



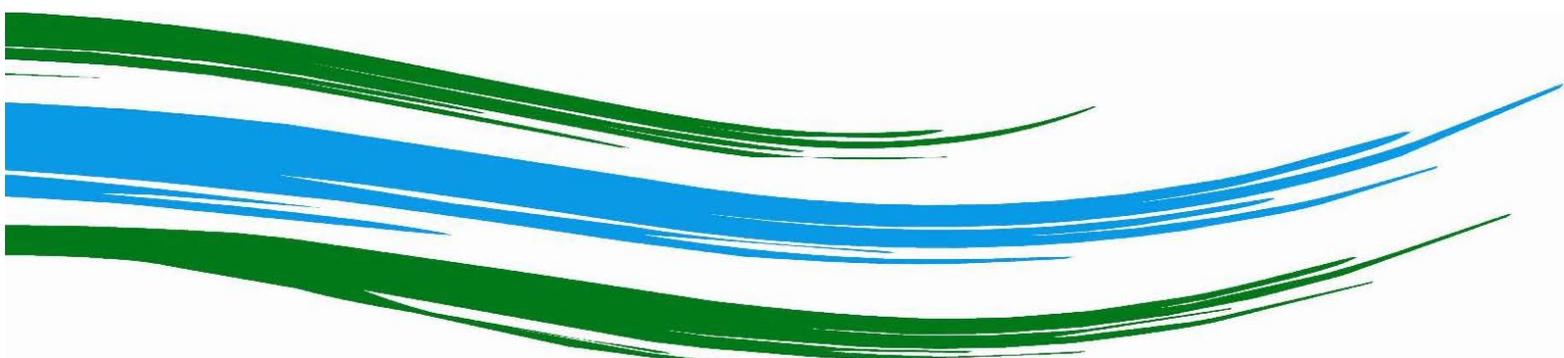
# Camden Council

## Attachments

**Ordinary Council Meeting**  
**28 January 2014**

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**Camden Civic Centre**  
**Oxley Street**  
**Camden**





# ORDINARY COUNCIL

## ATTACHMENTS - ORDINARY COUNCIL

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ORD02

Attachment 1

We request that Council consider the proposal and commence the appropriate process to create the new suburb of Catherine Park. Should you require any assistance or have any queries, please do not hesitate to contact Trevor Jensen or the undersigned.

Yours sincerely,

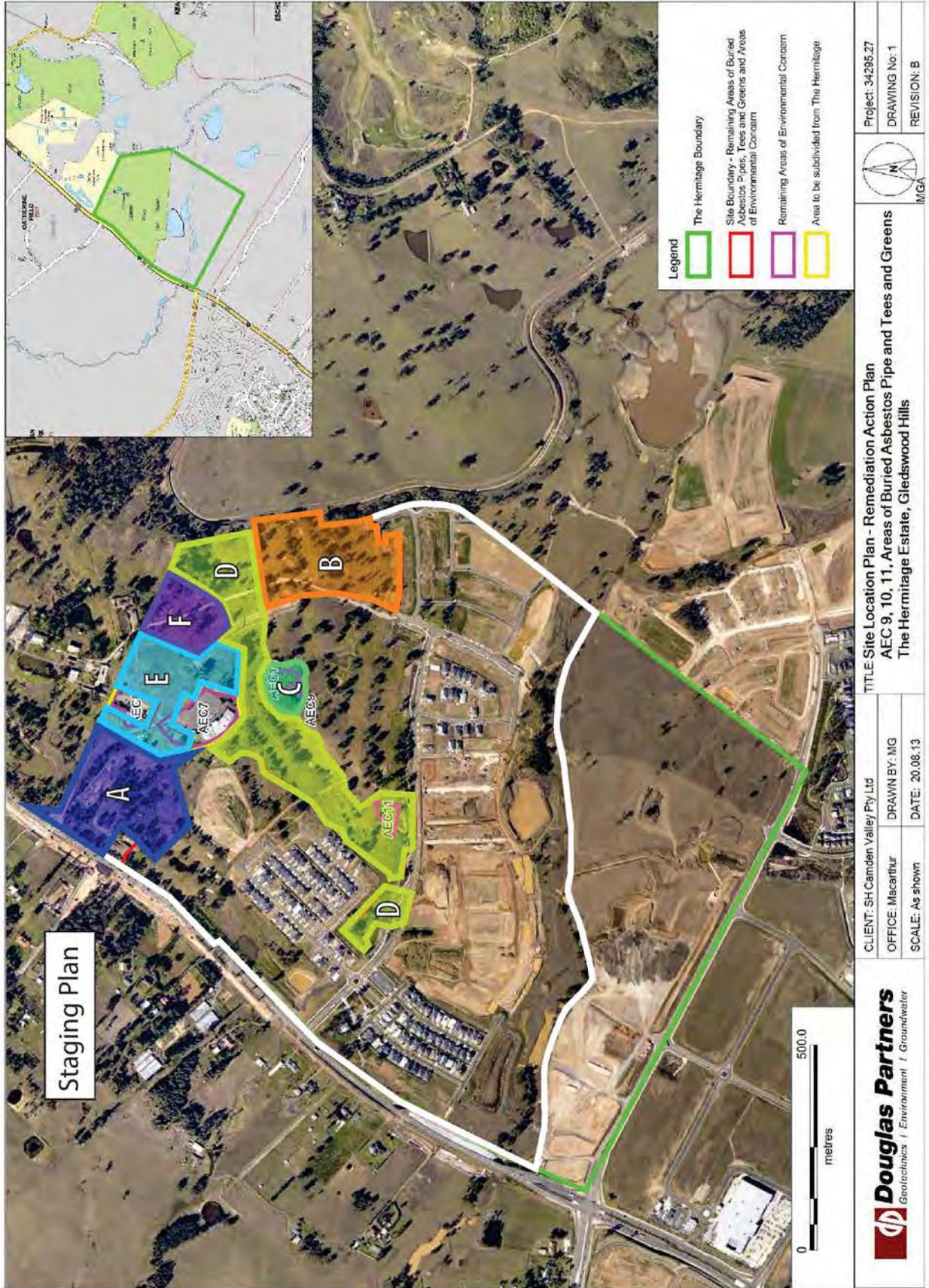


**Terry Goldacre**  
Managing Director  
Harrington Estates (NSW) Pty Ltd



ORD03

Attachment 2



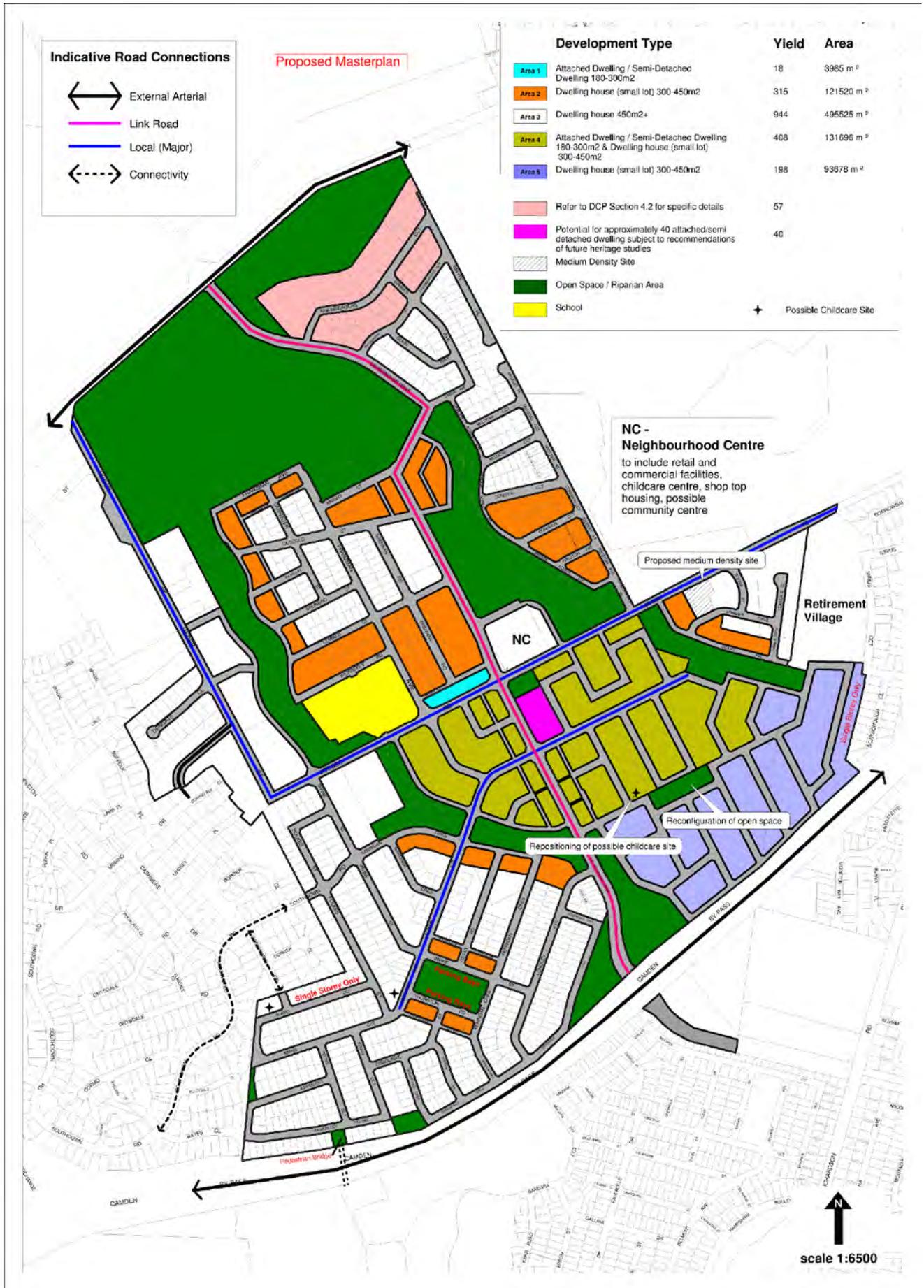


ORD04

Attachment 1

ORD04

Attachment 2



**Elderslie Master Plan Review – Schedule of proposed changes**

DCP Reference	Summary of proposed changes
<b>Figure C12</b>	Figure C12 (Elderslie Master Plan) has been reviewed to incorporate: <ul style="list-style-type: none"> <li>- Revised road layout;</li> <li>- Reconfiguration of open space;</li> <li>- Repositioning of proposed childcare site;</li> <li>- Alternative proposed medium density site; and</li> <li>- Changes to density distribution.</li> </ul>
<b>Figure C14</b>	Figure C14 (Elderslie Street Hierarchy Plan) is to be amended to reflect revised road layout.
<b>Elderslie Density Targets (Page C32)</b>	Amend page C32 of the Camden DCP to: <ul style="list-style-type: none"> <li>- Remove reference to multi dwelling housing site identified on Lodges Road overlooking the riparian corridor.</li> <li>- Add reference to multi dwelling housing site at 83 Lodges Road; and</li> <li>- Add reference to new 'Area 4' – allowing the dispersion of a variety of housing types including attached dwellings, semi attached/semi-detached dwellings and small lot housing.</li> <li>- Add reference to new 'Area 5' – allowing small lot housing (lots sized 300-450m<sup>2</sup>).</li> </ul>
<b>C6.2 Neighbourhood and Subdivision Design</b>	Insert new control to ensure future dwellings present to Lodges Road.

ORD05

Attachment 1



Contact:  
Phone: (02) 9860 1173  
Email: shane.nugent@planning.nsw.gov.au  
Postal:

Mr Ron Moore  
General Manager  
Camden Council  
PO Box 183  
CAMDEN NSW 2570

Our ref: PP\_2013\_CAMDE\_019\_00 (13/20301)  
Your ref: SC606

Dear Mr Moore

**Planning proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

I am writing in response to Council's letter dated 2 December 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone an area of approximately 1 hectare at Oran Park Town Centre from R3 Medium Density Residential to B2 Local Centre.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed the planning proposal's inconsistencies with S117 Directions 1.1 Business and Industrial Zones and 3.1 Residential Zones are of minor significance. No further approval is required in relation to these Directions.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Shane Nugent of the  
Metropolitan Delivery Office of the department on 02 9860 1173.

Yours sincerely,

*RJ Cumming 10/1/2014*

**Rachel Cumming**  
**Director, Metropolitan Delivery (Parramatta)**  
**Growth Planning and Delivery**

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Attachment 1

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Attachment 1

## Gateway Determination

**Planning proposal (Department Ref: PP\_2013\_CAMDE\_019\_00):** to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone an area of approximately 1 hectare at Oran Park Town Centre from R3 Medium Density Residential to B2 Local Centre.

I, the Director, Metropolitan Delivery (Parramatta) at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone an area of approximately 1 hectare at Oran Park Town Centre from R3 Medium Density Residential to B2 Local Centre should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)*.
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.
5. Prior to public exhibition, page 10 of the planning proposal is to be amended to show the correct reference to the Attachments containing the maps i.e. "Attachments 2 to 5" rather than "Attachments 3 to 6".

Dated 10<sup>th</sup> day of January 2014.

*RJ Cumming*

**Rachel Cumming**  
**Director, Metropolitan Delivery (Parramatta)**  
**Growth Planning and Delivery**  
**Department of Planning and Infrastructure**

**Delegate of the Minister for Planning and Infrastructure**

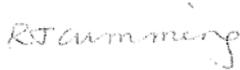
**WRITTEN AUTHORISATION TO EXERCISE DELEGATION**

Camden Council] is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_CAMDE_019_00	Planning proposal to rezone an area of approximately 1 hectare at Oran Park Town Centre from R3 Medium Density Residential to B2 Local Centre.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 10<sup>th</sup> January 2014



Rachel Cumming  
**Director, Metropolitan Delivery (Parramatta)**  
**Growth Planning and Delivery**  
**Department of Planning and Infrastructure**

ORD05

Attachment 2



# **CAMDEN COUNCIL**

## **DRAFT PLANNING PROPOSAL**

**Oran Park Town Centre Planning Proposal**  
**Amendment to State Environmental Planning Policy**  
**(Sydney Region Growth Centres) 2006**

Date: October 2013 (Revision B)

Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

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DRAFT

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**Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006**

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**BACKGROUND****Introduction**

This Planning Proposal has been prepared on behalf of UrbanGrowth NSW and Greenfields Developments Company No.2 and seeks to amend the land mapping for the Oran Park Town Centre. The amendments are sought to give effect to a revised design for the town centre which has been endorsed by both Camden Council and the project developers.

**Purpose of Report**

This Planning Proposal seeks to replace approximately 1 hectare of R3 Medium Density Residential zoned land that is adjacent to the town centre with a B2 Local Centre zoning.

This proposal does not seek to amend any land use controls, permissible land uses or land use restrictions relating to retail development within the Oran Park Town Centre. Rather, this proposal seeks to provide a consistent land use planning arrangement between the adopted Town Centre Masterplan, the Part B1 DCP and the SEPP land use mapping arrangements.

**Subject Land**

The subject land is located along the eastern edge of the Oran Park Town Centre. It is best represented in Figure 1.

Without proceeding with this rezoning, the land parcels in the eastern section of the town centre would be burdened with a dual zoning arrangement. This would impede on the development potential of these parcels and would restrict the delivery of the town centre.

**Part B DCP Amendment**

A detailed submission which seeks amendments to the Oran Park Development Control Plan 2007 (Part B1 Oran Park Town Centre) has been submitted concurrently with this Planning Proposal. A copy of this submission is included in Attachment 2.

The following chapters in this Planning Proposal report provide a more detailed justification of the proposal, and expand on the matters outlined above.

Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006



Figure 1: Locality Plan

ORD05

Attachment 2

## PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The primary objective of the Planning Proposal is to amend the land use mapping arrangements under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to reflect the amended Town Centre Masterplan and correspond with the modified alignment of South Circuit- discussed below. It aims to demonstrate that the amendments proposed will deliver a logical and consistent planning regime and allow for the seamless delivery of the Town Centre over time.

### Design of the Oran Park Town Centre

The Oran Park Town Centre Part B DCP was adopted in October 2011. Since then the design and planning of individual development parcels within the town centre has progressed considerably. Most notably, Camden Council has agreed to relocate its Central Administration Building to the Oran Park Town Centre.

A Civic Precinct is proposed to be located within the Town Centre. This will contain Councils new Central Administration Building, a Branch Library and Community Resource Centre, and a Leisure Centre. The Civic Precinct will be an area of approximately 3ha and will be a major focal point and hub of activity for the town centre.

During much of 2012 and 2013 Camden Council and the project developers have undertaken a joint exercise in the masterplanning of the Civic Precinct. It was during the design development of the Civic Precinct Masterplan that the opportunity arose to review the design merits of the Masterplan for the Oran Park Town Centre. This review identified a number of improvements to the design of the town centre reflected in the Part B DCP (Figure 2) and resulted in the preparation of a new Town Centre Masterplan (2013 Masterplan). The new Town Centre Masterplan is illustrated in Figure 3.

The key improvements to the design of the town centre, as reflected in the 2013 Masterplan are:

- Realignment and rationalisation of the Main North-South Street (bus route)
- Co-location of the Leisure Centre and some of the Youth and Recreational Centre Facilities (2 ball courts and rock climbing wall) within the Civic Precinct.
- Improved street network with a more permeable grid.
- More efficient and desirable spatial layout of the Civic Precinct.
- Better relationship of proposed building and land uses within the precinct.
- Enhanced building efficiencies in the sharing of facilities/ amenities.
- Better pedestrian connections through the site and town centre.

**Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006**

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- Provides surrounding streets blocks of a size and proportion that can accommodate a variety of long term development options.
- Provides public open space areas within the precinct that are varied in size and character.

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Attachment 2

ORD05

Attachment 2

Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

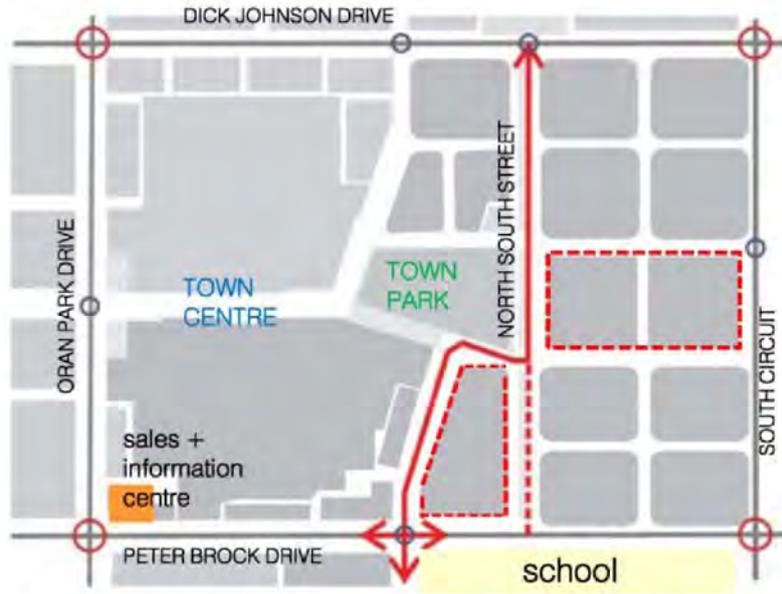


Figure 2: Town Centre Design as per Part B DCP



Figure 3: 2013 Town Centre Masterplan

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**Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006**

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**Realignment of South Circuit**

The 2013 Town Centre Masterplan results in the requirement to realign South Circuit, being the road that forms the eastern boundary of the town centre. However, this results in the eastern blocks of the town centre having a dual R3 Medium Density Residential and B2 Local Centre zoning.

This proposal therefore seeks to remove this dual zoning by amending the zone boundary for the B2 Local Centre zone to be consistent with the revised alignment of South Circuit.

The 2013 Masterplan achieves streets blocks of a size and proportion that can accommodate a variety of long term development options, and also provides public open space areas within the precinct that are varied in size and character.

**Land Area Proposed to be Rezoned**

As indicated in Section 1 of this proposal, the land area proposed to be rezoned under this Planning Proposal is located along the eastern edge of the Oran Park Town Centre.

The land area proposed to be rezoned is restricted to the land between the existing B2 Local Centre zoning boundary and the new alignment of South Circuit (approximately 1ha) to the east as demonstrated in Figures 4 & 5 below.

Without proceeding with this rezoning, the land parcels in the eastern section of the town centre would be burdened with a dual zoning arrangement. This would impede on the development potential of these parcels and would restrict the delivery of the town centre.

This proposal does not seek to amend any land use controls, permissible land uses or land use restrictions relating to retail development within the Oran Park Town Centre. Rather, this proposal seeks to provide a consistent land use planning arrangement between the adopted Town Centre Masterplan, the Part B1 DCP and the SEPP land use mapping arrangements.



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**Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006**

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**PART 2 – EXPLANATION OF PROVISIONS**

The objectives of this Planning Proposal are to be achieved by amending the Map set under 'Appendix 1 Oran Park and Turner Road Precinct Plan' of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) as described below and in the maps accompanying this planning proposal.

The specific amendments to the SEPP Maps are included in Attachments 2 to 5. The Maps to be amended under this proposal are.

- **Amendment to the following South West Growth Centre Land Zoning Map:**  
Land Zoning Map - Sheet LZN\_004
- **Amendment to the following South West Growth Centre Lot Size Map:**  
Lot Size Map - sheet LSZ 004
- **Amendment to the following South West Growth Centre Special Areas Map:**  
Special Areas Map - Sheet SAM 004
- **Amendment to the following South West Growth Centre Height of Building Map:**  
Height of Buildings Map - Sheet HOB\_004

In addition to amending Appendix 1 of the Growth Centres SEPP, an amendment to the Oran Park Development Control Plan 2007 will be necessary should the proposal receive a favourable Gateway Determination. Currently the DCP includes mapping that replicates the zoning from the SEPP, and therefore, the mapping in the DCP will need to be amended to ensure consistency between each document.

A detailed submission which seeks amendments to the Oran Park Development Control Plan 2007 (Part B1 Oran Park Town Centre) has been submitted concurrently with this Planning Proposal.

**PART 3 – JUSTIFICATION****Section A – Need for the Planning Proposal****1. Is the planning proposal a result of any strategic study or report?**

This Planning Proposal has been prepared on behalf of Urban Growth NSW and Greenfields Developments Company No.2. It seeks to amend the Sydney Region Growth

**Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006**

Centres SEPP land mapping for the Oran Park Town Centre, to correspond with detailed design work that was undertaken following the rezoning of the site in December 2007.

The Planning Proposal has been prepared in response to the modified adopted 2013 Town Centre Masterplan. The modified Masterplan provided a strategic land use review of the eastern portion of the Town Centre, the Civic facilities and internal road layout which will facilitate a variety of long term development options and deliver a simplified grid based structure.

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

The modifications sought in this Planning Proposal are the best means of achieving the objectives and intended outcomes. The proposed amendments relate to statutory land use mapping outcomes contained in the Growth Centres SEPP. Other processes are not considered an appropriate means of achieving the objectives and intended outcomes promoted by this Planning Proposal.

**3. Is there a net community benefit?**

As suggested in the Department's Local Plan-Making Guidelines, the Evaluation Criteria to undertake a Net Community Benefit analysis has been adapted from the Draft Centres Policy (April 2009). In some cases the Evaluation Criteria have been modified or removed to ensure the criteria are meaningful to this Planning Proposal.

The discussion below demonstrates that there is significant net community benefit resulting from the Planning Proposal.

<b>Net Community Benefit Evaluation Criteria</b>	<b>Response</b>
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	<p>The proposal is consistent with the State and regional strategic direction for development relating to housing and employment growth in the area. The subject land will form part of an identified urban growth area.</p> <p>The Proposal will assist in the coordinated delivery of housing and employment within close proximity of the Town centre transport services.</p>

Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

Net Community Benefit Evaluation Criteria	Response
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/ subregional strategy?	<p>The subject site for this Planning Proposal is within an area covered by the draft Sydney Metropolitan Plan 2031. The draft Metro Strategy identifies the subject land as a future urban area as part of the South West Growth Centre.</p> <p>Accordingly, the proposed amendments are consistent with the draft Metropolitan strategy for Sydney.</p>
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	<p>The Planning Proposal does not seek to alter the permissible land use arrangements or development restrictions for the subject land.</p> <p>The proposal will therefore not create a precedent or change land owner expectations of development.</p>
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	<p>The proposal will not result in any decrease in existing zoned employment lands within the Camden LEP.</p>
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	<p>The Planning Proposal will result in a minor decrease in the area of residentially zoned land within Oran Park Precinct.</p> <p>Notwithstanding, a variety of residential development is permissible within the B2 Local Centre zone.</p> <p>Therefore, the planning proposal will not impact on the potential housing supply within the Oran Park Precinct.</p>

## Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

ORD05

Attachment 2

Net Community Benefit Evaluation Criteria	Response
Is the existing public infrastructure (roads, rail, and utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	<p>The subject site forms part of the Oran Park Precinct release area. Detailed planning and provision of public infrastructure has been undertaken as part of the rezoning process and the wider Growth Centres release area.</p> <p>In addition, this proposal will maintain and enhance the provision of an extensive public accessible cycling and pedestrian pathway network throughout the Precincts.</p> <p>Accordingly, there is adequate public infrastructure to accommodate the proposed amendments.</p>
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	The proposal will not result in any modifications to the planned road network that will impact on travel distances, times and road safety matters.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	<p>There are significant investments occurring in public infrastructure within the locality associated with development of the Growth Centre.</p> <p>Given the minor nature of the proposal, the rezoning of the land will have no impact on the predicted patronage levels.</p>
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	There are no environmental constraints associated with the subject land or this proposal.
Will the LEP be compatible / complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The proposal is compatible and desirably complementary with adjacent land uses, which includes residential Town Centre lands. There will be no impacts on amenity or the broader community.

## Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

Net Community Benefit Evaluation Criteria	Response
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	<p>Given the minor nature of the proposal, it is unlikely that the rezoning would increase retail or commercial competition.</p> <p>The proposal will however ensure consistency between planning documents and facilitate the on-going delivery of Town Centre.</p>
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	<p>There are three main public interest reasons for progressing the Planning Proposal, including:</p> <ol style="list-style-type: none"> <li>1. It will provide a consistent planning and urban design outcome for the delivery of the Town Centre.</li> <li>2. The Planning Proposal will provide certainty regarding the delivery of the Town Centre and associated land uses. This will allow for earlier delivery of facilities.</li> <li>3. The public will have a clearer understanding of the defined edge of the Town Centre.</li> </ol>

**Section B – Relationship to strategic planning framework.**

- 4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

**Draft Metropolitan Strategy for Sydney 2031**

The NSW Government released the draft Metropolitan Strategy for Sydney 2031 in March 2013. This Metropolitan Strategy sets the framework for Sydney's growth and prosperity to 2031 and beyond.

The draft Metropolitan Strategy for Sydney 2031 sets down ambitious housing delivery targets across the Sydney Metropolitan region of 545,000 new dwellings, with 64,000 being delivered within the South West sub-region.

The South West Subregion Plan identifies the subject site as being adjacent to the South West Growth Centre. The Growth Centre has been established to provide for urban

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Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

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growth and work is currently being undertaken to deliver residential and employment development.

The Planning Proposal is consistent with the objectives and direction of the draft Metropolitan Strategy for Sydney 2031 as it will support the balanced growth of Sydney, ensure housing growth can meet market demand, and provide for housing and employment opportunities in an area with high levels of access to planned employment, transport and infrastructure.

The proposed amendments to the Growth Centres SEPP are relatively minor in nature, and will not adversely impact on the objectives and actions of any strategy.

**5. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?**

Camden Council's endorsed local strategic plan is 'Camden 2040 - Working Together to Achieve the Community's Vision for the Future'.

Camden 2040 has a vision to effectively manage its growth whilst promoting a prosperous local economy, with thriving local businesses and local employment. Part of successfully managing growth is to overcome a key challenge of "Achieving a balance between large population increases and keeping the valued characteristics of Camden as it is now will be an ongoing tension and challenge over the coming decades."

The specific key challenges for growing the Camden Area which relate to the Proposal include:

- Creating good quality, liveable urban environments with a greater density than is currently available in the Camden area, including providing a range of efficient, affordable and innovative housing styles and public urban and open spaces.
- The importance of building and maintaining certainty and investment confidence within the area through efficient and stable strategic planning and development control processes.

The key strategies to meet the above challenges include:

- Learning from and improving the urban planning process over time so that lessons learned from each precinct planning process, as well as industry best practice, are used in subsequent precincts to ensure improved outcomes over time
- Prioritising environmental outcomes through the planning and development process to maximise improvement and restoration opportunities and to minimise the ecological impacts of increased urban form, economic activity, and people and lifestyles.
- Ensuring greater choice and diversity in housing to meet a range of existing and future community needs

**Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006**

This Planning Proposal will fulfil these key strategies through ensuring that there is certainty and consistency in the delivery of urban growth areas within Camden.

**6. Is the planning proposal consistent with applicable state environmental planning policies?**

The State Environmental Planning Policies (SEPPs) that are relevant to this Planning Proposal are identified below.

State Environmental Planning Policy	Applicable	Comment	Consistent
Standard Instrument (Local Environmental Plans) Order 2006	n/a		
Standard Instrument—Principal Local Environmental Plan	n/a		
State Environmental Planning Policy No 1—Development Standards	n/a		
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	n/a		
State Environmental Planning Policy No 6—Number of Storeys in a Building	n/a		
State Environmental Planning Policy No 14—Coastal Wetlands	n/a		
State Environmental Planning Policy No 15—Rural Landsharing Communities	n/a		
State Environmental Planning Policy No 19—Bushland in Urban Areas	Yes	The land subject to this Planning Proposal is subject to the provision of SEPP 19.  The land does not contain any bushland or vegetation, and is therefore consistent with the objectives of the SEPP.	Yes
State Environmental Planning Policy No 21—Caravan Parks	n/a		
State Environmental Planning Policy No 22—Shops and Commercial Premises	n/a		
State Environmental Planning Policy No 26—Littoral	n/a		

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Attachment 2

## Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

Rainforests			
State Environmental Planning Policy No 29—Western Sydney Recreation Area	n/a		
State Environmental Planning Policy No 30—Intensive Agriculture	n/a		
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	n/a		
State Environmental Planning Policy No 33—Hazardous and Offensive Development	n/a		
State Environmental Planning Policy No 36—Manufactured Home Estates	n/a		
State Environmental Planning Policy No 39—Spit Island Bird Habitat	n/a		
State Environmental Planning Policy No 44—Koala Habitat Protection	n/a		
State Environmental Planning Policy No 47—Moore Park Showground	n/a		
State Environmental Planning Policy No 50—Canal Estate Development	n/a		
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	n/a		
State Environmental Planning Policy No 55—Remediation of Land	n/a		
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	n/a		
State Environmental Planning Policy No 60—Exempt and Complying Development	n/a		
State Environmental Planning Policy No 62—Sustainable Aquaculture	n/a		
State Environmental Planning Policy No 64—Advertising and Signage	n/a		

## Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	n/a		
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	n/a		
State Environmental Planning Policy No 71—Coastal Protection	n/a		
State Environmental Planning Policy (Affordable Rental Housing) 2009	n/a		
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	n/a		
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	n/a		
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	n/a		
State Environmental Planning Policy (Infrastructure) 2007	n/a		
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	n/a		
State Environmental Planning Policy (Kurnell Peninsula) 1989	n/a		
State Environmental Planning Policy (Major Development) 2005	n/a		
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	n/a		
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	n/a		
State Environmental Planning Policy (Rural Lands) 2008	n/a		
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	n/a		
State Environmental Planning Policy (State and Regional Development) 2011	n/a		
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	n/a		
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Yes	The Oran Park and Turner Road Precincts are located within the South West Growth Centre. The Planning Proposal	Yes

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Attachment 2

## Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

		<p>seeks to amend Appendix 1 and associated mapping of this SEPP.</p> <p>The proposal is consistent with the aims of the SEPP to coordinate the release of land for employment generation and housing within the South West Growth Centre.</p>	
State Environmental Planning Policy (Temporary Structures) 2007	n/a		
State Environmental Planning Policy (Urban Renewal) 2010	n/a		
State Environmental Planning Policy (Western Sydney Employment Area) 2009	n/a		
State Environmental Planning Policy (Western Sydney Parklands) 2009	n/a		
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	n/a		
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	n/a		
Sydney Regional Environmental Plan No 16—Walsh Bay	n/a		
Sydney Regional Environmental Plan No 18—Public Transport Corridors	n/a		
Sydney Regional Environmental Plan No 19—Rouse Hill Development Area	n/a		
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	Yes	<p>The land subject to this Planning Proposal is within the SREP No 20 applicable area. Future detailed development proposals will comprehensively consider the requirements of SREP No 20 to ensure appropriate environmental considerations to water quality, heritage, flora and fauna, etc. are undertaken.</p> <p>Accordingly, the Planning Proposal is consistent with SREP No 20.</p>	Yes

## Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

Sydney Regional Environmental Plan No 24—Homebush Bay Area	n/a		
Sydney Regional Environmental Plan No 25—Orchard Hills	n/a		
Sydney Regional Environmental Plan No 26—City West	n/a		
Sydney Regional Environmental Plan No 28—Parramatta	n/a		
Sydney Regional Environmental Plan No 30—St Marys	n/a		
Sydney Regional Environmental Plan No 33—Cooks Cove	n/a		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	n/a		

**7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

Each s117 Ministerial Direction is listed below with an annotation stating whether it is relevant to the Planning Proposal and confirming its consistency.

s.117 Direction Title	Applies	Consistency of Planning Proposal
1.1 Business and Industrial Zones	Y	The Planning Proposal is consistent with this direction as it seeks only a minor amendment to the existing zone boundary.  No modification is sought to the existing and use and floor space controls established for the Oran Park Town Centre.
1.2 Rural Zones	NA	This direction is does not apply as the planning proposal does not affect land within an existing or proposed rural zone.
1.3 Mining, Petroleum Production and Extractive Industries	NA	This direction is does not apply as the planning proposal does not propose any modification to the permissibility or operational restrictions relating to extractive industries.

## Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

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Attachment 2

s.117 Direction Title	Applies	Consistency of Planning Proposal
1.4 Oyster Aquaculture	NA	This direction is does not apply as the planning proposal does not incorporate any land within a Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area as identified in the NSW Oyster Industry Sustainable Aquaculture Strategy (2006) ("the Strategy").
1.5 Rural Lands	NA	This direction does not apply as the planning proposal does not affect land within an existing or proposed rural or environmental protection zone.
2.1 Environment Protection Zones	NA	This direction does not apply as the planning proposal does not affect land within an existing or proposed Environmental Protection zone.
2.2 Coastal Protection	NA	This direction is does not apply as the planning proposal does not affect land within a coastal zone.
2.3 Heritage Conservation	Y	The Planning Proposal is consistent with this direction as it maintains all areas of environmental heritage identified under the existing planning controls for the site.
2.4 Recreation Vehicle Areas	NA	This direction does not apply as the planning proposal does not seek to develop land for the purpose of a recreation vehicle area.
3.1 Residential Zones	Y	The Planning Proposal is consistent with this Ministerial Direction as there is no proposed amendment to the land use controls within the residential zonings.  All provisions relating to facilitating the provision of housing are retained.
3.2 Caravan Parks and Manufactured Home Estates	Y	The planning proposal is consistent with this direction as it does not modify provisions relating to the permissibility of caravan parks and the like.

## Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

<b>s.117 Direction Title</b>	<b>Applies</b>	<b>Consistency of Planning Proposal</b>
3.3 Home Occupations	Y	The planning proposal is consistent with this direction as it does not modify provisions relating to the permissibility of home occupations within dwellings.
3.4 Integrating Land Use and Transport	Y	The Planning Proposal is consistent with this Ministerial Direction.  The Proposal will not result in any modifications to the adopted road and transport network infrastructure across the Oran Park and Turner Road Precincts.
3.5 Development Near Licensed Aerodromes	N/A	This direction is not applicable as the planning proposal will not create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.
3.5 Shooting Ranges	N/A	This direction is not applicable as the planning proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
4.1 Acid Sulphate Soils	NA	This direction is not applicable as detailed planning relating to acid sulphate soils has been undertaken under the rezoning of the site under the Growth Centres SEPP.
4.2 Mine Subsidence and Unstable Land	NA	This direction is not applicable as the land is not identified as being within a Mine Subsidence area.
4.3 Flood Prone Land	NA	This direction is not applicable as the planning proposal does not remove or alter provisions relating to flood prone land.
4.4 Planning for Bushfire Protection	NA	This direction is not applicable as the land area subject to this Planning Proposal does not incorporate any Bushfire Prone land as mapped under Camden Council Bushfire Prone Land Maps.

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Attachment 2

## Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

s.117 Direction Title	Applies	Consistency of Planning Proposal
5.1 Implementation of Regional Strategies	Y	The planning proposal is consistent with this direction as the land is located within the South West Growth Centre and has been identified to accommodate urban expansion under the relevant Regional Strategies.
5.2 Sydney Drinking Water Catchments	NA	This direction does not apply to the Camden Council Area, therefore is not applicable to the land.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NA	This direction is not applicable to the subject land.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NA	This direction is not applicable to the subject land.
5.8 Second Sydney Airport: Badgerys Creek	NA	This direction is not applicable to the subject land.
6.1 Approval and Referral Requirements	Y	The Planning Proposal is consistent with this direction as it does not alter any approval or referral requirements.
6.2 Reserving Land for Public Purposes	NA	This direction is not applicable as it does not affect land identified under the SEPP to be reserved for public purposes.
6.3 Site Specific Provisions	Y	The Planning Proposal is consistent with this direction as does not seek to insert or alter any additional site specific provisions.
7.1 Implementation of the Metropolitan Strategy	Y	The Planning Proposal is consistent with this direction as it meets objectives of the Metropolitan Plan through implementing identified urban growth lands.

**Section C – Environmental, social and economic impact.**

- 8. 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?**

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**Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006**

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The land area is predominantly cleared and has been subject to semi-commercial, grazing and agricultural activities associated with the previous farming operations and the operation of the former Oran Park Raceway.

The Planning Proposal will not adversely impact on any critical habitat or threatened species, populations or ecological communities, or their habitats, environmental values or matters of environmental significance.

Furthermore, the site is subject to biodiversity certification under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 which was gazetted on 14 December 2007.

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

The subject land has been cleared and does not contain any environmentally significant features.

Existing controls relating to Environmental Management in Section 8.0 of the Oran Park DCP 2007 will ensure that environmental impacts associated with the development of the site for residential purposes will be ameliorated.

**10. How has the planning proposal adequately addressed any social and economic effects?**

Assessment of the economic and social impacts for the Oran Park Precinct was undertaken as part of the comprehensive Precinct Planning process, which included the rezoning the site for residential and employment development.

The proposed modifications will assist in providing consistency in the planning and delivery of the Town Centre. As such, the only economic and social effects are considered to be desirably positive for existing and future communities within the region.

**Section D – State and Commonwealth interests.**

**11. Is there adequate public infrastructure for the planning proposal?**

The subject site is located within a major urban growth area of South West Sydney. A comprehensive assessment on infrastructure needs was undertaken at the Precinct Planning stages of planning for the Oran Park Precinct and public infrastructure needs to accommodate the demands of an increased urban development have been determined.

The Planning Proposal is of a minor nature and will not impact on the projected dwelling yield for the Oran Park Precinct.

As such, the proposal will not create any additional needs for public infrastructure for the locality.

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**Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006**

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**12. What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?**

Given the minor nature of this Planning Proposal no State or Commonwealth public authorities have been consulted.

**PART 4 – MAPS**

The SEPP Maps proposed to be amended under this Planning Proposal include:

- Amendment to the Land Zoning Map - Sheet LZN\_004
- Amendment to the Lot Size Map - sheet LSZ 004
- Amendment to the Special Areas Map - Sheet SAM 004
- Amendment to the Height of Buildings Map - Sheet HOB\_004

Copies of the amended maps can be found in the Amendments to this Planning Proposal.

**PART 5 – COMMUNITY CONSULTATION**

Community consultation will be commenced by giving notice of the public exhibition of the Planning Proposal:

1. in a newspaper that circulates in the area affected by the Planning Proposal;
2. on the Camden Council website; and

In accordance with the Department of Planning and Infrastructure's guidelines, 'A guide to preparing local environmental plans', the Planning Proposal is classified as a 'low impact' proposal given that:

- The Planning Proposal is consistent with the pattern of surrounding land use zones and/or land uses;
- The Planning Proposal is consistent with the strategic planning framework;
- The Planning Proposal presents no issues with regard to infrastructure servicing;
- The Planning Proposal is not a principal LEP; and
- The Planning Proposal does not reclassify public land.

In accordance with the practice guidelines, a 'low impact' proposal is required to be publicly exhibited for 14 days. However, Council is recommending that the Planning Proposal and the DCP amendments be exhibited together for a period of 28 days. Notwithstanding, the required exhibition timeframe will be confirmed at the Gateway Determination.

**Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006****PART 6 – PROJECT TIMELINE**

The following table provides a rough project timeline for the project to be completed. This timeline may change as the planning proposal is being lodged with Gateway over the Christmas period which may push the timeframes out.

Anticipated commencement date (date of Gateway determination)	<b>December 2013</b>
Anticipated timeframe for the completion of required technical information	<b>TBA (although we do not believe any further studies are required for this minor amendment)</b>
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	<b>TBA (we expect this could occur during the exhibition period given the minor nature of this amendment)</b>
Commencement and completion dates for public exhibition period	<b>February / March 2014</b>
Dates for public hearing (if required)	<b>N/A</b>
Timeframe for consideration of submissions	<b>March 2014</b>
Timeframe for the consideration of a proposal post exhibition	<b>March/April 2014</b>
Date of submission to the department to finalise the SEPP	<b>April/May 2014</b>
Anticipated date RPA will make the plan (if delegated)	<b>May/June 2014</b>
Anticipated date RPA will forward to the department for notification	<b>June/July 2014</b>

**PART 7 – CONCLUSION**

This Planning Proposal has been prepared on behalf of UrbanGrowth NSW and Greenfields Developments Company No.2 and seeks to amend the land mapping for the Oran Park Town Centre. The amendments are sought to give effect to a revised design for the town centre which has been endorsed by both Camden Council and the project developers.

The Planning Proposal has been prepared in response to the modified adopted 2013 Town Centre Masterplan. The modified Masterplan provided a strategic land use review of the eastern portion of the Town Centre, the Civic facilities and internal road layout

Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

which will facilitate a variety of long term development options and deliver a simplified grid based structure.

The SEPP Maps proposed to be amended under this Planning Proposal include:

- Amendment to the Land Zoning Map - Sheet LZN\_004
- Amendment to the Lot Size Map - sheet LSZ 004
- Amendment to the Special Areas Map - Sheet SAM 004
- Amendment to the Height of Buildings Map - Sheet HOB\_004

A detailed submission which seeks amendments to the Oran Park Development Control Plan 2007 (Part B1 Oran Park Town Centre) has also been submitted concurrently with this Planning Proposal.

The adoption of this Planning Proposal, and a supporting proposed modification of the Part B DCP, will ensure that there is consistency in the ongoing design and delivery of the Town Centre and the relevant statutory mapping, land use and development control guidelines

#### Schedule of Attachments

- |               |  |
|---------------|--|
| Attachment 1: | Oran Park Town Centre Amended Masterplan.  |
| Attachment 2: | Proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Land Zoning Map.        |
| Attachment 3: | Proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Lot Size Map.           |
| Attachment 4: | Proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Height of Building Map. |
| Attachment 5: | Proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Special Areas Map       |

Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

### Attachment 1 – Oran Park Town Centre Amended Masterplan

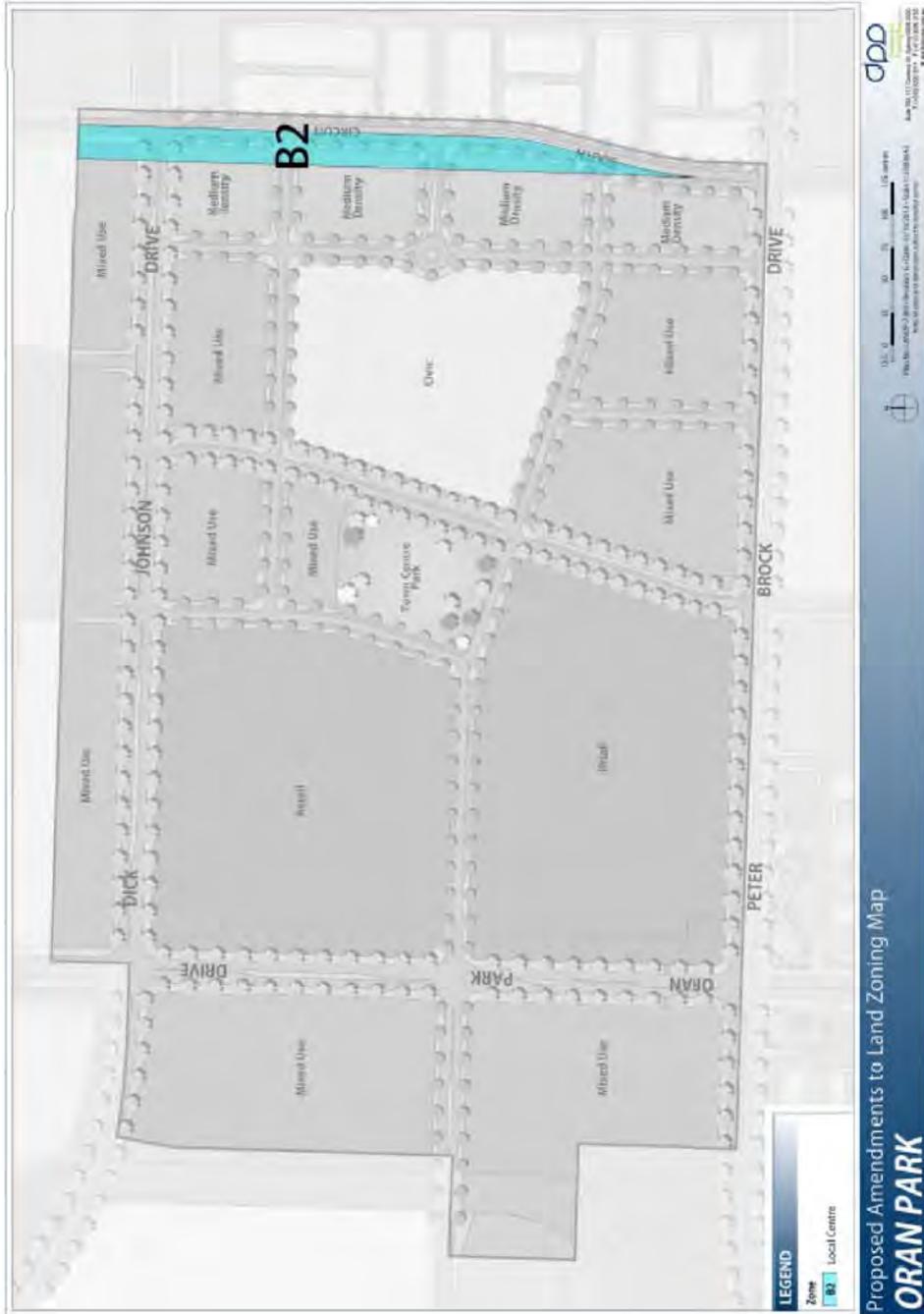


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Attachment 2

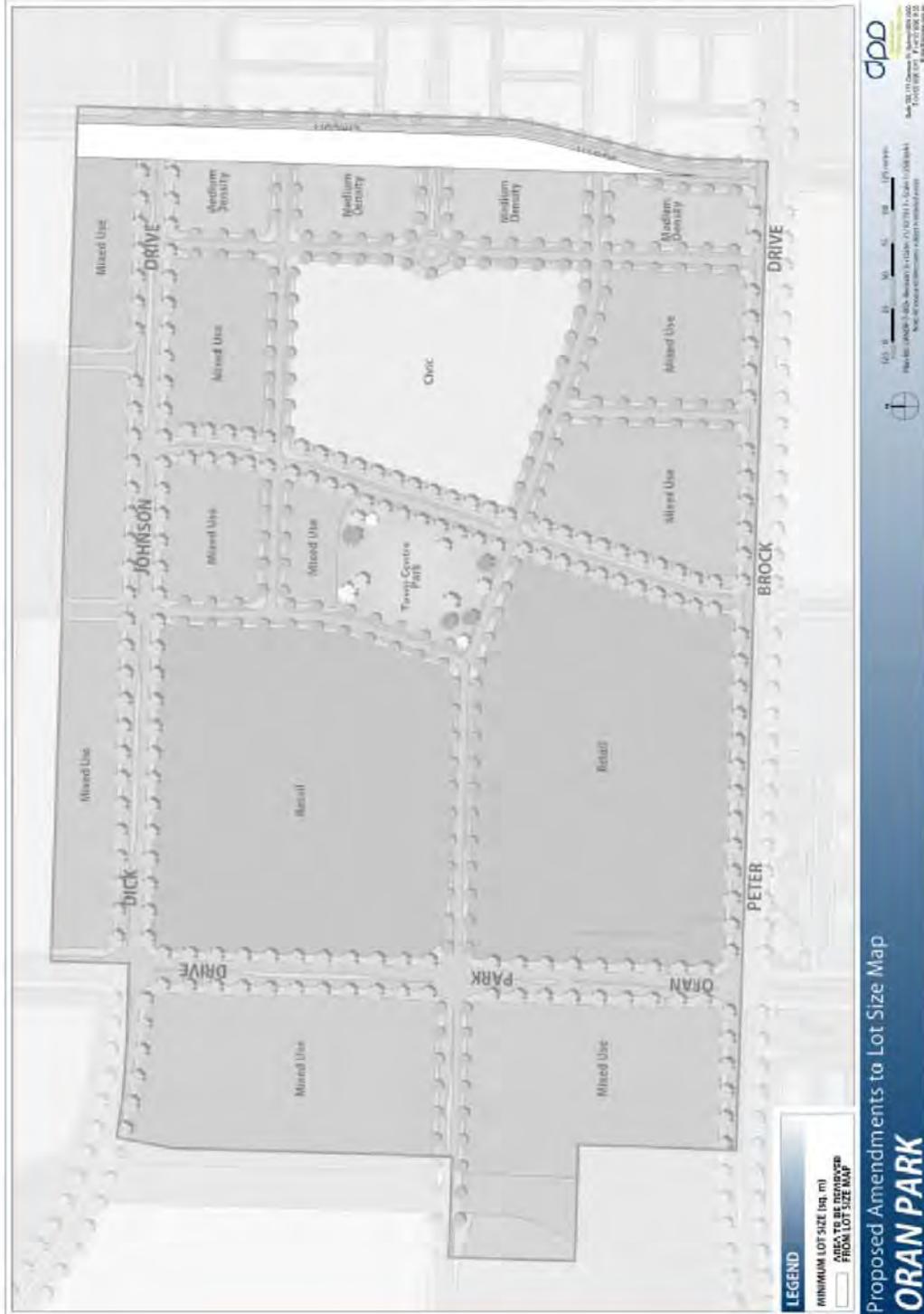
Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

### Attachment 2 - Proposed Amendments to State Environmental Planning Policy (Sydney Region Growth Centre) 2006 Land Zoning Map



Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

Attachment 3 – Proposed Amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Lot Size Map

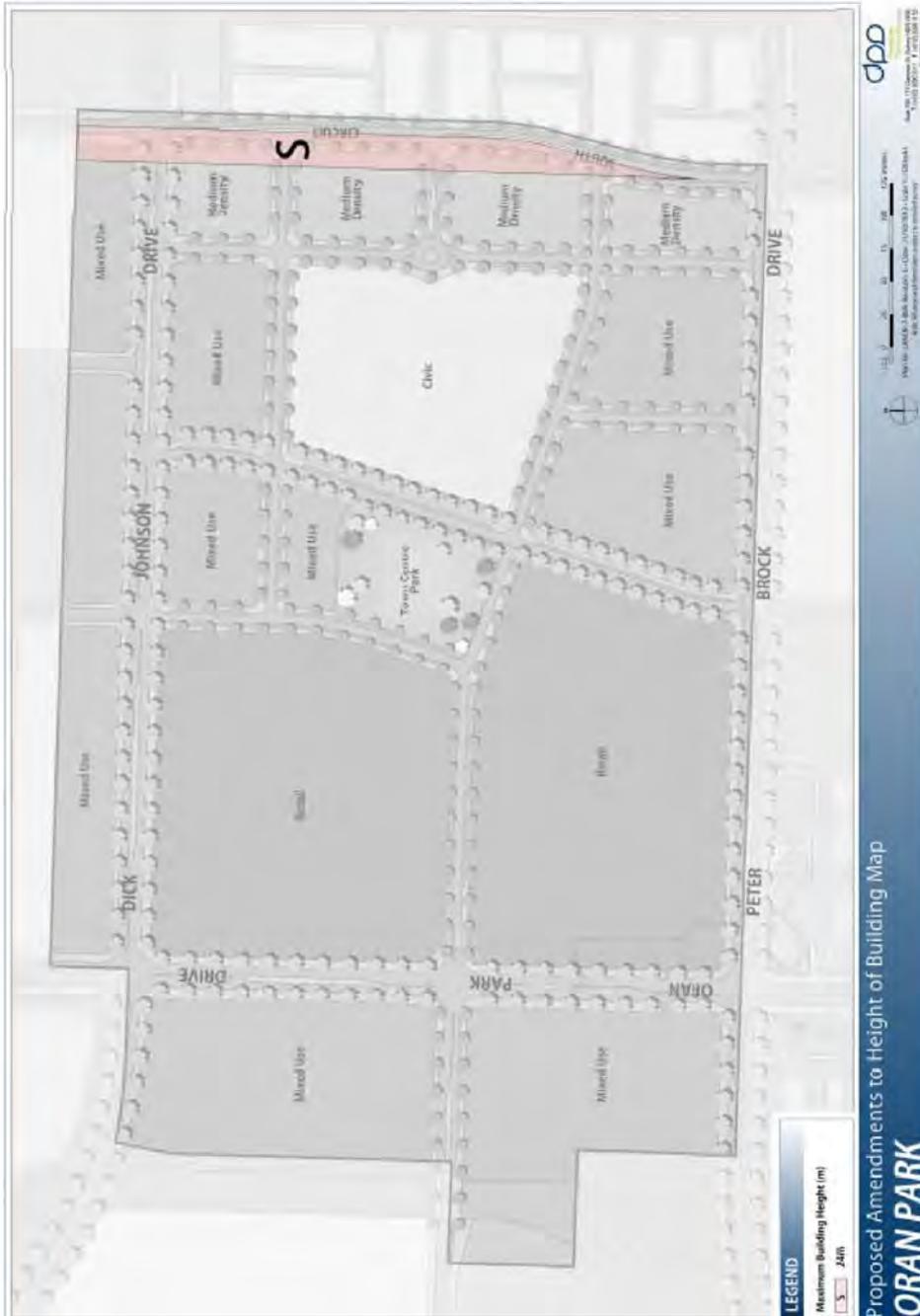


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Attachment 2

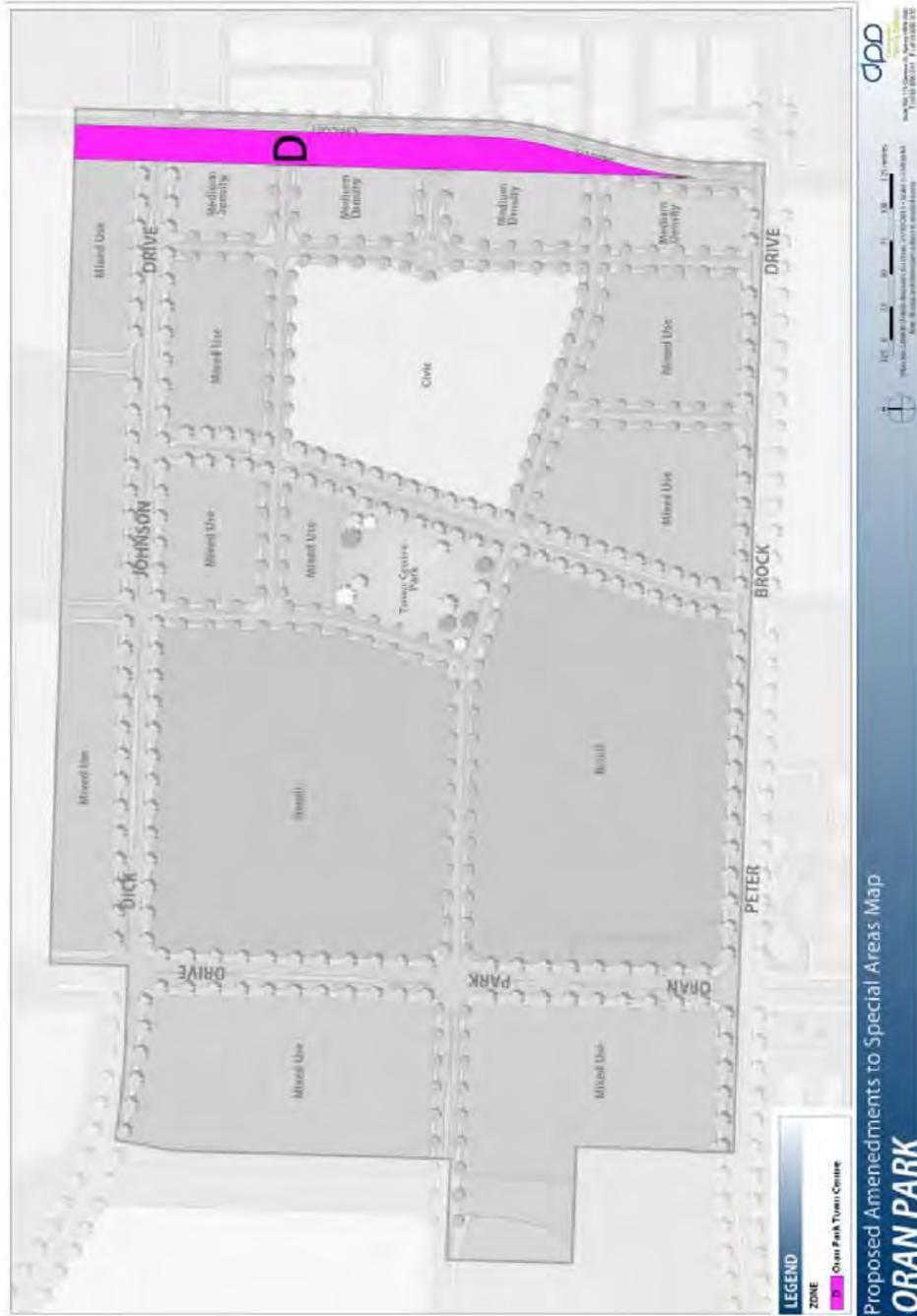
Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

### Attachment 4 – Proposed Amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Height of Building Map



Oran Park Town Centre Planning Proposal- Amendment to SEPP (Sydney Region Growth Centres) 2006

**Attachment 5 – Proposed Amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Special Areas Map**



### Summary of proposed Oran Park Development Control Plan (DCP) amendments

Below is a table of the proposed changes to the Oran Park DCP as a result of the adoption of the 2013 Masterplan for the Oran Park Town Centre.

Amendments to Oran Park DCP (Part B)	
Part B DCP Reference	Requested Amendment
Section 2.1 Vision for Oran Park Town Centre	Replace current Figure 1 with amended Figure 1 to reflect new masterplan layout.
Section 3.1 Town Centre Structure Layout Plan	<p>Replace current Figure 2 with amended Figure 2 to reflect new masterplan layout.</p> <p>Insert Note as follows below Figure 2:  <i>"Note: Figure 2 above graphically represents the indicative land uses for the Oran Park Town Centre. The land uses and general road structure may be amended over time to allow for flexible delivery of the Town Centre built form."</i></p>
Section 3.2 Land Uses – Civic Precinct	<p>Text needs to be updated to reflect the inclusion of the Central Administration Building within the Civic Precinct and the revised location for the Leisure Centre.</p> <p>Replace text under 'Civic Precinct' with:</p> <p><i>The Civic Precinct acts as the heart of the Oran Park Town Centre, centrally located and comprising a Town Square, Town Park, significant regional civic and community buildings and recreation and leisure facilities.</i></p> <p><i>The co-location of civic land uses within this area will enhance the creation of a Civic Precinct within the core of the Town Centre.</i></p> <p><i>The civic buildings are located to frame the Town Park and provide a termination of the vista along Main Street at an architecturally significant building, which provides a strong element of the visual landscape.</i></p> <p><i>The Civic Precinct will incorporate low speed shared use zones where pedestrian permeability is the guiding principle in the design of roadways.</i></p> <p><i>The following ten design principles apply to the Civic Precinct:</i></p> <ul style="list-style-type: none"> <li>▪ <i>To create a vibrant Civic Precinct that is a focus for community activities;</i></li> <li>• <i>Enhance pedestrian accessibility, circulation and way-finding across and through the site linking outer blocks with the Town Park and retail centre;</i></li> </ul>

	<ul style="list-style-type: none"> <li>• <i>To create a series of public open spaces within the Civic Precinct to provide a variety of contained and intimate focal points for the community with a high level of climatic amenity;</i></li> <li>• <i>Provide a safe public domain by creating active frontages to buildings addressing streets and open spaces;</i></li> <li>• <i>Create a landmark/iconic element with the Council Administration building, to terminate the vista from the Town Centre Main Street;</i></li> <li>• <i>Design the Administration Building, Library and Leisure Centre to address the Town Park;</i></li> <li>• <i>Create building efficiencies by co-locating buildings to allow for sharing of facilities and amenities;</i></li> <li>• <i>Locate the Leisure Centre and Youth Centre at the northern part of the site to take advantage of level changes;</i></li> <li>• <i>Orientate buildings to maximise sunlight and to reduce overshadowing of the open space; and</i></li> <li>• <i>Locate car parking to the east of the site with multiple entry/exits from the local streets.</i></li> </ul>
Section 3.2 Land Uses – Civic Precinct	Replace current Figure 4 with amended Figure 4 to reflect new masterplan layout.
Section 3.3 Special Places – Town Square	Replace current Figure 7 with amended Figure 7 to reflect new masterplan layout.
Section 3.3 Special Places – Town Park	Replace current Figure 8 with amended Figure 8 to reflect new masterplan layout.
Section 3.3 Special Places – Town Park	Replace current Figure 9 section diagram with amended Figure 9 section diagram to reflect new masterplan layout.
Section 3.4 Views and Vistas	Replace current Figure 10 with amended Figure 10 to reflect new masterplan layout.
Section 4.1 Vehicle Movement Network	<ul style="list-style-type: none"> <li>• Replace current Figure 11 with amended Figure 11 to reflect new masterplan layout.</li> <li>• Insert Note as follows below Figure 11: <ul style="list-style-type: none"> <li>- <i>Note: Figure 11 above graphically represents the indicative road layout and hierarchy for the Oran Park Town Centre. The road structure and hierarchy may be amended over time to allow flexible delivery of the Town Centre built form.</i></li> </ul> </li> </ul>

ORD05

Attachment 3

Section 4.2 Pedestrian and Cycle Movement	Replace current Figure 12 with amended Figure 12 to reflect new masterplan layout.
Section 4.3 Road Types	Replace current Figure 14 section diagram with amended Figure 11 section diagram to reflect new masterplan layout.
Section 4.3 Road Types	Replace current Figure 15 section diagram with amended Figure 15 section diagram to reflect new masterplan layout.
Section 4.3 Road Types	Replace current Figure 16 section diagram with amended Figure 16 section diagram to reflect new masterplan layout.
Section 4.4 Public Transport	Replace current Figure 17 with amended Figure 17 to reflect new masterplan layout.
Section 5.1 Public Domain	Replace current Figure 18 with amended Figure 18 to reflect new masterplan layout.
Section 5.3 Street Trees	Replace current Figure 19 with amended Figure 19 to reflect new masterplan layout.
Section 7.3 Building Envelopes / Bulk & Scale	Replace current Figure 20 with amended Figure 20 to reflect new masterplan layout.
Section 7.6 Setbacks	Replace current Figure 22 with amended Figure 22 to reflect new masterplan layout.
Section 9.1 Staging Considerations for Early Development	Replace current Figure 23 with amended Figure 23 to reflect new masterplan layout.
Section 9.1 Staging Considerations for Early Development	Replace current Figure 24 with amended Figure 24 to reflect new masterplan layout.



Our Ref: LANOPTCB / 131101 LCC

15<sup>th</sup> January 2014

The General Manager  
Camden Council  
PO Box 183  
CAMDEN NSW 2570

**ATTENTION: KYLIE POWELL**

Dear Kylie,

**RE: ORAN PARK TOWN CENTRE – MODIFICATION OF PART B DCP TO REFLECT AGREED LAYOUT**

In November 2013 UrbanGrowth NSW and Greenfields Development Company No. 2 (GDC2) made a submission to Camden Council to formally amend the Oran Park Development Control Plan (DCP) – Part B1 Oran Park Town Centre. The submission sought to amend the Part B1 DCP to reflect the revised design for the town centre which took into account the adopted Civic Precinct Masterplan.

In addition to the consequential amendments arising from the revised design for the town centre, the submission also proposed a number of additional amendments to the Part B1 DCP. The primary driver for the requested additional amendments is due to the inability to implement parts of the Part B1 DCP as currently documented.

Following advice received from Council it is now proposed to remove the additional requested amendments from the Part B1 DCP Amendment. We note however that a separate submission will be shortly made to Council seeking these additional amendments to the Part B1 DCP.

Accordingly, please find attached an updated submission seeking to amend the Part B1 DCP. This submission comprises of two parts:

- Attachment 1: Provides background information in describing the work undertaken in informing the revised design for the Oran Park Town Centre.
- Attachment 2: Details the proposed amendments to the Part B DCP to reflect the revised town centre design.

We appreciate the opportunity to continue to work with Camden Council to achieve the successful delivery of the Oran Park Town Centre.

Should you require any further information or assistance please feel free to contact either Michael Rodger or the undersigned.

Yours faithfully

**DPS (NSW) PTY LTD**

**NIGEL McANDREW  
DIRECTOR**

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PLANNING INSTITUTE OF AUSTRALIA (PIA)

**ATTACHMENT 1  
BACKGROUND TO REVISED TOWN CENTRE DESIGN**

**1.0 Introduction**

This section seeks to describe the evolution of the design of the Oran Park Town Centre. It will explain the design process undertaken and the key design principles that drove the revised design.

**2.0 Oran Park DCP – Part B1 Oran Park Town Centre (2007 Masterplan)**

The Oran Park Town Centre Part B DCP was adopted in October 2008. The design of the Oran Park Town Centre as reflected in the Part B DCP is shown in Figure 1 below.

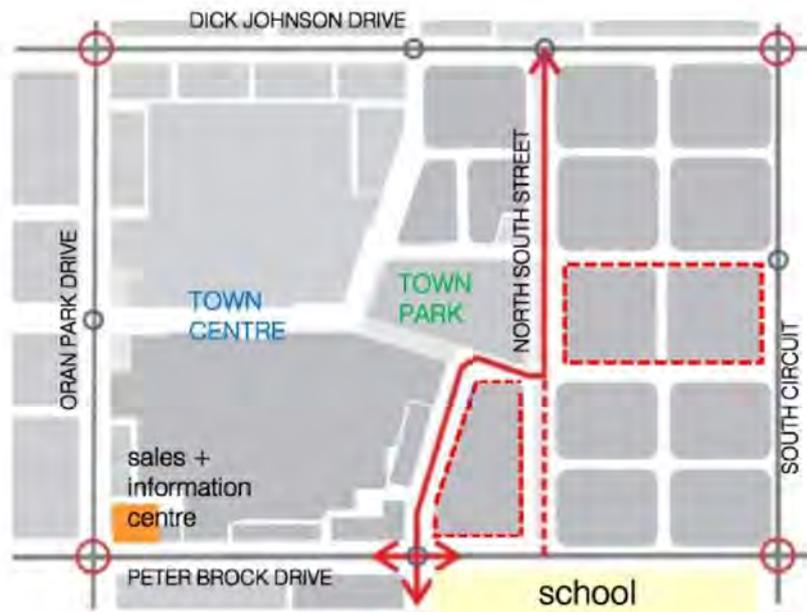


Figure 1: Town Centre Design as per Part B DCP

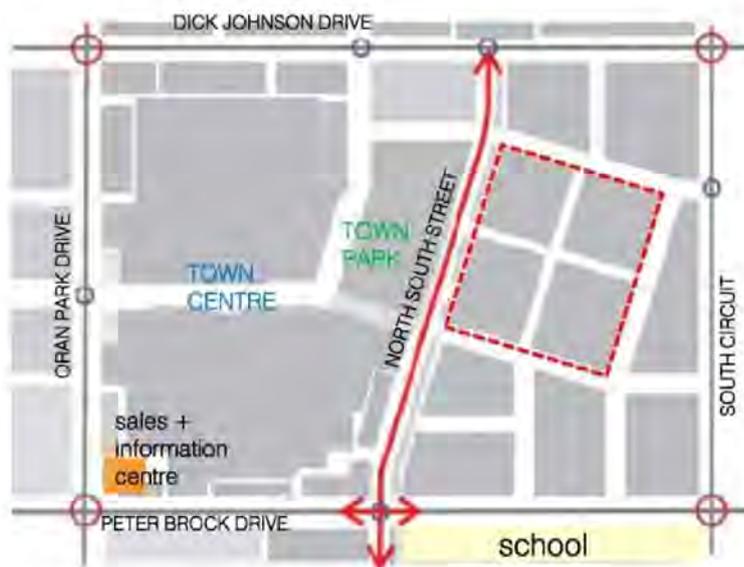
**3.0 Preparation of the 2012 Masterplan**

The developers of Oran Park made a submission and Formal Offer to Camden Council to locate Councils new Central Administration Building at Oran Park. This offer was ultimately accepted by Council and it was confirmed that the new Administration Building would be located at Oran Park.

Following the acceptance of the offer a review of the town centre design was undertaken. This was undertaken to ensure that the layout was the most efficient and provided the best possible outcome. This design exercise involved representatives from both Council and the project developers. This review identified a number of improvements to the design of the town centre and resulted in the preparation of the 2012 Masterplan.

The key changes from the Part B DCP (2007 Masterplan) to the 2012 Masterplan were:

- Realignment and rationalisation of the Main North-South Street (bus route)
- Co-location of the Leisure Centre and some of the Youth and Recreational Centre Facilities (2 ball courts and rock climbing wall) within the Civic Precinct.
- Reconfigured Town Park.
- Change in the surrounding street network
- Change in the size and shape of surrounding blocks.



**Figure 2: 2012 Masterplan**

**4.0 Preparation of the 2013 Masterplan**

In early 2013 Allen Jack + Cottier (AJ+C) were jointly engaged by Council and the project developers to prepare a masterplan for the Civic Precinct, to be located in the town centre. The Civic Precinct is to comprise commitments made in the Formal Offer and commitments to deliver facilities in accordance with the Voluntary Planning Agreement (VPA). The Civic Precinct is to contain Councils new Central Administration Building; a Branch Library and Community Resource Centre, a Leisure Centre and part of a Youth and Recreational Centre.



ORD05

Attachment 4

It was agreed that the preparation of a masterplan specifically for the Civic Precinct would assist in developing a procurement and delivery strategy for the Administration Building.

It was during the design development of the Civic Precinct Masterplan that the opportunity arose to review the design merits of the 2012 Masterplan. In particular, the potential for the better utilisation of the Civic Precinct site; the potential for improved interrelationships between land and building uses; and the better integration of the Civic Precinct within the surrounding street and block network.

As part of the review of the 2012 Masterplan a number of improvements were identified and resulted in the preparation of the 2013 Masterplan. The new Masterplan provides a substantial improvement on the 2012 Masterplan, in particular:

- Improved street network with a more permeable grid.
- More efficient and desirable spatial layout of the Civic Precinct.
- Better relationship of proposed building and land uses within the precinct.
- Enhanced building efficiencies in the sharing of facilities/ amenities.
- Better pedestrian connections through the site and town centre.
- Provided surrounding streets blocks of a size and proportion that can accommodate a variety of long term development options.
- Provides public open space areas within the precinct that are varied in size and character.

dpp

The 2013 Masterplan is illustrated in Figure 3.

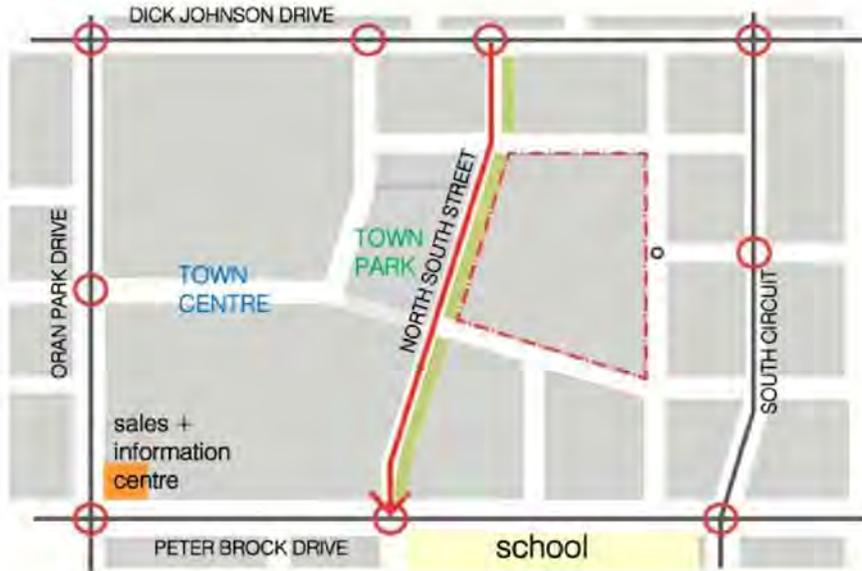


Figure 3: 2013 Masterplan

**5.0 Endorsement of the 2013 Masterplan by Camden Council**

Camden Council at its meeting on 22<sup>nd</sup> October 2013 endorsed the Civic Precinct Masterplan and the resulting changes to the design and layout for the town centre. It also endorsed undertaking the necessary amendments required to the relevant Part B DCP and State Environmental Planning Policy (SEPP) to give effect to the Civic Precinct Masterplan.

This Part B DCP Amendment is a consequence of the endorsement issued on 22<sup>nd</sup> October 2013.



ORD05

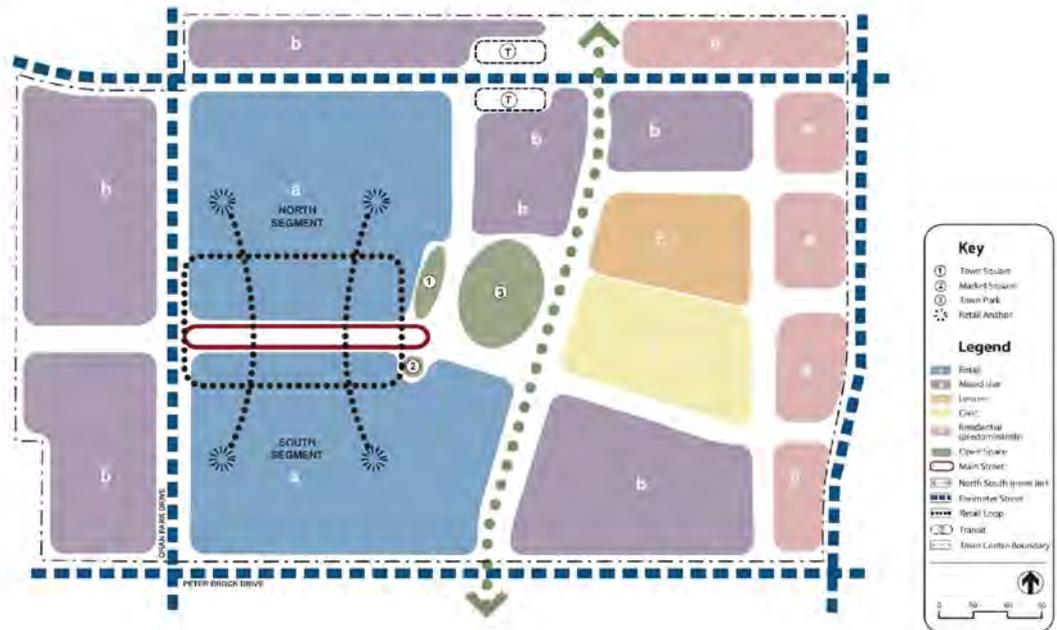
**ATTACHMENT 2  
PROPOSED AMENDMENTS TO ORAN PARK DCP – PART B1 ORAN PARK TOWN CENTRE**

The following lists the proposed amendments to the Part B DCP to reflect the revised design for the town centre. It details all the revised text and includes all the required new plans and images for insertion directly into the updated Part B DCP.

All requested amendments listed below are consequential amendments to the Part B DCP arising from the revised town centre design.

<b>Amendment No:</b>	1
<b>Part B DCP Reference</b>	Page 5, Section 2.1 Vision for Oran Park Town Centre
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 1 with amended Figure 1 shown below.</li> </ul>

Attachment 4



<b>Amendment No:</b>	2
<b>Part B DCP Reference</b>	Page 7, Section 3.1 Town Centre Structure Layout Plan
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>• Replace current Figure 2 with amended Figure 2 shown below.</li> <li>• Insert Note as follows below Figure 2:                     <ul style="list-style-type: none"> <li>- <i>Note: Figure 2 above graphically represents the indicative land uses for the Oran Park Town Centre. The land uses and general road structure may be amended over time to allow for flexible delivery of the Town Centre built form.</i></li> </ul> </li> </ul>



Figure 2: Land Use



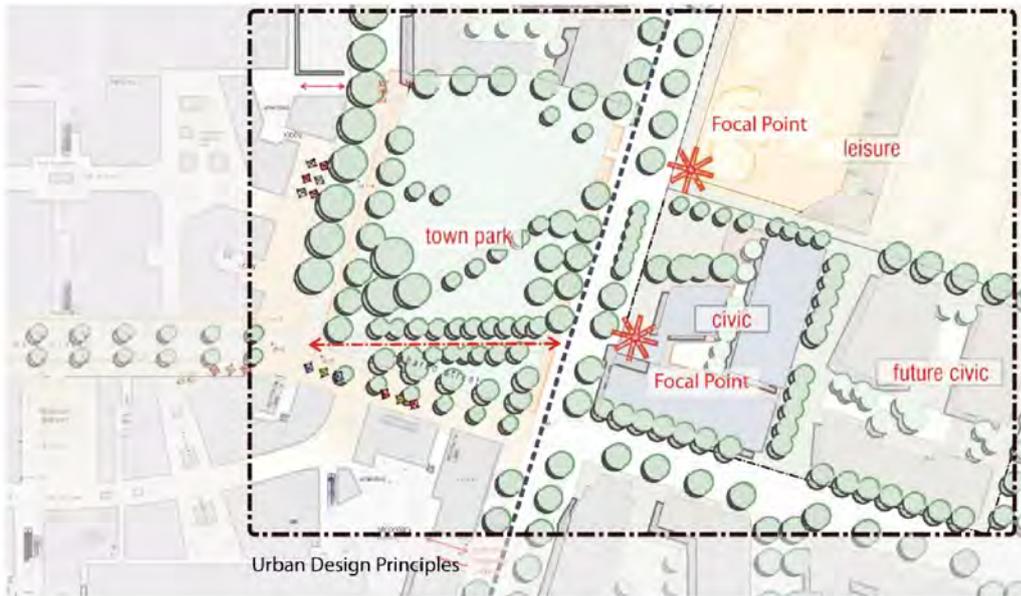
ORD05

Attachment 4

Amendment No:	3
Part B DCP Reference	Page 9, Section 3.2 Land Uses – Civic Precinct
Requested Amendment	<ul style="list-style-type: none"> <li>▪ Text needs to be updated to reflect the inclusion of the Central Administration Building within the Civic Precinct and the revised location for Leisure Centre.</li> <li>▪ Replace text under 'Civic Precinct' with:  <i>The Civic Precinct acts as the heart of the Oran Park Town Centre, centrally located and comprising a Town Square, Town Park, significant regional civic and community buildings and recreation and leisure facilities.</i>   <i>The co-location of civic land uses within this area will enhance the creation of a Civic Precinct within the core of the Town Centre.</i>   <i>The civic buildings are located to frame the Town Park and provide a termination of the vista along Main Street at an architecturally significant building, which provides a strong element of the visual landscape.</i>   <i>The Civic Precinct will incorporate low speed shared use zones where pedestrian permeability is the guiding principle in the design of roadways.</i>   <i>The following ten design principles apply to the Civic Precinct:</i> <ul style="list-style-type: none"> <li>• <i>To create a vibrant Civic Precinct that is a focus for community activities;</i></li> <li>• <i>Enhance pedestrian accessibility, circulation and way-finding across and through the site linking outer blocks with the Town Park and retail centre;</i></li> <li>• <i>To create a series of public open spaces within the Civic Precinct to provide a variety of contained and intimate focal points for the community with a high level of climatic amenity;</i></li> <li>• <i>Provide a safe public domain by creating active frontages to buildings addressing streets and open spaces;</i></li> <li>• <i>Create a landmark/iconic element with the Council Administration building, to terminate the vista from the Town Centre Main Street;</i></li> <li>• <i>Design the Administration Building, Library and Leisure Centre to address the Town Park;</i></li> <li>• <i>Create building efficiencies by co-locating buildings to allow for sharing of facilities and amenities;</i></li> <li>• <i>Locate the Leisure Centre and Youth Centre at the northern part of the site to take advantage of level changes;</i></li> <li>• <i>Orientate buildings to maximise sunlight and to reduce overshadowing of the open space; and</i></li> <li>• <i>Locate car parking to the east of the site with multiple entry/exits from the local streets.</i></li> </ul> </li> </ul>



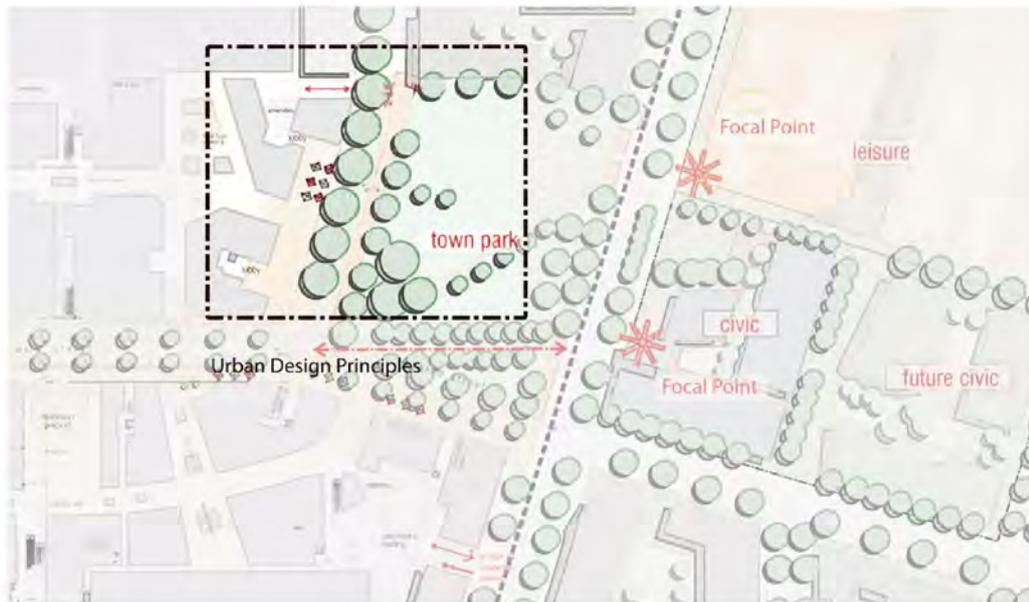
<b>Amendment No:</b>	4
<b>Part B DCP Reference</b>	Page 9, Section 3.2 Land Uses – Civic Precinct
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 4 with amended Figure 4 as shown below.</li> </ul>



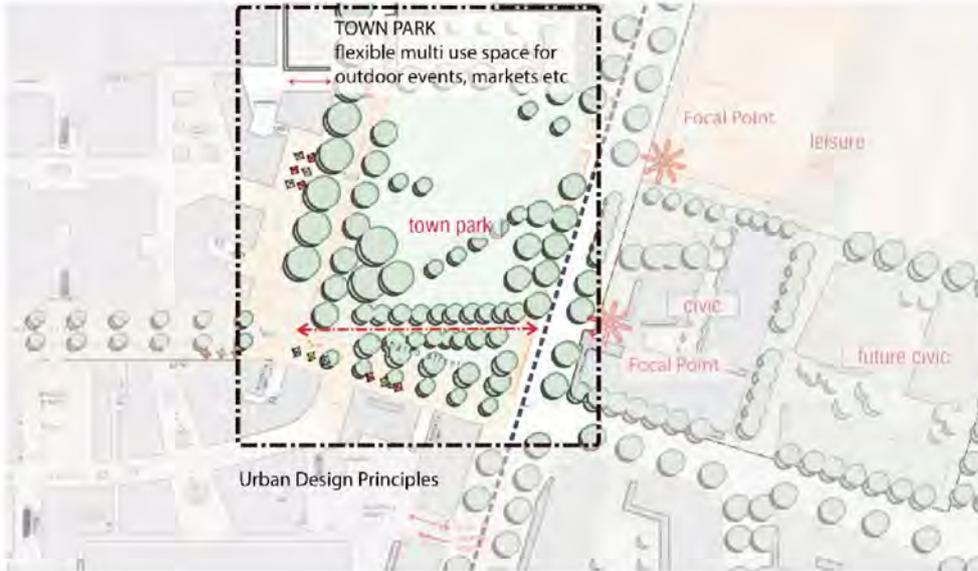
ORD05

Attachment 4

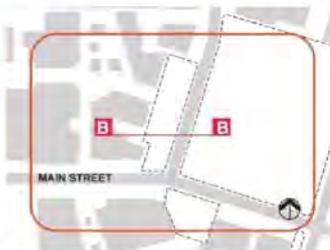
<b>Amendment No:</b>	5
<b>Part B DCP Reference</b>	Page 13, Section 3.3 Special Places – Town Square
<b>Requested Amendment</b>	<ul style="list-style-type: none"><li>Replace current Figure 7 with amended Figure 7 as shown below.</li></ul>



<b>Amendment No:</b>	6
<b>Part B DCP Reference</b>	Page 14, Section 3.3 Special Places – Town Park
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 8 with amended Figure 8 as shown below.</li> </ul>



<b>Amendment No:</b>	7
<b>Part B DCP Reference</b>	Page 15, Section 3.3 Special Places – Town Park
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 9 section diagram with amended Figure 9 section diagram as shown below.</li> </ul>



<b>Amendment No:</b>	8
<b>Part B DCP Reference</b>	Page 16, Section 3.4 Views and Vistas
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 10 with amended Figure 10 as shown below.</li> </ul>



ORD05

Attachment 4

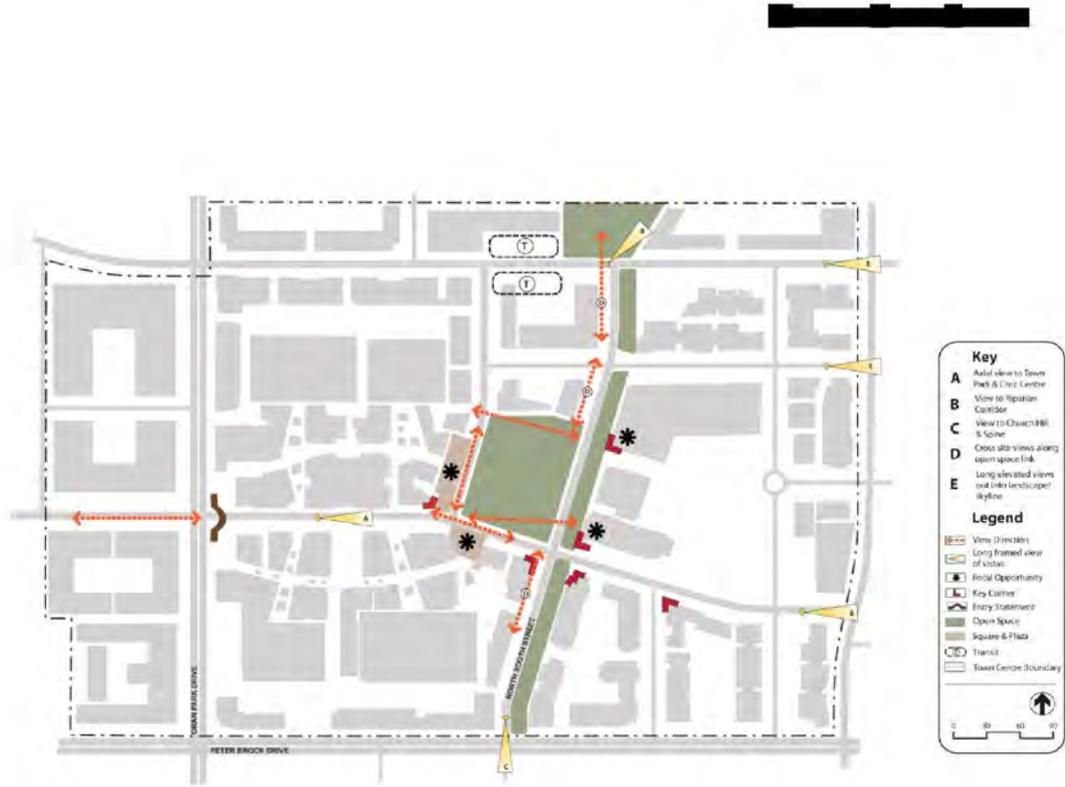


Figure 10: Views and Vistas



<b>Amendment No:</b>	9
<b>Part B DCP Reference</b>	Page 18, Section 4.1 Vehicle Movement Network
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>• Replace current Figure 11 with amended Figure 11 as shown below.</li> <li>• Insert Note as follows below Figure 11:                     <ul style="list-style-type: none"> <li>- <i>Note: Figure 11 above graphically represents the indicative road layout and hierarchy for the Oran Park Town Centre. The road structure and hierarchy may be amended over time to allow flexible delivery of the Town Centre built form.</i></li> </ul> </li> </ul>

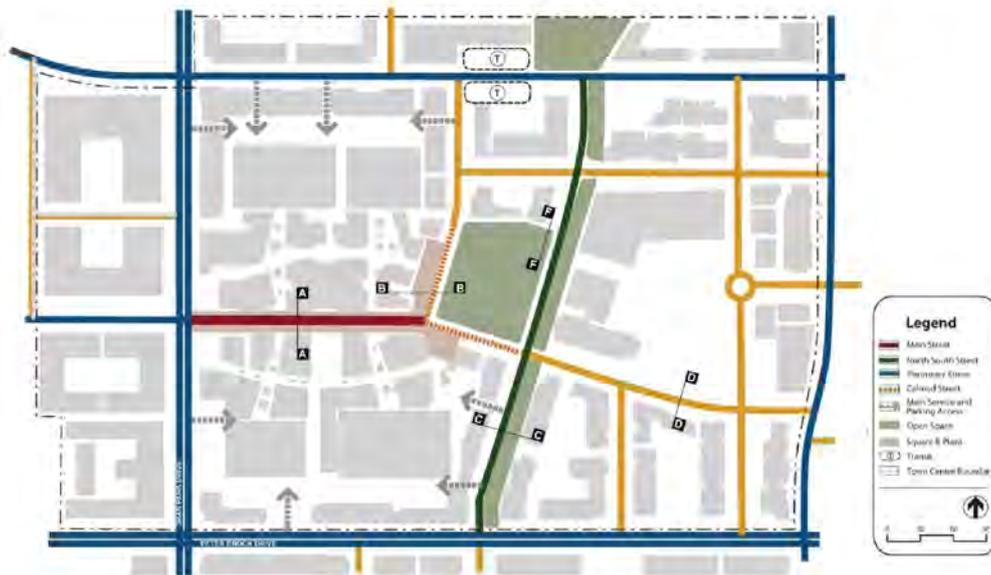


Figure 11: Road Hierarchy

ORD05

Attachment 4

<b>Amendment No:</b>	10
<b>Part B DCP Reference</b>	Page 20, Section 4.2 Pedestrian and Cycle Movement
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 12 with amended Figure 12 as shown below.</li> </ul>

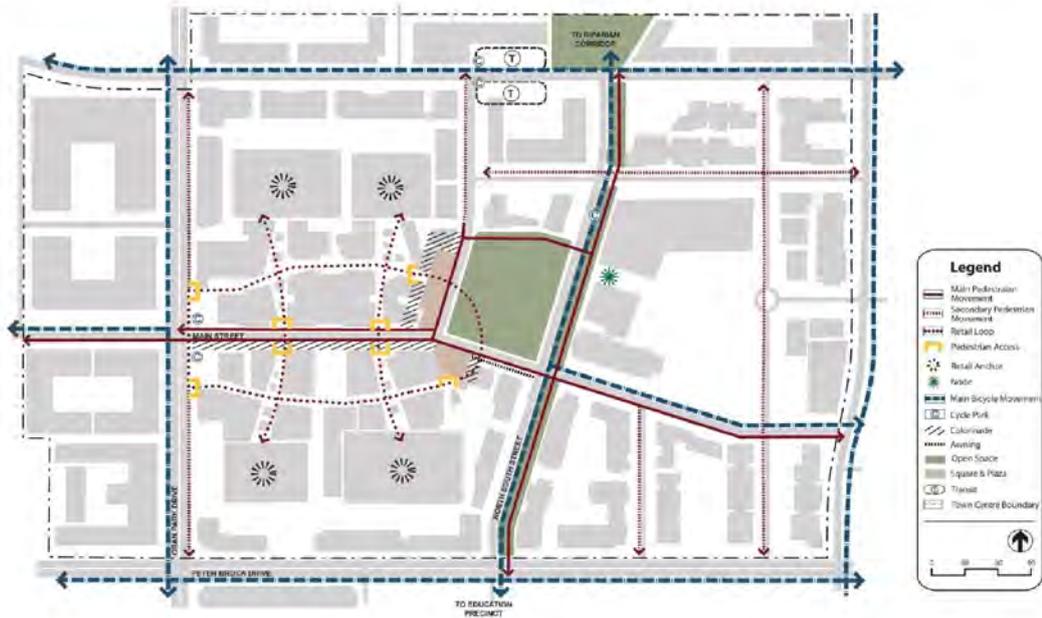


Figure 12: Pedestrian and Cycle Movement





<b>Amendment No:</b>	11
<b>Part B DCP Reference</b>	Page 23, Section 4.3 Road Types
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 14 section diagram with amended Figure 11 section diagram as shown below.</li> </ul>



<b>Amendment No:</b>	12
<b>Part B DCP Reference</b>	Page 22, Section 4.3 Road Types
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 15 section diagram with amended Figure 15 section diagram as shown below.</li> </ul>



<b>Amendment No:</b>	13
<b>Part B DCP Reference</b>	Page 23: Section 4.3 Road Types
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 16 section diagram with amended Figure 16 section diagram as shown below.</li> </ul>



ORD05

Attachment 4

<b>Amendment No:</b>	14
<b>Part B DCP Reference</b>	Page 24, Section 4.4 Public Transport
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 17 with amended Figure 17 as shown below.</li> </ul>



Figure 17: Public Transport and Car Parking



<b>Amendment No:</b>	15
<b>Part B DCP Reference</b>	Page 26, Section 5.1 Public Domain
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 18 with amended Figure 18 as shown below.</li> </ul>

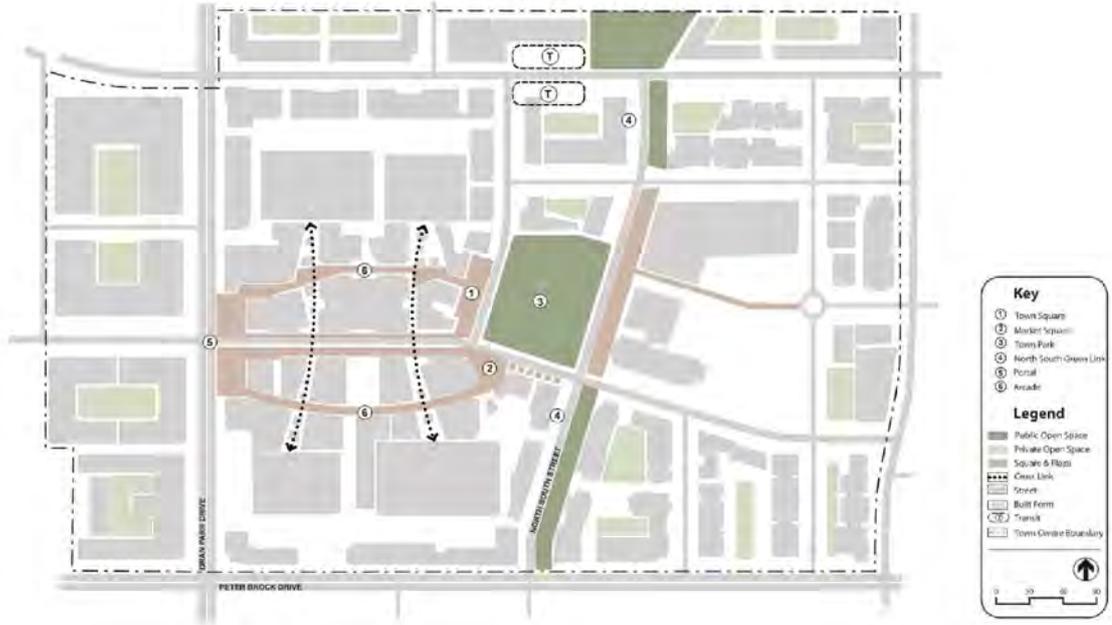


Figure 18: Public Domain Plan

ORD05

Attachment 4

<b>Amendment No:</b>	16
<b>Part B DCP Reference</b>	Page 30, Section 5.3 Street Trees
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 19 with amended Figure 19 as shown below.</li> </ul>

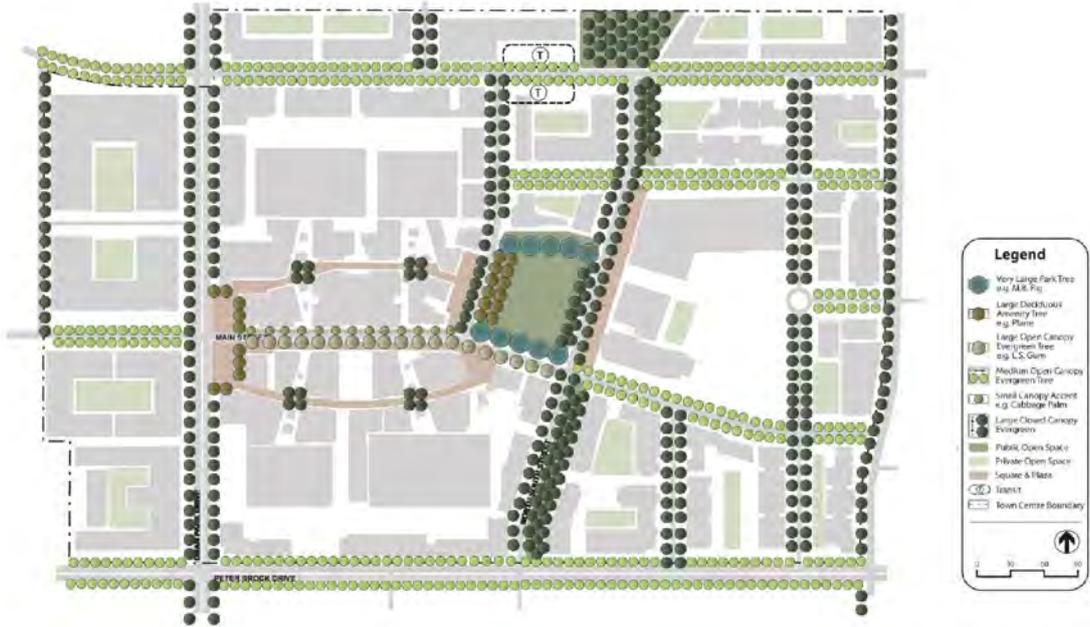


Figure 19: Landscape and Street Trees



<b>Amendment No:</b>	17
<b>Part B DCP Reference</b>	Page 35, Section 7.3 Building Envelopes / Bulk & Scale
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 20 with amended Figure 20 as shown below.</li> </ul>

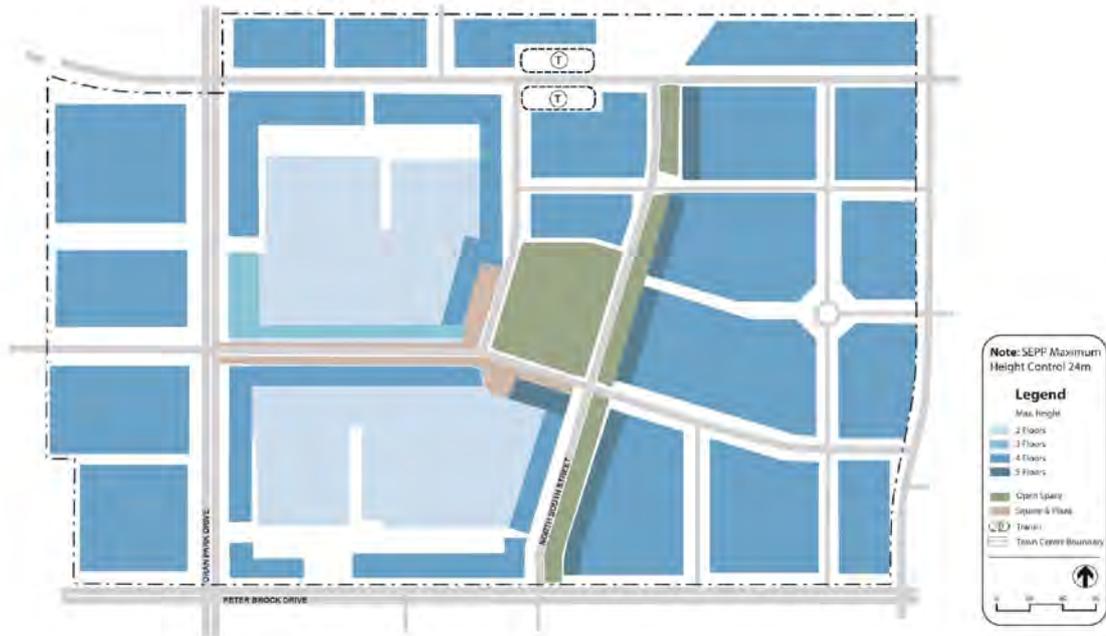


Figure 20: Indicative Building Envelope



ORD05

Attachment 4

<b>Amendment No:</b>	18
<b>Part B DCP Reference</b>	Page 40, Section 7.6 Setbacks
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 22 with amended Figure 22 as shown below.</li> </ul>

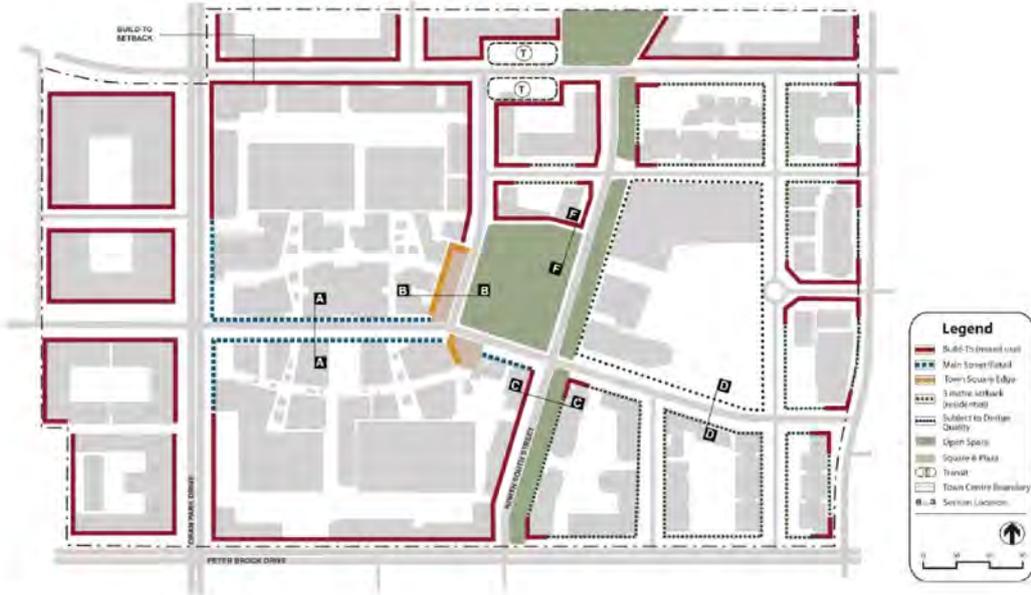


Figure 22: Indicative "Build-To" Lines and Setbacks





<b>Amendment No:</b>	19
<b>Part B DCP Reference</b>	Page 45, Section 9.1 Staging Considerations for Early Development
<b>Requested Amendment</b>	<ul style="list-style-type: none"> <li>Replace current Figure 23 with amended Figure 23 as shown below.</li> </ul>



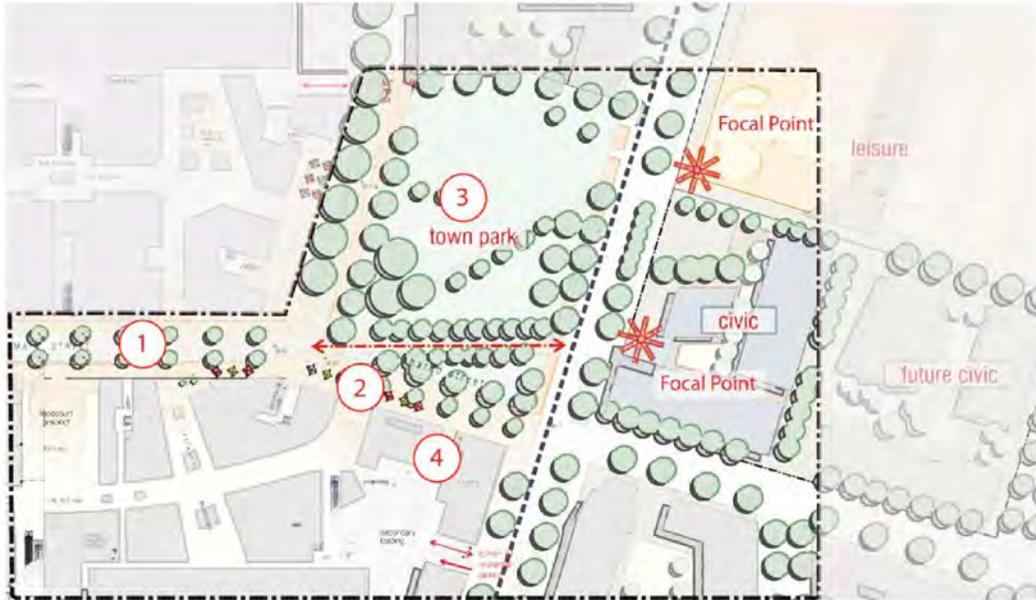
Figure 23: Look to see Stage 1 of Town Centre



ORD05

Attachment 4

<b>Amendment No:</b>	20
<b>Part B DCP Reference</b>	Page 46: Section 9.1 Staging Considerations for Early Development
<b>Requested Amendment</b>	<ul style="list-style-type: none"><li>Replace current Figure 24 with amended Figure 24 as shown below.</li></ul>





2 Ellis Lane, Ellis Lane

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Scale: 1:2000

Printed Date: 15/01/14

ORD07

Attachment 3



Site Plan



2 Ellis Lane, Ellis Lane

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Scale: 1:300

Printed Date: 15/01/14



# Monthly Report

# Camden Council

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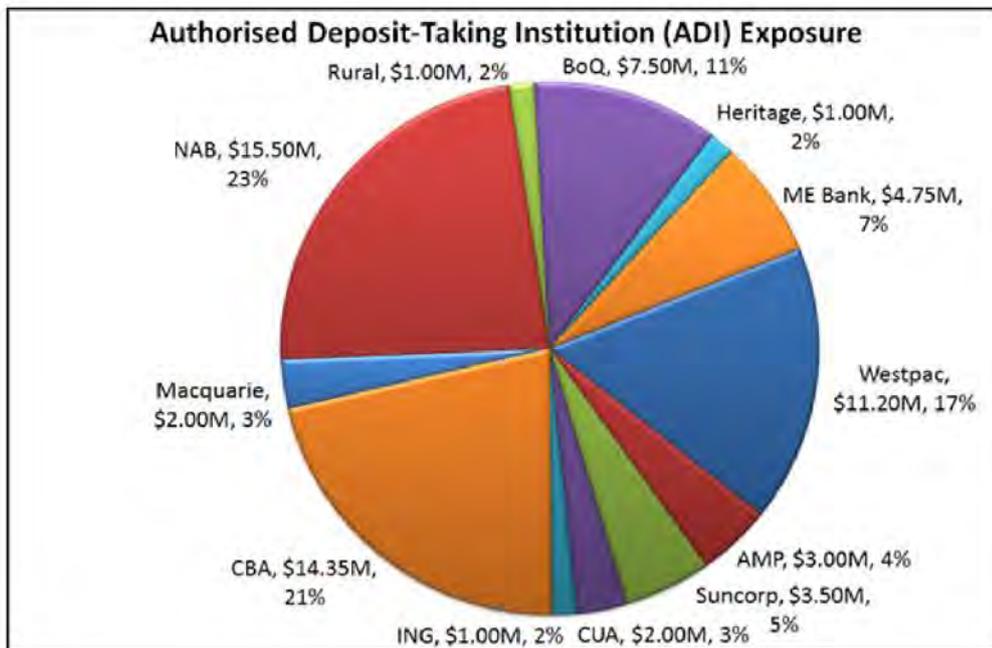
November 2013

## Investment Exposure

Council is reaching policy limits with CBA and NAB. During the month, Council diversified its investments, placing new deposits with AMP Bank (A+) and ING Bank Australia (A).

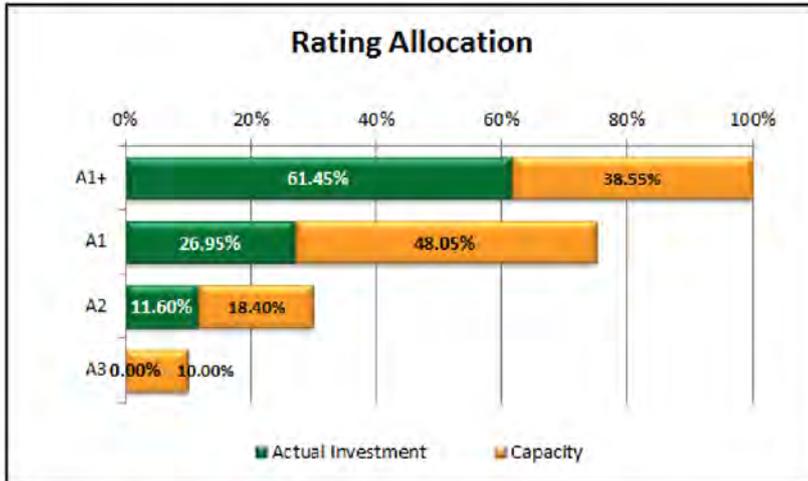
ADI	Exposure \$M	Rating	Policy Limit	Actual	Capacity
Westpac	\$11.20M	A1+	25%	16.77%	\$5.50M
AMP	\$3.00M	A1	15%	4.49%	\$7.02M
Suncorp	\$3.50M	A1	15%	5.24%	\$6.52M
CUA	\$2.00M	A2	10%	2.99%	\$4.68M
ING	\$1.00M	A1	15%	1.50%	\$9.02M
CBA	\$14.35M	A1+	25%	21.48%	\$2.35M
Macquarie	\$2.00M	A1	15%	2.99%	\$8.02M
NAB	\$15.50M	A1+	25%	23.20%	\$1.20M
Rural	\$1.00M	A1	15%	1.50%	\$9.02M
BoQ	\$7.50M	A1	15%	11.23%	\$2.52M
Heritage	\$1.00M	A2	10%	1.50%	\$5.68M
ME Bank	\$4.75M	A2	10%	7.11%	\$1.93M
	<b>\$66.80M</b>			<b>100.00%</b>	

Apart from investments with the regional ADIs, the entire investment portfolio is diversified amongst the higher rated entities with CBA, NAB, and Westpac.



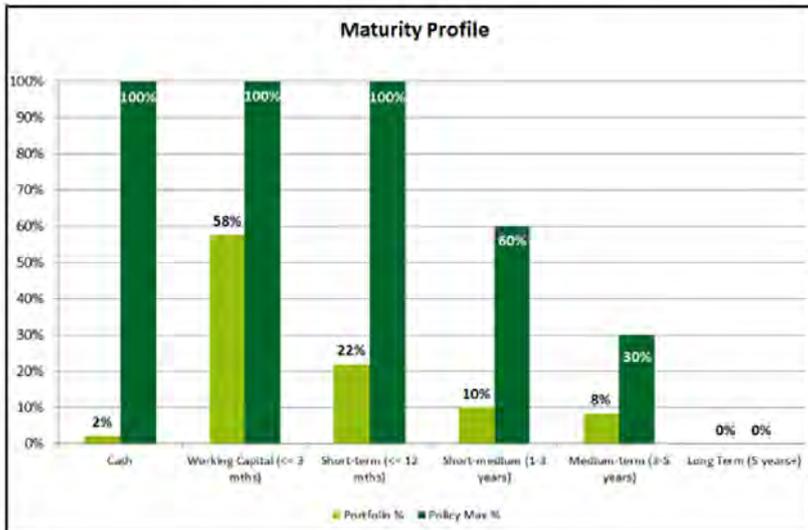
## Credit Quality

A1+ (the domestic majors) and A1 (the high rated regionals) rated ADIs are the largest share of Council's investments. All of these comply with the Policy.



## Term to Maturity

The portfolio remains liquid with 2% of investments available at-call and a further 58% of assets maturing within 3 months. There is substantial capacity to invest in terms greater than 1 year. In consultation with its investment advisors, Council has strategically begun lengthening its deposit portfolio to diversify across various maturities up to 5 years.



## 2013-14 Budget

Current Budget Rate	4.00%
<b>Source of Funds Invested</b>	<b>November</b>
Section 94 Developer Contributions	\$28,071,500
Restricted Grant Income	\$1,215,600
Externally Restricted Reserves	\$7,900,200
Internally Restricted Reserves	\$23,425,500
General Fund	\$6,187,200
<b>Total Funds Invested</b>	<b>\$66,800,000</b>
Council's investment portfolio has increased by \$4 million since the October reporting period. The increase is primarily a result of the receipt of second instalment payments for rates and charges and the receipt of the \$2 million Local Infrastructure Renewal Scheme Loan on the 1 November 2013.	

INTEREST RECEIVED DURING 2013/14 FINANCIAL YEAR				
	November	Cumulative	Projected Interest	Original Budget
General Fund	\$97,806	\$462,315	\$954,600	\$981,800
Restricted	\$122,939	\$587,208	\$1,189,900	\$751,800
<b>Total</b>	<b>\$220,745</b>	<b>\$1,049,523</b>	<b>\$2,144,500</b>	<b>\$1,733,600</b>

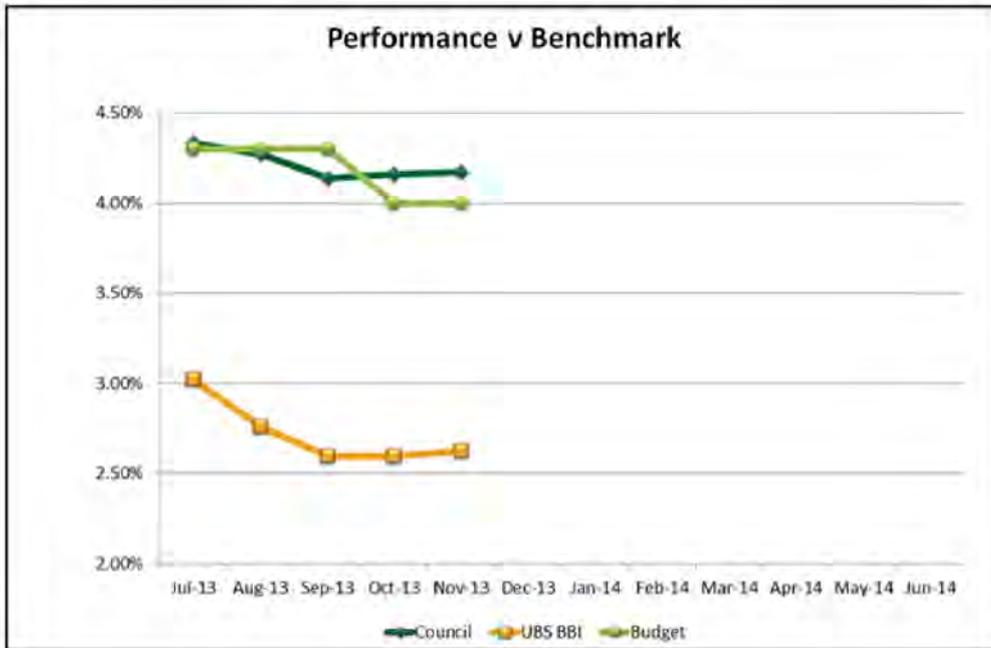
With an expected low interest rate environment over the medium-longer term and the potential for another rate cut in mid-2014 to tackle a high Australian dollar, a conservative approach to 2013/14 and beyond should be adopted.

## Interest Summary

The portfolio's interest summary as at 30 November 2013 is as follows:

NUMBER OF INVESTMENTS	60
AVERAGE DAYS HELD	375
AVERAGE PERCENTAGE	4.16% p.a.
WEIGHTED PORTFOLIO RETURN	4.16% p.a.
CBA CALL ACCOUNT *	2.80% p.a.
HIGHEST RATE	5.95% p.a.
LOWEST RATE	3.45% p.a.
BUDGET RATE	4.00% p.a.
AVERAGE BBSW (30 Day)	2.57% p.a.
AVERAGE BBSW (90 Day)	2.58% p.a.
AVERAGE BBSW (180 Day)	2.61% p.a.

\*Note: CBA call account is not included in the investment performance calculations



Outperformance over benchmark (UBS Bank Bill Index) continues to be attributed to the longer-dated deposits in the portfolio (particularly early investments at above 4.5%). As existing deposits mature, performance will inevitably fall as deposits will be reinvested at much lower prevailing rates.

The current budgeted return of 4.0% for 2013/14 is likely to be achieved however it may start to decline if a large proportion of deposits that mature are reinvested in the short-term.

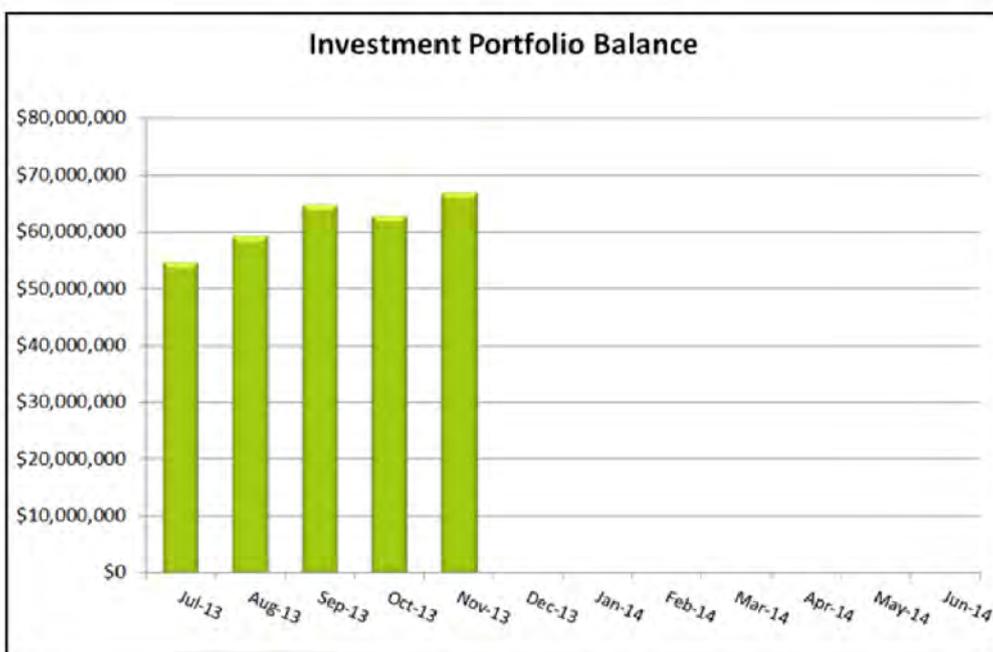
ORD08

Attachment 1

## Appendix A – List of Investments

Camden Council Investment Portfolio as at 30 November 2013						
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Interest Due at 30/11/2013
CUA	TD	\$1,000,000.00	5.95%	3/05/2013	1/05/2014	\$34,558.90
CUA	TD	\$1,000,000.00	5.95%	10/05/2013	8/05/2014	\$33,417.81
Suncorp Metway	TD	\$1,000,000.00	5.14%	29/07/2013	31/07/2014	\$17,602.74
CBA	TD	\$1,500,000.00	4.40%	24/01/2013	30/01/2014	\$56,235.62
CBA	TD	\$1,000,000.00	4.40%	24/01/2013	30/01/2014	\$37,490.41
CBA	TD	\$1,000,000.00	4.40%	7/02/2013	6/02/2014	\$35,802.74
NAB	TD	\$500,000.00	4.50%	7/02/2013	5/02/2015	\$18,308.22
Westpac	TD	\$700,000.00	4.35%	1/05/2013	7/05/2015	\$17,852.88
Westpac	TD	\$2,000,000.00	4.35%	6/05/2013	14/05/2015	\$49,816.44
CBA	TD	\$1,500,000.00	4.40%	9/05/2013	9/12/2013	\$37,249.32
Westpac	TD	\$500,000.00	4.35%	17/05/2013	21/05/2015	\$11,798.63
Westpac	TD	\$500,000.00	4.55%	17/05/2013	19/05/2016	\$12,341.10
CBA	TD	\$800,000.00	4.25%	17/05/2013	17/12/2013	\$18,443.84
CBA	TD	\$1,000,000.00	4.25%	24/05/2013	24/12/2013	\$22,239.73
NAB	TD	\$1,000,000.00	4.06%	7/06/2013	5/12/2013	\$19,688.22
CBA	TD	\$500,000.00	4.10%	11/06/2013	10/01/2014	\$9,716.44
ME Bank	TD	\$1,500,000.00	4.25%	13/06/2013	12/12/2013	\$29,866.44
NAB	TD	\$1,000,000.00	4.11%	13/06/2013	19/12/2013	\$19,255.07
NAB	TD	\$1,500,000.00	4.06%	17/06/2013	2/01/2014	\$27,863.84
ME Bank	TD	\$500,000.00	4.25%	20/06/2013	19/12/2013	\$9,547.95
ME Bank	TD	\$500,000.00	4.20%	4/07/2013	9/01/2014	\$8,630.14
NAB	TD	\$500,000.00	4.10%	12/07/2013	16/01/2014	\$7,975.34
NAB	TD	\$1,500,000.00	4.02%	19/07/2013	16/01/2014	\$22,302.74
Macquarie Bank	TD	\$1,000,000.00	4.00%	22/07/2013	23/01/2014	\$14,465.75
ME Bank	TD	\$1,500,000.00	4.20%	25/07/2013	24/04/2014	\$22,265.75
Heritage Bank	TD	\$1,000,000.00	4.10%	25/07/2013	30/01/2014	\$14,490.41
ME Bank	TD	\$750,000.00	4.15%	30/07/2013	31/07/2014	\$10,573.97
BOQ	TD	\$500,000.00	4.05%	30/07/2013	13/02/2014	\$6,879.45
CBA	TD	\$1,200,000.00	4.00%	1/08/2013	1/08/2014	\$16,043.84
NAB	TD	\$1,000,000.00	3.91%	7/08/2013	24/07/2014	\$12,426.30
Westpac	TD	\$1,000,000.00	3.64%	29/08/2013	12/12/2013	\$9,374.25
Suncorp Metway	TD	\$1,500,000.00	3.76%	2/09/2013	12/12/2013	\$13,906.85
Westpac	TD	\$1,500,000.00	3.70%	5/09/2013	19/12/2013	\$13,228.77
NAB	TD	\$1,000,000.00	3.75%	10/09/2013	19/12/2013	\$8,424.66
Westpac	TD	\$2,000,000.00	3.71%	12/09/2013	9/01/2014	\$16,263.01
CBA	TD	\$1,000,000.00	3.90%	12/09/2013	12/12/2013	\$8,547.95
Westpac	TD	\$1,000,000.00	3.65%	19/09/2013	9/01/2014	\$7,300.00
Westpac	TD	\$2,000,000.00	3.68%	24/09/2013	9/01/2014	\$13,711.78
Macquarie Bank	TD	\$1,000,000.00	3.80%	26/09/2013	19/12/2013	\$6,871.23
NAB	TD	\$1,000,000.00	3.75%	26/09/2013	9/01/2014	\$6,780.82
CBA	TD	\$1,000,000.00	3.90%	8/10/2013	8/02/2014	\$5,769.86
NAB	TD	\$1,500,000.00	3.73%	10/10/2013	16/01/2014	\$7,970.96
NAB	TD	\$500,000.00	3.70%	17/10/2013	16/01/2014	\$2,280.82
NAB	TD	\$1,000,000.00	3.72%	24/10/2013	16/01/2014	\$3,872.88
Suncorp Metway	TD	\$1,000,000.00	3.45%	24/10/2013	23/01/2014	\$3,591.78
CBA	TD	\$1,400,000.00	3.80%	31/10/2013	31/01/2014	\$4,518.36

Camden Council Investment Portfolio as at 30 November 2013						
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Interest Due at 30/11/2013
BOQ	TD	\$2,500,000.00	5.05%	4/11/2013	1/11/2018	\$9,339.04
BOQ	TD	\$1,500,000.00	4.50%	7/11/2013	2/11/2016	\$4,438.36
NAB	TD	\$500,000.00	3.70%	7/11/2013	20/02/2014	\$1,216.44
NAB	TD	\$500,000.00	3.70%	7/11/2013	6/03/2014	\$1,216.44
NAB	TD	\$1,000,000.00	3.72%	7/11/2013	20/03/2014	\$2,446.03
AMP	TD	\$1,000,000.00	4.00%	13/11/2013	13/11/2014	\$1,972.60
Rural Bank	TD	\$1,000,000.00	3.86%	15/11/2013	13/03/2014	\$1,692.05
NAB	TD	\$1,500,000.00	3.68%	21/11/2013	27/03/2014	\$1,512.33
BOQ	TD	\$1,000,000.00	5.10%	25/11/2013	22/11/2018	\$838.36
ING Bank	TD	\$1,000,000.00	4.63%	28/11/2013	23/11/2017	\$380.55
BOQ	TD	\$1,000,000.00	4.85%	28/11/2013	23/11/2017	\$398.63
AMP	TD	\$2,000,000.00	4.00%	28/11/2013	28/11/2014	\$657.53
BOQ	TD	\$1,000,000.00	4.50%	28/11/2013	24/11/2016	\$369.86
CBA	TD	\$1,000,000.00	3.80%	30/11/2013	30/11/2014	\$104.11
# TD Investments	60	\$65,350,000.00				\$814,146.34
CBA	Call Account	\$1,450,000.00	2.80%			
	<b>Total Value</b>	<b>\$66,800,000.00</b>				



## Appendix B – Ratings Definitions

### Standard & Poor's Ratings Description

Standard & Poor's (S&P) is a professional organisation that provides analytical services. An S&P rating is an opinion of the general credit worthiness of an obligor with respect to particular debt security or other financial obligation – based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment
- Nature and provisions of the obligation
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganisation or other laws affecting creditors' rights
- The issue rating definitions are expressed in terms of default risk.

### S&P Short-Term Obligation Ratings are:

- **A-1:** This is the highest short-term category used by S&P. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign(+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.
- **A-2:** A short-term obligation rated A-2 is somewhat more susceptible to the adverse changes in circumstances and economic conditions than obligations in higher rating categories. However the obligor's capacity to meet its financial commitment on the obligation is satisfactory.
- **A-3:** A short-term obligation rated A-3 exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.

**S&P Long-Term Obligations Ratings are:**

- **AAA:** An obligation/obligor rated AAA has the highest rating assigned by S&P. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.
- **AA:** An obligation/obligor rated AA differs from the highest rated obligations only in small degree. The obligor's capacity to meet its financial commitment on the obligations is very strong.
- **A:** An obligation/obligor rated A is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations/obligors in higher rated categories. However the obligor's capacity to meet its financial commitment on the obligation is strong.
- **BBB:** A short-term obligation rated BBB exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
- **Unrated:** Financial Institutions do not necessarily require a credit rating from the various ratings agencies such as Standard & Poor's and these institutions are classed as "Unrated". Most Credit Unions and Building societies fall into this category. These institutions nonetheless must adhere to the capital maintenance requirements of the Australian Prudential Regulatory Authority (APRA) in line with all authorised Deposit Taking Institutions (Banks, Building societies and Credit Unions).
- **Plus (+) or Minus(-):** The ratings from "AA" to "BBB" may be modified by the addition of a plus or minus sign to show relative standing within the major rating categories.

Fitch and Moody's have similar classifications.

## Appendix C – Recently Invested ADIs

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### **Rural Bank**

Historically, the Bank was formed as Elders Rural Bank and received its banking licence in 2000. In August 2009, Elders Rural Bank Limited changed its name to Rural Bank Limited and, in December 2010, Rural Bank became a fully-owned subsidiary of the Bendigo and Adelaide Bank Group.

In December 2010, Bendigo and Adelaide Bank announced that it would increase its shareholding in Rural Bank from 60% to 100% for \$165m, or approximately 1.2 times book value. As such, Rural Bank takes on its parent's company's long-term credit rating of A- by S&P.

Over the years, the bank's business model has expanded, but its core business has not changed. They specialise in lending to the agricultural sector in rural and regional centres across the country. Rural Bank's products and services are now available at more than 400 locations nationally.

### *Financial Results*

As at 30 June 2013, Rural Bank's Tier 1 Capital Ratio stood at 10.73% and its Total Capital Ratio at 12.13%, well above Basel III minimum capital requirements.

At a group level, Bendigo-Adelaide Bank Ltd announced a statutory profit after tax of \$352.3 million for the 12 months ending 30 June 2013, an 80.7% increase on the corresponding period. The cash earnings result is \$348.0 million for the 12 months ending 30 June 2013, a 7.7% increase on the prior corresponding period. Retail deposits were \$42.2 billion (June 2012 was \$40.7 billion), an increase of 3.9%.



# Monthly Report

# Camden Council

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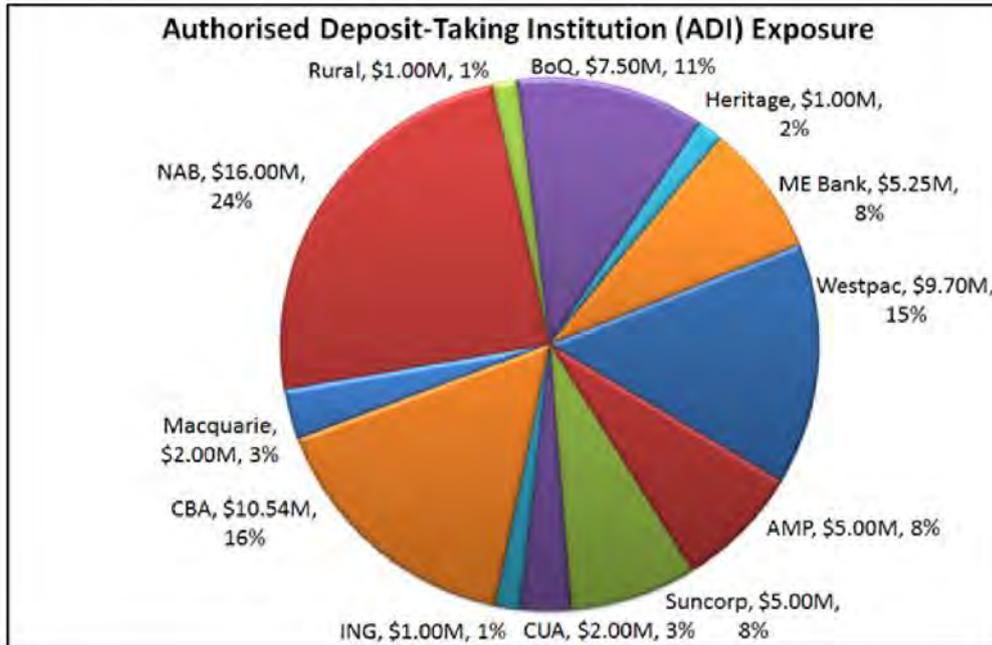
December 2013

## Investment Exposure

Council is reaching policy limits with NAB. Council should continue to diversify the investment portfolio across the investment credit spectrum. There is significant capacity with ING Bank Australia (rated "A" or "A-1").

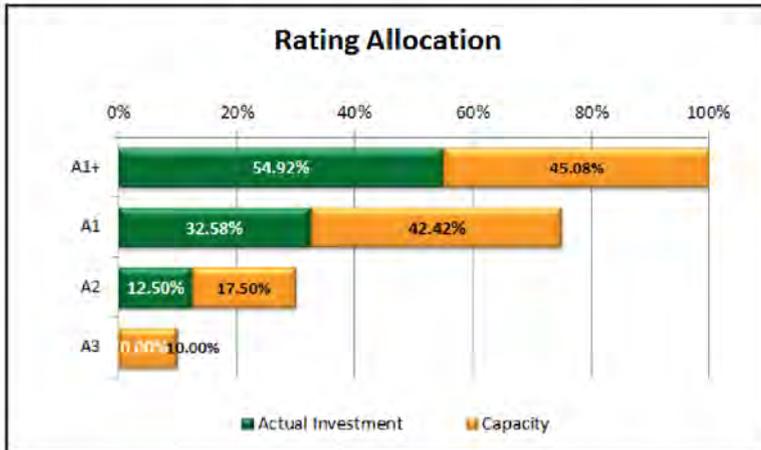
ADI	Exposure \$M	Rating	Policy Limit	Actual	Capacity
Westpac	\$9.70M	A1+	25%	14.70%	\$6.80M
AMP	\$5.00M	A1	15%	7.58%	\$4.90M
Suncorp	\$5.00M	A1	15%	7.58%	\$4.90M
CUA	\$2.00M	A2	10%	3.03%	\$4.60M
ING	\$1.00M	A1	15%	1.52%	\$8.90M
CBA	\$10.54M	A1+	25%	15.94%	\$5.98M
Macquarie	\$2.00M	A1	15%	3.03%	\$7.90M
NAB	\$16.00M	A1+	25%	24.25%	\$0.50M
Rural	\$1.00M	A1	15%	1.52%	\$8.90M
BoQ	\$7.50M	A1	15%	11.37%	\$2.40M
Heritage	\$1.00M	A2	10%	1.52%	\$5.60M
ME Bank	\$5.25M	A2	10%	7.96%	\$1.35M
<b>Total</b>	<b>\$65.99M</b>			<b>100.00%</b>	

Apart from investments with the regional ADIs, the investment portfolio is predominately directed to the higher rated entities with CBA, NAB, and Westpac.



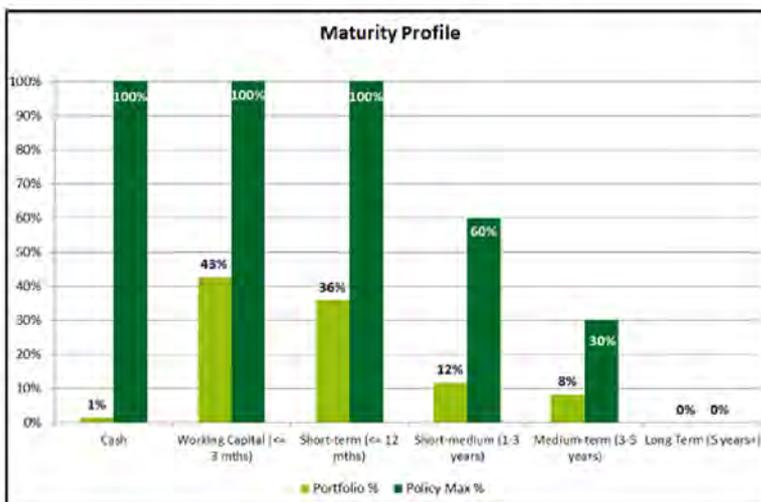
## Credit Quality

A-1+ (the domestic majors) and A-1 (the high rated regionals) rated ADIs are the largest share of Council's investments. All of these comply with the Policy.



## Term to Maturity

The portfolio remains highly liquid with 1% of investments at-call and a further 43% of assets maturing within 3 months. There is substantial capacity to invest in terms greater than 1 year. In consultation with its investment advisors, Council has strategically begun lengthening its deposit portfolio to diversify across various maturities up to 5 years.



In the current low interest rate environment, as existing deposits mature, they will generally be reinvested at much lower rates than preceding years. A spread of maturities up to 5 years would help income pressures over current and future financial years.

## 2013-14 Budget

Current Budget Rate	4.00%
<b>Source of Funds Invested</b>	<b>December</b>
Section 94 Developer Contributions	\$28,470,000
Restricted Grant Income	\$1,215,600
Externally Restricted Reserves	\$7,877,600
Internally Restricted Reserves	\$22,282,400
General Fund	\$6,144,400
<b>Total Funds Invested</b>	<b>\$65,990,000</b>
Council's investment portfolio has decreased by \$810,000 since the November reporting period. The decrease primarily relates to payments for capital works and operational expenses prior to the end of the calendar year.	

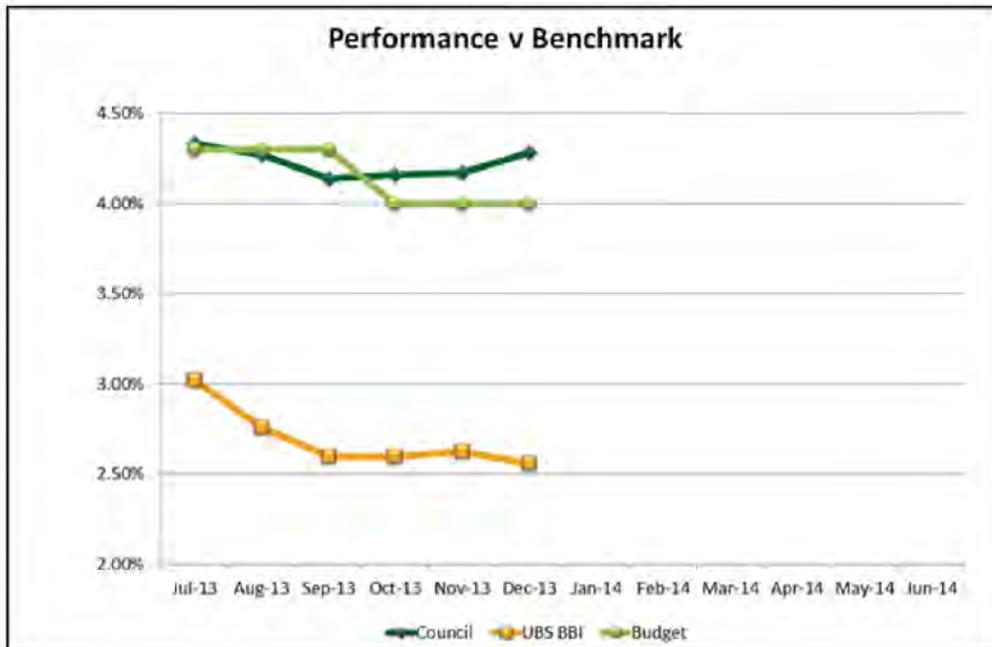
INTEREST RECEIVED DURING 2013/14 FINANCIAL YEAR				
	December	Cumulative	Projected Interest	Original Budget
General Fund	\$111,712	\$574,027	\$954,600	\$981,800
Restricted	\$126,704	\$713,912	\$1,189,900	\$751,800
<b>Total</b>	<b>\$238,416</b>	<b>\$1,287,939</b>	<b>\$2,144,500</b>	<b>\$1,733,600</b>

## Interest Summary

The portfolio's interest summary as at 31 December 2013 is as follows:

NUMBER OF INVESTMENTS	60
AVERAGE DAYS HELD	404
AVERAGE PERCENTAGE	4.11% p.a.
WEIGHTED PORTFOLIO RETURN	4.11% p.a.
CBA CALL ACCOUNT *	2.70% p.a.
HIGHEST RATE	5.95% p.a.
LOWEST RATE	3.45% p.a.
BUDGET RATE	4.00% p.a.
AVERAGE BBSW (30 Day)	2.60% p.a.
AVERAGE BBSW (90 Day)	2.61% p.a.
AVERAGE BBSW (180 Day)	2.63% p.a.

\*Note: CBA call account is not included in the investment performance calculations



Outperformance over benchmark (UBS Bank Bill Index) continues to be attributed to the longer-dated deposits in the portfolio (particularly early investments placed above 4.5%). As existing deposits mature, performance will inevitably fall as deposits will be reinvested at much lower prevailing rates.

The revised budgeted return of 4.0% is likely to be achieved over the 2013/14 financial year with the adoption of a longer term strategy.

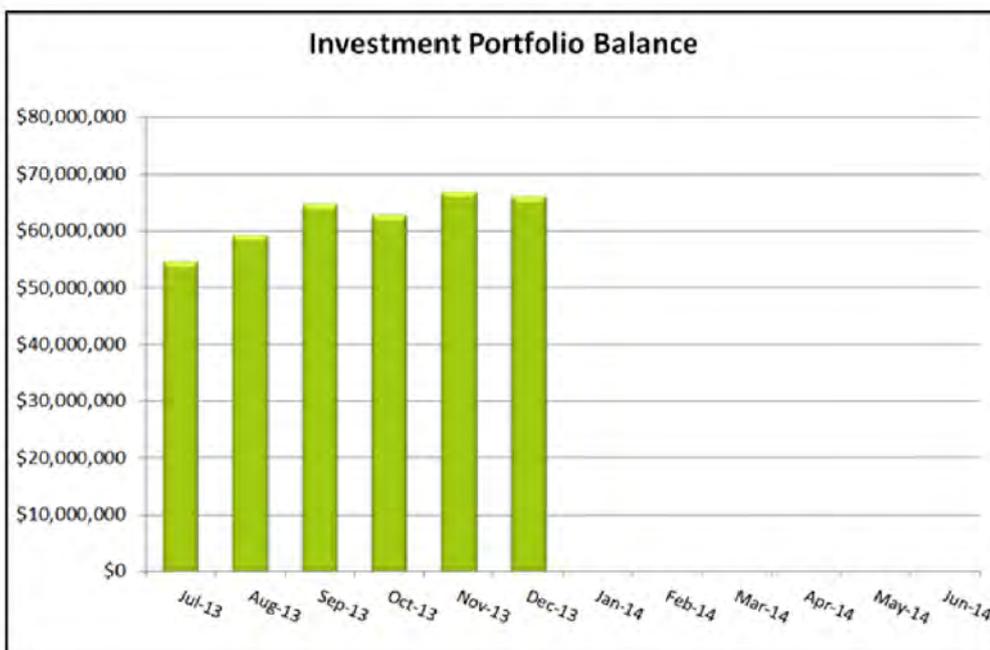
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Attachment 1

## Appendix A – List of Investments

Camden Council Investment Portfolio as at 31 December 2013						
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Interest Accrued as at 31/12/2013
CUA	TD	\$ 1,000,000.00	5.95%	3/05/2013	1/05/2014	\$39,612.33
CUA	TD	\$ 1,000,000.00	5.95%	10/05/2013	8/05/2014	\$38,471.23
Suncorp Metway	TD	\$ 1,000,000.00	5.14%	29/07/2013	31/07/2014	\$21,968.22
CBA	TD	\$ 1,500,000.00	4.40%	24/01/2013	30/01/2014	\$61,841.10
CBA	TD	\$ 1,000,000.00	4.40%	24/01/2013	30/01/2014	\$41,227.40
CBA	TD	\$ 1,000,000.00	4.40%	7/02/2013	6/02/2014	\$39,539.73
NAB	TD	\$ 500,000.00	4.50%	7/02/2013	5/02/2015	\$20,219.18
Westpac	TD	\$ 700,000.00	4.35%	1/05/2013	7/05/2015	\$20,439.04
Westpac	TD	\$ 2,000,000.00	4.35%	6/05/2013	14/05/2015	\$57,205.48
Westpac	TD	\$ 500,000.00	4.35%	17/05/2013	21/05/2015	\$13,645.89
Westpac	TD	\$ 500,000.00	4.55%	17/05/2013	19/05/2016	\$14,273.29
CBA	TD	\$ 500,000.00	4.10%	11/06/2013	10/01/2014	\$11,457.53
NAB	TD	\$ 1,500,000.00	4.06%	17/06/2013	2/01/2014	\$33,036.16
ME Bank	TD	\$ 500,000.00	4.20%	4/07/2013	9/01/2014	\$10,413.70
NAB	TD	\$ 500,000.00	4.10%	12/07/2013	16/01/2014	\$9,716.44
NAB	TD	\$ 1,500,000.00	4.02%	19/07/2013	16/01/2014	\$27,424.11
Macquarie Bank	TD	\$ 1,000,000.00	4.00%	22/07/2013	23/01/2014	\$17,863.01
ME Bank	TD	\$ 1,500,000.00	4.20%	25/07/2013	24/04/2014	\$27,616.44
Heritage Bank	TD	\$ 1,000,000.00	4.10%	25/07/2013	30/01/2014	\$17,972.60
ME Bank	TD	\$ 750,000.00	4.15%	30/07/2013	31/07/2014	\$13,217.47
BOQ	TD	\$ 500,000.00	4.05%	30/07/2013	13/02/2014	\$8,599.32
CBA	TD	\$ 1,200,000.00	4.00%	1/08/2013	1/08/2014	\$20,120.55
NAB	TD	\$ 1,000,000.00	3.91%	7/08/2013	24/07/2014	\$15,747.12
Westpac	TD	\$ 2,000,000.00	3.71%	12/09/2013	9/01/2014	\$22,564.93
Westpac	TD	\$ 1,000,000.00	3.65%	19/09/2013	9/01/2014	\$10,400.00
Westpac	TD	\$ 2,000,000.00	3.68%	24/09/2013	9/01/2014	\$19,962.74
NAB	TD	\$ 1,000,000.00	3.75%	26/09/2013	9/01/2014	\$9,965.75
CBA	TD	\$ 1,000,000.00	3.90%	8/10/2013	8/02/2014	\$9,082.19
NAB	TD	\$ 1,500,000.00	3.73%	10/10/2013	16/01/2014	\$12,722.88
NAB	TD	\$ 500,000.00	3.70%	17/10/2013	16/01/2014	\$3,852.05
NAB	TD	\$ 1,000,000.00	3.72%	24/10/2013	16/01/2014	\$7,032.33
Suncorp Metway	TD	\$ 1,000,000.00	3.45%	24/10/2013	23/01/2014	\$6,521.92
CBA	TD	\$ 1,400,000.00	3.80%	31/10/2013	31/01/2014	\$9,036.71
BOQ	TD	\$ 2,500,000.00	5.05%	4/11/2013	1/11/2018	\$20,061.64
BOQ	TD	\$ 1,500,000.00	4.50%	7/11/2013	2/11/2016	\$10,171.23
NAB	TD	\$ 500,000.00	3.70%	7/11/2013	20/02/2014	\$2,787.67
NAB	TD	\$ 500,000.00	3.70%	7/11/2013	6/03/2014	\$2,787.67
NAB	TD	\$ 1,000,000.00	3.72%	7/11/2013	20/03/2014	\$5,605.48
AMP	TD	\$ 1,000,000.00	3.80%	13/11/2013	13/11/2014	\$5,101.37
Rural Bank	TD	\$ 1,000,000.00	3.86%	15/11/2013	13/03/2014	\$4,970.41
NAB	TD	\$ 1,500,000.00	3.68%	21/11/2013	27/03/2014	\$6,200.55
BOQ	TD	\$ 1,000,000.00	5.10%	25/11/2013	22/11/2018	\$5,169.86
ING Bank	TD	\$ 1,000,000.00	4.63%	28/11/2013	23/11/2017	\$4,312.88
BOQ	TD	\$ 1,000,000.00	4.85%	28/11/2013	23/11/2017	\$4,517.81

Camden Council Investment Portfolio as at 31 December 2013						
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Interest Accrued as at 31/12/2013
AMP	TD	\$ 2,000,000.00	4.00%	28/11/2013	28/11/2014	\$7,452.05
BOQ	TD	\$ 1,000,000.00	4.50%	28/11/2013	24/11/2016	\$4,191.78
ME Bank	TD	\$ 1,000,000.00	3.90%	2/12/2013	20/11/2014	\$3,205.48
CBA	TD	\$ 1,000,000.00	4.00%	2/12/2013	2/12/2015	\$3,287.67
CBA	TD	\$ 1,000,000.00	3.80%	30/11/2013	30/03/2014	\$3,331.51
NAB	TD	\$ 1,000,000.00	3.67%	5/12/2013	10/04/2014	\$2,714.79
AMP	TD	\$ 1,000,000.00	4.00%	5/12/2013	4/12/2014	\$2,958.90
NAB	TD	\$ 1,500,000.00	3.67%	9/12/2013	17/04/2014	\$3,468.90
Suncorp Metway	TD	\$ 1,500,000.00	3.65%	12/12/2013	15/05/2014	\$3,000.00
Suncorp Metway	TD	\$ 1,000,000.00	3.65%	12/12/2013	10/04/2014	\$2,000.00
Suncorp Metway	TD	\$ 500,000.00	3.65%	12/12/2013	22/05/2014	\$1,000.00
ME Bank	TD	\$ 1,500,000.00	3.90%	12/12/2013	18/12/2014	\$3,205.48
AMP	TD	\$ 1,000,000.00	4.00%	12/12/2013	11/12/2014	\$2,191.78
Macquarie Bank	TD	\$ 1,000,000.00	3.90%	19/12/2013	18/12/2014	\$1,389.04
Westpac	TD	\$ 1,000,000.00	3.61%	19/12/2013	18/12/2014	\$1,285.75
NAB	TD	\$ 1,000,000.00	3.74%	24/12/2013	12/06/2014	\$819.73
<b># TD Investments</b>	<b>60</b>	<b>\$65,050,000.00</b>	<b>4.11%</b>			<b>\$809,958.27</b>
CBA	Call Account	\$940,000.00	2.70%			
		<b>\$65,990,000.00</b>				



## Appendix B – Ratings Definitions

### Standard & Poor's Ratings Description

Standard & Poor's (S&P) is a professional organisation that provides analytical services. An S&P rating is an opinion of the general credit worthiness of an obligor with respect to particular debt security or other financial obligation – based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment
- Nature and provisions of the obligation
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganisation or other laws affecting creditors' rights
- The issue rating definitions are expressed in terms of default risk.

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