



Camden Council Business Paper

Ordinary Council Meeting

28 July 2020

Please note due to COVID-19 restrictions this meeting is being held as a teleconference. The public can view the meeting via Council's webcast. A link to this webcast can be found on Council's webpage – <http://webcast.camden.nsw.gov.au/video.php>



COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
CRET	Camden Region Economic Taskforce
DA	Development Application
DCP	Development Control Plan
DPIE	Department of Planning, Industry & Environment
TfNSW	Transport for NSW
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GSC	Greater Sydney Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
S10.7 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
S603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
S73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement

ORDINARY COUNCIL

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ORDINARY COUNCIL

SUBJECT: PRAYER

PRAYER

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

Amen

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

Amen

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

Amen

AFFIRMATION

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

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

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

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

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

ORDINARY COUNCIL

SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

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

ORDINARY COUNCIL

SUBJECT: WEBCASTING OF COUNCIL MEETINGS

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

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

I remind those that are participating in this meeting that your image and what you say will be broadcast live to the public and will also be recorded so please be mindful of your actions and comments. You should avoid making statements that might defame or offend and note that Council will not be responsible for your actions and comments.

ORDINARY COUNCIL

SUBJECT: LEAVES OF ABSENCE

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

RECOMMENDED

That leaves of absence be granted.

ORDINARY COUNCIL

SUBJECT: DECLARATION OF INTEREST

NSW legislation provides strict guidelines for the disclosure of pecuniary and non-pecuniary Conflicts of Interest and Political Donations.

Council's Code of Conduct also deals with pecuniary and non-pecuniary conflict of interest and Political Donations and how to manage these issues (Clauses 4.28-5.19).

Councillors should be familiar with the disclosure provisions contained in the Council's Code of Conduct.

This report provides an opportunity for Councillors to disclose any interest that they may have or Political Donation they may have received relating to a Report contained in the Council Business Paper and to declare the nature of that interest.

RECOMMENDED

That the declarations be noted.

ORDINARY COUNCIL

SUBJECT: PUBLIC ADDRESSES

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

The Public Address session will be conducted in accordance with the Public Address Guidelines subject to necessary changes to accommodate remote access to the meeting. Speakers will be able to make their address by accessing Council's meeting remotely via the internet. Speakers must submit an application form, available on Council's website, to Council's Governance team no later than 5.00pm on the working day prior to the day of the meeting.

Speakers are limited to one topic per Public Address session. Only seven speakers can be heard at any meeting. A limitation of one speaker for and one speaker against on each item is in place. Additional speakers, either for or against, will be identified as 'tentative speakers' or should only be considered where the total number of speakers does not exceed seven at any given meeting. Speakers will be provided with instructions to allow them to access the meeting remotely online.

Where a member of the public raises a question during the Public Address session, a response will be provided where Councillors or staff have the necessary information at hand; if not, a reply will be provided at a later time. There is a limit of one question per speaker per meeting.

Speakers should ensure that their statements, comments and questions comply with the Guidelines.

All speakers are limited to four minutes, with a one minute warning given to speakers prior to the four minute time period elapsing. The commencement and conclusion of time shall be advised by the Mayor/Chairperson.

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

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

Only the audio recording of the public address speakers will be heard on Council's video conference and webcast. Visual images of the speaker will not be captured.

RECOMMENDED

That the public addresses be noted.

ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 23 June 2020.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 23 June 2020, copies of which have been circulated, be confirmed and adopted.



ORDINARY COUNCIL

SUBJECT: MAYORAL MINUTE

Consideration of Mayoral Minute (if any).



ORDINARY COUNCIL

ORD01

SUBJECT: ORAN PARK TOWN CENTRE - PLANNING PROPOSAL AND VPA AMENDMENT (POST EXHIBITION)

FROM: Director Planning and Environment

TRIM #: 20/181023

Property Address: Part of 351 Oran Park Drive, Oran Park (part of Lot 3 DP 270899); part of 341 Oran Park Drive, Oran Park (part of Lot 8 DP 270899); part of 76 Central Avenue, Oran Park (part of Lot 11 DP 270899); part of The Northern Road, Oran Park (part of Lot 9067 DP 1232285); part of 30 Podium Way, Oran Park (part of Lot 35 DP 1217280); part of 15 Revell Street, Oran Park (part of Lot 37 DP 1217280); and part of Revell Street, Lazich Lane and Podium Way, Oran Park.

Proponent: Greenfields Development Company No.2 Pty Ltd

Owner: Leppington Pastoral Company Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to inform Council on the outcome of the public exhibition of the Oran Park Town Centre Planning Proposal and an amendment to the Oran Park Voluntary Planning Agreement (VPA amendment).

The report recommends that Council endorse the Planning Proposal and request the Department of Planning, Industry and Environment (DPIE) to make the plan. The report also recommends that Council endorse the VPA amendment.

The Planning Proposal and VPA amendment are provided as **attachments** to this report.

BACKGROUND

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

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

In March 2020, the proponent lodged a formal offer to Council to amend the Oran Park VPA. The proposed amendment includes an offer to dedicate land to Council for public open space.

A series of Councillor briefings have been held in relation to the draft Planning Proposal, DA and the VPA amendment including briefings held on 28 April 2020 and 7 July 2020 (on conclusion of the public exhibition.)

Locality

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

The Town Centre is the commercial hub of the precinct and is proposed to contain a mix of land uses including retail, commercial, recreational, civic and residential uses.

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



Figure 1: Location Map

On 3 July 2020, State Environmental Planning Policy (Major Infrastructure Corridors) 2020 (Major Infrastructure Corridors SEPP) was made. The Major Infrastructure Corridors SEPP includes the location and planning controls applying to the North South Rail Line and South West Rail Link Extension corridors, including stations at Oran Park and Narellan. The future Oran Park Train Station is located immediately west of the Town Centre adjacent to Oran Park Drive.



Council Resolution

On 25 June 2019, Council considered a report on the draft Planning Proposal and resolved (in part) that Council:

- i. *endorse the draft Planning Proposal for land at 351 Oran Park Drive, Oran Park (part Lot 3 DP 270899; part Lot 4 DP 270899; part Lot 9066 DP 1229619; part Lot 35 DP 1217280 & part Lot 37 DP 1217280), to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination;*
- ii. *subject to a favourable Gateway Determination from the Department of Planning, Industry and Environment:*
 - a. *ensure that satisfactory arrangements are in place to dedicate the additional open space to Council; and*
 - b. *proceed to public exhibition in accordance with the requirements of the Gateway Determination.*

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

Gateway Determination

On 26 November 2019, Council received a Gateway Determination from DPIE which requested pre-exhibition amendments to the Planning Proposal including:

- Updating the property description and consistency with Ministerial Directions; and
- A visual impact assessment and shadow diagrams for the proposed residential apartment building.

The Gateway Determination also required consultation with Western Sydney Airport and the Federal Department of Infrastructure, Regional Development and Cities and consideration of whether an amendment to the Oran Park Development Control Plan (DCP) was necessary.

A copy of the Gateway Determination is included as an **attachment** to this report.

MAIN REPORT

Planning Proposal

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

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

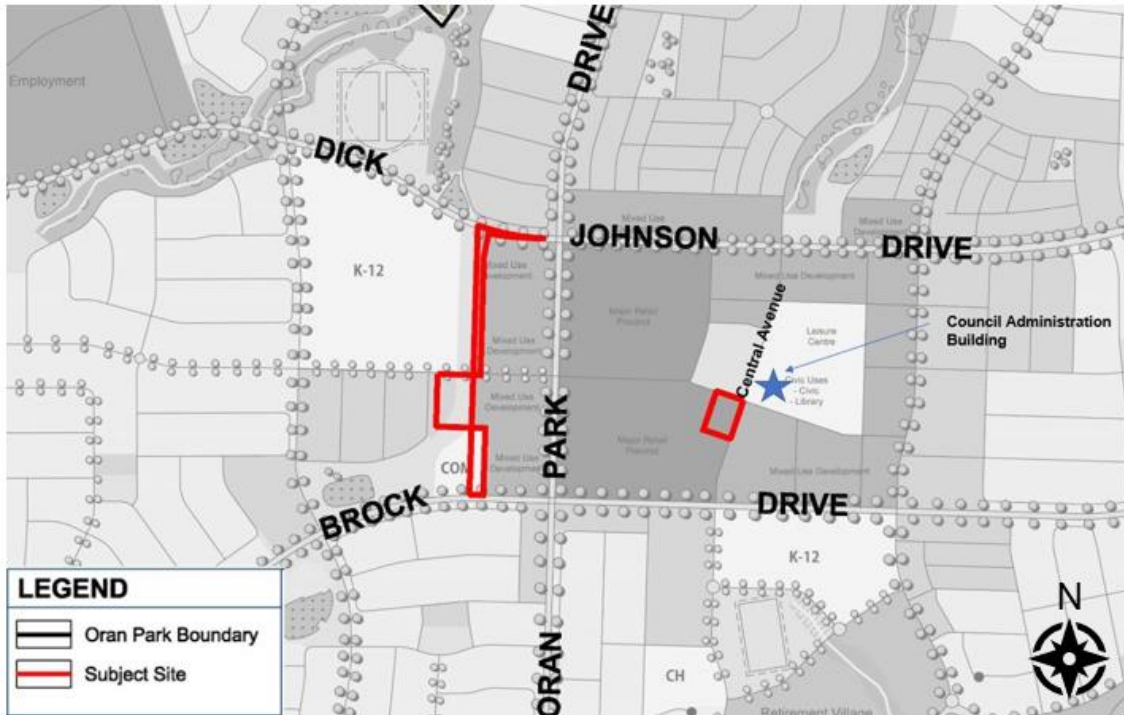


Figure 2: Location of Areas Subject to Planning Proposal

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

Development Application

The Planning Proposal was lodged concurrently with a DA for Stage 2 of the Oran Park Podium development. The DA sought approval for the staged extension of Oran Park Podium Shopping Centre including the erection of a 12 storey residential building (above podium level) which relied on the increased building height sought as part of the Planning Proposal.

Following lodgement, the applicant modified the DA to reduce the height of the residential building to allow the DA to be determined. On 4 May 2020, the Sydney Western City Planning Panel (Panel) approved DA/2018/1223/1 for the staged extension of the Oran Park Podium Shopping Centre.

The consent includes an extension to the retail space (16,050m² of additional retail floor area), construction of a residential flat building (five storeys above the Podium level), construction of a commercial building (four storeys above the Podium level), extension of the basement car park and extension of Main Street. The consent also granted concept approval for two residential flat buildings fronting Central Avenue.

On 26 May 2020, the applicant submitted a new DA (DA/2020/318/1) that seeks approval to erect a 12 storey residential flat building above the approved Oran Park Podium shopping centre extension. This DA relies on the gazettal of the Planning Proposal.



A copy of the architectural plans submitted with the DA is provided in Appendix 6 of the **attached** Planning Proposal.

Pre-exhibition Gateway Requirements

As previously mentioned, the Gateway Determination requested a visual impact assessment and shadow diagrams for the proposed residential building prior to public exhibition. It also required consideration of whether an amendment to the Oran Park DCP should be prepared.

Visual Impact Assessment

A visual impact assessment was provided in support of the Planning Proposal, which evaluates the visual impacts of the proposed development from 12 locations within a 500m radius of the subject site. The 500m radius assesses the local context of the proposal from key public domain (both pedestrian and vehicular) approaches to the site. The assessment also considers the impact Oran Park House and Denbigh Homestead located 1,200m and 3,000m from the subject site respectively.

The visual assessment concludes that the additional building height has a negligible impact on the surrounding precinct, including the local context and broader heritage properties. The assessment concludes that the proposed residential apartment building will become a focal point of the precinct and has been considered in the context of the Town Centre. The assessment also acknowledges that the visual impact of the building will change as other development occurs in the area.

The visual impact assessment is included as Appendix 11 to the **attached** Planning Proposal.

Shadow Diagrams

Shadow diagrams were provided in support of the Planning Proposal, which illustrate the shadowing impacts of the proposed 12 storey residential building. These diagrams show that the proposed residential building will overshadow the site located immediately east fronting Central Avenue from 2pm on June 21 however this impact will not preclude the site from achieving a minimum of 3 hours of solar access.

The diagrams also show some shadow impacts on the two DA concept approved residential buildings fronting Central Avenue. Future DAs for these buildings will need to consider shadowing impacts and demonstrate compliance with State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development (SEPP 65).

There are no overshadowing impacts on Perich Park, located north of the site, or on the residential land located south of Peter Brock Drive. The shadow diagrams are included as Appendix 10 to the **attached** Planning Proposal.

Oran Park Development Control Plan

The current Oran Park DCP includes controls for apartment buildings including setbacks, parking and the provision of open space. These controls have previously been applied to residential apartment buildings in Oran Park.

The Oran Park DCP also references controls within SEPP 65 for residential flat buildings. The DA for the residential building will need to demonstrate compliance with the design quality principles within SEPP 65 and the Apartment Design Guide. As such, an amendment to the Oran Park DCP is not considered necessary.

Public Agency Submission

Oran Park Town Centre is within the Obstacle Limit Surface (OLS) for the Western Sydney Airport however the proposed height increase will be 85m below the OLS.

In accordance with the Gateway Determination, consultation with Western Sydney Airport and Federal Department of Infrastructure, Regional Development and Cities was undertaken. The Federal Department of Infrastructure, Regional Development and Cities raised no objection or comment. The Western Sydney Airport did not respond. The agency submission is provided as a **supporting document**.

Public Exhibition of the Planning Proposal

The Planning Proposal was publicly exhibited from 4 May to 15 June 2020 and 591 landowners were notified (consistent with the initial notification undertaken in 2018).

In addition, the proponent informed the local community through their social media and newsletter. The proposal was also discussed at their residents meeting (held online) with approximately 63 attendees.

Community Submission

In response to the public exhibition, one community submission was received. The submitter is opposed to the proposed height of 47m in proximity to their residence. The community submission is provided as a **supporting document**.

Officer Comment

Due to its height, the residential apartment building will be visible from the surrounding area however the context of the site is a town centre which is deemed an appropriate location for a building of this nature.

The Planning Proposal has demonstrated planning merit and the proposed height increase is consistent with the town centre environment.

Draft Voluntary Planning Agreement

The Planning Proposal will facilitate an additional 56 dwellings on the site. As a result, an additional 2,858m² of local open space is required. The proponent has made an offer to Council to amend the current VPA to address the need for additional local open space.

In summary, the VPA amendment includes:

- Amending the development to which the VPA applies to include the additional 56 dwellings;
- The dedication of land for open space and embellishment of that land;
- A monetary contribution of \$135/dwelling for plan administration; and
- Amendments to various maps and figures within the VPA in line with the above.

Assessment of the offer

The VPA amendment addresses the Section 7.11 obligations generated by the 56 additional dwellings.

Open Space

The additional 56 dwellings generate a need for 2,858m² of local open space to be provided within the Oran Park Town Centre. To address this, the proponent has offered to dedicate the existing temporary park located on the corner of Peter Brock and Oran Park Drive to Council.

The park (Figure 3) is 3,000m² which meets the open space required by the additional population. In addition, the proponent will provide additional works to ensure the park equipment meets current standards.



Figure 3: Park being dedicated to Council (Corner of Oran Park and Peter Brock Drives)

Officer Comments

Council officers have assessed the offer and support the parcel of open space being dedicated. The size of the park is appropriate for a local park and the proposed embellishments will ensure the park meets current open space standards and regulations.

Monetary Contribution

The amendment includes the payment of a monetary contribution for plan administration. The monetary contribution of \$135 per dwelling is in accordance with the current Oran Park VPA and contributions plan.

Officer Comments

The payment of the monetary contributions is in accordance with the requirement of the existing VPA and contributions plan and is therefore supported by Council officers.

Assessment of Other Local Infrastructure

Council officers have considered other infrastructure and determined that the demand generated by the additional dwellings is catered for by the existing local infrastructure within the precinct. Therefore, no additional monetary contribution or works is required to support the additional dwellings.

Exhibition of draft Planning Agreement

The VPA amendment was placed on public exhibition from 28 April to 9 June 2020 and no submissions were received.

Next Steps

Subject to Council's endorsement:

- The Planning Proposal will be forwarded to DPIE for the plan to be made.
- The VPA amendment will be executed under Council's Power of Attorney.
- Execution of the VPA will be publicly notified and a copy forwarded to the Minister for Planning in accordance with the *Environmental Planning and Assessment Act 1979*.

FINANCIAL IMPLICATIONS

There are no financial implications as a result of the Planning Proposal. The amendment to the Oran Park VPA provides a monetary payment of \$7,560 and the dedication of land.

CONCLUSION

The Planning Proposal seeks to increase the maximum height from 24m to 47m on part of the site. The proposal also includes a zoning amendment to align the western boundary to development and cadastral boundaries.

The Planning Proposal was placed on public exhibition for 42 days from 4 May to 15 June 2020 and one community submission was received. One agency submission was also received raising no concern with the proposal.

The proponent has also made an offer to Council to amend the VPA to address the need for additional local open space. The VPA amendment satisfies the Section 7.11 obligations generated by the additional 56 dwellings and provides material public benefit for the local community. The VPA amendment was placed on public exhibition and no submissions were received.

It is recommended that Council endorse the Planning Proposal and VPA amendment.



RECOMMENDED

That Council:

- i. endorse the Planning Proposal for 351 Oran Park Drive, Oran Park as exhibited and forward the Planning Proposal to the Department of Planning, Industry and Environment for the plan to be made;**
- ii. notify the submitter of Council's decision;**
- iii. endorse the Third Amendment to Oran Park Voluntary Planning Agreement and authorise the relevant Voluntary Planning Agreement documentation to be completed under Council's Power of Attorney;**
- iv. publicly notify the execution of the Voluntary Planning Agreement amendment in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations; and**
- v. forward a copy of the executed Voluntary Planning Agreement amendment to the Minister for Planning and Environment in accordance with the provisions of the *Environmental Planning Act 1979* and Regulations.**

ATTACHMENTS

1. Oran Park Town Centre Planning Proposal
2. Oran Park Town Centre Planning Proposal -Appendices
3. Council Report & Resolution 25 June 2019
4. Oran Park Town Centre Planning Proposal - Gateway Determination
5. Oran Park Town Centre Planning Proposal Post Exhibiton - Submissions - *Supporting Document*
6. Oran Park Town Centre Planning Proposal - Submission Response Table
7. Third Deed of Variation - Oran Park Urban Release Area Planning Agreement

ORDINARY COUNCIL

ORD02

SUBJECT: NSW RURAL FIRE SERVICE - CATHERINE FIELD FIRE STATION
FROM: Director Customer & Corporate Strategy
TRIM #: 20/157410

PURPOSE OF REPORT

The purpose of this report is to advise Council of the amalgamation of the Leppington and Catherine Field Rural Fire Services, for Council to approve the demolition of the existing Rural Fire Service Shed at 170 Catherine Fields Road, Catherine Field and for Council to construct a new purpose-built facility for the NSW Rural Fire Service (NSW RFS) at the 170 Catherine Fields Road, Catherine Field site.

BACKGROUND

Council is required to provide facilities and accommodation for NSW RFS in accordance with Section 37 (3) of the *Rural Fires Act (NSW) 1997*, which specifies that Council is to do so in a manner that meets the approved standard of the RFS Commissioner and enables the Fire Control Officer to exercise its functions.

NSW RFS approached Council to identify a suitable site and to construct a new fire station that would cater to the needs of a growing community. As part of the proposal, NSW RFS proposes to amalgamate the existing Leppington and Catherine Field Rural Fire Services to achieve a greater economy of scale.

Council will co-ordinate the construction of the new fire station which will be located on the existing 170 Catherine Fields Road, Catherine Field site. Whilst Council will forward fund the construction, the total costs will be fully funded by grant payments from NSW RFS. For NSW RFS to secure funding from the NSW State Government, it requires a resolution of Council demonstrating a commitment to construct the new facility.

A Councillor briefing was held on this matter on 14 July 2020.

MAIN REPORT

NSW RFS Existing Buildings

A review was undertaken to identify the most appropriate site for construction of the new facility. Location was important to ensure services could be delivered in the most effective way to both Leppington and Catherine Field. The expansion of the existing fire sheds at Leppington and Catherine Field were considered, including any greenfield sites in the area.

In conclusion, the existing fire shed at Leppington could not accommodate the area required to support a new fire station and no greenfield sites were available. The existing fire shed at Catherine Field is in the right location and allows for the required expansion to support a new fire station.



As a result, it is recommended that the existing RFS Shed at Catherine Field be demolished and a new facility built adjacent to the current building, as shown on **Attachment 1** to this report. NSW RFS has confirmed that the proposal will support their needs and has proposed a purpose-built facility (Type 3C) is suitable for their requirements, as shown on **Attachment 2** to this report. This is a standard building type for NSW RFS.

It is anticipated that NSW RFS will be able to remain in occupation of both the Leppington and Catherine Field sites until the final stages of construction of the new facility. This will result in minimal disturbance to NSW RFS operations during this period.

The Leppington RFS Shed will be returned to Council once it is no longer required by NSW RFS. Its future purpose to be considered by Council at time of handover.

Timing

The build is proposed for completion in the 2022/23 financial year, with pre-construction elements commencing in the 2020/21 financial year.

Community Consultation

Clause 48(3) of the Infrastructure SEPP allows the replacement of an existing emergency services facility to be carried out as development permitted without consent but it would be subject to a Review of Environmental Factors / Part 5 self-assessment. Whilst not required, community consultation will be undertaken with regular users of the adjoining sites and residents directly impacted by the proposal.

FINANCIAL IMPLICATIONS

It is estimated the cost to build the new facility will be in the vicinity of \$1 million which will be included in the 2021/22 budget and be fully funded by grant payments from the NSW RFS.

CONCLUSION

NSW RFS has approached Council to provide a suitable site for the construction of a new purpose-built fire station. It is proposed to demolish the current Catherine Field fire shed and replace it with a new purpose-built facility that meets NSW RFS requirements. The new facility will enable the appropriate resources to be available to respond to a growing Local Government Area both now and into the future.

Construction of the proposed new facility will be coordinated by Council and funded by NSW RFS. A resolution of Council is required to support the NSW RFS application to the NSW State Government to secure the appropriate funding to construct the new facility.

RECOMMENDED

That Council:

- i. approve the demolition of the existing Rural Fire Service Shed at 170 Catherine Fields Road, Catherine Field and replace it with a new purpose-built Type 3C facility for the NSW Rural Fire Service, subject to a Part 5 assessment (review of environmental factors) and public consultation being completed;**
- ii. allocate funding as detailed in the financial implications section of this report;**
- iii. write to the NSW Rural Fire Service advising of Council's decision.**

ATTACHMENTS

- 1. Existing Sites**
- 2. Type 3C Building Floor Plan**

ORDINARY COUNCIL

ORD03

SUBJECT: PROPOSED CREEK NAMING - ORAN PARK
FROM: Director Customer & Corporate Strategy
TRIM #: 20/164793

PURPOSE OF REPORT

This report seeks Council's endorsement of the proposed naming of two creeks within the suburb of Oran Park and referral of the proposal to the NSW Geographical Names Board (GNB) for its consideration.

BACKGROUND

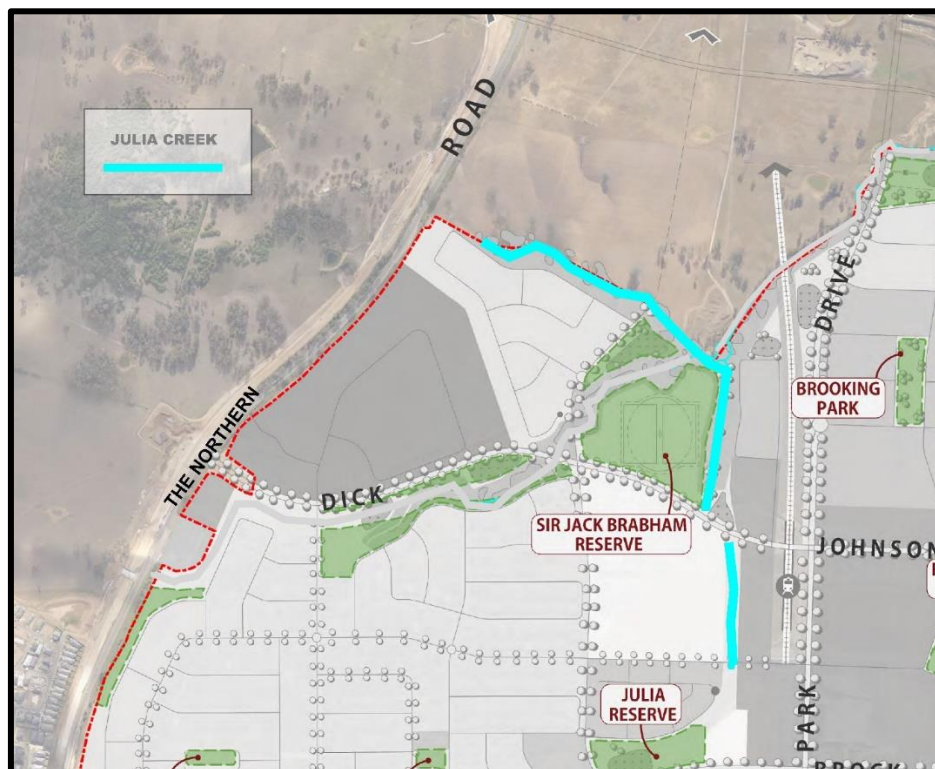
Council received a request from Greenfield Development Company (GDC) to consider the naming two creeks within the suburb of Oran Park. Information supplied by GDC in support of the request is provided below.

MAIN REPORT

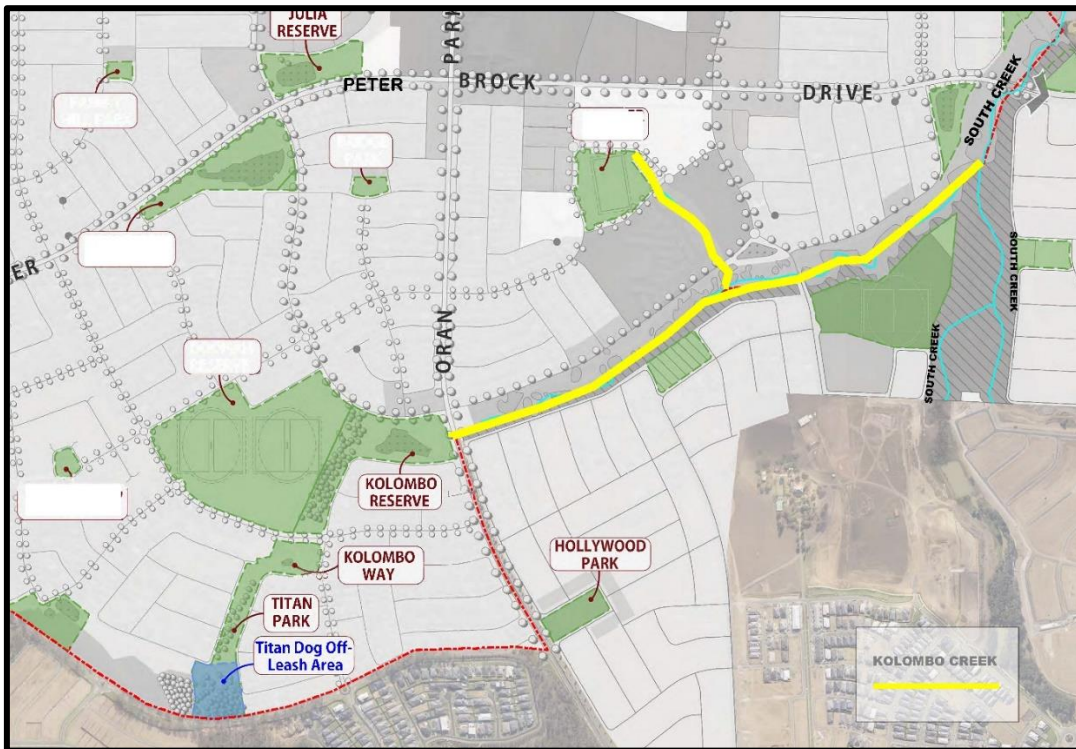
The creeks proposed to be named are:

- Julia Creek;
- Kolombo Creek.

Details on the historical background of the proposed creek names, as provided by GDC, is outlined in the maps and tables below.



Proposed Creek Names	Historical Background
Julia Creek	Julia Perich migrated to Australia in 1948 along with her husband Kolombo Perich. Julia and her husband Kolombo founded Leppington Pastoral Company in 1951. Both Julia and her husband Kolombo were proud Camden residents and supported local charities and causes which continues today through their family members. Julia Perich passed away in 1984.



Proposed Creek Name	Historical Background
Kolombo Creek	Kolombo Perich migrated to Australia in 1948 along with his wife Julia Perich. After much work and sacrifice, they were able to purchase a small dairy farm in 1951 milking 25 cows. By 1963 they were milking 200 cows at Bringelly. They then went on to purchase local dairy farms including one in Oran Park. Kolombo and his wife Julia were proud Camden residents and supported local charities and causes which continues today through their family members. Mr Kolombo Perich passed away in 1999.

The GNB is the naming authority and has the role of assigning names to parks and natural features. The GNB guidelines and procedures are aimed at ensuring community input as well as avoiding the duplication of names.

The GNB has advised Council that the following process is to be followed to have creek names approved:



1. The landowner, developer or a resident provides to Council a proposed creek name/s.
2. The proposed creek name/s are checked by Council staff in accordance with the Guidelines published by the GNB.
3. A report is sent to Council, seeking endorsement of the proposed park or reserve name/s to be submitted for approval by the GNB.
4. The GNB exhibits the proposed creek names in the local media for 30 days, inviting submissions.
5. If objections are received by the GNB, they will be forwarded to Council for review.
6. If no objections are received, the GNB gazettes the names and notifies Council of the gazettal.

Steps 1 to 2 have now been completed and this report is in accordance with step 3.

The proposed two creeks were referred to the Heritage Advisory Committee who did not raise any objections for the proposed names.

The naming of the two creeks was the subject of a Councillor briefing held on 14 July 2020.

The proposed creek names are now recommended to Council for endorsement and, subject to Council approval, will be referred to the GNB to continue the above naming process.

If approved by the GNB, the creek names will be formally included in Council's official water feature register.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

GDC has submitted a list of creek names for endorsement by Council.

The proposed names outlined in this report are in accordance with GNB guidelines.

It is recommended that Council endorse the proposed creek names and refer the application to the GNB to continue the place naming process.

RECOMMENDED

That Council:

- i. **endorse the creek names Julia Creek and Kolombo Creek within the Oran Park Precinct;**

-
- ii. refer an application for the naming of the two creeks to the Geographical Names Board (GNB) in accordance with GNB place naming process; and
 - iii. write to Greenfields Development Company advising of Council's decision.



ORDINARY COUNCIL

ORD04

SUBJECT: CODE OF MEETING PRACTICE - REVISED
FROM: Director Customer & Corporate Strategy
TRIM #: 20/181499

PURPOSE OF REPORT

The purpose of this report is to inform Council of a submission received during public exhibition of the draft revised Code of Meeting Practice (the draft revised Code) and to recommend Council adopt the revised Code without further amendment.

BACKGROUND

At its Ordinary meeting of 28 April 2020, Council resolved to authorise the public exhibition of the draft revised Code for a period of 42 days with submissions to be made to Council within that period. Council also resolved that, if submissions are received, to receive a further report following the exhibition period to consider submissions made and to adopt a final Code of Meeting Practice.

The draft revised Code was placed on public exhibition with submissions closing on 15 June 2020. Council received one submission within the public exhibition period.

Councillors were briefed on the matter on 16 June, 7 July and 14 July 2020.

MAIN REPORT

The draft revised Code as exhibited proposes a number of amendments.

It is proposed to amend the timing of the monthly Council meeting from the fourth Tuesday to the second Tuesday and the timing of the minimum of one briefing per month to the fourth Tuesday.

This proposal addresses the need for meetings to be held sufficiently earlier in the month to help deal with the business of Council. It also addresses the timing issue associated with the Christmas/New Year period. Additional briefings can still be undertaken as required.

It is also proposed to amend the start time for meetings to 6.30pm. This proposal provides for a more convenient start time for the members of the public who may have difficulty accessing Council meetings at the current 6pm start time due to existing work or family commitments.

Finally, it is proposed to extend the time that recordings of a Council meeting will be held on Council's website to 12 months after the meeting.

Under Section 362 of the *Local Government Act 1993*, Council may, after considering all submissions received by it concerning the draft revised Code, amend the provisions of the draft revised Code that are 'non-mandatory' provisions or adopt the draft revised Code without amendment.

The submission received by Council requests a revision of Section 3.13 of the draft revised Code, which relates to rescission motions. That section currently reads:

A notice of motion to alter or rescind a resolution must be submitted to the General Manager no later than 2 business days after the meeting at which the resolution was adopted.

The submission received is seeking to extend the time permitted to submit a rescission motion from the current 2 business days to a minimum of 5 business days.

The current provision of 2 business days has been in place at Council for 12 years. The provision has operated effectively since implemented and allows for the efficient implementation of Council resolutions. Accordingly, it is not recommended that this provision be changed.

A copy of the submission is provided as a **supplementary document**.

FINANCIAL IMPLICATIONS

There are no budget implications.

CONCLUSION

A draft revised Code of Meeting Practice was placed on public exhibition. It is recommended that, having considered the one submission received, Council adopt the revised Code of Meeting Practice as exhibited.

RECOMMENDED

That Council:

- i. adopt the revised Code of Meeting Practice as exhibited; and**
- ii. notify the submitter of Council's decision.**

ATTACHMENTS

1. Submission - *Supporting Document*



ORDINARY COUNCIL

ORD05

SUBJECT: INVESTMENT MONIES - JUNE 2020
FROM: Director Customer & Corporate Strategy
TRIM #: 20/212791

PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the *Local Government (General) Regulation 2005*, a list of investments held by Council as at 30 June 2020 is provided.

MAIN REPORT

The weighted average return on all investments was 1.85% p.a. for the month of June 2020. The industry benchmark for the month of June was 0.09% (Ausbond Bank Bill Index) and the current official cash rate as determined by the Reserve Bank of Australia (RBA) is 0.25%.

The Responsible Accounting Officer (the Chief Financial Officer) has certified that all investments have been made in accordance with Section 625 of the *Local Government Act 1993*, the relevant regulations and Council's Investment Policy.

Council's Investment Report is provided as an **attachment** to this report.

RECOMMENDED

That Council:

- i. note that the Responsible Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act 1993*, Regulations, and Council's Investment Policy;**
- ii. note the list of investments for June 2020; and**
- iii. note the weighted average interest rate return of 1.85% p.a. for the month of June 2020.**

ATTACHMENTS

1. Investment Report - June 2020

ORDINARY COUNCIL

ORD06

SUBJECT: INCOMING SPONSORSHIP POLICY - NEW
FROM: Director Sport, Community & Activation
TRIM #: 20/157778

PURPOSE OF REPORT

The purpose of this report is for Council to consider a new Incoming Sponsorship Policy. It is recommended that Council adopt the new policy.

BACKGROUND

The draft Incoming Sponsorship Policy has been developed to guide Council staff in seeking and accepting sponsorship from external organisations for events run by Council.

A Councillor briefing was held on this matter on 14 July 2020.

MAIN REPORT

Council is responsible for delivering a large number of community events, activities and programs each year which contributes to creating a connected and engaged community.

As most of the events are free to the public, Council regularly seeks financial and in-kind sponsorship support from local businesses and organisations to help enhance, grow and expand our program of events.

To ensure a consistent approach is followed for obtaining sponsorship, the Incoming Sponsorship Policy has been developed.

The Incoming Sponsorship Policy:

- a) Provides a standard process for seeking and accepting financial or in-kind sponsorship for events run by Council;
- b) Outlines the responsibilities of all parties involved in a sponsorship arrangement in order to ensure there is neither conflict of interest nor negative impact on Council's reputation or probity;
- c) Sets out clear sponsorship conditions and guidelines on who Council will not enter into a sponsorship arrangement with; and
- d) Ensures that all sponsorship agreements are carried out in an efficient and ethical manner.

A copy of the draft Incoming Sponsorship Policy is provided as an **attachment** to this report.



FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

CONCLUSION

Council's formal adoption of the policy will guide staff on the process for seeking and accepting sponsorship from external organisations.

This draft policy applies to all incoming sponsorships received by Council only and does not apply to outgoing grants and sponsorships administered by Council.

RECOMMENDED

That Council adopt the Incoming Sponsorship Policy included as Attachment 1 to this report.

ATTACHMENTS

1. Draft Incoming Sponsorship Policy

ORDINARY COUNCIL

ORD07

SUBJECT: ORAN PARK SOUTH PLANNING AGREEMENT - POST EXHIBITION
FROM: Director Sport, Community & Activation
TRIM #: 20/184538

PROPERTY ADDRESS: Various GDC Landholdings within the Catherine Field
(Part) Precinct

PROPONENT: Greenfields Development Company (GDC)

OWNER: GDC No.2 Pty Ltd
Leppington Pastoral Co Pty Ltd

PURPOSE OF REPORT

The purpose of this report seeks Council's endorsement of the draft Planning Agreement (PA) for GDC's development of their various landholdings within the Catherine Field (Part) Precinct, also known as Oran Park South, following the conclusion of the public exhibition period.

BACKGROUND

Council has received a Planning Agreement offer from GDC (the developer) for land known as Oran Park South (**Figure 1**). The draft PA proposes to fulfil the developer's obligations under the Catherine Field (Part) Precinct Contributions Plan (the CP).

Under the draft PA, the developer will provide a combination of open space and recreational facilities as well as transport and water cycle management facilities. In addition to these facilities, the developer proposes the dedication and embellishment of approximately 14.2ha of riparian land and 4,437m² of transmission easement land to Council.

A copy of the draft PA is provided as an **attachment** to this report.

Councillors were briefed regarding the draft PA on 21 April 2020, prior to the draft PA being placed on public exhibition, and again on 7 July 2020 at the conclusion of the exhibition period.



Figure 1: Oran Park South Development (Land subject to the PA)

MAIN REPORT

Proposed Planning Agreement

Greenfields Development Company (GDC) has made an offer to Council seeking to enter into a PA for their development in Oran Park South located within the Catherine Field (Part) Precinct.

The proposed PA will be the mechanism to deliver \$32m worth of local facilities (land and works) associated with the development and approximately \$4m in cash contributions. The total value of the VPA is approximately \$36m.

The proposed works and land dedications are in accordance with the Catherine Field (Part) Precinct Contributions Plan.

The PA offer proposes to provide the following Open Space and Recreation infrastructure (see also **Figure 2**):

- Local Parks LP1A, LP1B, LP4, & Local Sportsfield LS1;
- Shared Bicycle/Pedestrian track through the development & surrounding precincts;

- Exercise equipment and shelters along riparian corridor; and
- Dedication and embellishment of riparian land and transmission easement land to Council in accordance with the constrained lands policy.

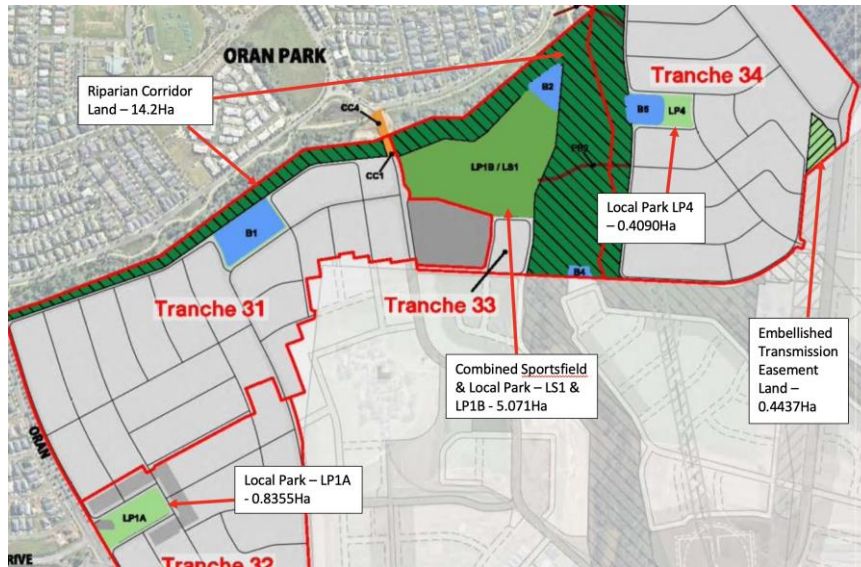


Figure 2: Open Space & Recreation Facilities

Transport Management Infrastructure

The PA offer proposes to provide the following transport management infrastructure (see also Figure 3):

- Vehicle Creek Crossings and Pedestrian Bridges linking residents to Oran Park and Open Space areas;
- Bus Shelters servicing the public transport network within precinct; and
- Part Sub-Arterial Road eventually providing a link between future development of neighbouring Catherine Field and Oran Park.

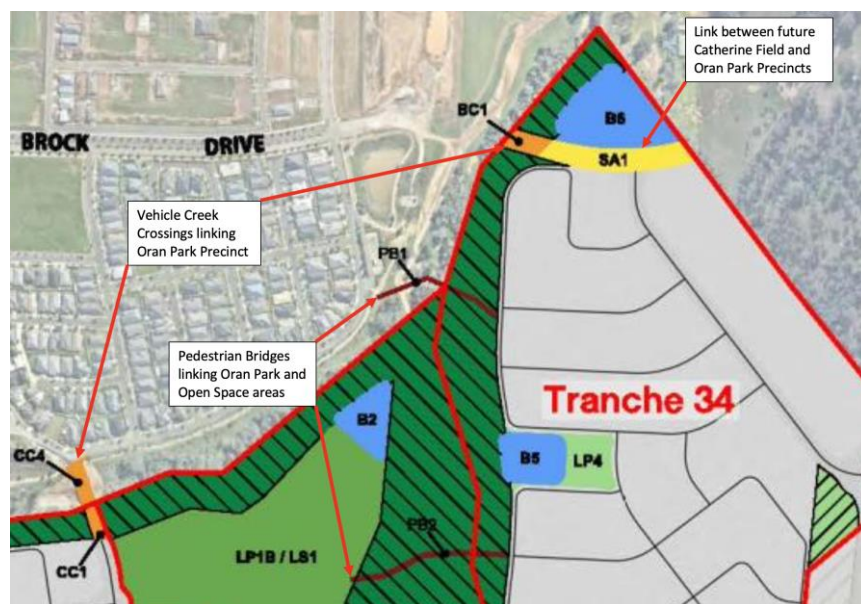


Figure 3: Transport Management Infrastructure



Assessment of Proposed PA

Open Space & Recreation

The PA provides valuable open space and recreation amenities for current and future residents, including provisions for the delivery of a local sports park. The provision of local open space and recreation amenities coupled with those in the Catherine Park Estate and neighbouring Oran Park is considered sufficient to meet the open space requirements of the future population.

Transport Management & Connectivity

The PA provides a high degree of connectivity, including important vehicle creek crossings and pedestrian bridges linking residents to Oran Park and open space areas. The PA also includes part delivery of an important sub-arterial road eventually providing a link between Oran Park and the future neighbouring Catherine Field precinct. Bus shelters servicing the public transport network within the precinct will also be provided through the PA.

Riparian Corridor and Transmission Easement Land

Dedication of riparian corridor land as part of the PA secures the future of these areas for the long-term benefit of the local community. The proposed public areas included as part of the riparian corridor have been strategically identified to integrate with open space networks and enhance pedestrian and cycle linkages within the precinct as well as the adjoining Oran Park Precinct and Catherine Park Estate.

GDC is also required to first consult with Transgrid concerning any proposed embellishment works within the transmission easement land to ensure minimum safety requirements are met. GDC will need to provide Council with evidence of Transgrid's concurrence with the proposed works before presenting them for Council's consideration.

Embellishment works of these areas will be completed by GDC and attract no value under the PA. All embellishment works will be developed in consultation with Council and be subject to the typical Council approvals processes.

Public Benefit

The draft PA has demonstrated public benefit and will ensure that key local infrastructure identified within the Catherine Field (Part Precinct) CP is delivered.

In addition to the requirements of the CP, the agreement also provides significant public and environmental benefit by securing the ownership and management of key riparian corridors that form part of the South Creek Corridor.

Exhibition of draft Planning Agreement

The draft PA was exhibited for six weeks from Tuesday, 28 April to Tuesday, 9 June 2020. No submissions were received in response to the exhibition.

Next Steps

If Council endorses the draft PA, the following will occur:

- The draft PA will be executed under Council's Power of Attorney; and
- The execution of the PA will be publicly notified and a copy of the executed PA will be forwarded to the Minister for Planning in accordance with the *Environmental Planning and Assessment Act 1979*.

FINANCIAL IMPLICATIONS

The PA includes approximately \$32m worth of local facilities (land and works) and \$4m in monetary contributions. The total value of the PA is approximately \$36m.

CONCLUSION

Greenfields Development Company (GDC) has made an offer to Council seeking to enter into a Planning Agreement for their development in Oran Park South located within the Catherine Field (Part) Precinct. The proposed PA will be the mechanism to deliver a total value of approximately \$36m worth of local facilities (land and works) and monetary contributions associated with the development of 1,212 lots.

The proposed works and land dedications are in accordance with the Catherine Field (Part) Precinct Contributions Plan.

The overall assessment of the offer demonstrates that the draft PA provides material public benefit for the community.

Following the public exhibition of the draft PA, there were no submissions and it is recommended that the draft PA be endorsed as exhibited.

RECOMMENDED

That Council:

- endorse the draft Oran Park South Planning Agreement and authorise the relevant Planning Agreement documentation to be executed under Council's Power of Attorney;**
- publicly notify the execution of the Planning Agreement in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations; and**
- forward a copy of the executed Planning Agreement to the Minister for Planning and Environment in accordance with the provisions of the *Environmental Planning Act 1979* and Regulations.**

ATTACHMENTS

1. Draft Oran Park South Planning Agreement



ORDINARY COUNCIL

ORD08

SUBJECT: PROPOSED SPONSORSHIP - MACARTHUR FC
FROM: Director Sport, Community & Activation
TRIM #: 20/192025

PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement for the sponsorship of Macarthur FC as the team enters their inaugural season in the A League.

BACKGROUND

In December 2018, the A League announced its intention to expand its competition to include a Macarthur / South West Sydney based team for the 2020/21 season.

The new team, playing out of Campbelltown Stadium, would come to be known as Macarthur FC. Following the launch of the team name and colours, Macarthur FC representatives have approached Council to come on board as a sponsor for the inaugural 2020/21 season.

A Councillor briefing was held on this matter on 7 July 2020.

MAIN REPORT

The proposed sponsorship package includes a cash contribution to the club of \$20,000 (excl. GST) and an in-kind component valued at \$3,500 for the use of Council facilities.

Summary of the Sponsorship Package

1. School holiday activities
 - Macarthur FC will work with Council to provide four school holiday clinics within the Camden LGA for local juniors. The clinics will create learning and engagement opportunities for local kids with their A League heroes.
2. Community messaging
 - Throughout the season, Macarthur FC will work with Council, providing four players to assist in promotion of Council programs and community messaging.
3. New resident engagement
 - Sports teams can often provide a sense of community and sense of place for new residents. As part of the sponsorship package, Council will provide Macarthur FC messaging to new residents, promoting the club and opportunities to participate in games and community events.

4. Communication and engagement partnership
 - Include information in Councils online New Resident Guide regarding Macarthur FC.
 - Include information about Macarthur FC in Council publications.
 - Provide opportunity for Macarthur FC to participate in all Camden Council Community Events.
 - Use of Councils social media reach to promote games and membership opportunities.
5. Banners Program
 - Utilise Council-owned infrastructure to promote Macarthur FC i.e. banners on street lights.
6. Facility Usage
 - Council to provide up to 20 hours of field and associated amenities usage for training purposes for Macarthur FC.
7. Community Programs
 - Council to provide up to 20 hours of usage at a Camden community facility for programs run by Macarthur FC as part of the Community Model. Through this model, the club will work with local community organisations to support the community through their three pillars:
 - Community Cohesion;
 - Health and Wellness; and
 - Indigenous Programs.

Summary of Sponsorship Package

The proposed sponsorship package for the inaugural 20/21 season has a total value of \$23,500, which includes a cash component of \$20,000 (excl. GST) and \$3,500 in-kind.

Through this partnership, Council will be recognised as a sponsor of Macarthur FC and gain access to a program of engagement that will benefit the Camden Community, and promote the greater Macarthur region to an international audience through the A-League.

FINANCIAL IMPLICATIONS

The cost to Council for the proposed sponsorship package is \$20,000 (excl. GST), in addition to \$3,500 in-kind support for the use of Council facilities. It is proposed to allocate \$20,000 (excl. GST) at the September Quarterly Budget Review to fund the sponsorship.

CONCLUSION

Camden Council has been invited by Macarthur FC to become a sponsor for its inaugural 20/21 A League Season. The proposed sponsorship package is valued at a total of \$23,500 (excl. GST) and includes a range of initiatives that will benefit the Camden community whilst providing promotion and support for Australia's newest professional football team.



The sponsorship package is for one year and it is recommended that this be reviewed on an annual basis with Macarthur FC.

RECOMMENDED

That Council:

- i. endorse the provision of \$20,000 (excl. GST) and up to \$3,500 in-kind, for facility usage to Macarthur FC as part of a formal sponsorship agreement for the 20/21 season; and**
- ii. consider a further report reviewing the sponsorship at the conclusion of the 20/21 A League season.**

ORDINARY COUNCIL

ORD09

SUBJECT: DETERMINATION OF COUNCILLOR FEES 2020/21 - LOCAL GOVERNMENT REMUNERATION TRIBUNAL

FROM: Director Customer & Corporate Strategy

TRIM #: 20/198302

PURPOSE OF REPORT

The purpose of this report is to advise Councillors of the determination by the Local Government Remuneration Tribunal (the Tribunal) to:

- i) re-categorise Camden Council as a Metropolitan Medium Council, and
- ii) set the range of Mayors' and Councillors' fees payable for the 2020/21 financial year.

The report also requests Council to determine the fees for the Mayor and Councillors for the 2020/21 financial year in accordance with the Tribunal's determination.

BACKGROUND

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

Under the *Local Government Act 1993* (the Act), Council may fix the annual fees paid to the Mayor and Councillors. The annual fees must be within the range determined by the Tribunal.

Under section 249 of the Act, the Mayor must be paid an annual fee in addition to the fee paid to the Mayor as a Councillor.

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

Councillors were briefed on this matter on 7 and 14 July 2020.

MAIN REPORT

The Tribunal's Decision

The Tribunal has concluded its annual review and determined the minimum and maximum fees applicable to each existing council category for the 2020/21 financial year.

Section 239 of the Act also requires the Tribunal to determine the categories of councils and to place each council in a category at least every three years. The Tribunal undertook a review of the categories and the allocation of councils into those categories as part of the 2020 review.



As a result of the Tribunal's review, several Councils were re-categorised including Camden Council which has been re-categorised from Metropolitan Small to Metropolitan Medium.

The following Councils have been categorised by the Tribunal as Metropolitan Medium for 2020/21:

- Bayside
- Campbelltown
- Camden
- Georges River
- Hornsby
- Ku-ring-gai
- North Sydney
- Randwick
- Willoughby

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

The Tribunal's determinations take effect from 1 July 2020.

Camden's Classification

The Tribunal in its 2020/21 determination noted that *"Camden's June 2019 population is 101,437 and the council now meets the criteria to be categorised as Metropolitan Medium"*. It is noted that Camden's June 2020 estimated population is 114,971 and with the predicted rapid growth rate of the LGA this figure will grow to an estimated population of 233,299 by 2036.

The fees payable for a Metropolitan Medium council for 2020/21 have been set by the Local Government Remuneration Tribunal as follows:

COUNCILLORS	MAYOR
Minimum \$13,820 - Maximum \$25,790	Minimum \$29,360 - Maximum \$68,530

A review of the eight other councils categorised in 2020/21 as Metropolitan Medium, as listed above, has identified they all had set their Mayoral and Councillor fees for 2019/20 at the maximum level.

The Mayoral and Councillor fees set by Council for 2019/20, which were based on Camden being classified as a Metropolitan Small Council, equated to approximately 83% of the maximum fee allowable.

Applying the same relativity of 83% of the maximum fee allowable to the Metropolitan Medium category, the fees for 2020/21 would be \$21,405.70 per annum for Councillors and \$56,879.90 per annum for the Mayor.

The Camden local government area (LGA) is experiencing sustained rapid growth such that it is the fastest growing Council in Australia with a current population growth rate of 8.2% per annum, which equates to 9,428 new residents a year.

The Camden LGA is also experiencing significant change through major projects such as the Western Parkland City, incorporating the Western Sydney Airport, Badgerys Creek Aerotropolis and new Western Sydney Airport Rail Line which will heavily impact

the Camden LGA. The challenges that these investments will bring to the Camden LGA will create significant new demands on the Council.

Therefore, it will be recommended that Council maintain the existing relativity of setting the Mayoral and Councillor fees at 83% of the maximum fee allowable under the Metropolitan Medium category for the 2020/21 financial year.

FINANCIAL IMPLICATIONS

The fees recommended in this report will be provided for within the 2020/21 budget.

CONCLUSION

In light of the challenges and demands outlined in this report it is recommended that Council, in setting the 2020/21 Mayoral and Councillor fees, apply the existing relativity of 83% of the fee allowable under the new Metropolitan Medium category. This would set the 2020/21 fees as follows:

- Mayoral fee - \$56,879.90 per annum
- Councillors fee - \$21,405.70 per annum

RECOMMENDED

That Council set the fees payable to the Mayor and Councillors for the 2020/21 financial year as outlined in the conclusion to this report.

ATTACHMENTS

1. Local Government Remuneration Tribunal 2020

ORDINARY COUNCIL

ORD10

**SUBJECT: ACCEPTANCE OF GRANT FUNDING - NSW PREMIER'S GRANT -
FOUR SEASONS PARK FOOTPATH LIGHTING**

FROM: Director Community Assets

TRIM #: 20/198604

PURPOSE OF REPORT

The purpose of this report is to advise Council of the successful grant funding through NSW Premier's Grant in the amount of \$15,000 (excl. GST) for Four Seasons Park Footpath Lighting and to seek Council's acceptance of funding.

BACKGROUND

Council has received community concerns about the existing low level of lighting on the walkway between Harrington Park Community Centre and Four Seasons Park. The NSW Government offers grants for community building initiatives such as this, and Council has been successful in securing funding in the amount of \$15,000 (excl. GST) under the NSW Premier's Grant Program.



Location map –project area highlighted in yellow

MAIN REPORT

This project seeks to enhance community activation of an existing pedestrian walkway sections from Fairwater Drive to Four Seasons Park in Denbigh Place, Harrington Park.

The project incorporates attractive bollard lighting along the length of the footpath sections of the paved surface area, marked in yellow on the location map. This level of lighting is appropriate for the function of the walkway and supplements existing street lighting where the walkway crosses local access roads. The project will utilise solar power, reducing the ongoing cost to the community and making a positive contribution to the environment, by reducing carbon emissions.

The project must be completed within six months of acceptance of the grant.

FINANCIAL IMPLICATIONS

Grant funding of \$15,000 (excl. GST) has been secured for implementation of this project. The total cost of the project has been identified as \$40,000 (excl. GST) and it is therefore proposed that Council contribute the additional \$25,000 (excl. GST), funded from the Capital Works Reserve.

CONCLUSION

Council has been successful in securing grant funding under the NSW Premier's Grant to install bollard lighting along the footpath sections (highlighted in yellow on the location map) of the paved areas between Fairwater Drive and Four Seasons Park in Denbigh Place, Harrington Park, to improve night-time visibility.

It is therefore requested that Council accept the grant funding in the amount of \$15,000 (excl. GST) and write to The Hon. Gladys Berejiklian MP, Premier of NSW, to thank her for the funding. It is also proposed to write to the Member for Camden, Peter Sidgreaves MP, and thank him for his support.

RECOMMENDED

That Council:

- i. accept NSW Government funding of \$15,000 (excluding GST) under the NSW Premier's Grant for the Four Seasons Park Footpath Lighting project, for the 2020/21 budget program;**
- ii. allocate a further \$25,000 (excluding GST) from the Capital Works Reserve as Council's contribution to this project;**
- iii. write to The Hon. Gladys Berejiklian MP, Premier of NSW, thanking her for the grant; and**
- iv. write to Mr Peter Sidgreaves MP, Member for Camden, thanking him for his support.**



ORDINARY COUNCIL

ORD11

SUBJECT: TENDER T006/2020 - PRINCIPAL CONTRACTOR FOR CONSTRUCTION OF NARELLAN SPORTS HUB STAGE 2

FROM: Director Community Assets

TRIM #: 20/207187

PURPOSE OF REPORT

The purpose of this report is to advise Council of the tenders received for T006/2020 - Principal Contractor for Construction of Narellan Sports Hub Stage 2 and recommend that Council accept the tender submitted by TJ & RF Fordham Pty Ltd.

BACKGROUND

Council has received funding from the Western Sydney Parkland City Liveability Program (\$11.1M excl. GST) and the Greater Sydney Sports Facility Fund (\$5M excl. GST) for the design and construction of the Narellan Sports Hub Stage 2 works.

Funding has also been received from the Western Sydney Infrastructure Program (\$2.7M excl. GST) for upgrade of Porrende Street at the entry to the Narellan Sports Hub site.

The Stage 2 works will include:

- 14 additional netball courts with floodlighting;
- Synthetic athletics track including field and jump facilities, floodlighting, drainage and irrigation;
- An additional international size rugby league field to replace the existing smaller 'mod league' field including floodlighting and drainage. The existing full-size field will be reconstructed with new lighting, irrigation and drainage;
- An athletics administration/club building;
- Car parking – approximately an additional 1150 spaces in four new carpark areas;
- Internal access roads;
- A criterion cycling track utilising the main circulation access road;
- Road bridge and a pedestrian bridge over the existing drainage corridor;
- Large turfed area for future multi-purpose use;
- Pedestrian and cycle path network;
- Associated services and infrastructure; and
- Major upgrade of the Porrende Street roundabout including undergrounding of power and landscaping.

The Stage 2 works are consistent with Narellan Sports Hub Masterplan, adopted by Council at its meeting of 14 May 2019, following extensive stakeholder consultation and public exhibition in March 2019.

Due to the size and complexity of this project, an Expression of Interest (EOI) was completed and five companies were selected to tender for the works. The selected contractors demonstrated that they have the proven capability, capacity and experience in delivering projects of similar size and complexity. Council completed the EOI for the Principal Contractor of Narellan Sports Hub Stage 2 in December 2019.

MAIN REPORT

Legislation

This tender process was conducted in accordance with the Local Government Act 1993, *the Local Government (General) Regulation 2005* and Council's Procurement Policy and Guidelines.

Financial Implications

Council has sufficient budget allocation from existing operational budgets to proceed with the proposed works in accordance with the terms and conditions of this tender. A financial review of the information available demonstrates the company's ability to service the requirements of the tender.

Tenderers were required to provide an option for the upgrading of the proposed sports field lighting to LED luminaires. LED luminaires provide environmental and maintenance cost benefits and the additional cost can be accommodated in the current project budget.

Contract Term

The contract term is for the duration of the construction works which, based on the tender program submitted and assessment of likely permissible extensions of time such as inclement weather and site conditions, is anticipated to be approximately 17 months.

Delays associated with relocation of the Athletics amenities building during the design process and requests from the Tenderers for an extension of time for submission of tenders due to COVID-19, identifies the scheduled completion date of the full construction program as December 2021.

Work, Health & Safety Requirements

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

Certificates of Currency

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

Advertising of Tenders

A select tender for T006/2020 Principal Contractor for Construction of Narellan Sports Hub Stage 2 was issued to five preferred contractors. The tender was open for a period of 7 weeks until the closing date 24 June 2020 and was available to these companies through the e-tendering website: www.tenders.nsw.gov.au.



Tenders Received

Council received five *on time* tender responses from the following organisations.

Tender	Suburb
Cleary Bros (Bombo) Pty Ltd	Port Kembla
Daracon Contractors Pty Ltd	Beresfield
Robson Civil Projects Pty Ltd	Somersby
TJ & RF Fordham Pty Ltd	Oran Park
Western Earthmoving Pty Ltd	Seven Hills

Tender Evaluation Process

Tenders were assessed by the Tender Evaluation Panel, in accordance with Council's Procurement Procedures and Guidelines (2019). The evaluation criteria were prepared and weighted on 22 June 2020. Following the close of the tender period, each tender was evaluated by the members of the Tender Evaluation Panel using a Tender Evaluation and Pricing Matrix on the following criteria:

- Methodology and Understanding of Project;
- Project Team Including Subcontractors;
- Program; and
- Work Health and Safety and Systems.

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

Tender Compliance Panel

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

CONCLUSION

Recommendation of the Tender Evaluation Panel

It is recommended that Council accept the tender from TJ & RF Fordham Pty Ltd in the sum of \$15,963,016 (excl. GST). This tenderer overall provided a submission that demonstrated a thorough understanding of the project, provided evidence of relevant experience in similar sized complex projects and demonstrated value for money.

RECOMMENDATION

That Council accept the tender provided by TJ & RF Fordham Pty Ltd as per the terms and conditions of T006/2020 Principal Contractor for Construction of Narellan Sports Hub Stage 2 for the lump sum of \$15,963,016 (excl. GST) (including the Option for the upgrade to LED sports field lighting being \$125,559 excl GST.) in accordance with Council's adopted budget.

ATTACHMENTS

1. T006-2020 Tender Narellan Sport Hub Stage 2 Confidential - *Supporting Document*

ORDINARY COUNCIL

ORD12

SUBJECT: CLOSURE OF THE MEETING TO THE PUBLIC
FROM: General Manager
TRIM #: 20/218698

In accordance with the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*, the following business:

- General Manager's Performance Review 2020;

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

- A personnel matter;

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

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

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

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

RECOMMENDED

That Council:

- hear any objection or submission by a member of the public, limited to a period of four minutes, concerning the closure of the meeting; and**
- close the meeting to the media and public to discuss a report about information dealing with a personnel matter in accordance with the provisions of Section 10A(2)(a) of the *Local Government Act 1993*.**