed to have accepted the apology and granted a leave of absence from the meeting unless the council resolves otherwise and gives reasons for its decision.
- Removing the option for staff to attend meetings by audio visual link.
- Strengthening the deterrence against disorder by codifying the common law position that allows councillors to be expelled from successive meetings where they fail to apologise for an act of disorder at an earlier meeting.

Depoliticising the role of the general manager

The proposed amendments will depoliticise the role of the general manager by:

- Removing the requirement for general managers to prepare reports for notices of motion. General managers will no longer be required to prepare reports on notices of motions with financial implications or to identify sources of funding where a notice of motion proposes expenditure that has not been budgeted for. These will be matters for the council to determine.
- Providing that the mayor, not the general manager has discretion on whether council staff should respond to questions with notice. It will be open to the mayor to rule a question with notice out of order at the meeting if it breaches the disorder provisions of the council's code of meeting practice.
- Conferring responsibility on the council to determine staff attendance at meetings. Because councillors are best placed to determine what support they require from staff at meetings, it will be a matter for the council to determine which staff attend meetings.

Simplifying the Model Meeting Code

The proposed amendments will simplify the Model Meeting Code by:

- Streamlining the code by removing unnecessary provisions.
- Removing the non-mandatory rules governing public forums. Councils will be free to determine their own rules for public forums.
- Simplifying the rules governing public representations to the council on the closure of meetings to the public.
- Simplifying the rules for dealing with urgent business without notice at meetings.
- Simplifying the rules of debate by removing the provisions allowing motions to be foreshadowed.
- Mandating some current non-mandatory provisions including those allowing meetings to be cancelled or held by audio visual link in the event of natural disasters and public health emergencies and those governing councillors' attendance at meetings by audio visual link.

Restricting councils from holding briefing sessions

Proposed amendments to the Regulation will restrict councils from holding briefing sessions. The amendments will establish the appropriate ways councillors are to make decisions and receive information based on the following principles:

- Decision making by councillors must be through a resolution adopted at a council or committee meeting.
- Information is to be provided to councillors through clear and established channels:
 - information may be provided to councillors by staff in response to a request for information or action made through the councillor request system,
 - general information to assist councillors' understanding of sector wide issues (e.g. legislative changes), should be received from the general manager (and other external sources),
 - training materials to meet learning and development requirements come through established training programs,
 - information to enable councillors to understand the function, service delivery standards, strengths, weaknesses, threats and opportunities of council operations should be provided in periodic workshop format (e.g. an annual strategic planning workshop), and
 - information requiring a specific decision or resolution of council is to be provided by the general manager as a part of a report prepared for the business papers of a council or committee meeting.
- The distribution of information in a meeting or format that is not consistent with the above pathways (e.g. through briefing sessions), is not permitted.
- The mayor will not be subject to these restrictions and may receive information in order to undertake their functions under the Act.

What are the next steps?

After reviewing submissions received on the consultation draft of the Model Meeting Code, the Minister's approval will be sought for the prescription of the new Model Meeting Code. If approved, it will be prescribed by Regulation.

The amendment Regulation prescribing the new Model Meeting Code will also contain provisions that will amend the Regulation to give effect to some of the proposed new measures contained in it, including:

- changes to the definitions of acts of disorder,
- a requirement for recordings of meetings to be retained on council websites for at least 12 months or for the balance of the council term, whichever is the longer period, and
- the pathways in which councillors can receive information and the restriction on briefing sessions.

As noted above, the proposed amendments to the Model Meeting Code are the first tranche of the Government's reform agenda for the regulation of council meetings.

In 2025, the Government will be introducing legislation to implement the reforms to the regulation of councillor

conduct foreshadowed in the September discussion paper. These will have a particular focus on behaviour at meetings and will complement the proposed amendments to the Model Meeting Code.

The proposed amendments to the Act will:

- empower mayors to expel councillors from meetings for acts of disorder
- remove a councillor's entitlement to receive a fee for a month in which they have been expelled from a meeting
- confer a right of review on councillors in relation to a decision to expel them from a meeting and the resulting loss of their entitlement to receive a fee.

Amendments will also be made to the Act and Regulation (as required) to empower councils to issue penalty infringement notices to members of the public who disrupt meetings.

Submissions

Have your say

We now want to hear from you.

Key questions to consider:

- Will the proposed amendments made in the consultation draft of the Model Meeting Code achieve the policy outcomes identified in this paper?
- Are there any other amendments you would suggest that will achieve these policy outcomes?
- Will the proposed amendments have any unintended consequences?
- Are there any other amendments the Government should consider?

How to make a submission

Submissions can be made using the online form available on OLG's website at www.olg.nsw.gov.au.

OR

By email: olg@olg.nsw.gov.au

OR

By post: Office of Local Government
Locked Bag 3015 NOWRA NSW 2541

Submissions should be labelled "Model Meeting Code amendments" and marked to the attention of OLG's Council Governance Team.

Closing date

COB Friday 28 February 2025

Privacy Notice

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- the name of your organisation (if provided).

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Further information

For more information, please contact OLG's Council Governance Team on (02) 4428 4100 or via email at olg@olg.nsw.gov.au.

Office of Local Government

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**MODEL CODE OF MEETING PRACTICE
FOR LOCAL COUNCILS IN NSW**

20212024

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1 INTRODUCTION

This Model Code of Meeting Practice for Local Councils in NSW (the Model Meeting Code) is prescribed under section 360 of the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2021* (the Regulation).

The Model Meeting Code applies to all meetings of councils and committees of councils of which all the members are councillors (committees of council). Council committees whose members include persons other than councillors may adopt their own rules for meetings unless the council determines otherwise.

Councils must adopt a code of meeting practice that incorporates the mandatory provisions of the Model Meeting Code.

A council's adopted code of meeting practice may also incorporate the non-mandatory provisions of the Model Meeting Code and other supplementary provisions. However, a code of meeting practice adopted by a council must not contain provisions that are inconsistent with the mandatory provisions of this Model Meeting Code.

The provisions of the Model Meeting Code that are not mandatory are indicated in **red font**.

A council and a committee of the council of which all the members are councillors must conduct its meetings in accordance with the code of meeting practice adopted by the council.

The Model Meeting Code also applies to meetings of the boards of joint organisations and county councils. The provisions that are specific to meetings of boards of joint organisations are indicated in **blue font**.

In adopting the Model Meeting Code, joint organisations should adapt it to substitute the terms "board" for "council", "chairperson" for "mayor", "voting representative" for "councillor" and "executive officer" for "general manager".

In adopting the Model Meeting Code, county councils should adapt it to substitute the term "chairperson" for "mayor" and "member" for "councillor".

2 MEETING PRINCIPLES

2.1 Council and committee meetings should be:

Transparent: Decisions are made in a way that is open and accountable.

Informed: Decisions are made based on relevant, quality information.

Inclusive: Decisions respect the diverse needs and interests of the local community.

Principled: Decisions are informed by the principles prescribed under Chapter 3 of the Act.

Trusted: The community has confidence that councillors and staff act ethically and make decisions in the interests of the whole

community.

Respectful: Councillors, staff and meeting attendees treat each other with respect.

Effective: Meetings are well organised, effectively run and skilfully chaired.

Orderly: Councillors, staff and meeting attendees behave in a way that contributes to the orderly conduct of the meeting.

3 BEFORE THE MEETING

Timing of ordinary council meetings

~~3.1 Ordinary meetings of the council will be held on the following occasions: [council to specify the frequency, time, date and place of its ordinary meetings]~~

3.21 The council shall, by resolution, set the frequency, time, date and place of its ordinary meetings.

Note: Councils must use either clause 3.1 or 3.2

Note: Under section 365 of the Act, councils are required to meet at least ten (10) times each year, each time in a different month unless the Minister for Local Government has approved a reduction in the number of times that a council is required to meet each year under section 365A.

Note: Under section 396 of the Act, county councils are required to meet at least four (4) times each year.

Note: Under section 400T of the Act, boards of joint organisations are required to meet at least four (4) times each year, each in a different quarter of the year.

Extraordinary meetings

3.32 If the mayor receives a request in writing, signed by at least two (2) councillors, the mayor must call an extraordinary meeting of the council to be held as soon as practicable, but in any event, no more than fourteen (14) days after receipt of the request. The mayor can be one of the two councillors requesting the meeting.

Note: Clause 3.32 reflects section 366 of the Act.

3.3 The mayor may call an extraordinary meeting without the need to obtain the signature of two (2) councillors.

Notice to the public of council meetings

3.44 The council must give notice to the public of the time, date and place of each of its meetings, including extraordinary meetings and of each meeting of committees of the council.

Note: Clause 3.44 reflects section 9(1) of the Act.

- 3.55 For the purposes of clause 3.44, notice of a meeting of the council and of a committee of council is to be published before the meeting takes place. The notice must be published on the council's website, and in such other manner that the council is satisfied is likely to bring notice of the meeting to the attention of as many people as possible.
- 3.66 For the purposes of clause 3.44, notice of more than one (1) meeting may be given in the same notice.

Notice to councillors of ordinary council meetings

- 3.77 The general manager must send to each councillor, at least three (3) days before each meeting of the council, a notice specifying the time, date and place at which the meeting is to be held, and the business proposed to be considered at the meeting.

Note: Clause 3.77 reflects section 367(1) of the Act.

- 3.88 The notice and the agenda for, and the business papers relating to, the meeting may be given to councillors in electronic form, unless the council determines otherwise, but only if all councillors have facilities to access the notice, agenda and business papers in that form.

Note: Clause 3.88 reflects section 367(3) of the Act.

Notice to councillors of extraordinary meetings

- 3.99 Notice of less than three (3) days may be given to councillors of an extraordinary meeting of the council in cases of emergency.

Note: Clause 3.99 reflects section 367(2) of the Act.

Giving notice of business to be considered at council meetings

- 3.100 A councillor may give notice of any business they wish to be considered by the council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the meeting, the notice of motion must be in writing and must be submitted ~~[council to specify notice period required]~~ within such reasonable time -business days- before the meeting is to be held as determined by the council.
- 3.141 A councillor may, in writing to the general manager, request the withdrawal of a notice of motion submitted by them prior to its inclusion in the agenda and business paper for the meeting at which it is to be considered.
- ~~3.12 If the general manager considers that a notice of motion submitted by a councillor for consideration at an ordinary meeting of the council has legal, strategic, financial or policy implications which should be taken into consideration by the meeting, the general manager may prepare a report in~~

~~relation to the notice of motion for inclusion with the business papers for the meeting at which the notice of motion is to be considered by the council.~~

~~3.13— A notice of motion for the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the notice of motion. If the notice of motion does not identify a funding source, the general manager must either:~~

~~(a) prepare a report on the availability of funds for implementing the motion if adopted for inclusion in the business papers for the meeting at which the notice of motion is to be considered by the council, or~~

~~(b) by written notice sent to all councillors with the business papers for the meeting for which the notice of motion has been submitted, defer consideration of the matter by the council to such a date specified in the notice, pending the preparation of such a report.~~

Questions with notice

~~3.124~~ A councillor may, by way of a notice submitted under clause 3.1~~00~~, ask a question for response by the general manager about the performance or operations of the council.

~~3.153~~ ~~A councillor is not permitted to ask a question with notice under clause 3.14 that comprises a complaint against the general manager or a member of staff of the council, or a question that implies wrongdoing by the general manager or a member of staff of the council.~~

~~3.16~~— The general manager or their nominee may respond to a question with notice submitted under clause 3.14~~2~~ by way of a report included in the business papers for the relevant meeting of the council ~~or orally at the meeting.~~

Agenda and business papers for ordinary meetings

~~3.174~~ The general manager must cause the agenda for a meeting of the council or a committee of the council to be prepared as soon as practicable before the meeting.

~~3.158~~— The general manager must ensure that the agenda for an ordinary meeting of the council states:

- ~~(a) all matters to be dealt with arising out of the proceedings of previous meetings of the council, and~~
- ~~(b) if the mayor is the chairperson – any matter or topic that the chairperson proposes, at the time when the agenda is prepared, to put to the meeting, and~~
- ~~(c) all matters, including matters that are the subject of staff reports and reports of committees, to be considered at the meeting, and~~
- ~~(d) any business of which due notice has been given under clause 3.10.~~

~~3.196~~ Nothing in clause 3.1~~85~~ limits the powers of the mayor to put a mayoral minute to a meeting under clause 9.6~~7~~.

3.2017 The general manager must not include in the agenda for a meeting of the council any business of which due notice has been given if, in the opinion of the general manager, the business is, or the implementation of the business would be, unlawful. The general manager must report, without giving details of the item of business, any such exclusion to the next meeting of the council.

3.2418 Where the agenda includes the receipt of information or discussion of other matters that, in the opinion of the general manager, is likely to take place when the meeting is closed to the public, the general manager must, in consultation with the mayor, ensure that the agenda of the meeting:

- (a) identifies the relevant item of business and indicates that it is of such a nature (without disclosing details of the information to be considered when the meeting is closed to the public), and
- (b) states the grounds under section 10A(2) of the Act relevant to the item of business.

Note: Clause 3.2418 reflects section 9(2A)(a) of the Act.

3.2219 The general manager must ensure that the details of any item of business which, in the opinion of the general manager, is likely to be considered when the meeting is closed to the public, are included in a business paper provided to councillors for the meeting concerned. Such details must not be included in the business papers made available to the public and must not be disclosed by a councillor or by any other person to another person who is not authorised to have that information.

Statement of ethical obligations

~~3.23 — Business papers for all ordinary and extraordinary meetings of the council and committees of the council must contain a statement reminding councillors of their oath or affirmation of office made under section 233A of the Act and their obligations under the council's code of conduct to disclose and appropriately manage conflicts of interest.~~

Availability of the agenda and business papers to the public

3.240 Copies of the agenda and the associated business papers, such as correspondence and reports for meetings of the council and committees of council, are to be published on the council's website, and must be made available to the public for inspection, or for taking away by any person free of charge at the offices of the council, at the relevant meeting and at such other venues determined by the council.

Note: Clause 3.240 reflects section 9(2) and (4) of the Act.

3.251 Clause 3.2024 does not apply to the business papers for items of business that the general manager has identified under clause 3.2419 as being likely to be considered when the meeting is closed to the public.

Note: Clause 3.251 reflects section 9(2A)(b) of the Act.

3.262 For the purposes of clause 3.240, copies of agendas and business papers must be published on the council's website and made available to the public at a time that is as close as possible to the time they are available to councillors.

Note: Clause 3.262 reflects section 9(3) of the Act.

3.273 A copy of an agenda, or of an associated business paper made available under clause 3.240, may in addition be given or made available in electronic form unless the council determines otherwise.

Note: Clause 3.273 reflects section 9(5) of the Act.

Agenda and business papers for extraordinary meetings

3.284 The general manager must ensure that the agenda for an extraordinary meeting of the council deals only with the matters stated in the notice of the meeting.

3.2925 Despite clause 3.284, business may be considered at an extraordinary meeting of the council at which all councillors are present, even though due notice ~~of the business~~ has not been given of the business, if the council resolves to deal with the business on the grounds that it is urgent and

~~(a) a motion is passed to have the business considered at the meeting, and~~
~~(b) the business to be considered is ruled by the chairperson to be of great urgency on the grounds that it~~ requires a decision by the council before the next scheduled ordinary meeting of the council. A resolution adopted under this clause must state the reasons for the urgency.

3.26 A motion moved under clause 3.25 can be moved without notice but only after the business notified in the agenda for the extraordinary meeting has been dealt with. Despite clauses 10.18–10.27, only the mover of a motion moved under clause 3.25, and the mayor, if they are not the mover of the motion, can speak to the motion before it is put.

3.27 If all councillors are not present at the extraordinary meeting, the council may only deal with business at the meeting that councillors have not been given due notice of, where a resolution is adopted in accordance with clause 3.25 and the mayor also rules that the business is urgent and requires a decision by the council before the next scheduled ordinary meeting.

~~3.30 A motion moved under clause 3.29(a) can be moved without notice but only after the business notified in the agenda for the extraordinary meeting has been dealt with.~~

~~3.31 Despite clauses 10.20–10.30, only the mover of a motion moved under clause 3.29(a) can speak to the motion before it is put.~~

~~3.3228~~ A motion of dissent cannot be moved against a ruling of the chairperson under clause 3.2927(b) on whether a matter is of great urgencyurgent.

Pre-meeting briefing sessions

~~3.33 Prior to each ordinary meeting of the council, the general manager may arrange a pre-meeting briefing session to brief councillors on business to be considered at the meeting. Pre-meeting briefing sessions may also be held for extraordinary meetings of the council and meetings of committees of the council. 3.35 Pre-meeting briefing sessions may be held by audio-visual link.~~

~~3.34 Pre-meeting briefing sessions are to be held in the absence of the public.~~

~~3.35 Pre-meeting briefing sessions may be held by audio-visual link.~~

~~3.36 The general manager or a member of staff nominated by the general manager is to preside at pre-meeting briefing sessions.~~

~~3.37 Councillors must not use pre-meeting briefing sessions to debate or make preliminary decisions on items of business they are being briefed on, and any debate and decision-making must be left to the formal council or committee meeting at which the item of business is to be considered.~~

~~3.38 Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of a briefing at a pre-meeting briefing session, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at pre-meeting briefing sessions and how the conflict of interest was managed by the councillor who made the declaration.~~

4 PUBLIC FORUMS

4.1 The council may hold a public forum prior to ~~each~~ ordinary meetings of the council and committees of councillors for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meeting. Public forums may also be held prior to extraordinary council meetings and meetings of other committees of the council.

~~4.2 The council may determine the rules under which the public forum is to be conducted.~~

~~4.2 Public forums may be held by audio-visual link.~~

~~4.3 Public forums are to be chaired by the mayor or their nominee.~~

~~4.4 To speak at a public forum, a person must first make an application to the council in the approved form. Applications to speak at the public forum must be received by **[date and time to be specified by the council]** before the date on which the public forum is to be held, and must identify the item of business on the agenda of the council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item.~~

~~4.5 A person may apply to speak on no more than **[number to be specified by the council]** items of business on the agenda of the council meeting.~~

- ~~4.6 — Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at the public forum.~~
- ~~4.7 — The general manager or their delegate may refuse an application to speak at a public forum. The general manager or their delegate must give reasons in writing for a decision to refuse an application.~~
- ~~4.8 — No more than [number to be specified by the council] speakers are to be permitted to speak 'for' or 'against' each item of business on the agenda for the council meeting.~~
- ~~4.9 — If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to address the council on the item of business. If the speakers are not able to agree on whom to nominate to address the council, the general manager or their delegate is to determine who will address the council at the public forum.~~
- ~~4.10 — If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may, in consultation with the mayor or the mayor's nominated chairperson, increase the number of speakers permitted to speak on an item of business, where they are satisfied that it is necessary to do so to allow the council to hear a fuller range of views on the relevant item of business.~~
- ~~4.11 — Approved speakers at the public forum are to register with the council any written, visual or audio material to be presented in support of their address to the council at the public forum, and to identify any equipment needs no more than [number to be specified by the council] days before the public forum. The general manager or their delegate may refuse to allow such material to be presented.~~
- ~~4.12 — The general manager or their delegate is to determine the order of speakers at the public forum.~~
- ~~4.13 — Each speaker will be allowed [number to be specified by the council] minutes to address the council. This time is to be strictly enforced by the chairperson.~~
- ~~4.14 — Speakers at public forums must not digress from the item on the agenda of the council meeting they have applied to address the council on. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.~~
- ~~4.15 — A councillor (including the chairperson) may, through the chairperson, ask questions of a speaker following their address at a public forum. Questions put to a speaker must be direct, succinct and without argument.~~
- ~~4.16 — Speakers are under no obligation to answer a question put under clause 4.15. Answers by the speaker, to each question are to be limited to [number to be specified by the council] minutes.~~

- ~~4.17— Speakers at public forums cannot ask questions of the council, councillors, or council staff.~~
- ~~4.18— The general manager or their nominee may, with the concurrence of the chairperson, address the council for up to [number to be specified by the council] minutes in response to an address to the council at a public forum after the address and any subsequent questions and answers have been finalised.~~
- ~~4.19— Where an address made at a public forum raises matters that require further consideration by council staff, the general manager may recommend that the council defer consideration of the matter pending the preparation of a further report on the matters.~~
- ~~4.20— When addressing the council, speakers at public forums must comply with this code and all other relevant council codes, policies, and procedures. Speakers must refrain from engaging in disorderly conduct, publicly alleging breaches of the council's code of conduct or making other potentially defamatory statements.~~
- ~~4.21— If the chairperson considers that a speaker at a public forum has engaged in conduct of the type referred to in clause 4.20, the chairperson may request the person to refrain from the inappropriate behaviour and to withdraw and unreservedly apologise for any inappropriate comments. Where the speaker fails to comply with the chairperson's request, the chairperson may immediately require the person to stop speaking.~~
- ~~4.22— Clause 4.21 does not limit the ability of the chairperson to deal with disorderly conduct by speakers at public forums in accordance with the provisions of Part 15 of this code.~~
- ~~4.23— Where a speaker engages in conduct of the type referred to in clause 4.20, the general manager or their delegate may refuse further applications from that person to speak at public forums for such a period as the general manager or their delegate considers appropriate.~~
- ~~4.24— Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at public forums and how the conflict of interest was managed by the councillor who made the declaration.~~
- ~~— **Note: Public forums should not be held as part of a council or committee meeting. Council or committee meetings should be reserved for decision-making by the council or committee of council. Where a public forum is held as part of a council or committee meeting, it must be conducted in accordance with the other requirements of this code relating to the conduct of council and committee meetings.**~~

5 COMING TOGETHER

Attendance by councillors at meetings

- 5.1 All councillors must make reasonable efforts to attend meetings of the council and of committees of the council of which they are members.

Note: A councillor may not attend a meeting as a councillor (other than the first meeting of the council after the councillor is elected or a meeting at which the councillor takes an oath or makes an affirmation of office) until they have taken an oath or made an affirmation of office in the form prescribed under section 233A of the Act.

- 5.2 A councillor cannot participate in a meeting of the council or of a committee of the council unless personally present at the meeting, unless permitted to attend the meeting by audio-visual link under this code.

- 5.3 The board of the joint organisation may, if it thinks fit, transact any of its business at a meeting at which representatives (or some representatives) participate by telephone or other electronic means, but only if any representative who speaks on a matter before the meeting can be heard by the other representatives. For the purposes of a meeting held in accordance with this clause, the chairperson and each other voting representative on the board have the same voting rights as they have at an ordinary meeting of the board.

Note: Clause 5.3 reflects section 397G of the Regulation. Joint organisations may adopt clause 5.3 and omit clause 5.2. Councils must not adopt clause 5.3.

- 5.4 Where a councillor is unable to attend one or more ordinary meetings of the council, the councillor should request that the council grant them a leave of absence from those meetings.

~~This clause does not prevent a councillor from making an apology if they are unable to attend a meeting. However, the acceptance of such an apology does not constitute the granting of a leave of absence for the purposes of this code and the Act.~~

- 5.55 A councillor's request for leave of absence from council meetings should, if practicable, identify (by date) the meetings from which the councillor intends to be absent and the grounds upon which the leave of absence is being sought.

- 5.6 The council must not act unreasonably when considering whether to grant a councillor's request for a leave of absence.

- 5.7 Clause 5.4 does not prevent a councillor from making an apology if they are unable to attend a meeting. Where a councillor makes an apology, the council will be deemed to have accepted the apology and granted them a leave of absence for the meeting for the purposes of section 234(1)(d) of the Act unless the council resolves not to accept the apology or to grant a leave of absence for the meeting. Where the council resolves not to accept an apology and to

grant a leave of absence it must state the reasons for its decision in its resolution.

- 5.78 A councillor's civic office will become vacant if the councillor is absent from three (3) consecutive ordinary meetings of the council without prior leave of the council, or leave granted by the council at any of the meetings concerned, unless the holder is absent because they have been suspended from office under the Act, or because the council has been suspended under the Act, or as a consequence of a compliance order under section 438HA.

Note: Clause 5.78 reflects section 234(1)(d) of the Act.

~~5.8 A councillor who intends to attend a meeting of the council despite having been granted a leave of absence should, if practicable, give the general manager at least two (2) days' notice of their intention to attend.~~

The quorum for a meeting

- 5.99 The quorum for a meeting of the council is a majority of the councillors of the council who hold office at that time and are not suspended from office.

Note: Clause 5.99 reflects section 368(1) of the Act.

- 5.100 Clause 5.9-9 does not apply if the quorum is required to be determined in accordance with directions of the Minister in a performance improvement order issued in respect of the council.

Note: Clause 5.100 reflects section 368(2) of the Act.

- 5.141 A meeting of the council must be adjourned if a quorum is not present:
- (a) at the commencement of the meeting where the number of apologies received for the meeting indicates that there will not be a quorum for the meeting, or
 - (b) within half an hour after the time designated for the holding of the meeting, or
 - (c) at any time during the meeting.

- 5.122 In either case, the meeting must be adjourned to a time, date, and place fixed:

- (a) by the chairperson, or
- (b) in the chairperson's absence, by the majority of the councillors present,
or
- (c) failing that, by the general manager.

- 5.133 The general manager must record in the council's minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a meeting of the council, together with the names of the councillors present.

- 5.144 Where, prior to the commencement of a meeting, it becomes apparent that a quorum may not be present at the meeting, or that the health, safety or welfare of councillors, council staff and members of the public may be put at risk by

attending the meeting because of a natural disaster or a public health emergency, the mayor may, in consultation with the general manager and, as far as is practicable, with each councillor, cancel the meeting. Where a meeting is cancelled, notice of the cancellation must be published on the council's website and in such other manner that the council is satisfied is likely to bring notice of the cancellation to the attention of as many people as possible.

- 5.155 Where a meeting is cancelled under clause 5.143, the business to be considered at the meeting may instead be considered, where practicable, at the next ordinary meeting of the council or at an extraordinary meeting called by the mayor under clause 3.3.

Meetings held by audio-visual link

- 5.166 A meeting of the council or a committee of the council may be held by audio-visual link where the mayor determines that the meeting should be held by audio-visual link because of a natural disaster or a public health emergency. The mayor may only make a determination under this clause where they are satisfied that attendance at the meeting may put the health and safety of councillors and staff at risk. The mayor must make a determination under this clause in consultation with the general manager and, as far as is practicable, with each councillor.

- 5.177 Where the mayor determines under clause 5.167 that a meeting is to be held by audio-visual link, the general manager must:

- (a) give written notice to all councillors that the meeting is to be held by audio-visual link, and
- (b) take all reasonable steps to ensure that all councillors can participate in the meeting by audio-visual link, and
- (c) cause a notice to be published on the council's website and in such other manner the general manager is satisfied will bring it to the attention of as many people as possible, advising that the meeting is to be held by audio-visual link and providing information about where members of the public may view the meeting.

- 5.188 This code applies to a meeting held by audio-visual link under clause 5.16 in the same way it would if the meeting was held in person.

Note: Where a council holds a meeting by audio-visual link under clause 5.16, it is still required under section 10 of the Act to provide a physical venue for members of the public to attend in person and observe the meeting.

Attendance by councillors at meetings by audio-visual link

- 5.1919 Councillors may attend and participate in meetings of the council and committees of the council by audio-visual link with the approval of the council or the relevant committee where they are prevented from attending the meeting in person because of ill-health or other medical reasons or because of unforeseen caring responsibilities.

5.20 Clause 5.19 does not apply to meetings at which a mayoral election is to be

held.

- 5.201 A request by a councillor for approval to attend a meeting by audio-visual link must be made in writing to the general manager prior to the meeting in question and must provide reasons why the councillor will be prevented from attending the meeting in person.
- 5.242 Councillors may request approval to attend more than one meeting by audio-visual link. Where a councillor requests approval to attend more than one meeting by audio-visual link, the request must specify the meetings the request relates to in addition to the information required under clause 5.201.
- 5.223 The council must comply with the Health Privacy Principles prescribed under the *Health Records and Information Privacy Act 2002* when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting by audio-visual link.
- 5.234 A councillor who has requested approval to attend a meeting of the council or a committee of the council by audio-visual link may participate in the meeting by audio-visual link until the council or committee determines whether to approve their request and is to be taken as present at the meeting. The councillor may participate in a decision in relation to their request to attend the meeting by audio-visual link.
- 5.245 A decision whether to approve a request by a councillor to attend a meeting of the council or a committee of the council by audio-visual link must be made by a resolution of the council or the committee concerned. The resolution must state:
- (a) the meetings the resolution applies to, and
- (b) the reason why the councillor is being permitted to attend the meetings by audio-visual link where it is on grounds other than illness, disability, or caring responsibilities.
- 5.256 If the council or committee refuses a councillor's request to attend a meeting by audio-visual link, their link to the meeting is to be terminated.
- 5.2627 A decision whether to approve a councillor's request to attend a meeting by audio-visual link is at the council's or the relevant committee's discretion. The council and committees of the council must act reasonably when considering requests by councillors to attend meetings by audio-visual link. However, the council and committees of the council are under no obligation to approve a councillor's request to attend a meeting by audio-visual link where the technical capacity does not exist to allow the councillor to attend the meeting by these means.
- 5.2728 The council and committees of the council may refuse a councillor's request to attend a meeting by audio-visual link where the council or committee is satisfied that the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or to comply with this code on one or more previous occasions they have attended a meeting of the council or a committee of the council by audio-visual link.

5.2829 This code applies to a councillor attending a meeting by audio-visual link in the same way it would if the councillor was attending the meeting in person. Where a councillor is permitted to attend a meeting by audio-visual link under this code, they are to be taken as attending the meeting in person for the purposes of the code and will have the same voting rights as if they were attending the meeting in person.

5.2930 A councillor must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. The councillor's camera must be on at all times during the meeting except as may be otherwise provided for under this code.

5.301 A councillor must be appropriately dressed when attending a meeting by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.

Entitlement of the public to attend council meetings

5.312 Everyone is entitled to attend a meeting of the council and committees of the council. The council must ensure that all meetings of the council and committees of the council are open to the public.

Note: Clause 5.312 reflects section 10(1) of the Act.

5.323 Clause 5.324 does not apply to parts of meetings that have been closed to the public under section 10A of the Act.

5.334 A person (whether a councillor or another person) is not entitled to be present at a meeting of the council or a committee of the council if expelled from the meeting:

- (a) by a resolution of the meeting, or
- (b) by the person presiding at the meeting if the council has, by resolution, authorised the person presiding to exercise the power of expulsion.

Note: Clause 5.334 reflects section 10(2) of the Act.

Note: If adopted, clauses 15.14–15 and 15.15–16 confer a standing authorisation on all chairpersons of meetings of the council and committees of the council to expel persons from meetings. If adopted, clause 15.145 authorises chairpersons to expel any person, including a councillor, from a council or committee meeting. Alternatively, if adopted, clause 15.156 authorises chairpersons to expel persons other than councillors from a council or committee meeting.

Webcasting of meetings

5.354 Each meeting of the council or a committee of the council is to be recorded by means of an audio or audio-visual device.

5.365 At the start of each meeting of the council or a committee of the council, the chairperson must inform the persons attending the meeting that:

- (a) the meeting is being recorded and made publicly available on the council's website, and
- (b) persons attending the meeting should refrain from making any defamatory statements.

5.376 The recording of a meeting is to be made publicly available on the council's website:

- (a) at the same time as the meeting is taking place, or
- (b) as soon as practicable after the meeting.

5.387 The recording of a meeting is to be made publicly available on the council's website for at least 12 months after the meeting or for the balance of the council's term, whichever is the longer period.

5.3938 Clauses 5.367 and 5.378 do not apply to any part of a meeting that has been closed to the public in accordance with section 10A of the Act.

Note: Clauses 5.345 – 5.3839 reflect section 236 of the Regulation.

5.3940 Recordings of meetings may be disposed of in accordance with the *State Records Act 1998*.

Note: Joint organisations are not required to webcast meetings but may choose to do so by adopting clauses 5.345–5.3939. Joint organisations that choose not to webcast meetings may omit clauses 5.345–5.3939.

Attendance of the general manager and other staff at meetings

5.401 The general manager is entitled to attend, but not to vote at, a meeting of the council or a meeting of a committee of the council of which all of the members are councillors.

Note: Clause 5.401 reflects section 376(1) of the Act.

5.412 The general manager is entitled to attend a meeting of any other committee of the council and may, if a member of the committee, exercise a vote.

Note: Clause 5.412 reflects section 376(2) of the Act.

5.4243 The general manager may be excluded from a meeting of the council or a committee while the council or committee deals with a matter relating to the standard of performance of the general manager or the terms of employment of the general manager.

Note: Clause 5.423 reflects section 376(3) of the Act.

5.434 The attendance of other council staff at a meeting, (other than as members of the public) shall be with the approval of the general manager as determined by the council from time to time.

~~5.44 The general manager and other council staff may attend meetings of the~~

~~council and committees of the council by audio-visual link. Attendance by council staff at meetings by audio-visual link (other than as members of the public) shall be with the approval of the general manager.~~

6 THE CHAIRPERSON

The chairperson at meetings

- 6.1 The mayor, or at the request of or in the absence of the mayor, the deputy mayor (if any) presides at meetings of the council.

Note: Clause 6.1 reflects section 369(1) of the Act.

- 6.2 If the mayor and the deputy mayor (if any) are absent, a councillor elected to chair the meeting by the councillors present presides at a meeting of the council.

Note: Clause 6.2 reflects section 369(2) of the Act.

Election of the chairperson in the absence of the mayor and deputy mayor

- 6.3 If no chairperson is present at a meeting of the council at the time designated for the holding of the meeting, the first business of the meeting must be the election of a chairperson to preside at the meeting.

- 6.4 The election of a chairperson must be conducted:

- (a) by the general manager or, in their absence, an employee of the council designated by the general manager to conduct the election, or
- (b) by the person who called the meeting or a person acting on their behalf if neither the general manager nor a designated employee is present at the meeting, or if there is no general manager or designated employee.

- 6.5 If, at an election of a chairperson, two (2) or more candidates receive the same number of votes and no other candidate receives a greater number of votes, the chairperson is to be the candidate whose name is chosen by lot.

- 6.6 For the purposes of clause 6.5, the person conducting the election must:

- (a) arrange for the names of the candidates who have equal numbers of votes to be written on similar slips, and
- (b) then fold the slips so as to prevent the names from being seen, mix the slips and draw one of the slips at random.

- 6.7 The candidate whose name is on the drawn slip is the candidate who is to be the chairperson.

- 6.8 Any election conducted under clause 6.3, and the outcome of the vote, are to be recorded in the minutes of the meeting.

Chairperson to have precedence

- 6.9 When the chairperson rises or speaks during a meeting of the council:

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- (a) any councillor then speaking or seeking to speak must cease speaking and, if standing, immediately resume their seat, and
- (b) every councillor present must be silent to enable the chairperson to be heard without interruption.

7 MODES OF ADDRESS

7.1 ~~Where they can, councillors and staff must stand when the mayor enters the chamber and when addressing the meeting.~~

7.42 If the chairperson is the mayor, they are to be addressed as 'Mr Mayor' or 'Madam Mayor'.

7.23 Where the chairperson is not the mayor, they are to be addressed as either 'Mr Chairperson' or 'Madam Chairperson' or 'Chair'.

7.34 A councillor is to be addressed as 'Councillor [surname]'.

7.45 A council officer is to be addressed by their official designation or as Mr/Ms [surname].

8 ORDER OF BUSINESS FOR ORDINARY COUNCIL MEETINGS

8.1 At a meeting of the council, the general order of business is as fixed by resolution of the council.

~~8.2 The general order of business for an ordinary meeting of the council shall be: [councils may adapt the following order of business to meet their needs]~~

- ~~01 Opening meeting~~
- ~~02 Acknowledgement of country~~
- ~~03 Apologies and applications for a leave of absence or attendance by audio-visual link by councillors~~
- ~~04 Confirmation of minutes~~
- ~~05 Disclosures of interests~~
- ~~06 Mayoral minute(s)~~
- ~~07 Reports of committees~~
- ~~08 Reports to council~~
- ~~09 Notices of motions/Questions with notice~~
- ~~10 Confidential matters~~
- ~~11 Conclusion of the meeting~~

~~**Note: Councils must use either clause 8.1 or 8.2.**~~

8.32 The order of business as fixed under clause ~~[8.1/8.2]~~ ~~[delete whichever is not applicable]~~ 8.1 may be altered for a particular meeting of the council if a motion to that effect is passed at that meeting. Such a motion can be moved without notice.

Note: If adopted, Part 13 allows council to deal with items of business by exception.

8.43 Despite clauses ~~10.2018–10.3027~~, only the mover of a motion referred to in clause ~~8.3-2 and the mayor, if they are not the mover of the motion,~~ may speak to the motion before it is put.

9 CONSIDERATION OF BUSINESS AT COUNCIL MEETINGS

Business that can be dealt with at a council meeting

- 9.1 The council must not consider business at a meeting of the council:
- (a) unless a councillor has given notice of the business, as required by clause 3.10, and
 - (b) unless notice of the business has been sent to the councillors in accordance with clause 3.7 in the case of an ordinary meeting or clause 3.9 in the case of an extraordinary meeting called in an emergency.
- 9.2 Clause 9.1 does not apply to the consideration of business at a meeting, if the business:
- (a) is already before, or directly relates to, a matter that is already before the council, or
 - (b) is the election of a chairperson to preside at the meeting, or
 - (c) ~~subject to clause 9.9,~~ is a matter or topic put to the meeting by way of a mayoral minute, or
 - (d) is a motion for the adoption of recommendations of ~~a committee, including, but not limited to,~~ a committee of the council.
- 9.3 Despite clause 9.1, business may be considered at a meeting of the council at which all councillors are present even though due notice ~~of the business~~ has not been given ~~of the business to the councillors,~~ if the council resolves to deal with
- ~~(a) a motion is passed to have the business considered at the meeting, and~~
 - ~~(b) the business to be considered is ruled by the chairperson to be of great urgency~~ the business on the grounds that it is urgent and requires a decision by the council before the next scheduled ordinary meeting of the council. A resolution adopted under this clause must state the reasons for the urgency.
- 9.4 A motion moved under clause 9.3 can be moved without notice. Despite clauses 10.18–10.27, only the mover of a motion referred to in clause 9.3 and the mayor, if they are not the mover of the motion, can speak to the motion before it is put.
- 9.5 If all councillors are not present at a meeting, the council may only deal with business at the meeting that councillors have not been given due notice of, where a resolution is adopted in accordance with clause 9.3, and the mayor also rules that the business is urgent and requires a decision by the council before the next scheduled ordinary meeting.
- ~~9.4 A motion moved under clause 9.3(a) can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 9.3(a) can speak to the motion before it is put.~~

- 9.56 A motion of dissent cannot be moved against a ruling by the chairperson under clause 9.3(b)5.

Mayoral minutes

- 9.67 ~~Subject to clause 9.9, if~~ the mayor is the chairperson at a meeting of the council, the mayor may, by minute signed by the mayor, put to the meeting without notice any matter or topic that ~~is within the jurisdiction of the council, or of which the council has official knowledge~~ the mayor determines should be considered at the meeting.

- 9.78 A mayoral minute, when put to a meeting, takes precedence over all business on the council's agenda for the meeting. The chairperson (but only if the chairperson is the mayor) may move the adoption of a mayoral minute without the motion being seconded.

- 9.89 A recommendation made in a mayoral minute put by the mayor is, so far as it is adopted by the council, a resolution of the council.

~~9.9 A mayoral minute must not be used to put without notice matters that are routine and not urgent or matters for which proper notice should be given because of their complexity. For the purpose of this clause, a matter will be urgent where it requires a decision by the council before the next scheduled ordinary meeting of the council.~~

~~9.10 Where a mayoral minute makes a recommendation which, if adopted, would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan, it must identify the source of funding for the expenditure that is the subject of the recommendation. If the mayoral minute does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the recommendation if adopted.~~

Staff reports

- 9.140 A recommendation made in a staff report is, so far as it is adopted by the council, a resolution of the council.

Reports of committees of council

- 9.121 The recommendations of a committee of the council are, so far as they are adopted by the council, resolutions of the council.

- 9.132 If in a report of a committee of the council distinct recommendations are made, the council may make separate decisions on each recommendation.

Questions

- 9.143 A question must not be asked at a meeting of the council unless it concerns a matter on the agenda of the meeting or notice has been given of the question in accordance with clauses 3.10 and 3.142, unless the council by resolution, and the mayor determines otherwise in accordance with clause 9.3.

- 9.154 A councillor may, through the chairperson, put a question to another councillor about a matter on the agenda.
- 9.165 A councillor may, through the ~~mayor~~general manager, put a question to ~~a council employee~~the general manager about a matter on the agenda. The general manager may request another council employee to answer the question. Council employees are only obliged to answer a question put to them through the general manager at the direction of the general manager.
- 9.176 A councillor or council employee to whom a question is put is entitled to be given reasonable notice of the question and, in particular, sufficient notice to enable reference to be made to other persons or to information. Where a councillor or council employee to whom a question is put is unable to respond to the question at the meeting at which it is put, they may take it on notice and report the response to the next meeting of the council.
- 9.187 Councillors must put questions directly, succinctly, ~~respectfully~~ and without argument.
- 9.198 The chairperson must not permit discussion on any reply to, or refusal to reply to, a question put to a councillor or council employee.

10 RULES OF DEBATE

Motions to be seconded

- 10.1 Unless otherwise specified in this code, a motion or an amendment cannot be debated unless or until it has been seconded.

Notices of motion

- 10.2 A councillor who has submitted a notice of motion under clause 3.10 is to move the motion the subject of the notice of motion at the meeting at which it is to be considered.
- 10.3 If a councillor who has submitted a notice of motion under clause 3.10 wishes to withdraw it ~~after the agenda and business paper for the meeting at which it is to be considered have been sent to councillors, the councillor~~ may request the its withdrawal of the motion when it is before the council at any time. If the notice of motion is withdrawn after the agenda and business paper for the meeting at which it is to be considered have been sent to councillors, the mayor is to note the withdrawal of the notice of motion at the meeting.
- 10.4 In the absence of a councillor who has placed a notice of motion on the agenda for a meeting of the council:
- (a) any other councillor may, with the leave of the chairperson, move the motion at the meeting, or
 - (b) the chairperson may defer consideration of the motion until the next meeting of the council.

Chairperson's duties with respect to motions

- 10.5 It is the duty of the chairperson at a meeting of the council to receive and put to the meeting any lawful motion that is brought before the meeting.
- 10.6 The chairperson must rule out of order any motion or amendment to a motion that is unlawful or the implementation of which would be unlawful.
- 10.7 Before ruling out of order a motion or an amendment to a motion under clause 10.6, the chairperson is to give the mover an opportunity to clarify or amend the motion or amendment.
- 10.8 Any motion, amendment, or other matter that the chairperson has ruled out of order is taken to have been lost.

Motions requiring the expenditure of funds

~~10.9 A motion or an amendment to a motion which if passed would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the motion. If the motion does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the motion if adopted.~~

Amendments to motions

- 10.109 An amendment to a motion must be moved and seconded before it can be debated.
- 10.140 An amendment to a motion must relate to the matter being dealt with in the original motion before the council and must not be a direct negative of the original motion. An amendment to a motion which does not relate to the matter being dealt with in the original motion, or which is a direct negative of the original motion, must be ruled out of order by the chairperson.
- 10.121 The mover of an amendment is to be given the opportunity to explain any uncertainties in the proposed amendment before a seconder is called for.
- 10.132 If an amendment has been lost, a further amendment can be moved to the motion to which the lost amendment was moved, and so on, but no more than one (1) motion and one (1) proposed amendment can be before council at any one time.
- 10.143 While an amendment is being considered, debate must only occur in relation to the amendment and not the original motion. Debate on the original motion is to be suspended while the amendment to the original motion is being debated.
- 10.154 If the amendment is carried, it becomes the motion and is to be debated. If the amendment is lost, debate is to resume on the original motion.
- 10.165 An amendment may become the motion without debate or a vote where it is accepted by the councillor who moved the original motion.

Foreshadowed ~~motions~~ amendments

~~10.17— A councillor may propose a foreshadowed motion in relation to the matter the subject of the original motion before the council, without a seconder during debate on the original motion. The foreshadowed motion is only to be considered if the original motion is lost or withdrawn and the foreshadowed motion is then moved and seconded. If the original motion is carried, the foreshadowed motion lapses.~~

10.186 Where an amendment has been moved and seconded, a councillor may, without a seconder, foreshadow a further amendment that they propose to move after the first amendment has been dealt with. There is no limit to the number of foreshadowed amendments that may be put before the council at any time. However, no discussion can take place on foreshadowed amendments until the previous amendment has been dealt with and the foreshadowed amendment has been moved and seconded.

10.197 Foreshadowed ~~motions and foreshadowed~~ amendments are to be considered in the order in which they are proposed. ~~However, foreshadowed motions cannot be considered until all foreshadowed amendments have been dealt with.~~

Limitations on the number and duration of speeches

10.2018 A councillor who, during a debate at a meeting of the council, moves an original motion, has the right to speak on each amendment to the motion and a right of general reply to all observations that are made during the debate in relation to the motion, and any amendment to it at the conclusion of the debate before the motion (whether amended or not) is finally put.

10.2419 A councillor, other than the mover of an original motion, has the right to speak once on the motion and once on each amendment to it.

10.220 A councillor must not, without the consent of the council, speak more than once on a motion or an amendment, or for longer than five (5) minutes at any one time.

10.231 Despite clause 10.220, the chairperson may permit a councillor who claims to have been misrepresented or misunderstood to speak more than once on a motion or an amendment, and for longer than five (5) minutes on that motion or amendment to enable the councillor to make a statement limited to explaining the misrepresentation or misunderstanding.

~~10.24— Despite clause 10.22, the council may resolve to shorten the duration of speeches to expedite the consideration of business at a meeting.~~

10.2522 Despite clauses 10.20-18 and 10.2419, a councillor may move that a motion or an amendment be now put:

- (a) if the mover of the motion or amendment has spoken in favour of it and no councillor expresses an intention to speak against it, or

- (b) if at least two (2) councillors have spoken in favour of the motion or amendment and at least two (2) councillors have spoken against it.

10.2623 The chairperson must immediately put to the vote, without debate, a motion moved under clause 10.2522. A seconder is not required for such a motion.

10.2724 If a motion that the original motion or an amendment be now put is passed, the chairperson must, without further debate, put the original motion or amendment to the vote immediately after the mover of the original motion has exercised their right of reply under clause 10.2018.

10.285 If a motion that the original motion or an amendment be now put is lost, the chairperson must allow the debate on the original motion or the amendment to be resumed.

10.296 All councillors must be heard without interruption and all other councillors must, unless otherwise permitted under this code, remain silent while another councillor is speaking.

10.3027 Once the debate on a matter has concluded and a matter has been dealt with, the chairperson must not allow further debate on the matter.

Participation by non-voting representatives in joint organisation board meetings

10.3428 Non-voting representatives of joint organisation boards may speak on but must not move, second or vote on any motion or an amendment to a motion.

Note: Under section 400T(1)(c) of the Act, non-voting representatives of joint organisation boards may attend but are not entitled to vote at a meeting of the board.

Note: Joint organisations must adopt clause 10.3428. Councils must not adopt clause 10.3428.

11 VOTING

Voting entitlements of councillors

11.1 Each councillor is entitled to one (1) vote.

Note: Clause 11.1 reflects section 370(1) of the Act.

Note: Under section 400T(1) of the Act, voting representatives of joint organisation boards are entitled to one (1) vote each at meetings of the board.

11.2 The person presiding at a meeting of the council has, in the event of an equality of votes, a second or casting vote.

Note: Clause 11.2 reflects section 370(2) of the Act.

- 11.3 Where the chairperson declines to exercise, or fails to exercise, their second or casting vote, in the event of an equality of votes, the motion being voted upon is lost.
- 11.4 A motion at a meeting of the board of a joint organisation is taken to be lost in the event of an equality of votes.

Note: Clause 11.4 reflects section 397E of the Regulation. Joint organisations must adopt clause 11.4 and omit clauses 11.2 and 11.3. Councils must not adopt clause 11.4.

Note: Under section 400U(4) of the Act, joint organisations may specify more stringent voting requirements for decisions by the board such as a 75% majority or consensus decision making. Where a joint organisation's charter specifies more stringent voting requirements, clause 11.4 must be adapted to reflect those requirements.

Voting at council meetings

- 11.5 A councillor who is present at a meeting of the council but who fails to vote on a motion put to the meeting is taken to have voted against the motion.
- 11.6 If a councillor who has voted against a motion put at a council meeting so requests, the general manager must ensure that the councillor's dissenting vote is recorded in the council's minutes.
- 11.7 The decision of the chairperson as to the result of a vote is final unless the decision is immediately challenged and not fewer than two (2) councillors rise and call for a division.
- 11.8 When a division on a motion is called, the chairperson must ensure that the division takes place immediately. The general manager must ensure that the names of those who vote for the motion and those who vote against it are recorded in the council's minutes for the meeting.
- 11.9 When a division on a motion is called, any councillor who fails to vote will be recorded as having voted against the motion in accordance with clause 11.5 of this code.
- 11.10 Voting at a meeting, including voting in an election at a meeting, is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system). However, the council may resolve that the voting in any election by councillors for mayor or deputy mayor is to be by secret ballot.
- 11.11 All voting at council meetings, (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

Note: If clause 11.11 is adopted, clauses 11.6 – 11.9 and clause 11.43-15 may be omitted.

Voting on planning decisions

11.12 The council or a council committee must not make a final planning decision without receiving a staff report containing an assessment and recommendation in relation to the matter put before the council for a decision.

11.13 Where the council or a council committee makes a planning decision that is inconsistent with the recommendation made in a staff report, it must provide reasons for its decision and why it did not adopt the staff recommendation.

11.1214 The general manager must keep a register containing, for each planning decision made at a meeting of the council or a council committee (including, but not limited to a committee of the council), the names of the councillors who supported the decision and the names of any councillors who opposed (or are taken to have opposed) the decision.

11.1315 For the purpose of maintaining the register, a division is taken to have been called whenever a motion for a planning decision is put at a meeting of the council or a council committee.

11.1416 Each decision recorded in the register is to be described in the register or identified in a manner that enables the description to be obtained from another publicly available document.

11.1517 Clauses 11.124–11.146 apply also to meetings that are closed to the public.

Note: Clauses 11.142–11.157 reflect section 375A of the Act.

Note: The requirements of clause 11.124 may be satisfied by maintaining a register of the minutes of each planning decision.

12 COMMITTEE OF THE WHOLE

12.1 The council may resolve itself into a committee to consider any matter before the council.

Note: Clause 12.1 reflects section 373 of the Act.

12.2 All the provisions of this code relating to meetings of the council, so far as they are applicable, extend to and govern the proceedings of the council when in committee of the whole, except the provisions limiting the number and duration of speeches and requiring councillors and staff to stand when addressing the meeting.

Note: Clauses 10.2018–10.30–27 limit the number and duration of speeches.

Note: Clause 7.1 requires councillors and staff to stand when addressing the meeting where they can.

12.3 The general manager or, in the absence of the general manager, an employee of the council designated by the general manager, is responsible for reporting

to the council the proceedings of the committee of the whole. It is not necessary to report the proceedings in full, but any recommendations of the committee must be reported.

- 12.4 The council must ensure that a report of the proceedings (including any recommendations of the committee) is recorded in the council's minutes. However, the council is not taken to have adopted the report until a motion for adoption has been made and passed.

13 DEALING WITH ITEMS BY EXCEPTION

- 13.1 The council or a committee of council may, at any time, resolve to adopt multiple items of business on the agenda together by way of a single resolution.
- 13.2 Before the council or committee resolves to adopt multiple items of business on the agenda together under clause 13.1, the chairperson must list the items of business to be adopted and ask councillors to identify any individual items of business listed by the chairperson that they intend to vote against the recommendation made in the business paper or that they wish to speak on.
- 13.3 The council or committee must not resolve to adopt any item of business under clause 13.1 that a councillor has identified as being one they intend to vote against the recommendation made in the business paper or to speak on.
- 13.4 Where the consideration of multiple items of business together under clause 13.1 involves a variation to the order of business for the meeting, the council or committee must resolve to alter the order of business in accordance with clause 8.32.
- 13.5 A motion to adopt multiple items of business together under clause 13.1 must identify each of the items of business to be adopted and state that they are to be adopted as recommended in the business paper.
- 13.6 Items of business adopted under clause 13.1 are to be taken to have been adopted unanimously.
- 13.7 Councillors must ensure that they declare and manage any conflicts of interest they may have in relation to items of business considered together under clause 13.1 ~~in accordance with the requirements of the council's code of conduct.~~

14 CLOSURE OF COUNCIL MEETINGS TO THE PUBLIC

Grounds on which meetings can be closed to the public

- 14.1 The council or a committee of the council may close to the public so much of its meeting as comprises the discussion or the receipt of any of the following types of matters:
- (a) personnel matters concerning particular individuals (other than councillors),
 - (b) the personal hardship of any resident or ratepayer,

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
- (d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret,
- (e) information that would, if disclosed, prejudice the maintenance of law,
- (f) matters affecting the security of the council, councillors, council staff or council property,
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,
- (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land,
- (i) alleged contraventions of the council's code of conduct.

Note: Clause 14.1 reflects section 10A(1) and (2) of the Act.

- 14.2 The council or a committee of the council may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.

Note: Clause 14.2 reflects section 10A(3) of the Act.

Matters to be considered when closing meetings to the public

- 14.3 A meeting is not to remain closed during the discussion of anything referred to in clause 14.1:
- (a) except for so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security, and
 - (b) if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret – unless the council or committee concerned is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

Note: Clause 14.3 reflects section 10B(1) of the Act.

- 14.4 A meeting is not to be closed during the receipt and consideration of information or advice referred to in clause 14.1(g) unless the advice concerns legal matters that:
- (a) are substantial issues relating to a matter in which the council or committee is involved, and
 - (b) are clearly identified in the advice, and
 - (c) are fully discussed in that advice.

Note: Clause 14.4 reflects section 10B(2) of the Act.

- 14.5 If a meeting is closed during the discussion of a motion to close another part of the meeting to the public (as referred to in clause 14.2), the consideration of

the motion must not include any consideration of the matter or information to be discussed in that other part of the meeting other than consideration of whether the matter concerned is a matter referred to in clause 14.1.

Note: Clause 14.5 reflects section 10B(3) of the Act.

- 14.6 For the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:
- (a) a person may misinterpret or misunderstand the discussion, or
 - (b) the discussion of the matter may:
 - (i) cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or
 - (ii) cause a loss of confidence in the council or committee.

Note: Clause 14.6 reflects section 10B(4) of the Act.

- 14.7 In deciding whether part of a meeting is to be closed to the public, the council or committee concerned must consider any relevant guidelines issued by the Departmental Chief Executive of the Office of Local Government.

Note: Clause 14.7 reflects section 10B(5) of the Act.

Notice of likelihood of closure not required in urgent cases

- 14.8 Part of a meeting of the council, or of a committee of the council, may be closed to the public while the council or committee considers a matter that has not been identified in the agenda for the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed, but only if:
- (a) it becomes apparent during the discussion of a particular matter that the matter is a matter referred to in clause 14.1, and
 - (b) the council or committee, after considering any representations made under clause 14.9, resolves that further discussion of the matter:
 - (i) should not be deferred (because of the urgency of the matter), and
 - (ii) should take place in a part of the meeting that is closed to the public.

Note: Clause 14.8 reflects section 10C of the Act.

Representations by members of the public

- 14.9 The council, or a committee of the council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

Note: Clause 14.9 reflects section 10A(4) of the Act.

- 14.10 A representation under clause 14.9 is to be made after the motion to close the part of the meeting is moved and seconded.

14.11 Despite clauses 14.9 and 14.10, the council may resolve to close the meeting to the public in accordance with this Part to hear a representation from a

member of the public as to whether the meeting should be closed to consider an item of business where the representation involves the disclosure of information relating to a matter referred to in clause 14.1.

~~14.142~~ Where the matter has been identified in the agenda of the meeting under clause ~~3.21-18~~ as a matter that is likely to be considered when the meeting is closed to the public, in order to make representations under clause 14.9, members of the public must first make an application to the council in ~~the approved form. Applications must be received by [date and time to be specified by the council] before the meeting at which the matter is to be considered~~ a manner determined by the council.

~~14.12~~ The general manager (or their delegate) may refuse an application made under clause 14.11. The general manager or their delegate must give reasons in writing for a decision to refuse an application.

~~14.13~~ No more than ~~[number to be specified by the council]~~ speakers are to be permitted to make representations under clause 14.9.

~~14.14~~ If more than the permitted number of speakers apply to make representations under clause 14.9, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to make representations to the council. If the speakers are not able to agree on whom to nominate to make representations under clause 14.9, the general manager or their delegate is to determine who will make representations to the council.

~~14.15~~ The general manager (or their delegate) is to determine the order of speakers.

~~14.16~~ Where the council or a committee of the council proposes to close a meeting or part of a meeting to the public in circumstances where the matter has not been identified in the agenda for the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed to the public, the chairperson is to invite representations from the public under clause 14.9 after the motion to close the part of the meeting is moved and seconded. The chairperson is to permit no more than ~~[number to be specified by the council]~~ speakers to make representations in such order as determined by the chairperson.

~~14.17~~ Each speaker will be allowed ~~[number to be specified by the council]~~ minutes to make representations, and this time limit is to be strictly enforced by the chairperson. Speakers must confine their representations to whether the meeting should be closed to the public. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

Expulsion of non-councillors from meetings closed to the public

~~14.4813~~ If a meeting or part of a meeting of the council or a committee of the council is closed to the public in accordance with section 10A of the Act and this code, any person who is not a councillor and who fails to leave the meeting when requested, may be expelled from the meeting as provided by section 10(2)(a) or (b) of the Act.

14.1914 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using ~~only~~ such force as is reasonably necessary, remove the first-mentioned person from that place and, if necessary restrain that person from re-entering that place for the remainder of the meeting.

Obligations of councillors attending meetings by audio-visual link

14.2015 Councillors attending a meeting by audio-visual link must ensure that no other person is within sight or hearing of the meeting at any time that the meeting is closed to the public under section 10A of the Act.

Information to be disclosed in resolutions closing meetings to the public

14.2116 The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting. The grounds must specify the following:

- (a) the relevant provision of section 10A(2) of the Act,
- (b) the matter that is to be discussed during the closed part of the meeting,
- (c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Note: Clause 14.21-16 reflects section 10D of the Act.

Resolutions passed at closed meetings to be made public

14.2217 If the council passes a resolution during a meeting, or a part of a meeting, that is closed to the public, the chairperson must make the resolution public as soon as practicable after the meeting, or the relevant part of the meeting, has ended, and the resolution must be recorded in the publicly available minutes of the meeting.

14.2318 Resolutions passed during a meeting, or a part of a meeting, that is closed to the public must be made public by the chairperson under clause 14.22-17 during a part of the meeting that is webcast where practicable.

14.19 The general manager must cause business papers for items of business considered during a meeting, or part of a meeting, that is closed to public, to be published on the council's website as soon as practicable after the information contained in the business papers ceases to be confidential.

14.20 The general manager must consult with the council before publishing information on the council's website under clause 14.19.

15 KEEPING ORDER AT MEETINGS

Points of order

15.1 A councillor may draw the attention of the chairperson to an alleged breach of this code by raising a point of order. A point of order does not require a seconder.

~~15.2 A point of order cannot be made with respect to adherence to the principles contained in clause 2.1.~~

15.32 A point of order must be taken immediately it is raised. The chairperson must suspend the business before the meeting and permit the councillor raising the point of order to state the provision of this code they believe has been breached. The chairperson must then rule on the point of order – either by upholding it or by overruling it.

Questions of order

15.43 The chairperson, without the intervention of any other councillor, may call any councillor to order whenever, in the opinion of the chairperson, it is necessary to do so.

15.54 A councillor who claims that another councillor has committed an act of disorder, or is out of order, may call the attention of the chairperson to the matter.

15.65 The chairperson must rule on a question of order immediately after it is raised but, before doing so, may invite the opinion of the council.

15.76 The chairperson's ruling must be obeyed unless a motion dissenting from the ruling is passed.

Motions of dissent

15.87 A councillor can, without notice, move to dissent from a ruling of the chairperson on a point of order or a question of order. If that happens, the chairperson must suspend the business before the meeting until a decision is made on the motion of dissent.

15.98 If a motion of dissent is passed, the chairperson must proceed with the suspended business as though the ruling dissented from had not been given. If, as a result of the ruling, any motion or business has been rejected as out of order, the chairperson must restore the motion or business to the agenda and proceed with it in due course.

15.109 Despite any other provision of this code, only the mover of a motion of dissent and the chairperson can speak to the motion before it is put. The mover of the motion does not have a right of general reply.

Acts of disorder

15.140 A councillor commits an act of disorder if the councillor, at a meeting of the council or a committee of the council:

- (a) contravenes the Act, the Regulation or this code, or
- (b) assaults or threatens to assault another councillor or person present at the meeting, or
- (c) moves or attempts to move a motion or an amendment that has an unlawful purpose or that deals with a matter that is outside the jurisdiction of the council or the committee, or addresses or attempts to address the council or the committee on such a motion, amendment or matter, or
- (d) insults, makes unfavourable personal remarks about, or imputes improper motives to any other council official, ~~or alleges a breach of the council's code of conduct, or uses any language, words or gestures that would be regarded as disorderly in the NSW Legislative Assembly, or~~
- (e) says or does anything that is inconsistent with maintaining order at the meeting ~~or is likely to bring the council or the committee into disrepute.~~

Note: Clause 15.44-10 reflects section 182 of the Regulation.

15.121 The chairperson may require a councillor:

- (a) to apologise without reservation for an act of disorder referred to in clauses 15.140(a), (b), or (e), or
- (b) to withdraw a motion or an amendment referred to in clause 15.140(c) and, where appropriate, to apologise without reservation, or
- (c) to retract and apologise without reservation for any statement that constitutes an act of disorder referred to in clauses 15.140(d) and (e).

Note: Clause 15.121 reflects section 233 of the Regulation.

15.12 A failure to comply with a requirement under clause 15.11 constitutes a fresh act of disorder for the purposes of clause 15.10.

15.13 Where a councillor fails to take action in response to a requirement by the chairperson to remedy an act of disorder under clause 15.11 at the meeting at which the act of disorder occurred, the chairperson may require the councillor to take that action at each subsequent meeting until such time as the councillor complies with the requirement.

How disorder at a meeting may be dealt with

15.4314 If disorder occurs at a meeting of the council, the chairperson may adjourn the meeting for a period of not more than fifteen (15) minutes and leave the chair. The council, on reassembling, must, on a question put from the chairperson, decide without debate whether the business is to be proceeded with or not. This clause applies to disorder arising from the conduct of members of the public as well as disorder arising from the conduct of councillors.

Expulsion from meetings

~~15.1415~~ All chairpersons of meetings of the council and committees of the council are authorised under this code to expel any person, including any councillor, from a council or committee meeting, for the purposes of section 10(2)(b) of the Act.

~~15.1516~~ All chairpersons of meetings of the council and committees of the council are authorised under this code to expel any person other than a councillor, from a council or committee meeting, for the purposes of section 10(2)(b) of the Act. Councillors may only be expelled by resolution of the council or the committee of the council.

Note: Councils may use either clause ~~15.145~~ or clause ~~15.156~~.

~~15.1617~~ Clause [~~15.145/15.156~~] **[delete whichever is not applicable]**, does not limit the ability of the council or a committee of the council to resolve to expel a person, including a councillor, from a council or committee meeting, under section 10(2)(a) of the Act.

~~15.1718~~ A councillor may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for having failed to comply with a requirement under clause ~~15.121~~. The expulsion of a councillor from the meeting for that reason does not prevent any other action from being taken against the councillor for the act of disorder concerned.

Note: Clause ~~15.17-18~~ reflects section 233(2) of the Regulation.

~~15.1819~~ A member of the public may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for engaging in or having engaged in disorderly conduct at the meeting.

~~15.1920~~ Where a councillor or a member of the public is expelled from a meeting, the expulsion and the name of the person expelled, if known, are to be recorded in the minutes of the meeting.

~~15.201~~ If a councillor or a member of the public fails to leave the place where a meeting of the council is being held immediately after they have been expelled, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using ~~only~~ such force as is reasonably necessary, remove the councillor or member of the public from that place and, if necessary, restrain the councillor or member of the public from re-entering that place for the remainder of the meeting.

How disorder by councillors attending meetings by audio-visual link may be dealt with

~~15.212~~ Where a councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson may mute the councillor's audio link to the meeting for the purposes of enforcing compliance with this code.

~~15.223~~ If a councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson, may terminate the councillor's audio-visual link to the meeting.

Use of mobile phones and the unauthorised recording of meetings

- 15.234 Councillors, council staff and members of the public must ensure that mobile phones are turned to silent during meetings of the council and committees of the council.
- 15.245 A person must not live stream or use an audio recorder, video camera, mobile phone or any other device to make a recording of the proceedings of a meeting of the council or a committee of the council without the prior authorisation of the council or the committee.
- 15.256 Without limiting clause 15.4819, a contravention of clause 15.24-25 or an attempt to contravene that clause, constitutes disorderly conduct for the purposes of clause 15.4819. Any person who contravenes or attempts to contravene clause 15.2425, may be expelled from the meeting as provided for under section 10(2) of the Act.
- 15.267 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using **only** such force as is **reasonably** necessary, remove the first-mentioned person from that place and, if necessary, restrain that person from re-entering that place for the remainder of the meeting.

16 CONFLICTS OF INTEREST

- 16.1 All councillors and, where applicable, all other persons, must declare and manage any conflicts of interest they may have in matters being considered at meetings of the council and committees of the council in accordance with the council's code of conduct. All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the meeting at which the declaration was made.
- 16.2 Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the council's code of conduct. Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting must be suspended or terminated and the councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the council or committee, or at any time during which the council or committee is voting on the matter.

17 DECISIONS OF THE COUNCILCouncil decisions

- 17.1 A decision supported by a majority of the votes at a meeting of the council at which a quorum is present is a decision of the council.

Note: Clause 17.1 reflects section 371 of the Act in the case of councils and section 400T(8) in the case of joint organisations.

Note: Under section 400U(4) of the Act, joint organisations may specify more stringent voting requirements for decisions by the board such as a 75% majority or consensus decision making. Where a joint organisation's charter specifies more stringent voting requirements, clause 17.1 must be adapted to reflect those requirements.

- 17.2 Decisions made by the council must be accurately recorded in the minutes of the meeting at which the decision is made.

Rescinding or altering council decisions

- 17.3 A resolution passed by the council may not be altered or rescinded except by a motion to that effect of which notice has been given ~~under clause 3.10~~ in accordance with this code.

Note: Clause 17.3 reflects section 372(1) of the Act.

- 17.4 If a notice of motion to rescind a resolution is given at the meeting at which the resolution is carried, the resolution must not be carried into effect until the motion of rescission has been dealt with.

Note: Clause 17.4 reflects section 372(2) of the Act.

- 17.5 If a motion has been lost, a motion having the same effect must not be considered unless notice of it has been duly given in accordance with ~~clause 3.10~~ this code.

Note: Clause 17.5 reflects section 372(3) of the Act.

- 17.6 A notice of motion to alter or rescind a resolution, and a notice of motion which has the same effect as a motion which has been lost, must be signed by three (3) councillors if less than three (3) months has elapsed since the resolution was passed, or the motion was lost.

Note: Clause 17.6 reflects section 372(4) of the Act.

- 17.7 If a motion to alter or rescind a resolution has been lost, or if a motion which has the same effect as a previously lost motion is lost, no similar motion may be brought forward within three (3) months of the meeting at which it was lost. This clause may not be evaded by substituting a motion differently worded, but in principle the same.

Note: Clause 17.7 reflects section 372(5) of the Act.

- 17.8 The provisions of clauses 17.5–17.7 concerning lost motions do not apply to motions of adjournment.

Note: Clause 17.8 reflects section 372(7) of the Act.

- 17.9 A notice of motion submitted in accordance with clause 17.6 may only be withdrawn under clause 3.11 with the consent of all signatories to the notice of motion.

17.10 A notice of motion to alter or rescind a resolution relating to a development application must be submitted to the general manager no later than ~~[council to specify the period of time]~~ 1 day after the meeting at which the resolution was adopted.

17.11 A motion to alter or rescind a resolution of the council may be moved on the report of a committee of the council and any such report must be recorded in the minutes of the meeting of the council.

Note: Clause 17.11 reflects section 372(6) of the Act.

17.12 Subject to clause 17.7, in cases of urgency, a motion to alter or rescind a resolution of the council may be moved at the same meeting at which the resolution was adopted, where:

- (a) a notice of motion signed by three councillors is submitted to the chairperson at the meeting, and
- (b) ~~the council resolves to deal with the~~ motion at the meeting on the ~~to have the motion considered at the meeting is passed, and~~
- (c) ~~the chairperson rules the business that is the subject of the motion is of great urgency on the grounds that it is urgent and~~ requires a decision by the council before the next scheduled ordinary meeting of the council.

17.13 A motion moved under clause 17.12(b) can be moved without notice. Despite clauses ~~10.2018–10.3027~~, only the mover of a motion referred to in clause 17.12(b) can speak to the motion before it is put.

17.14 ~~A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.12(c)~~ resolution adopted under clause 17.12(b) must state the reasons for the urgency.

Recommitting resolutions to correct an error

17.15 Despite the provisions of this Part, a councillor may, with the leave of the chairperson, move to recommit a resolution adopted at the same meeting:

- (a) to correct any error, ambiguity or imprecision in the council's resolution, or
- (b) to confirm the voting on the resolution.

17.16 In seeking the leave of the chairperson to move to recommit a resolution for the purposes of clause 17.15(a), the councillor is to propose alternative wording for the resolution.

17.17 The chairperson must not grant leave to recommit a resolution for the purposes of clause 17.15(a), unless they are satisfied that the proposed alternative wording of the resolution would not alter the substance of the resolution previously adopted at the meeting.

17.18 A motion moved under clause 17.15 can be moved without notice. Despite clauses ~~10.2018–10.3027~~, only the mover of a motion referred to in clause 17.15 and the mayor, if they are not the mover of the motion, can speak to the motion before it is put.

17.19 A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.15.

17.20 A motion moved under clause 17.15 with the leave of the chairperson cannot be voted on unless or until it has been seconded.

18 TIME LIMITS ON COUNCIL MEETINGS

18.1 Meetings of the council and committees of the council are to conclude at a time the council may from time to time determine no later than [council to specify the time].

~~18.2 If the business of the meeting is unfinished at [council to specify the time], the council or the committee may, by resolution, extend the time of the meeting.~~

18.3~~2~~ If the business of the meeting is unfinished at [council to specify the time]the time the council has determined, and the council does not resolve to extend the meeting, the chairperson must either:

- (a) defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council, or
- (b) adjourn the meeting to a time, date and place fixed by the chairperson.

18.4~~3~~ Clause 18.3~~2~~ does not limit the ability of the council or a committee of the council to resolve to adjourn a meeting at any time. The resolution adjourning the meeting must fix the time, date and place that the meeting is to be adjourned to.

18.5~~4~~ Where a meeting is adjourned under clause 18.3~~2~~ or 18.4~~3~~, the general manager must:

- (a) individually notify each councillor of the time, date and place at which the meeting will reconvene, and
- (b) publish the time, date and place at which the meeting will reconvene on the council's website and in such other manner that the general manager is satisfied is likely to bring notice of the time, date and place of the reconvened meeting to the attention of as many people as possible.

19 AFTER THE MEETING

Minutes of meetings

19.1 The council is to keep full and accurate minutes of the proceedings of meetings of the council.

Note: Clause 19.1 reflects section 375(1) of the Act.

19.2 At a minimum, the general manager must ensure that the following matters are recorded in the council's minutes:

- (a) the names of councillors attending a council meeting and whether they

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- attended the meeting in person or by audio-visual link,
- (b) details of each motion moved at a council meeting and of any amendments moved to it,
- (c) the names of the mover and seconder of the motion or amendment,
- (d) whether the motion or amendment was passed or lost, and
- (e) such other matters specifically required under this code.

19.3 The minutes of a council meeting must be confirmed at a subsequent meeting of the council.

Note: Clause 19.3 reflects section 375(2) of the Act.

19.4 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

19.5 When the minutes have been confirmed, they are to be signed by the person presiding at the subsequent meeting.

Note: Clause 19.5 reflects section 375(2) of the Act.

19.6 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

19.7 The confirmed minutes of a council meeting must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of its meetings on its website prior to their confirmation.

Access to correspondence and reports laid on the table at, or submitted to, a meeting

19.8 The council and committees of the council must, during or at the close of a meeting, or during the business day following the meeting, give reasonable access to any person to inspect correspondence and reports laid on the table at, or submitted to, the meeting.

Note: Clause 19.8 reflects section 11(1) of the Act.

19.9 Clause 19.8 does not apply if the correspondence or reports relate to a matter that was received or discussed or laid on the table at, or submitted to, the meeting when the meeting was closed to the public.

Note: Clause 19.9 reflects section 11(2) of the Act.

19.10 Clause 19.8 does not apply if the council or the committee resolves at the meeting, when open to the public, that the correspondence or reports are to be treated as confidential because they relate to a matter specified in section 10A(2) of the Act.

Note: Clause 19.10 reflects section 11(3) of the Act.

- 19.11 Correspondence or reports to which clauses 19.9 and 19.10 apply are to be marked with the relevant provision of section 10A(2) of the Act that applies to the correspondence or report.

Implementation of decisions of the council

- 19.12 The general manager is to implement, without undue delay, lawful decisions of the council.

Note: Clause 19.12 reflects section 335(b) of the Act.

20 COUNCIL COMMITTEES

Application of this Part

- 20.1 This Part only applies to committees of the council whose members are all councillors.

Council committees whose members are all councillors

- 20.2 The council may, by resolution, establish such committees as it considers necessary.
- 20.3 A committee of the council is to consist of the mayor and such other councillors as are elected by the councillors or appointed by the council.
- 20.4 The quorum for a meeting of a committee of the council is to be:
- (a) such number of members as the council decides, or
 - (b) if the council has not decided a number – a majority of the members of the committee.

Functions of committees

- 20.5 The council must specify the functions of each of its committees when the committee is established but may from time to time amend those functions.

Notice of committee meetings

- 20.6 The general manager must send to each councillor, regardless of whether they are a committee member, at least three (3) days before each meeting of the committee, a notice specifying:
- (a) the time, date and place of the meeting, and
 - (b) the business proposed to be considered at the meeting.
- 20.7 Notice of less than three (3) days may be given of a committee meeting called in an emergency.

~~Attendance at committee meetings~~

- ~~20.8 A committee member (other than the mayor) ceases to be a member of a committee if the committee member:~~

~~(a) has been absent from three (3) consecutive meetings of the committee without having given reasons acceptable to the committee for the member's absences, or~~

~~(b) has been absent from at least half of the meetings of the committee held during the immediately preceding year without having given to the committee acceptable reasons for the member's absences.~~

~~20.9 Clause 20.8 does not apply if all of the members of the council are members of the committee.~~

Non-members entitled to attend committee meetings

20.408 A councillor who is not a member of a committee of the council is entitled to attend, and to speak at a meeting of the committee. However, the councillor is not entitled:

- (a) to give notice of business for inclusion in the agenda for the meeting, or
- (b) to move or second a motion at the meeting, or
- (c) to vote at the meeting.

Chairperson and deputy chairperson of council committees

20.419 The chairperson of each committee of the council must be:

- (a) the mayor, or
- (b) if the mayor does not wish to be the chairperson of a committee, a member of the committee elected by the council, or
- (c) if the council does not elect such a member, a member of the committee elected by the committee.

20.120 The council may elect a member of a committee of the council as deputy chairperson of the committee. If the council does not elect a deputy chairperson of such a committee, the committee may elect a deputy chairperson.

20.131 If neither the chairperson nor the deputy chairperson of a committee of the council is able or willing to preside at a meeting of the committee, the committee must elect a member of the committee to be acting chairperson of the committee.

20.142 The chairperson is to preside at a meeting of a committee of the council. If the chairperson is unable or unwilling to preside, the deputy chairperson (if any) is to preside at the meeting, but if neither the chairperson nor the deputy chairperson is able or willing to preside, the acting chairperson is to preside at the meeting.

Procedure in committee meetings

20.153 Subject to any specific requirements of this code, each committee of the council may regulate its own procedure. The provisions of this code are to be taken to apply to all committees of the council unless the council or the committee determines otherwise in accordance with this clause.

20.164 Whenever the voting on a motion put to a meeting of the committee is equal, the chairperson of the committee is to have a casting vote as well as an original vote unless the council or the committee determines otherwise in accordance with clause 20.153.

20.175 A motion at a committee of a joint organisation is taken to be lost in the event of an equality of votes.

Note: Clause 20.175 reflects section 397E of the Regulation. Joint organisations must adopt clause 20.175 and omit clause 20.164. Councils must not adopt clause 20.175.

20.186 Voting at a council committee meeting is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system).

Closure of committee meetings to the public

20.197 The provisions of the Act and Part 14 of this code apply to the closure of meetings of committees of the council to the public in the same way they apply to the closure of meetings of the council to the public.

20.2018 If a committee of the council passes a resolution, or makes a recommendation, during a meeting, or a part of a meeting that is closed to the public, the chairperson must make the resolution or recommendation public as soon as practicable after the meeting or part of the meeting has ~~ended~~, ~~and ended and~~ report the resolution or recommendation to the next meeting of the council. The resolution or recommendation must also be recorded in the publicly available minutes of the meeting.

20.2419 Resolutions passed during a meeting, or a part of a meeting that is closed to the public must be made public by the chairperson under clause 20.20-18 during a part of the meeting that is webcast where practicable.

20.20 The general manager must cause business papers for items of business considered during a meeting, or part of a meeting, that is closed to public, to be published on the council's website as soon as practicable after the information contained in the business papers ceases to be confidential.

20.21 The general manager must consult with the committee before publishing information on the council's website under clause 20.20.

Disorder in committee meetings

20.22 The provisions of the Act and this code relating to the maintenance of order in council meetings apply to meetings of committees of the council in the same way as they apply to meetings of the council.

Minutes of council committee meetings

20.23 Each committee of the council is to keep full and accurate minutes of the proceedings of its meetings. At a minimum, a committee must ensure that the

following matters are recorded in the committee's minutes:

- (a) the names of councillors attending a meeting and whether they attended the meeting in person or by audio-visual link,
- (b) details of each motion moved at a meeting and of any amendments moved to it,
- (c) the names of the mover and seconder of the motion or amendment,
- (d) whether the motion or amendment was passed or lost, and
- (e) such other matters specifically required under this code.

20.24 All voting at meetings of committees of the council (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

20.25 The minutes of meetings of each committee of the council must be confirmed at a subsequent meeting of the committee.

20.26 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

20.27 When the minutes have been confirmed, they are to be signed by the person presiding at that subsequent meeting.

20.28 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

20.29 The confirmed minutes of a meeting of a committee of the council must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of meetings of committees of the council on its website prior to their confirmation.

21 IRREGULARITIES

21.1 Proceedings at a meeting of a council or a council committee are not invalidated because of:

- (a) a vacancy in a civic office, or
- (b) a failure to give notice of the meeting to any councillor or committee member, or
- (c) any defect in the election or appointment of a councillor or committee member, or
- (d) a failure of a councillor or a committee member to declare a conflict of interest, or to refrain from the consideration or discussion of, or vote on, the relevant matter, at a council or committee meeting in accordance with the council's code of conduct, or
- (e) a failure to comply with this code.

Note: Clause 21.1 reflects section 374 of the Act.

22 DEFINITIONS

the Act	means the <i>Local Government Act 1993</i>
act of disorder	means an act of disorder as defined in clause 15.140 of this code
amendment	in relation to an original motion, means a motion moving an amendment to that motion
audio recorder	any device capable of recording speech
audio-visual link	means a facility that enables audio and visual communication between persons at different places
business day	means any day except Saturday or Sunday or any other day the whole or part of which is observed as a public holiday throughout New South Wales
chairperson	in relation to a meeting of the council – means the person presiding at the meeting as provided by section 369 of the Act and clauses 6.1 and 6.2 of this code, and in relation to a meeting of a committee – means the person presiding at the meeting as provided by clause 20.119 of this code
this code	means the council's adopted code of meeting practice
committee of the council	means a committee established by the council in accordance with clause 20.2 of this code (being a committee consisting only of councillors) or the council when it has resolved itself into committee of the whole under clause 12.1
council official	has the same meaning it has in the Model Code of Conduct for Local Councils in NSW
day	means calendar day
division	means a request by two councillors under clause 11.7 of this code requiring the recording of the names of the councillors who voted both for and against a motion
foreshadowed amendment	means a proposed amendment foreshadowed by a councillor under clause 10.186 of this code during debate on the first amendment
foreshadowed motion	means a motion foreshadowed by a councillor under clause 10.17 of this code during debate on an original motion
open voting	means voting on the voices or by a show of hands or by a visible electronic voting system or similar means
planning decision	means a decision made in the exercise of a function of a council under the <i>Environmental Planning and Assessment Act 1979</i> including any decision relating to a development application, an environmental planning instrument, a development control plan, a <u>planning agreement</u> or a development contribution plan under that Act,

	but not including the making of an order under Division 9.3 of Part 9 of that Act
performance improvement order	means an order issued under section 438A of the Act
quorum	means the minimum number of councillors or committee members necessary to conduct a meeting
the Regulation	means the <i>Local Government (General) Regulation 2021</i>
webcast	a video or audio broadcast of a meeting transmitted across the internet either concurrently with the meeting or at a later time
year	means the period beginning 1 July and ending the following 30 June

DRAFT



camden
council

{Insert date}

Council Governance Team
Office of Local Government
Locked Bag 3015
NOWRA NSW 2541

Sent via email to: olg@olg.nsw.gov.au

Dear Council Governance Team

RE: MODEL MEETING CODE AMENDMENTS

I refer to the Office of Local Government (OLG) Circular 24-23 which notified councils about the release of the documents 'A New Model Code of Meeting Practice - Consultation Draft' (Consultation Draft) and 'Consultation Draft of the New Model Code of Meeting Practice for Local Councils in NSW' (Draft Model Meeting Code), and invited written submissions in response to the proposed amendments.

It is noted that the Consultation Draft and Draft Model Meeting Code collectively detail proposed changes to the way council meetings are conducted.

At its Ordinary Meeting on 11 February 2025, Council resolved as follows (ORD **No.**):

{Insert resolution}

Please find **attached** the submission that was endorsed by Council to be provided to the OLG.

Thank you for the opportunity to make this submission and for your consideration. Please contact me via email at andrew.carfield@camden.nsw.gov.au or phone me directly on 0498 468 465 if you would like to discuss it further.

Yours sincerely,

Andrew Carfield
GENERAL MANAGER

Cc:
Local Government NSW
GPO Box 7003
Sydney NSW 2001
Sent via email to: lgnsw@lgnsw.org.au

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ATTACHMENT – CAMDEN COUNCIL SUBMISSION TO THE OFFICE OF LOCAL GOVERNMENT RE: MODEL MEETING CODE AMENDMENTS

Camden Council (Council) thanks the Office of Local Government (OLG) for the opportunity to provide feedback on the proposed Model Meeting Code amendments. Council's submission will address each of the key outcomes outlined in the Consultation Draft.

Promoting transparency, integrity and public participation

Council generally supports each of the following proposed changes, and does not suggest any amendments to these:

- Requiring information considered at closed meetings to be made public after it ceases to be confidential.
- Requiring recordings of meetings to be published on council websites for longer.
- Providing that councils must not make final planning decisions without a staff report containing an assessment and recommendation.
- Requiring councils to give reasons where they make a decision on a planning matter that departs from the staff recommendation.
- Reaffirming that decision making by councillors must be through a resolution adopted at a council or committee meeting.

Restricting councils from holding briefing sessions

Council reiterates the relevant comments made in its 29 November 2024 submission to the OLG on the Councillor Conduct and Meeting Practices Discussion Paper (Council's November 2024 submission). These comments were:

- It would be counter-productive for briefing sessions to be banned entirely, for reasons including the following:
 - The mayor and councillors should equally be able to have open conversations with the general manager outside of meetings, and briefings enable complex issues to be candidly discussed in an informal context prior to decision-making
 - Concerns about transparency are mitigated by the provision of Council meeting reports which include reasons for staff recommendations and the existing ability of Councillors to ask questions
 - A ban could drive confidential discussions underground without the benefit of all Councillors having the ability to discuss matters together and openly.
- As an alternative, the following measures could be introduced:
 - Restrictions are limited to matters more commonly associated with corruption risks (such as development matters)
 - A robust governance framework is established which addresses matters of conflicts of interest and ensures the public is informed about what matters generally are covered
 - Briefing sessions are permitted and remain confidential where they relate to the types of matters listed at section 10A of the *Local Government Act 1993* (the Act), concerning the grounds on which a Council meeting can be closed to the public.

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Council further notes and endorses the views publicly expressed by Local Government NSW (LGNSW) in relation to the proposal to ban briefing sessions, namely that such a ban would be undesirable as briefing sessions lead to better informed decision-making once a matter comes to a meeting by providing opportunities for councillors to ask questions of staff (some of whom may not attend council meetings) which may be too sensitive to ask or respond to in public. Council also agrees with the argument made by the LGNSW that a ban on briefing sessions is inconsistent with the opportunity provided to NSW Ministers and Members of Parliament to receive private briefings on motions and legislation before they are debated in Parliament. The same standard should apply to elected representatives of councils as it does to elected representatives of Parliament.

Council also holds concerns with the proposed restrictions on how information is to be provided to councillors. It is uncertain to what extent councils will be able to proactively provide councillors with updates on operational matters such as events or assets, and so Council recommends that these types of updates (which do not relate to decisions to be made by council) are expressly provided for so that councillors can remain informed about local issues and thereby effectively fulfil their functions as representatives of the community.

In addition, given the associated proposal to ban briefing sessions, it appears that the proposed information channels will increase the reading burden on councillors as the consequence of restricting information flows to councillors to exclude briefings will be to increase, likely substantially, the size of reports. This may be an unintended outcome of the proposed changes and should be considered further before the final regulatory framework is established.

It is also unclear how a workshop is defined and in what ways it is to be distinguished from a briefing session, and so Council requests that each of the terms 'workshop' and 'briefing' are clearly defined so as to avoid ambiguity.

If restrictions on briefing sessions are introduced, Council supports the proposal for the mayor to be exempt from those restrictions. Such an exemption would appropriately recognise the distinct functions of the mayor under section 226 of the Act. However, Council also submits that it is reasonable for there to be an equitable provision of information to the mayor and councillors, particularly where that information may inform a decision to be made at a council meeting.

Promoting the dignity of the council chamber


Council generally supports each of the following proposed changes, and does not suggest any amendments to these:

- Enhancing the authority of the mayor by permitting the mayor to call extraordinary meetings without a request and removing the restrictions on mayoral minutes.
- Mandating modes of address at meetings.
- Removing the option for councils to reduce the duration of speeches, to ensure all councillors may have their say on important community issues.
- Making clear to the community that decisions are made in council meetings and not in other forums that the community cannot access, such as briefing sessions.
- Restricting the circumstances in which the council may withhold a leave of absence by, for example, treating an apology as akin to a request for leave of absence.

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- Refining the definitions of disorder to remove words that could be misused to impede debate and to include a reference to conduct that would be regarded as disorderly in the NSW Legislative Assembly.
- Strengthening the deterrence against disorder by codifying the common law position that allows councillors to be expelled from successive meetings where they fail to apologise for an act of disorder at an earlier meeting.

However, Council believes that the following proposed changes should be reconsidered.

Consistent with the feedback provided in its November 2024 submission, Council believes that it is impractical and inefficient for councillors and staff to be required to stand (where they are able) when the mayor enters the council chamber or when speaking, for several reasons. These reasons include that may make it harder to hear councillors as they speak at a greater distance from the microphone (or require modifications to microphone placement/technology as an additional cost burden on councils), will likely reduce the efficiency and pace of meetings (many of which take place during evenings) and will also further zoom out the view of councillors on the livestream and audio-visual (AV) recording thereby making it more difficult for speakers to be identified. Effective leadership of a meeting will have a much more tangible impact on the dignity of the council chamber than a requirement to stand. Council supports the recommendation that LGNSW has made in relation to the proposed requirement to stand, being that it should be required only at a council's discretion. Making the relevant provisions non-mandatory rather than mandatory would resolve this concern.

Council also submits that there should be more flexibility with the mode of attendance than is provided for in the proposed changes. It is reasonable for only in-person attendance to be required for a mayoral election, as this enables the option of voting by secret ballot. However, the existing opportunity for councillors to otherwise request to attend a meeting by AV link generally, not just on grounds of illness or unforeseen caring responsibilities, should be maintained. This is particularly beneficial for accommodating councillors who may be travelling for work commitments but otherwise available to attend a meeting by AV link, as well as councillors who may have to travel a substantial distance to and from council meetings. In addition, the proposed change to the mode of attendance does not adequately acknowledge that current technology and past experience has consistently demonstrated that hybrid meetings function effectively.

Similarly, the proposed change to remove the option for staff to attend a meeting by AV link is disadvantageous because it unnecessarily removes the flexibility to accommodate senior staff or other subject matter experts who may be the best persons to answer a question from a councillor, but for reasons such as a health issue or unforeseen caring responsibilities are unable to attend in person. It is preferable for there to be a consistent approach to this applied for both councillors and staff, with a flexible approach to attendance permitted comparable to what is currently available.

Depoliticising the role of the general manager

Council generally supports each of the following proposed changes, and does not suggest any amendments to these:



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- Removing the requirement for general managers to prepare reports for notices of motion with financial implications.
- Questions to the general manager being put through the mayor, with the general manager having the discretion to request a response from council staff.

However, Council is of the view that it is undesirable to confer responsibility on the council to determine staff attendance at meetings. Consistent with their functions under the Act, the general manager has the required operational knowledge to assess which staff should attend a council meeting. The authority to determine this should therefore remain with the general manager. Alternatively, if it is still preferred that the governing body should have input into this, it could be prescribed that the general manager is to determine staff attendance in consultation with the mayor.

Simplifying the Model Meeting Code

Council generally supports each of the following proposed changes, and does not suggest any amendments to these:

- Streamlining the Model Meeting Code by removing unnecessary provisions.
- Removing the non-mandatory rules governing public forums.
- Simplifying the rules governing public representations to council on the closure of meetings to the public.
- Simplifying the rules for dealing with urgent business without notice at meetings.
- Simplifying the rules of debate by removing the provisions allowing motions to be foreshadowed.
- Mandating some current non-mandatory provisions, for example, allowing meetings to be cancelled or held by audio visual link in the event of natural disasters and public health emergencies and those governing councillors' attendance at meetings by audio visual link.

Conclusion

As detailed in the above submission, Council supports in principle the significant majority of the proposed Model Meeting Code amendments; however, submits that the proposed amendments would benefit from further refinement for the reasons that are articulated.

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Camden Council - Budget Review for the Quarter Ending 31 December 2024					Attachment 1
Summary of Budget Review Variations Greater than \$20,000					
Change In Vote		Totals \$	Description	Comments	
Expense \$	Income \$				
Proposed Contra Adjustments				Legend:	
Proposed Contra adjustments that have a NIL impact on Council's Budget:				Expense Reduction - Positive figures, Expense Increase (Negative Figure) Income Increase - Positive figures, Income Reduction (Negative figure)	
CONTRA VARIATIONS RELATING TO CAPITAL WORKS PROGRAM CASH FLOW ADJUSTMENTS:					
27,779,178	-	-	Parks and Playgrounds - Scalabrini East / Pat Kontista	The cash flow for the projects included within this section have been rephased based on detailed project scopes and designs which included changes in the project proposals. The revised estimates are aligned with anticipated construction timeframes.	
-	(7,914,841)	-	Developer Contributions Reserve - Transfer from Reserve		
-	(19,864,337)	-	Grant Income - NSW State Government		
25,224,820	-	-	Leppington - Design of Roads Including Byron Road, Heath Rd, Ingleburn and Rickard	The cash flow for this project has been rephased based on detailed project scopes and designs including discussions with Developers. The revised estimates are aligned with anticipated construction timeframes.	
-	(14,094,079)	-	Developer Contributions Reserve - Transfer from Reserve		
-	(11,130,741)	-	Grant Income - NSW State Government		
23,097,610	-	-	Transport Infrastructure - Liz Kernohan Drive/Hilder Street Works	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.	
-	(12,003,770)	-	Developer Contributions Reserve - Transfer from Reserve		
-	(11,093,840)	-	Grant Income - NSW State Government		
12,642,935	-	-	Transport Infrastructure - Leppington - Including Dickson Rd- Ingleburn Rd to Heath Rd, Woolgen Upgrade	The cash flow for the projects included within this section have been rephased based on detailed project scopes and designs including discussions with Developers. The revised estimates are aligned with anticipated construction timeframes.	
-	(3,555,156)	-	Developer Contributions Reserve - Transfer from Reserve		
-	(9,087,779)	-	Grant Income - NSW State Government		
2,828,932	-	-	Parks and Playgrounds - Open Space at Crest - Stage 1	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.	
-	(2,710,282)	-	Developer Contributions Reserve - Transfer from Reserve		
-	(118,650)	-	Grant Income - NSW State Government		
2,801,609	-	-	Transport Infrastructure - FRP - Little Sandy Bridge - Embankment repairs and construction works	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.	
-	(1,378,828)	-	Grant Income - NSW State Government		
-	(1,422,781)	-	Capital Works Reserve - Transfer from Reserve		
2,366,557	-	-	Community Facilities - Camden Animal Adoption Shelter	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.	
-	(2,366,557)	-	Grant Income - NSW State Government		

Camden Council - Budget Review for the Quarter Ending 31 December 2024					Attachment 1
Summary of Budget Review Variations Greater than \$20,000					
Expense \$	Change In Vote		Totals \$	Description	Comments
	Income \$				
2,032,000	-		-	Community Facilities - Harrington Park Reserve Facility Upgrade Stage 1	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(2,032,000)			Community Support Package Stage 3 - Loan Proceeds	
1,890,100	-		-	Parks and Playgrounds - Narellan Town Centre Improvements	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(1,890,100)			Grant Income - NSW State Government	
1,683,150	-		-	Hybrid or Synthetic Turf Business Case and Implementation	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(1,683,150)			Community Support Package Stage 3 - Loan Proceeds	
1,565,574	-		-	Parks and Playgrounds - Cut Hill Reserve Sports Field Redevelopment	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(1,565,574)			Grant Income - NSW State Government	
1,363,803	-		-	Parks and Playgrounds - Turner Road Riparian and Local Park Project	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(1,363,803)			Developer Contributions Reserve - Transfer from Reserve	
1,340,000	-		-	Parks and Playgrounds - Elderslie - Kirkham Sportsground Amenities	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(1,022,000)			Developer Contributions Reserve - Transfer from Reserve	
-	(318,000)			Grant Income - NSW State Government	
1,320,316	-		-	Transport Infrastructure - Design - Springfield Road, Catherine Field (DPIE)	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(1,320,316)			Grant Income - NSW State Government	
1,200,000	-		-	Parks and Playgrounds - Harrington Park Reserve - Sportsfield Development Stage 2	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(1,200,000)			Grant Income - NSW State Government	
1,000,000	-		-	Transport Infrastructure - Lodges Road / Franzan Roundabout	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(1,000,000)			Developer Contributions Reserve - Transfer from Reserve	
916,231	-		-	Parks and Playgrounds - Ingham Reserve Embellishment	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(916,231)			Developer Contributions Reserve - Transfer from Reserve	

Camden Council - Budget Review for the Quarter Ending 31 December 2024					Attachment 1
Summary of Budget Review Variations Greater than \$20,000					
Expense \$	Change In Vote		Totals \$	Description	Comments
	Income \$				
792,300	-		-	Cowpasture Reserve Softball - Amenities Building	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(792,300)			Community Support Package Stage 3 - Loan Proceeds	
682,501	-		-	Nugget Beams - Sportsfield and Amenities	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(682,501)			Community Support Package Stage 3 - Loan Proceeds	
662,060	-		-	Onslow Reserve - Sportsfield Refurbishment	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(662,060)			Community Support Package Stage 3 - Loan Proceeds	
631,096	-		-	Community Support Services and Facilities - Camden Community Nursery	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(631,096)			Grant Income - NSW State Government	
524,000	-		-	Fairfax Reserve Sportsfield Changeroom facilities and storage	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(524,000)			Community Support Package Stage 3 - Loan Proceeds	
503,527	-		-	Camden Cemetery - Masterplan Works	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(503,527)			Cemetery Reserve - Transfer from Reserve	
447,981	-		-	Parks and Playgrounds - Scalabrini South	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(447,981)			Developer Contributions Reserve - Transfer from Reserve	
400,000	-		-	Ron Dine Reserve: Improved and Additional Parking	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(400,000)			Community Support Package Stage 3 - Loan Proceeds	
392,738	-		-	Belgenny Reserve Sportsfield Works	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(392,738)			Community Support Package Stage 3 - Loan Proceeds	
370,000	-		-	New Amenities Building for Hockey	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(370,000)			Community Support Package Stage 3 - Loan Proceeds	

Camden Council - Budget Review for the Quarter Ending 31 December 2024					Attachment 1
Summary of Budget Review Variations Greater than \$20,000					
Expense \$	Change In Vote		Totals \$	Description	Comments
	Income \$				
225,000	-			Kirkham Park Renewal (Play Equipment and Embellishment)	These adjustments relate to the 2024/25 Community Infrastructure Renewal Program. The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
230,000	-			Onslow Park Renewal Program (Replacement of Equipment and Embellishment)	
(400,000)	-		-	Building Improvements - Camden Sports Club Works	
-	(55,000)			Community Infrastructure Renewal Program - Loan Proceeds	
166,700	-			Ultimate Nature Challenge - Wild and Free	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(166,700)		-	Grant Income - NSW State Government	
128,000	-			Sporting Facilities - Spring Farm Sportsground	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(128,000)		-	Developer Contributions Reserve - Transfer from Reserve	
110,285	-			Fergusons Land Sportsgrounds - Cricket Pitch Repair	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(110,285)		-	DOP Loan Reserve - Transfer from Reserve	
102,275	-			Transport Infrastructure - Narellan Town Centre Improvement Works	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(70,105)		-	DOP Loan Reserve - Transfer from Reserve	
-	(32,170)			Developer Contributions Reserve - Transfer from Reserve	
101,152	-			Parks and Playgrounds - Leppington North	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(101,152)		-	Developer Contributions Reserve - Transfer from Reserve	
83,381	-			Parks and Playgrounds - Leppington Precinct	The cash flow for this project has been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes.
-	(83,381)		-	Developer Contributions Reserve - Transfer from Reserve	
(27,224)	-			Drainage Infrastructure - Leppington Program	The cash flow adjustments are required to fund works to be carried out in 2024/25.
-	27,224		-	Developer Contributions Reserve - Transfer from Reserve	
117,178,587	(117,178,587)		0	Surplus / (Deficit) - December 2024 Proposed Contra Adjustments- Capital Works Program Cash Flow Adjustments Please note the table in the report has been rounded to the nearest \$000	

Camden Council - Budget Review for the Quarter Ending 31 December 2024					Attachment 1
Summary of Budget Review Variations Greater than \$20,000					
Expense \$	Change In Vote		Totals \$	Description	Comments
	Income \$				
OTHER CONTRA VARIATIONS:					
(15,000,000)	-		-	Developer Contributions Income	Developer Contributions in 2024/25 are trending higher than budget estimates as development activities in the Leppington area increases. Based on current year to date trends, additional revenue totalling \$15 million is anticipated in this financial year. It should be noted that it is not possible to predict when developers pay contributions.
-	15,000,000			Developer Contributions Reserve - Transfer to Reserve	
(1,114,000)	-		-	Section 7.11 Developer Contributions - Transfer to Reserve	Investment Income is greater than expected during the first half of 2024/25 financial year primarily due to a higher than anticipated level of funds available in reserve for investments. Investment income generated on Developer Contributions income is restricted to reserve for the purpose of funding future infrastructure costs within new release areas.
-	1,114,000			S7.11 Interest on Developer Contributions	
(451,600)	-		-	Restricted Grant Reserve - Transfer to Reserve	Council has received grant funding under the Accelerated Infrastructure Fund (AIF) for a number of infrastructure projects in the Leppington release area. Interest earned on the grant funds is restricted to assist with funding and to manage any changes in scope or project cost escalation. This adjustment reflects increase in projected income for the 2024/25 financial year.
-	451,600			Accelerated Infrastructure Funding (AIF) - Investment Income	
(421,700)	-		-	Domestic Waste Services - Plant Purchase	The cost to acquire Waste Trucks exceeds the allocated budget by \$421,700 in total for the seven trucks scheduled for replacement (including new purchases) in this financial year. Trucks are essential to maintaining the service level within the Camden LGA. The price increases have been identified after undertaking a competitive procurement process.
-	421,700			Domestic Waste Reserve - Transfer from Reserve	
(408,000)	-		-	Domestic Waste Services - Waste Disposal Costs	Waste disposal fees are higher than budgeted assumptions. This is offset by additional fee income being collected by the service.
-	408,000			Domestic Waste Reserve - Additional Fee Income	
(125,600)	-		-	Injury management and Wellbeing - Rehabilitation Program	This budget adjustment is for the procurement of a temporary injury management resource to assist with the return-to-work outcomes for all injured workers. The resource will support development of leadership capability in the successful management of injured workers. This cost is met from funds available within the work health and safety reserve and the domestic waste reserve.
-	62,800			Work Health and Safety Reserve - Transfer from Reserve	
-	62,800			Domestic Waste Reserve - Transfer from Reserve	
(100,000)	-		-	Spring Farm Pedestrian Crossing Upgrades	Council has been successful in gaining additional funding for the development and design of road safety and operational improvements for Spring Farm Pedestrian Crossing Upgrades. This brings the total funding available to \$850,000.
-	100,000			Grant Income - Transport for NSW	
(93,752)	-		-	Biodiversity Program (Part A) - Gundungurra Reserve Biobanking Mgmt Plan Expenditure	Council had received \$229,452 to carry out the first year management actions at Gundungurra Reserve and the unspent funds were transferred to the Biodiversity (Part A) reserve at year end. This adjustment is required to meet anticipated maintenance costs for 2024/25.
-	93,752			Biodiversity (Part A) Reserve - Transfer From Reserve	

Camden Council - Budget Review for the Quarter Ending 31 December 2024					Attachment 1
Summary of Budget Review Variations Greater than \$20,000					
Expense \$	Change In Vote		Totals \$	Description	Comments
	Income \$				
(44,545)	-			Doohan Reserve - Sportsfield Renovation Program	This budget adjustment recognises Oran Park Rovers Football Club's contribution for the additional renovation works addressing the condition of the Sportsfield at Doohan Reserve.
-	44,545		-	Doohan Reserve - Club Contribution	
(17,759,197)	17,759,197		0	Sub-Total - Other Proposed Contra Adjustments	
99,419,390	(99,419,390)		0	Surplus / (Deficit) - December 2024 Proposed Contra Adjustments	



Camden Council

Quarterly Budget Review Statement

For the period ending 31 December 2024

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4. Contracts Budget Review Statement
5. Consultancy & Legal Expenses Budget Review Statement
6. Key Performance Indicators Budget Review Statement

Camden Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24**INCOME & EXPENSE****BUDGET REVIEW FOR THE QUARTER ENDED 31 DECEMBER 2024**

(\$000's)	Original Budget	Approved Changes			Revised Budget	Proposed Variations this Qtr	Forecast Adjustments *	Notes	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRs	Sep QBRs						
Income from Continuing Operations										
Rates and Annual Charges	112,010	-	-	-	112,010	408	-	1	112,418	55,369
User Charges and Fees	24,886	-	-	130	25,016	-	-	-	25,016	12,198
Interest & Investment Revenue	11,989	-	-	685	12,674	1,866	-	2	14,540	7,868
Other Revenues	1,264	-	-	-	1,264	-	-	-	1,264	805
Other Income	7,743	-	-	-	7,743	-	-	-	7,743	1,462
Grants & Contributions for Operating Purposes	9,761	1,742	505	135	12,143	54	-	3	12,197	2,178
Grants & Contributions for Capital Purposes - Cash	105,009	26,024	7,987	(5,511)	133,509	(47,033)	-	4	86,476	44,496
Contributions for Capital Purposes - Non Cash	108,984	-	-	-	108,984	-	-	-	108,984	31,360
Total Income from Continuing Operations	381,646	27,766	8,492	(4,561)	413,343	(44,705)	-	-	368,638	155,736
Expenses from Continuing Operations										
Employee Costs	73,369	-	-	489	73,858	-	-	-	73,858	40,500
Borrowing Costs	2,159	-	-	-	2,159	-	-	-	2,159	616
Materials and Contracts	72,983	5,923	515	(47)	79,374	683	(5,000)	5	75,057	35,700
Depreciation	33,934	-	-	-	33,934	-	-	-	33,934	16,861
Other Expenses	2,350	-	-	-	2,350	-	-	-	2,350	1,485
Total Expenses from Continuing Operations	184,795	5,923	515	442	191,675	683	(5,000)	-	187,358	95,162
Net Operating Result from Continuing Operations	196,851	21,843	7,977	(5,003)	221,668	(45,388)	5,000	-	181,280	60,574
Net Operating Result for the year before Grants and Contributions provided for Capital Purposes Surplus/(Deficit)	(17,142)	(4,181)	(10)	508	(20,825)	1,645	5,000	-	(14,180)	(15,282)
Reconciliation to Budget										
Net Operating Result for the Year	196,851	21,843	7,977	(5,003)	221,668	(45,388)	5,000	-	181,280	60,574
Less:										
Capital Purchases & Acquisitions	276,852	60,944	10,563	(3,969)	344,390	(116,896)	-	-	227,494	55,408
Borrowing Expense (Principal)	3,523	-	-	-	3,523	-	-	-	3,523	1,748
Non Cash - Fair Valuation Investment Properties	5,000	-	-	-	5,000	-	-	-	5,000	-
Transfer to Restricted Assets	66,305	-	-	5,311	71,616	16,566	5,000	-	93,182	52,262
	351,680	60,944	10,563	1,342	424,529	(100,330)	5,000	-	329,199	109,418
Add:										
Non Cash Funded Items - Depreciation	33,934	-	-	-	33,934	-	-	-	33,934	16,861
Funds from the Sale of Assets	527	-	850	-	1,377	-	-	-	1,377	100
Loan Borrowings	18,911	-	400	-	19,311	(7,994)	-	-	11,317	-
Transfer from Restricted Assets	101,457	39,101	1,336	6,345	148,239	(46,811)	-	-	101,428	24,603
	154,829	39,101	2,586	6,345	202,861	(54,805)	-	-	148,056	41,564
Net Budget Position - Surplus / (Deficit)	-	-	-	-	-	137	-	-	137	(7,280)

* Note

- Rates and Annual Charges income has been disclosed on a pro-rata basis to align with Council's Month End Account Reports
- The following forecast adjustments have been identified, however they do not require Council approval at this stage:
Estimated operational revotes of \$5M

Camden Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

INCOME & EXPENSE**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Notes	Details
1	<p>User Fees and Charges - Increase in Income Domestic Waste Services - additional income from fees \$408K</p>
2	<p>Interest & Investment Revenue - Increase in Income Increase in return on investment - Developer Contribution (\$1.114M) , Restricted Grants (\$451.6K) and General fund (\$300K)</p>
3	<p>Grants & Contributions for Operating Purposes - Increase in Income Increase in Bus Route Subsidy \$10K, Doohan Reserve sportsfield renovation - club contribution \$45K</p>
4	<p>Grants & Contributions for Capital Purposes - Decrease in Income Increase in Developer Contribution \$15M, Transport for NSW Grant - Spring Farm Pedestrian Crossing Upgrade \$100K. Cash flow adjustment (grant reduction of \$62.133M) for the projects that have been rephased based on detailed project scopes and designs.</p>
5	<p>Materials and Contracts - Increase in Expense Oran Park Leisure Centre Opening \$46.7K, Doohan Reserve Ball Stop Fencing \$18K, Ferguson's Land Cricket Wicket Repair \$66K, Cowpasture Reserve all weather diamonds \$26K, Fleet Management System Implementation \$29K, Animal Pound Contract expenditure \$110K, Minor adjustments \$15k, Domestic Waste Services disposal costs \$408K, Injury management and Well being Rehabilitation Program \$126K, Gundungurra Reserve Biobanking Management Plan \$94K, Doohan Reserve sportfield renovation \$45K, Street light expenditure savings (\$300K)</p>

Camden Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24**CAPITAL BUDGET REVIEW****BUDGET REVIEW FOR THE QUARTER ENDED 31 DECEMBER 2024**

(\$000's)	Original Budget	Approved Changes			Revised Budget	Proposed Variations this Qtr	Notes	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRS	Sep QBRS					
Capital Expenditure									
New Assets									
- Transport & Road Infrastructure	56,428	19,580	1,186	(5,524)	71,670	(53,335)	1	18,335	6,122
- Stormwater & Drainage	239	59	30	(30)	298	27	2	325	79
- Parks & Playgrounds	10,000	-	-	-	10,000	-	-	10,000	-
- Recreation & Community Facilities	59,325	14,787	1,412	215	75,739	(41,006)	3	34,733	5,897
- Plant & Equipment	4,330	3,092	-	-	7,422	422	4	7,844	1,013
- Council Properties	5,629	2,031	1,496	-	9,156	(5,092)	5	4,064	209
- Other	623	813	(362)	-	1,074	21	6	1,095	240
New Assets (Works in Kind)									
- Transport & Road Infrastructure	39,174	-	-	-	39,174	-	-	39,174	18,782
- Stormwater & Drainage	58,962	-	-	-	58,962	-	-	58,962	10,076
- Parks & Playgrounds	10,848	-	-	-	10,848	-	-	10,848	2,502
- Recreation & Community Facilities	-	-	-	-	-	-	-	-	-
Renewal Assets (Replacement)									
- Transport & Road Infrastructure	11,580	13,332	4,941	1,292	31,145	(11,430)	7	19,715	4,004
- Stormwater & Drainage	52	-	17	-	69	-	-	69	50
- Parks & Playgrounds	860	-	-	-	860	-	-	860	-
- Recreation & Community Facilities	9,419	2,799	42	145	12,405	(5,141)	8	7,264	4,033
- Council Properties	9,153	3,763	1,440	(67)	14,289	(1,362)	9	12,927	2,273
- Other	230	688	361	-	1,279	-	-	1,279	128
Total Capital Expenditure	276,852	60,944	10,563	(3,969)	344,390	(116,896)		227,494	55,408
Capital Funding									
Rates & Other Untied Funding	3,706	-	-	160	3,866	161	-	4,027	4,767
Capital Grants & Contributions	71,091	26,024	3,771	(5,511)	95,375	(62,033)	-	33,342	3,242
Reserves:									
- External Restrictions	70,484	21,813	2,060	83	94,440	(44,923)	-	49,517	10,605
- Internal Restrictions	3,149	13,107	3,882	1,299	21,437	(2,107)	-	19,330	5,333
New Loans									
18,911	-	-	-	-	18,911	(7,994)	-	10,917	-
Receipts from Sale of Assets:									
- Plant & Equipment	527	-	-	-	527	-	-	527	100
- Land & Buildings	-	-	850	-	850	-	-	850	-
S7.11 Works in Kind Income (Non Cash)	58,819	-	-	-	58,819	-	-	58,819	31,361
Infrastructure Dedicated under s80A	50,165	-	-	-	50,165	-	-	50,165	-
Total Capital Funding	276,852	60,944	10,563	(3,969)	344,390	(116,896)		227,494	55,408
Net Capital Funding - Surplus / (Deficit)	-	-	-	-	-	-		-	-

Camden Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

CAPITAL BUDGET REVIEW**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Notes	Details
1	<p>Transport & Road Infrastructure (New Assets) - Decrease in Expense</p> <p>The cash flow for the projects included within this section have been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes and result in a reduction in the Capital Works Program in 2024/25 of \$53.435M. The adjustments also include an increase of \$100K for the Spring Farm Pedestrian Crossing Upgrades</p>
2	<p>Stormwater & Drainage (New Assets) - Increase in Expense</p> <p>The cash flow for the projects included within this section have been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes and result in an increase in the Capital Works Program in 2024/25 of \$27K.</p>
3	<p>Recreation & Community Facilities (New Assets) - Decrease in Expense</p> <p>The cash flow for the projects included within this section have been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes and result in a reduction in the Capital Works Program in 2024/25 of \$41.006M</p>
4	<p>Plant & Equipment (New Assets) - Increase in Expense</p> <p>This budget adjustment is for an increase in truck purchase costs totalling \$422K for the seven trucks scheduled for replacement or new purchase.</p>
5	<p>Council Properties (New Assets) - Decrease in Expense</p> <p>The cash flow for the projects included within this section have been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes and result in a reduction in the Capital Works Program in 2024/25 of \$5.092M</p>
6	<p>Information Technology (New) - Increase in Expense</p> <p>The funding of \$21K is required to implement a new fleet management system to address the needs and increasing demand on Councils fleet and workshop operational services.</p>
7	<p>Transport & Road Infrastructure (Renewal) - Decrease in Expense</p> <p>The cash flow for the projects included within this section have been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes and result in a reduction in the Capital Works Program in 2024/25 of \$11.430M</p>
8	<p>Recreation & Community Facilities (Renewal) - Decrease in Expense</p> <p>The cash flow for the projects included within this section have been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes and result in a reduction in the Capital Works Program in 2024/25 of \$5.281M. Additional expenditure of \$140K is required for the repair of berm at the BMX facility.</p>
9	<p>Council Properties (Renewal) - Decrease in Expense</p> <p>The cash flow for the projects included within this section have been rephased based on detailed project scopes and designs. The revised estimates are aligned with anticipated construction timeframes and result in a reduction in the Capital Works Program in 2024/25 of \$1.362M.</p>

Camden Council

CASH & INVESTMENTS**BUDGET REVIEW FOR THE QUARTER ENDED 31 DECEMBER 2024**

(\$000's)	Original Budget	Approved Changes			Revised Budget	Proposed Variations this Qtr	Projected Year End Result
		Revotes	Other than by QBRS	Sep QBRS			
Externally Restricted							
Developer Contributions	117,777	(20,180)	(619)	(83)	96,895	61,459	158,354
Biodiversity Pt A Reserve	229	-	-	-	229	(94)	135
Domestic Waste Management	10,102	(1,870)	-	-	8,232	(485)	7,747
Specific Purpose Unexpended Grants	6,408	(1,512)	103	460	5,459	452	5,911
Stormwater Management Levy	372	(294)	-	-	78	-	78
Total Externally Restricted	134,888	(23,856)	(516)	377	110,893	61,332	172,225
Internally Restricted							
Admin Building Reserve	549	(188)	-	-	361	-	361
Asset Renewal Reserve*	1,659	(340)	-	(53)	1,266	-	1,266
BEP and Town Farm Reserve	293	(224)	-	-	69	-	69
Biodiversity Pt B Reserve	1,709	(100)	-	(60)	1,549	-	1,549
Camden Parking Improvements Reserve	121	(121)	-	-	-	-	-
Camden Regional Economic Taskforce Reserve	22	(22)	-	-	-	-	-
Capital Works Reserve*	6,089	(786)	6	(1,443)	3,866	1,423	5,289
Cemetery Improvements	2,456	(104)	104	-	2,456	504	2,960
Commercial Waste Management	2,470	-	-	-	2,470	-	2,470
Loan Reserve	4,199	(4,199)	363	139	502	180	682
Contributions Reserve	1,123	(486)	-	-	637	-	637
Elections Reserve	-	-	-	-	-	-	-
Employee Leave Entitlements	2,997	-	-	-	2,997	-	2,997
Engineering Deposits Reserve	215	-	(10)	-	205	-	205
Expenditure Revotes Reserve	5,572	(5,572)	-	-	-	-	-
Family Day Care Reserve	3	-	-	-	3	-	3
Plant Replacement Reserve	2,270	(683)	-	-	1,587	-	1,587
Public Appeal Reserve	14	-	-	-	14	-	14
Risk Management	115	-	-	-	115	-	115
Stormwater Works (General Fund)	100	(26)	-	-	74	-	74
Technology Improvements Reserve	1,136	(1,136)	-	-	-	-	-
Technology Replacement Reserve	853	(847)	226	-	232	-	232
Unexpended Financial Assistance Grant Reserve	4,897	-	-	-	4,897	-	4,897
Water Savings Action Plan	182	-	-	-	182	-	182
Working Funds Reserve*	1,666	(410)	-	-	1,256	-	1,256
Work Health & Safety Reserve	333	-	-	-	333	(63)	270
Total Internally Restricted	41,043	(15,244)	689	(1,417)	25,071	2,044	27,115
Total Cash & Investments	175,931	(39,100)	173	(1,040)	135,964	63,376	199,340

* The uncommitted balance of the Capital Works Reserve will be \$2,705,400, Asset Renewal Reserve will be \$958,820 and the Working Funds Reserve will be \$1,000,000 if Council adopt the recommendation of this report at the February Council Meeting.

Cash & Investments Statement

Investments have been invested in accordance with Council's Investment Policy.

The Cash at Bank amount for this period has been reconciled to Council's physical Bank Statements. The date of completion of this bank reconciliation is 31/12/24

Camden Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24**CONTRACTS****BUDGET REVIEW FOR THE QUARTER
ENDED 31 DECEMBER 2024**

Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted Y/N
Civotek Pty Ltd	Footpath Renewal Program 2024/25	\$357,806	3 October 2024	5 months	Y
E W Fencing Australia Pty Limited	Gundungurra Bio Bank Fence, Supply and Installation	\$62,060	3 October 2024	2 months	Y
KK Consultants Pty Ltd	Non Roads Related Kerb & Gutter Program	\$108,469	10 October 2024	4 months	Y
Pipe Management Australia Pty Ltd	GPT Clean and Audit	\$102,000	14 October 2024	2 Years	Y
Data Signs Pty Ltd	Supply and Delivery of 2x VMS Boards for Camden Council	\$50,910	18 October 2024	2 months	Y
Gauci Civil Contracting Pty Limited	Principal Contractor Waterworth Drive shared footpath	\$238,899	18 October 2024	8 months	Y
Jark Industries Pty Ltd	Kirkham Park Amenities Upgrade Works	\$74,850	23 October 2024	8 months	Y
Avijohn Contracting Pty Ltd	Road & Car Park treatment 1A Program	\$1,059,507	29 October 2024	6 months	Y
Toolijooa Pty Ltd	Gundungurra Reserve South Precinct	\$81,600	6 November 2024	1.25 years	Y
Avijohn Contracting Pty Ltd	Hire of 1m & 2m Road Profiler & Operator	\$60,000	7 November 2024	1 year	Y
Outcomex Pty Ltd	Access Switch Replacement	\$315,834	7 November 2024	5 years	Y
Glooloo Surfacing Pty Ltd	Rubber Softfall Renewal	\$154,809	11 November 2024	7.5 months	Y
Cred Community Pty Ltd	Camden Resilience Plan	\$95,320	12 November 2024	1.5 years	Y
Avijohn Contracting Pty Ltd	Hire of tipper trucks and operator	\$100,000	15 November 2024	1 Year with 1 Option to extend of 12 months	Y
Gauci Civil Contracting Pty Ltd	Nugget Beams Ground Improvement Works	\$81,750	15 November 2024	0.7 month	Y
Hino Motor Sales Australia Pty Ltd	Supply & Delivery of Three (3) C class Landscape Trucks	\$299,668	19 November 2024	7.5 months	Y
Fleetwood NSW Pty Ltd	Design and Construction of New Unisex and Disabled Amenities at Kirkham Oval	\$541,447	21 November 2024	6 months	Y
Jones XL Pty Ltd CATO Logistics Pty Ltd	Security for Civic and Community Events	\$70,000	28 November 2024	1 year	Y
Aztech Services Australia Pty Ltd	Cobbitty Rd Remediation Program	\$77,585	4 December 2024	0.5 month	Y
Evolution Civil Maintenance Pty Ltd	Road Bridge Joint Repair Program	\$136,749	17 December 2024	1 month	Y
Urbis Ltd	Consultancy Services for Design of Scalabrini North Leppington Open Space & Riparian Corridor	\$1,454,384	18 December 2024	1.3 years	Y

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

Camden Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

CONSULTANCY & LEGAL EXPENSES

BUDGET REVIEW FOR THE QUARTER ENDED 31 DECEMBER 2024

Expense	YTD Expenditure	Budgeted Y/N
Consultancies	\$3,417,320	Y
Legal Fees	\$663,966	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Camden Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

KEY PERFORMANCE INDICATORS

BUDGET REVIEW FOR THE QUARTER ENDED 31 DECEMBER 2024

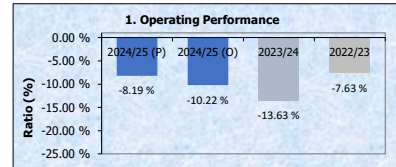
(\$000's)	Current Projection		Original Budget	Actuals Prior Periods		Graphs
	Amounts	Indicator		24/25	23/24	
	24/25	24/25	24/25	23/24	22/23	

NSW Local Government Industry Key Performance Indicators (OLG):

1. Operating Performance

Operating Revenue (excl. Capital) - Operating Expenses	-	14,180	-8.19%	-10.22%	-13.63%	-7.63%
Operating Revenue (excl. Capital Grants & Contributions)		173,178				

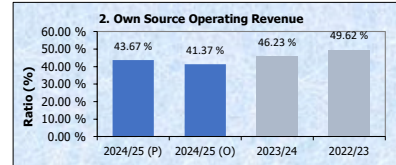
This ratio measures Council's achievement of containing operating expenditure within operating revenue.
Comment: This ratio includes forecast adjustments as displayed on page 1
Benchmark: > 0.00%



2. Own Source Operating Revenue

Operating Revenue (excl. ALL Grants & Contributions)	160,981	43.67%	41.37%	46.23%	49.62%
Total Operating Revenue (incl. Capital Grants & Cont)	368,638				

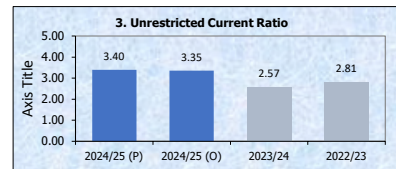
This measures the degree of reliance on external funding sources such as operating grants & contributions
Benchmark: > 60.00%



3. Unrestricted Current Ratio

Current Assets less all External Restrictions	107,449	3.40	3.35	2.57	2.81
Current Liabilities less Specific Purpose Liabilities	31,642				

The ability to meet short term financial obligations such as loans, payroll and leave entitlements.
Benchmark: > 1.5x

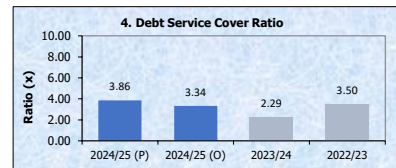


NSW Local Government Industry Key Performance Indicators (OLG):

4. Debt Service Cover Ratio

Operating Result before Interest & Dep. exp (EBITDA)	21,913	3.86	3.34	2.29	3.50
Principal Repayments + Borrowing Interest Costs	5,682				

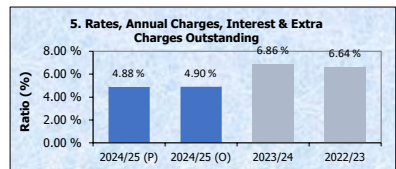
This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.
Benchmark: > 2x



5. Rates, Annual Charges, Interest & Extra Charges Outstanding

Rates, Annual & Extra Charges Outstanding	5,488	4.88%	4.90%	6.86%	6.64%
Rates, Annual & Extra Charges Collectible	112,418				

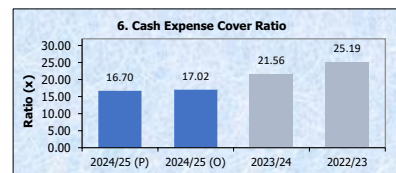
To assess the impact of uncollected rates and annual charges on Council's liquidity.
Benchmark: < 5% metro



6. Cash Expense Cover Ratio

Current Year's Cash & Cash Equivalents (incl. Term Deposits)	227,340	16.70	17.02	21.56	25.19
Operating & financing activities Cash Flow payments	163,353				

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow.
Benchmark: > 3 mths

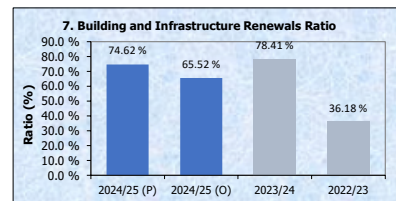


NSW Local Government Infrastructure Asset Performance Indicators (OLG):

7. Building and Infrastructure Renewals Ratio

Asset Renewals (Building, Infrastructure & Other Structures)	20,034	74.62%	65.52%	78.41%	36.18%
Depreciation, Amortisation & Impairment	26,847				

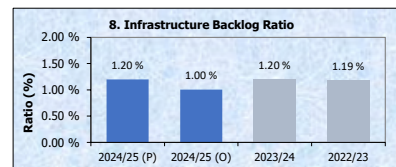
To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.
Note: Depreciation is under review
Benchmark: >= 100.00%



8. Infrastructure Backlog Ratio

Estimated cost to bring Assets to a satisfactory condition	25,156	1.20%	1.00%	1.20%	1.19%
Total value of Infrastructure, Building, Other Structures & depreciable Land Improvement Assets	2,096,580				

This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.
Benchmark: < 2.00%



Camden Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

KEY PERFORMANCE INDICATORS

BUDGET REVIEW FOR THE QUARTER ENDED 31 DECEMBER 2024

(\$'000's)	Current Projection		Original Budget	Actuals Prior Periods	
	Amounts	Indicator			
9. Asset Maintenance Ratio					
Actual Asset Maintenance	4,929	100.00	100.00	100.00	110.89
Required Asset Maintenance	4,929				

Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the Infrastructure Backlog growing.

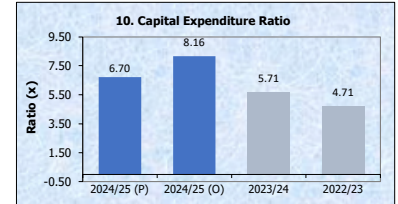
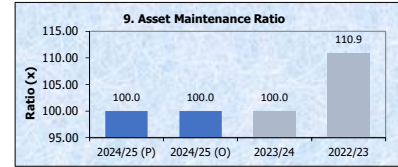
Benchmark: > 100%
NSW Local Government Infrastructure Asset Performance Indicators (OLG):

10. Capital Expenditure Ratio					
Annual Capital Expenditure	227,494	6.70	8.16	5.71	4.71
Annual Depreciation	33,934				

To assess the extent to which a Council is expanding its asset base through capital expenditure on both new assets and the replacement and renewal of existing assets.

Note: Depreciation is under review
Benchmark: > 1

Graphs





Investment Summary Report
November 2024



Camden Council Executive Summary - November 2024

Investment Holdings

	Amount (\$)	Current Yield (%)
Cash	21,818,446	4.34
Term Deposit	293,500,000	5.13
	315,318,446	

Term to Maturity

	Amount (\$)		Policy Max
Between 0 and 1 years	315,318,446	100%	100% ^a
	315,318,446		

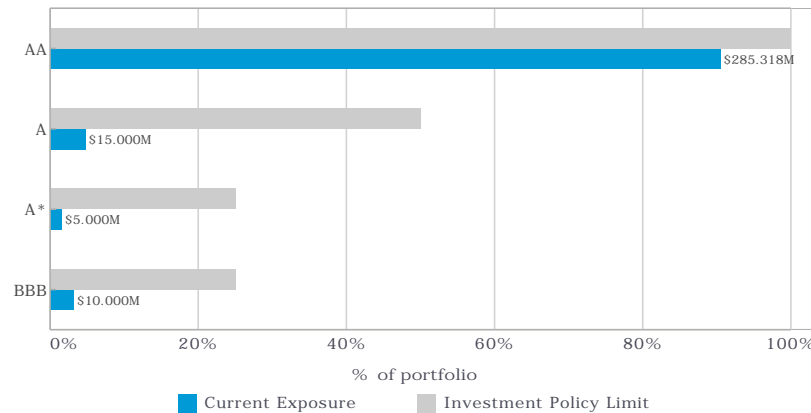
Percentages in this report may not add up to 100% due to rounding

Sources of Funds

	Amount (\$)
Section 7.11 Developer Contributions	180,192,547
Restricted Grant Income	57,540,356
Externally Restricted Reserves	16,663,676
Internally Restricted Reserves	40,497,772
General Fund	20,424,095
Total Funds Invested	315,318,446

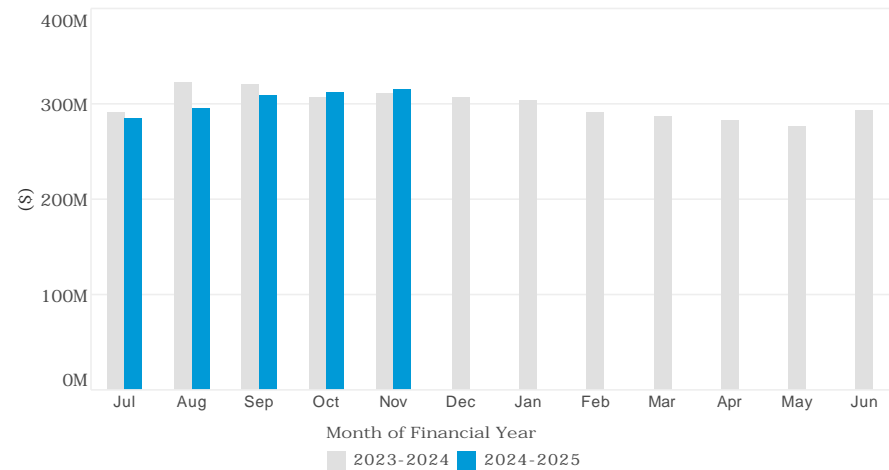
Council's investment portfolio has increased by \$2.873M since the October reporting period. The increase primarily relates to the developer contributions received during the month of November.

Total Credit Exposure



^aCouncil's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 25% of the total portfolio

Investment Portfolio Balance



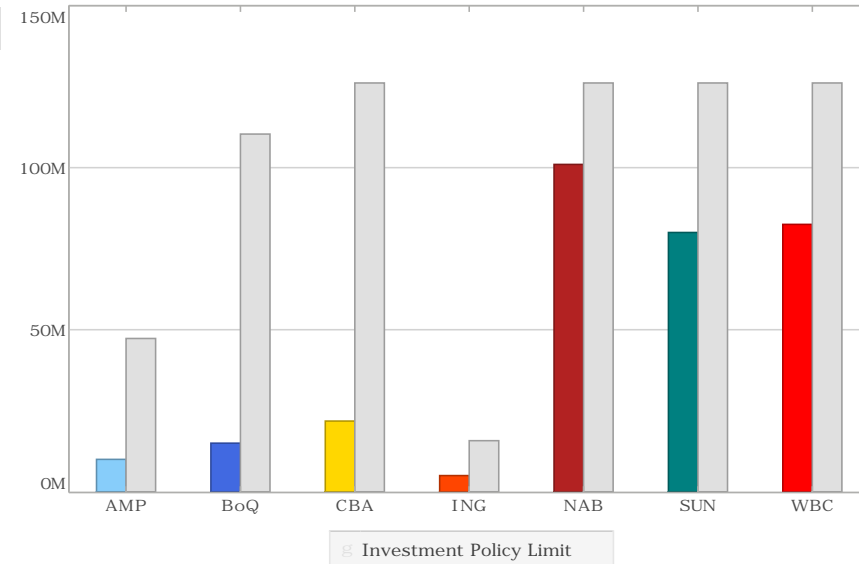
Camden Council Individual Institutional Exposures Report - November 2024



Individual Institutional Exposures

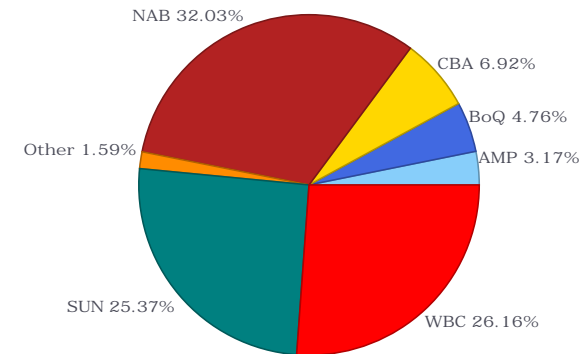
Individual Institutional Exposure Charts

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	10.000M	3.17%	47.298M	15.00%	37.298M
Bank of Queensland (A-)	15.000M	4.76%	110.361M	35.00%	95.361M
Commonwealth Bank of Australia (AA-)	21.818M	6.92%	126.127M	40.00%	104.309M
ING Bank Australia [Foreign Sub] (A*)	5.000M	1.59%	15.766M	5.00%	10.766M
National Australia Bank (AA-)	101.000M	32.03%	126.127M	40.00%	25.127M
Suncorp Bank (AA-)	80.000M	25.37%	126.127M	40.00%	46.127M
Westpac Group (AA-)	82.500M	26.16%	126.127M	40.00%	43.627M
	315.318M				



*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 5% of the total portfolio in any single entity

Council's portfolio is within its individual institutional investment policy limits.
 Council's portfolio is within its term to maturity investment policy limits.
 Council's portfolio complies with the NSW Ministerial Investment Order.



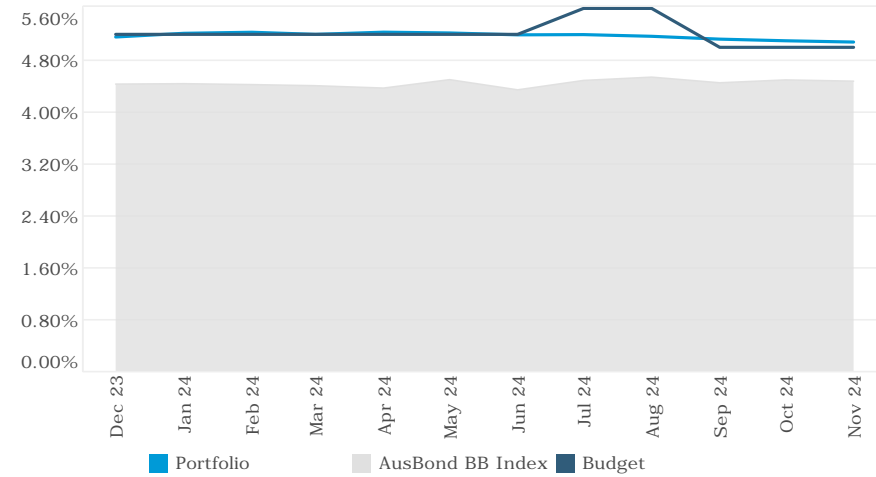


Camden Council Performance Summary - November 2024

Interest Summary

Interest Summary as of November 2024	
Number of Investments	55
Average Days to Maturity	167
Weighted Portfolio Yield	5.08%
Cash Accounts Yield	4.34%
Highest Rate	5.45%
Lowest Rate	0.80%
Budget Rate	5.00%
Average BBSW (30 Day)	4.31%
Average BBSW (90 Day)	4.42%
Average BBSW (180 Day)	4.66%
Official Cash Rate	4.35%
AusBond Bank Bill Index	4.48%

Investment Performance



Interest Received During the 2024/2025 Financial Year				
	November	Cumulative	Original Budget	Revised Budget
General Fund	\$306,905	\$1,764,814	\$2,552,000	\$2,877,000
Restricted	\$1,026,718	\$4,746,962	\$9,187,000	\$9,647,000
Total	\$1,333,623	\$6,511,776	\$11,739,000	\$12,524,000

Historical Performance Summary (% pa)			
	Portfolio	AusBond BB Index	Outperformance
Nov 2024	5.08%	4.48%	0.60%
Last 3 months	5.10%	4.48%	0.62%
Last 6 months	5.14%	4.47%	0.67%
Financial Year to Date	5.14%	4.49%	0.65%
Last 12 months	5.19%	4.46%	0.73%

Investment Performance

Council's portfolio returned 5.08%pa on a weighted average yield basis during November. This compares favourably with the Ausbond Bank Bill Index's return of 4.48%pa for the month.



Camden Council Investment Holdings Report - November 2024

Cash Accounts

Amount (\$)	Current Yield (%)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
0.00	5.20%	AMP Bank	BBB+	0.00	545261	31d Notice
2,818,446.38	4.30%	Commonwealth Bank of Australia	AA-	2,818,446.38	545023	General Acct
19,000,000.00	4.35%	Commonwealth Bank of Australia	AA-	19,000,000.00	535548	Call Acct
21,818,446.38				21,818,446.38		

Term Deposits

Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
4-Dec-24	6,000,000.00	5.10%	National Australia Bank	AA-	28-Feb-24	6,232,224.66	544884	232,224.66	At Maturity	3734
11-Dec-24	5,000,000.00	5.20%	Bank of Queensland	A-	5-Jun-24	5,127,506.85	545139	127,506.85	At Maturity	3750
13-Dec-24	5,000,000.00	5.30%	Suncorp Bank	AA-	13-Dec-23	5,257,013.70	544718	257,013.70	At Maturity	3729
18-Dec-24	5,000,000.00	5.07%	National Australia Bank	AA-	6-Mar-24	5,187,520.55	544920	187,520.55	At Maturity	3737
18-Dec-24	5,000,000.00	5.08%	National Australia Bank	AA-	4-Mar-24	5,189,282.19	544904	189,282.19	At Maturity	3735
8-Jan-25	5,000,000.00	5.05%	National Australia Bank	AA-	3-Apr-24	5,167,410.96	544984	167,410.96	At Maturity	3740
14-Jan-25	5,000,000.00	5.15%	Suncorp Bank	AA-	15-Jan-24	5,226,458.90	544793	226,458.90	At Maturity	3732
22-Jan-25	5,000,000.00	5.15%	National Australia Bank	AA-	8-May-24	5,146,034.25	545076	146,034.25	At Maturity	3745
29-Jan-25	5,000,000.00	5.17%	Bank of Queensland	A-	5-Jun-24	5,126,771.23	545140	126,771.23	At Maturity	3751
3-Feb-25	5,000,000.00	5.00%	Westpac Group	AA-	1-Aug-24	5,083,561.64	545314	83,561.64	At Maturity	3763
5-Feb-25	5,000,000.00	5.14%	Bank of Queensland	A-	5-Jun-24	5,126,035.62	545141	126,035.62	At Maturity	3752
12-Feb-25	5,000,000.00	5.38%	National Australia Bank	AA-	11-Jul-24	5,105,389.04	545249	105,389.04	At Maturity	3759
19-Feb-25	5,000,000.00	5.24%	Suncorp Bank	AA-	13-May-24	5,144,997.26	545084	144,997.26	At Maturity	3746
24-Feb-25	500,000.00	0.80%	Westpac Group	AA-	24-Feb-21	500,065.75	540967	65.75	Quarterly	3481
27-Feb-25	5,000,000.00	5.30%	National Australia Bank	AA-	26-Jul-24	5,092,931.51	545277	92,931.51	At Maturity	3761
3-Mar-25	5,000,000.00	4.93%	Westpac Group	AA-	21-Aug-24	5,068,884.93	545372	68,884.93	At Maturity	3766
3-Mar-25	5,000,000.00	5.07%	Suncorp Bank	AA-	28-Aug-24	5,065,979.45	545416	65,979.45	At Maturity	3768
5-Mar-25	5,000,000.00	5.18%	Suncorp Bank	AA-	22-May-24	5,136,950.68	545098	136,950.68	At Maturity	3747
12-Mar-25	5,000,000.00	5.05%	National Australia Bank	AA-	11-Mar-24	5,183,321.92	544925	183,321.92	At Maturity	3738
19-Mar-25	5,000,000.00	5.10%	Westpac Group	AA-	29-May-24	5,129,945.21	545113	129,945.21	At Maturity	3749
26-Mar-25	10,000,000.00	5.09%	Suncorp Bank	AA-	23-Sep-24	10,096,221.92	545507	96,221.92	At Maturity	3776



Camden Council Investment Holdings Report - November 2024

Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
27-Mar-25	5,000,000.00	5.00%	National Australia Bank	AA-	27-Mar-24	5,170,547.95	544966	170,547.95	At Maturity	3739
2-Apr-25	5,000,000.00	5.32%	Suncorp Bank	AA-	14-Jun-24	5,123,890.41	545183	123,890.41	At Maturity	3754
8-Apr-25	5,000,000.00	5.35%	Suncorp Bank	AA-	19-Jun-24	5,120,924.66	545200	120,924.66	At Maturity	3755
15-Apr-25	5,000,000.00	5.19%	ING Bank (Australia)	A*	15-Apr-24	5,163,520.55	545009	163,520.55	At Maturity	3742
22-Apr-25	5,000,000.00	5.35%	Suncorp Bank	AA-	19-Jun-24	5,120,924.66	545201	120,924.66	At Maturity	3756
29-Apr-25	5,000,000.00	5.17%	Westpac Group	AA-	24-Apr-24	5,156,516.44	545038	156,516.44	At Maturity	3743
6-May-25	5,000,000.00	4.84%	Westpac Group	AA-	27-Aug-24	5,063,649.32	545398	63,649.32	At Maturity	3767
13-May-25	5,000,000.00	5.25%	National Australia Bank	AA-	8-May-24	5,148,869.86	545075	148,869.86	At Maturity	3744
20-May-25	5,000,000.00	4.90%	National Australia Bank	AA-	28-Aug-24	5,063,767.12	545415	63,767.12	At Maturity	3769
29-May-25	5,000,000.00	5.24%	Westpac Group	AA-	29-May-24	5,133,512.33	545112	133,512.33	At Maturity	3748
4-Jun-25	5,000,000.00	4.96%	Suncorp Bank	AA-	4-Sep-24	5,059,791.78	545453	59,791.78	At Maturity	3771
10-Jun-25	5,000,000.00	5.20%	AMP Bank	BBB+	7-Aug-24	5,082,630.14	545329	82,630.14	At Maturity	3764
16-Jun-25	5,000,000.00	5.20%	AMP Bank	BBB+	14-Aug-24	5,077,643.84	545356	77,643.84	At Maturity	3765
18-Jun-25	5,000,000.00	5.25%	National Australia Bank	AA-	12-Jun-24	5,123,698.63	545168	123,698.63	Annually	3753
24-Jun-25	5,000,000.00	4.96%	National Australia Bank	AA-	4-Sep-24	5,059,791.78	545452	59,791.78	At Maturity	3772
26-Jun-25	5,000,000.00	5.30%	National Australia Bank	AA-	26-Jun-24	5,114,712.33	545212	114,712.33	At Maturity	3757
2-Jul-25	10,000,000.00	5.45%	National Australia Bank	AA-	1-Jul-24	10,228,452.05	545220	228,452.05	Annually	3758
9-Jul-25	10,000,000.00	5.10%	Suncorp Bank	AA-	9-Oct-24	10,074,054.79	545548	74,054.79	At Maturity	3778
17-Jul-25	5,000,000.00	5.33%	National Australia Bank	AA-	17-Jul-24	5,100,028.77	545255	100,028.77	At Maturity	3760
24-Jul-25	5,000,000.00	5.08%	Suncorp Bank	AA-	25-Oct-24	5,025,747.95	545582	25,747.95	At Maturity	3781
31-Jul-25	10,000,000.00	5.27%	Westpac Group	AA-	30-Jul-24	10,179,035.62	545307	179,035.62	At Maturity	3762
13-Aug-25	5,000,000.00	5.10%	Suncorp Bank	AA-	10-Oct-24	5,036,328.77	545559	36,328.77	At Maturity	3779
20-Aug-25	5,000,000.00	5.07%	Suncorp Bank	AA-	16-Oct-24	5,031,947.95	545568	31,947.95	At Maturity	3780
3-Sep-25	5,000,000.00	4.94%	Westpac Group	AA-	2-Sep-24	5,060,904.11	545436	60,904.11	At Maturity	3770
10-Sep-25	5,000,000.00	4.85%	National Australia Bank	AA-	11-Sep-24	5,053,815.07	545486	53,815.07	At Maturity	3773
17-Sep-25	5,000,000.00	4.80%	Westpac Group	AA-	18-Sep-24	5,048,657.53	545498	48,657.53	At Maturity	3774
24-Sep-25	5,000,000.00	4.90%	Westpac Group	AA-	23-Sep-24	5,046,315.07	545506	46,315.07	At Maturity	3775
1-Oct-25	5,000,000.00	4.88%	National Australia Bank	AA-	30-Sep-24	5,041,446.58	545529	41,446.58	At Maturity	3777
21-Oct-25	5,000,000.00	5.10%	Westpac Group	AA-	24-Oct-24	5,026,547.95	545583	26,547.95	At Maturity	3782

Camden Council Investment Holdings Report - November 2024



Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
30-Oct-25	5,000,000.00	5.08%	Westpac Group	AA-	30-Oct-24	5,022,268.49	545589	22,268.49	At Maturity	3783
4-Nov-25	5,000,000.00	5.07%	National Australia Bank	AA-	27-Nov-24	5,002,778.08	545655	2,778.08	At Maturity	3733
11-Nov-25	7,000,000.00	5.12%	Westpac Group	AA-	8-Nov-24	7,022,584.11	545620	22,584.11	At Maturity	3784
18-Nov-25	5,000,000.00	5.18%	Westpac Group	AA-	13-Nov-24	5,012,772.60	545631	12,772.60	At Maturity	3785
25-Nov-25	5,000,000.00	5.14%	Westpac Group	AA-	18-Nov-24	5,009,153.42	545640	9,153.42	At Maturity	3786
	293,500,000.00					299,201,738.93		5,701,738.93		



Investment Summary Report
December 2024

Camden Council Executive Summary - December 2024



Investment Holdings

	Amount (\$)	Current Yield (%)
Cash	21,589,673	4.34
Term Deposit	288,500,000	5.12
	310,089,673	

Sources of Funds

	Amount (\$)
Section 7.11 Developer Contributions	181,265,040
Restricted Grant Income	56,253,264
Externally Restricted Reserves	16,452,166
Internally Restricted Reserves	39,831,328
General Fund	16,287,875
Total Funds Invested	310,089,673

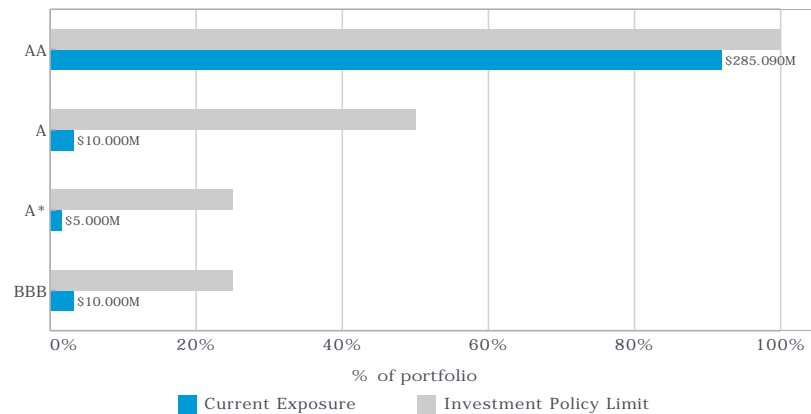
Term to Maturity

	Amount (\$)	Policy Max
Between 0 and 1 years	310,089,673	100% 100% a
	310,089,673	

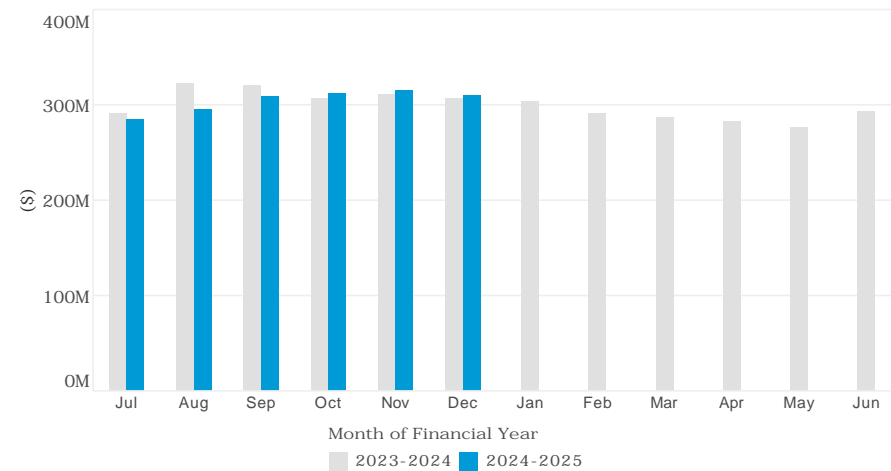
Council's investment portfolio has decreased by \$5.229m since the November reporting period. The decrease primarily relates to capital and operating expenditure during the month.

Percentages in this report may not add up to 100% due to rounding

Total Credit Exposure



Investment Portfolio Balance



*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 25% of the total portfolio



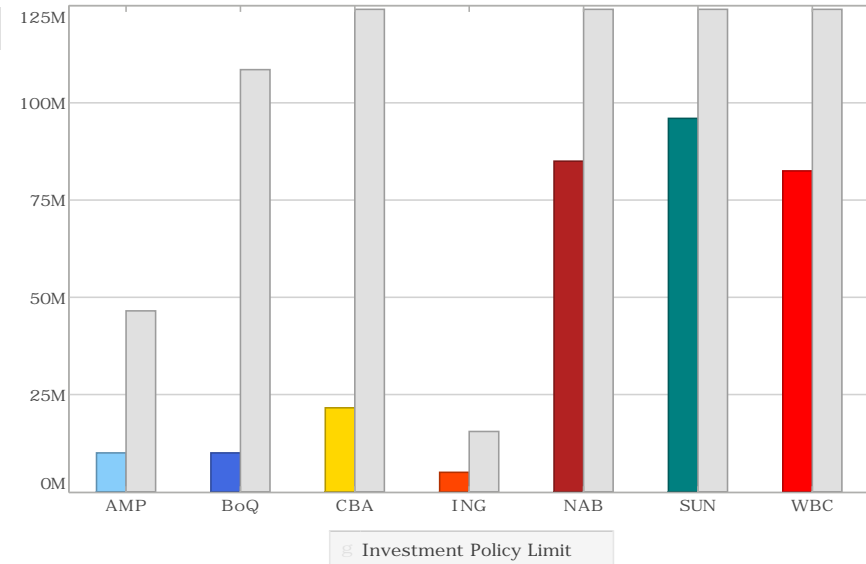


Camden Council Individual Institutional Exposures Report - December 2024

Individual Institutional Exposures

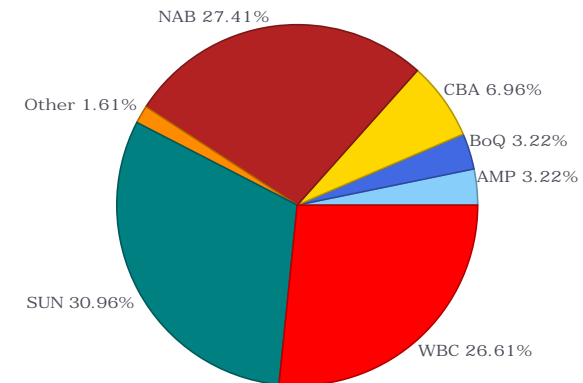
Individual Institutional Exposure Charts

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	10.000M	3.22%	46.513M	15.00%	36.513M
Bank of Queensland (A-)	10.000M	3.22%	108.531M	35.00%	98.531M
Commonwealth Bank of Australia (AA-)	21.590M	6.96%	124.036M	40.00%	102.446M
ING Bank Australia [Foreign Sub] (A*)	5.000M	1.61%	15.504M	5.00%	10.504M
National Australia Bank (AA-)	85.000M	27.41%	124.036M	40.00%	39.036M
Suncorp Bank (AA-)	96.000M	30.96%	124.036M	40.00%	28.036M
Westpac Group (AA-)	82.500M	26.61%	124.036M	40.00%	41.536M
	310.09M				



*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 5% of the total portfolio in any single entity

Council's portfolio is within its individual institutional investment policy limits.
 Council's portfolio is within its term to maturity investment policy limits.
 Council's portfolio complies with the NSW Ministerial Investment Order.



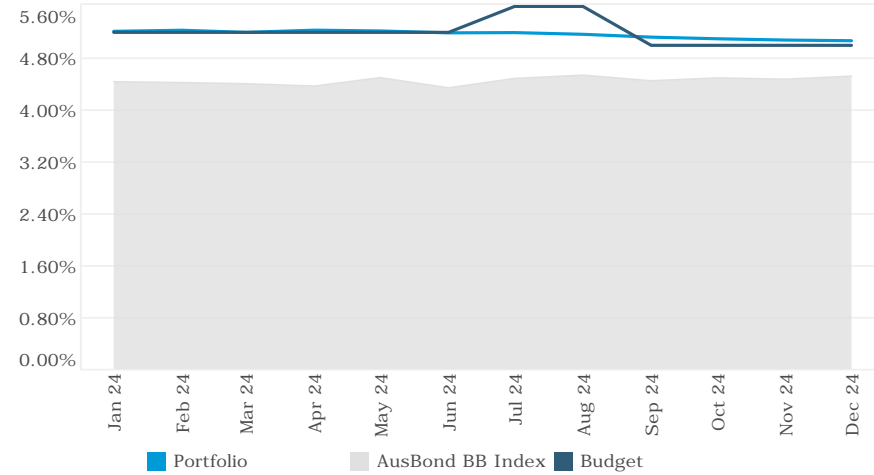
Camden Council
Performance Summary - December 2024



Interest Summary

Interest Summary as of December 2024	
Number of Investments	54
Average Days to Maturity	158
Weighted Portfolio Yield	5.07%
Cash Accounts Yield	4.34%
Highest Rate	5.45%
Lowest Rate	0.80%
Budget Rate	5.00%
Average BBSW (30 Day)	4.32%
Average BBSW (90 Day)	4.44%
Average BBSW (180 Day)	4.61%
Official Cash Rate	4.35%
AusBond Bank Bill Index	4.53%

Investment Performance



Interest Received During the 2024/2025 Financial Year				
	December	Cumulative	Original Budget	Revised Budget
General Fund	\$284,812	\$2,049,626	\$2,552,000	\$2,877,000
Restricted	\$1,024,204	\$5,771,166	\$9,187,000	\$9,647,000
Total	\$1,309,016	\$7,820,792	\$11,739,000	\$12,524,000

Historical Performance Summary (% pa)			
	Portfolio	AusBond BB Index	Outperformance
Dec 2024	5.07%	4.53%	0.54%
Last 3 months	5.08%	4.50%	0.58%
Last 6 months	5.12%	4.50%	0.62%
Financial Year to Date	5.12%	4.50%	0.62%
Last 12 months	5.18%	4.47%	0.71%

Investment Performance

Council's portfolio returned 5.07%pa on a weighted average yield basis during December. This compares favourably with the Ausbond Bank Bill Index's return of 4.53%pa for the month.





Camden Council Investment Holdings Report - December 2024

Cash Accounts

Amount (\$)	Current Yield (%)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
0.00	5.10%	AMP Bank	BBB+	0.00	545261	31d Notice
2,189,673.31	4.30%	Commonwealth Bank of Australia	AA-	2,189,673.31	545023	General Acct
19,400,000.00	4.35%	Commonwealth Bank of Australia	AA-	19,400,000.00	535548	Call Acct
21,589,673.31				21,589,673.31		

Term Deposits

Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
8-Jan-25	5,000,000.00	5.05%	National Australia Bank	AA-	3-Apr-24	5,188,856.16	544984	188,856.16	At Maturity	3740
14-Jan-25	5,000,000.00	5.15%	Suncorp Bank	AA-	15-Jan-24	5,248,328.77	544793	248,328.77	At Maturity	3732
22-Jan-25	5,000,000.00	5.15%	National Australia Bank	AA-	8-May-24	5,167,904.11	545076	167,904.11	At Maturity	3745
29-Jan-25	5,000,000.00	5.17%	Bank of Queensland	A-	5-Jun-24	5,148,726.03	545140	148,726.03	At Maturity	3751
3-Feb-25	5,000,000.00	5.00%	Westpac Group	AA-	1-Aug-24	5,104,794.52	545314	104,794.52	At Maturity	3763
5-Feb-25	5,000,000.00	5.14%	Bank of Queensland	A-	5-Jun-24	5,147,863.01	545141	147,863.01	At Maturity	3752
12-Feb-25	5,000,000.00	5.38%	National Australia Bank	AA-	11-Jul-24	5,128,235.62	545249	128,235.62	At Maturity	3759
19-Feb-25	5,000,000.00	5.24%	Suncorp Bank	AA-	13-May-24	5,167,249.32	545084	167,249.32	At Maturity	3746
24-Feb-25	500,000.00	0.80%	Westpac Group	AA-	24-Feb-21	500,405.48	540967	405.48	Quarterly	3481
27-Feb-25	5,000,000.00	5.30%	National Australia Bank	AA-	26-Jul-24	5,115,438.36	545277	115,438.36	At Maturity	3761
3-Mar-25	5,000,000.00	4.93%	Westpac Group	AA-	21-Aug-24	5,089,820.55	545372	89,820.55	At Maturity	3766
3-Mar-25	5,000,000.00	5.07%	Suncorp Bank	AA-	28-Aug-24	5,087,509.59	545416	87,509.59	At Maturity	3768
5-Mar-25	5,000,000.00	5.18%	Suncorp Bank	AA-	22-May-24	5,158,947.95	545098	158,947.95	At Maturity	3747
12-Mar-25	5,000,000.00	5.05%	National Australia Bank	AA-	11-Mar-24	5,204,767.12	544925	204,767.12	At Maturity	3738
19-Mar-25	5,000,000.00	5.10%	Westpac Group	AA-	29-May-24	5,151,602.74	545113	151,602.74	At Maturity	3749
26-Mar-25	10,000,000.00	5.09%	Suncorp Bank	AA-	23-Sep-24	10,139,452.05	545507	139,452.05	At Maturity	3776
27-Mar-25	5,000,000.00	5.00%	National Australia Bank	AA-	27-Mar-24	5,191,780.82	544966	191,780.82	At Maturity	3739
2-Apr-25	5,000,000.00	5.32%	Suncorp Bank	AA-	14-Jun-24	5,146,482.19	545183	146,482.19	At Maturity	3754
8-Apr-25	5,000,000.00	5.35%	Suncorp Bank	AA-	19-Jun-24	5,143,643.84	545200	143,643.84	At Maturity	3755
15-Apr-25	5,000,000.00	5.19%	ING Bank (Australia)	A*	15-Apr-24	5,185,560.27	545009	185,560.27	At Maturity	3742
22-Apr-25	5,000,000.00	5.35%	Suncorp Bank	AA-	19-Jun-24	5,143,643.84	545201	143,643.84	At Maturity	3756

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Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
29-Apr-25	5,000,000.00	5.17%	Westpac Group	AA-	24-Apr-24	5,178,471.23	545038	178,471.23	At Maturity	3743
6-May-25	5,000,000.00	4.84%	Westpac Group	AA-	27-Aug-24	5,084,202.74	545398	84,202.74	At Maturity	3767
13-May-25	5,000,000.00	5.25%	National Australia Bank	AA-	8-May-24	5,171,164.38	545075	171,164.38	At Maturity	3744
20-May-25	5,000,000.00	4.90%	National Australia Bank	AA-	28-Aug-24	5,084,575.34	545415	84,575.34	At Maturity	3769
29-May-25	5,000,000.00	5.24%	Westpac Group	AA-	29-May-24	5,155,764.38	545112	155,764.38	At Maturity	3748
4-Jun-25	5,000,000.00	4.96%	Suncorp Bank	AA-	4-Sep-24	5,080,854.79	545453	80,854.79	At Maturity	3771
10-Jun-25	5,000,000.00	5.20%	AMP Bank	BBB+	7-Aug-24	5,104,712.33	545329	104,712.33	At Maturity	3764
16-Jun-25	5,000,000.00	5.20%	AMP Bank	BBB+	14-Aug-24	5,099,726.03	545356	99,726.03	At Maturity	3765
18-Jun-25	5,000,000.00	5.25%	National Australia Bank	AA-	12-Jun-24	5,145,993.15	545168	145,993.15	Annually	3753
24-Jun-25	5,000,000.00	4.96%	National Australia Bank	AA-	4-Sep-24	5,080,854.79	545452	80,854.79	At Maturity	3772
26-Jun-25	5,000,000.00	5.30%	National Australia Bank	AA-	26-Jun-24	5,137,219.18	545212	137,219.18	At Maturity	3757
2-Jul-25	10,000,000.00	5.45%	National Australia Bank	AA-	1-Jul-24	10,274,739.73	545220	274,739.73	Annually	3758
9-Jul-25	10,000,000.00	5.10%	Suncorp Bank	AA-	9-Oct-24	10,117,369.86	545548	117,369.86	At Maturity	3778
17-Jul-25	5,000,000.00	5.33%	National Australia Bank	AA-	17-Jul-24	5,122,663.01	545255	122,663.01	At Maturity	3760
24-Jul-25	5,000,000.00	5.08%	Suncorp Bank	AA-	25-Oct-24	5,047,320.55	545582	47,320.55	At Maturity	3781
31-Jul-25	10,000,000.00	5.27%	Westpac Group	AA-	30-Jul-24	10,223,794.52	545307	223,794.52	At Maturity	3762
5-Aug-25	5,000,000.00	5.16%	Suncorp Bank	AA-	2-Dec-24	5,021,205.48	545666	21,205.48	At Maturity	3788
13-Aug-25	5,000,000.00	5.10%	Suncorp Bank	AA-	10-Oct-24	5,057,986.30	545559	57,986.30	At Maturity	3779
14-Aug-25	5,000,000.00	5.16%	Suncorp Bank	AA-	13-Dec-24	5,013,430.14	545705	13,430.14	At Maturity	3791
20-Aug-25	5,000,000.00	5.07%	Suncorp Bank	AA-	16-Oct-24	5,053,478.08	545568	53,478.08	At Maturity	3780
26-Aug-25	6,000,000.00	5.17%	Suncorp Bank	AA-	4-Dec-24	6,023,796.16	545675	23,796.16	At Maturity	3789
3-Sep-25	5,000,000.00	4.94%	Westpac Group	AA-	2-Sep-24	5,081,882.19	545436	81,882.19	At Maturity	3770
10-Sep-25	5,000,000.00	4.85%	National Australia Bank	AA-	11-Sep-24	5,074,410.96	545486	74,410.96	At Maturity	3773
17-Sep-25	5,000,000.00	4.80%	Westpac Group	AA-	18-Sep-24	5,069,041.10	545498	69,041.10	At Maturity	3774
24-Sep-25	5,000,000.00	4.90%	Westpac Group	AA-	23-Sep-24	5,067,123.29	545506	67,123.29	At Maturity	3775
1-Oct-25	5,000,000.00	4.88%	National Australia Bank	AA-	30-Sep-24	5,062,169.86	545529	62,169.86	At Maturity	3777
7-Oct-25	5,000,000.00	5.04%	Suncorp Bank	AA-	5-Dec-24	5,018,641.10	545684	18,641.10	At Maturity	3790
21-Oct-25	5,000,000.00	5.10%	Westpac Group	AA-	24-Oct-24	5,048,205.48	545583	48,205.48	At Maturity	3782
30-Oct-25	5,000,000.00	5.08%	Westpac Group	AA-	30-Oct-24	5,043,841.10	545589	43,841.10	At Maturity	3783



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Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
4-Nov-25	5,000,000.00	5.07%	National Australia Bank	AA-	27-Nov-24	5,024,308.22	545655	24,308.22	At Maturity	3733
11-Nov-25	7,000,000.00	5.12%	Westpac Group	AA-	8-Nov-24	7,053,023.56	545620	53,023.56	At Maturity	3784
18-Nov-25	5,000,000.00	5.18%	Westpac Group	AA-	13-Nov-24	5,034,769.86	545631	34,769.86	At Maturity	3785
25-Nov-25	5,000,000.00	5.14%	Westpac Group	AA-	18-Nov-24	5,030,980.82	545640	30,980.82	At Maturity	3786
	288,500,000.00					294,448,732.05		5,948,732.05		

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