



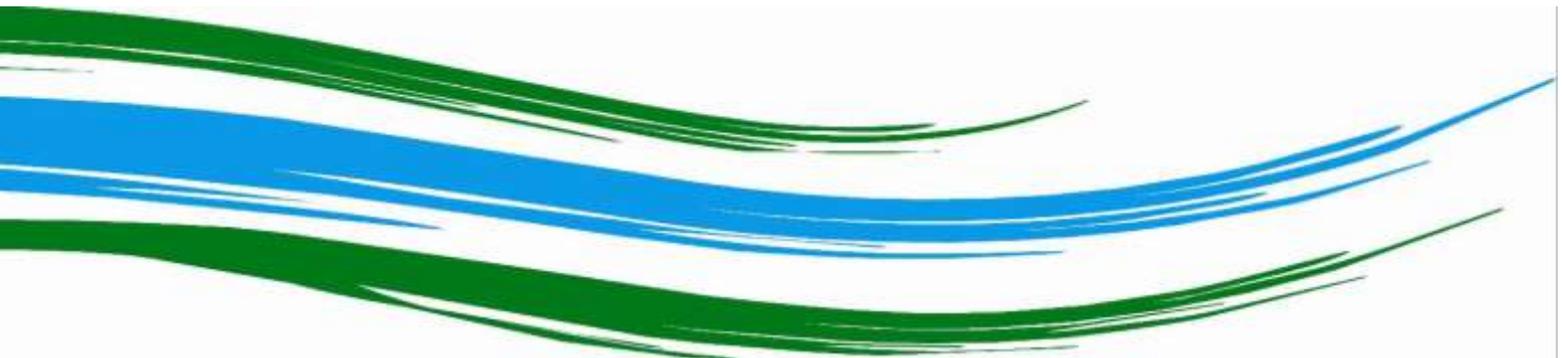
# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**24 March 2015**

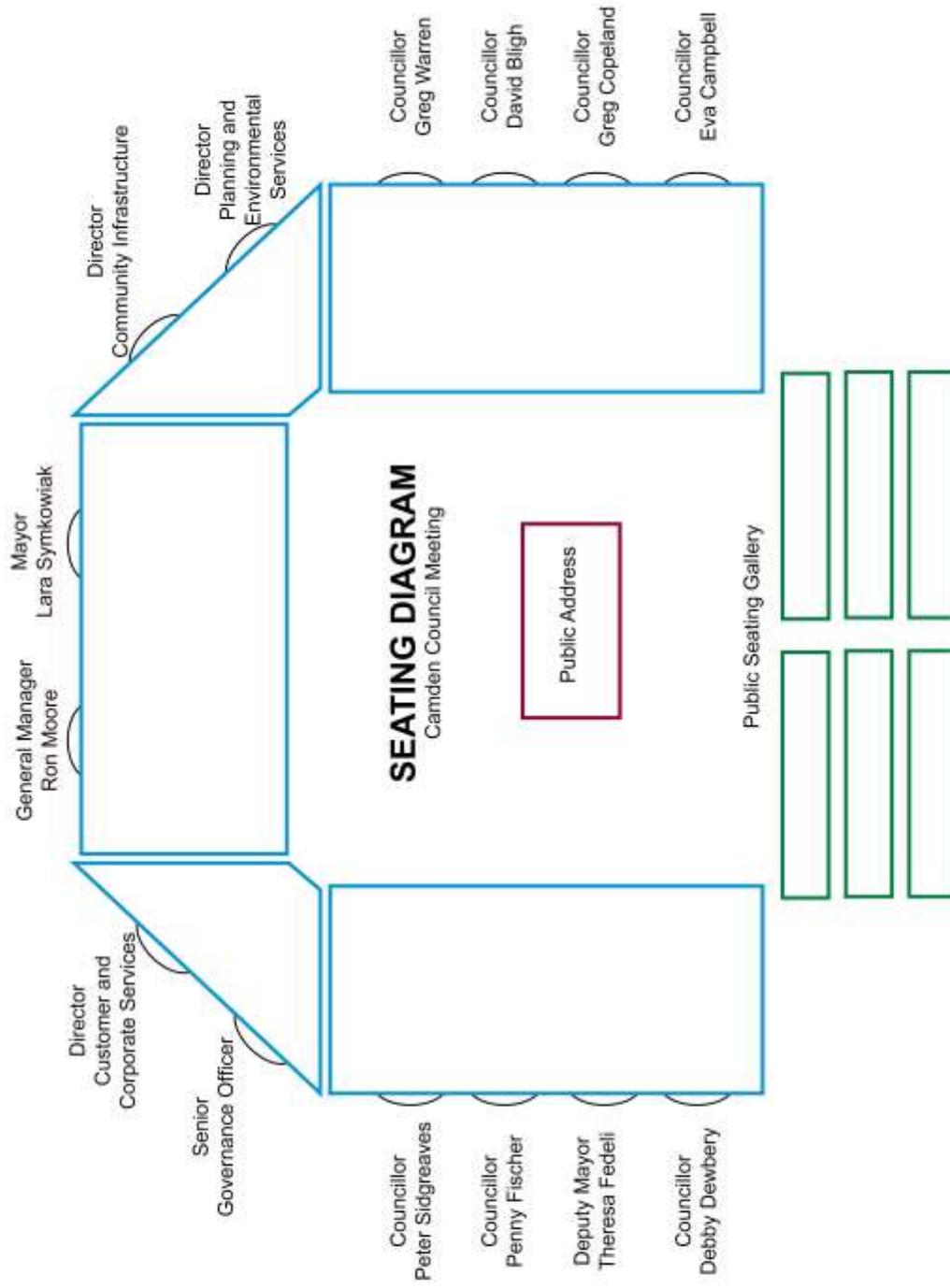
---

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



## COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
DA	Development Application
DECCW	Department of Environment, Climate Change & Water
DCP	Development Control Plan
DDCP	Draft Development Control Plan
DoPE	Department of Planning & Environment
DWE	Department of Water and Energy
DoH	Department of Housing
DoT	NSW Department of Transport
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GCC	Growth Centres Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
MACROC	Macarthur Regional Organisation of Councils
OLG	Office of Local Government, Department of Premier & Cabinet
OSD	Onsite Detention
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
RMS	Roads & Maritime Services (incorporating previous Roads & Traffic Authority)
SECTION 149 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
SECTION 603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SRA	State Rail Authority
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
WSROC	Western Sydney Regional Organisation of Councils



***Please do not talk during Council Meeting proceedings.  
Recording of the Council Meeting is not permitted by members of the public at any time.***



---

# ORDINARY COUNCIL

## ORDER OF BUSINESS - ORDINARY COUNCIL

Prayer.....	6
Acknowledgment of Country .....	7
Recording of Council Meetings .....	8
Apologies.....	9
Declaration of Interest.....	10
Public Addresses .....	11
Confirmation of Minutes .....	12
Mayoral Minute .....	13
Mayoral Minute - Paws in the Park.....	14
Mayoral Minute - Women in Local Government Awards.....	16
ORD01 Local Development Performance Monitoring Report 2013/2014 .....	18
ORD02 Two Storey Dwelling and Two Storey Secondary Dwelling, 5 Holden Drive, Oran Park.....	21
ORD03 A Growing Plan for Sydney (Sydney Metropolitan Strategy) .....	59
ORD04 Investment Monies - February 2015 .....	68
ORD05 Licence Agreement - South Camden Tennis Club Inc - Part Lot 579 DP 539294 Mccrae Drive, Camden South .....	80
ORD06 Management of Council's Tennis Court Complexes.....	86
Diary .....	90



---

## ORDINARY COUNCIL

SUBJECT: PRAYER

---

### PRAYER

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

Amen

\*\*\*\*\*

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

Amen

\*\*\*\*\*

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

Amen

\*\*\*\*\*

### AFFIRMATION

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

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

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

\*\*\*\*\*

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

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

\*\*\*\*\*



---

## **ORDINARY COUNCIL**

**SUBJECT:       ACKNOWLEDGEMENT OF COUNTRY**

---

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



---

## **ORDINARY COUNCIL**

**SUBJECT: RECORDING OF COUNCIL MEETINGS**

---

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



---

## **ORDINARY COUNCIL**

**SUBJECT: APOLOGIES**

---

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

**RECOMMENDED**

**That leave of absence be granted.**



---

## **ORDINARY COUNCIL**

**SUBJECT:       DECLARATION OF INTEREST**

---

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

Council's Code of Conduct also deals with pecuniary and non-pecuniary conflict of interest and Political Donations and how to manage these issues (Clauses 7.5 -7.27).

Councillors should be familiar with the disclosure provisions contained in the Local Government Act 1993, Environmental Planning and Assessment Act, 1979 and the Council's Code of Conduct.

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

### **RECOMMENDED**

**That the declarations be noted.**



---

## ORDINARY COUNCIL

**SUBJECT: PUBLIC ADDRESSES**

---

The Public Address segment (incorporating Public Question Time) in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper agenda or on any matter within the Local Government area which falls within Council jurisdiction.

Speakers must book in with the Council office by 4.00pm on the day of the meeting and must advise the topic being raised. Only seven (7) speakers can be heard at any meeting. A limitation of one (1) speaker for and one (1) speaker against on each item is in place. Additional speakers, either for or against, will be identified as 'tentative speakers' and should only be considered where the total number of speakers does not exceed seven (7) at any given meeting.

Where a member of the public raises a question during the Public Address segment, a response will be provided where Councillors or staff have the necessary information at hand; if not a reply will be provided at a later time. There is a limit of one (1) question per speaker per meeting.

All speakers are limited to 4 minutes, with a 1 minute warning given to speakers prior to the 4 minute time period elapsing.

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

The Mayor/Chairperson has the discretion to withdraw the privilege to speak where a speaker continues to make inappropriate or offensive comments about another person.

### **RECOMMENDED**

**That the public addresses be noted.**



---

## **ORDINARY COUNCIL**

**SUBJECT: CONFIRMATION OF MINUTES**

---

Confirm and adopt Minutes of the Ordinary Council Meeting held 10 March 2015

### **RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 10 March 2015, copies of which have been circulated, be confirmed and adopted.**



---

## **ORDINARY COUNCIL**

**SUBJECT:       MAYORAL MINUTE**

---

Consideration of Mayoral Minute (if any).



## ORDINARY COUNCIL

### Mayoral Minute

**SUBJECT: MAYORAL MINUTE - PAWS IN THE PARK**

**FROM:** The Mayor

**TRIM #:** 15/44093

---

Camden Council's much-loved Paws in the Park event proved to be the most successful yet. Held on Sunday 1 March at the Camden Bicentennial Equestrian Park, more than 3,000 people and their pooches attended this popular community event despite the warm weather conditions on the day. This event has been a highlight on Camden's events calendar since its introduction in 2011.

The day kicked off with the 3km and 5km walks around the Park followed by the obedience, training, rally-o, agility and high-jump demonstrations in the arena. The competitions held on the day, along with the celebrity judges, proved very popular once again. Categories included Best Dog/Owner Look Alike, Cutest Puppy, Best Dressed Dog, Waggiest Tail, Fancy Dress and Best Trick. NRL's Mario Fenech, former World Boxing Champion Daniel Geale and local Country Music singer Christie Lamb did a great job judging the competition entrants, which would not have been an easy task due to the strong competition on the day. Council is very grateful for the time they generously donated on the day.

The stalls on the day offered valuable information and giveaways on a range of animal related products and services. Volunteers on the day distributed Royal Canin Showbag passports to attendees, who upon completion of visiting participating stalls, happily received a free showbag filled with food samples, toys and pet related information. Discount vouchers for desexing were also issued throughout the day to promote responsible pet ownership.

I would like to thank our event sponsors, in particular, event partner Royal Canin for their support in the delivery of this event. I would also like to thank Camden - Narellan Advertiser, NRL, Macarthur Veterinary Group, NSW Government, University of Western Sydney, Aussie Pooch Mobile, Bayer, Pets Please, Bark Busters, Universal Water Suppliers, C91.3FM, D&R Stockfeeds, Festival Hire, Pets at Peace, Injury and Occupational Health, Bicentennial Equestrian Park, Camden Men's Shed, Young Diggers and Channel 9.

This year a double pass to the NSW State of Origin Game was awarded on the day to the winner of the lucky door prize.

For the first time, funds raised on the day were for the Young Diggers, a not-for-profit organisation who train dogs to be companions for returned veterans. I would like to thank the community for their contributions and am pleased that we were able to raise \$1,904.40 for this fantastic organisation.

I would like to thank Cr Debby Dewbery, Cr Theresa Fedeli and Cr Peter Sidgreaves who gave freely of their time on the day to make sure the event was a success. I would like to thank the members of the event committee for their dedication and commitment to delivering such a fantastic community initiative and in attending event meetings throughout the year. Also, my thanks go to Mr Chris Patterson MP, Member for Camden for his support of the event and giving his time on the day to contribute to its



---

success. I would like to thank members of the Men's Shed and Bicentennial Equestrian Park for their assistance with the event and in the lead-up to it.

I would like to thank Macarthur Lions for assistance with event parking and for cooking up a storm on the BBQ, both were much appreciated on the day.

It is also important to thank the 2015 event stallholders and supporters. This event would not be the success it is without their input and I am very grateful for their contributions. Our stallholders help us to ensure the event is informative, vibrant and delivers our key messages.

My thanks are also extended to Council staff, across a range of teams including Community Engagement, Customer Service and Environment and Health Services who have worked hard to make this event the success it is and achieve its objective - to promote responsible pet ownership.

This event is another great initiative of Camden Council and an example of how Council is working together with our community to promote responsible pet ownership.

I look forward to the next Paws in the Park event and I am sure that it will be bigger and better than ever, and continue to grow in popularity.

**RECOMMENDED**

**That Council note the information.**



## ORDINARY COUNCIL

### Mayoral Minute

**SUBJECT: MAYORAL MINUTE - WOMEN IN LOCAL GOVERNMENT AWARDS**

**FROM:** The Mayor

**TRIM #:** 15/44154

---

The Minister for Local Government, the Hon Paul Toole MP, and the Minister for Women, the Hon Pru Goward MP, announced the winners of the eighth annual Ministers' Awards for Women in Local Government as part of International Women's Day celebrations held at Parliament House, on 3 March 2015.

The awards celebrate the contribution of women in NSW Local Government and aim to encourage more women to take on leadership roles within the industry.

Camden Council nominated two staff members for awards, Ms Nicole Magurren, Director Planning & Environment and Ms Noleen Jessup, Acting Director Customer & Corporate Services.

I attended the event, along with the General Manager, to show support for our two nominees, Noleen and Nicole.

Having worked closely with Ms Magguren and Ms Jessup for a number of years as both Councillor and Mayor, I can readily attest they were deserving nominees. Both Nicole and Noleen have lead hectic, high pressure areas of Council and simultaneously delivered exceptional work to the highest standards.

I am pleased to advise that Nicole Magurren was announced Metropolitan Senior Staff Member Category winner. Not only is this a huge honour for Nicole to be personally proud of, I am very proud of her on behalf of the Camden Community and Camden Council. The competition was very strong in this category, as it takes in all metro Sydney Councils. We are very lucky to have such a high calibre person on our executive in Camden.

As Director of Planning and Environment and a member of Council's Executive Leadership Group, Nicole has been fundamental to the successful delivery of many initiatives, projects and services across the Local Government Area.

Overseeing the regulatory and strategic planning, waste management, environment, building and compliance services areas of Council, Nicole is responsible for delivery of DA approvals and planning for the fastest growing local government area in NSW.

Despite the pressure of such growth, Camden was identified last year as one of the fastest Council's in NSW in the assessment of development applications. Ms Magurren was instrumental in this achievement, among many other achievements under her jurisdiction.

I thank both Nicole and Noleen for the work they undertake for Camden Council and congratulate them on their inspiring achievements, of which they should be proud.



---

## **RECOMMENDED**

**That Council:**

- i. congratulate Noleen Jessup on her nomination in the 2015 Minister's Awards for Women in Local Government; and**
- ii. congratulate Nicole Magurren on the receipt of the award for Senior Staff member from a Metropolitan Council Category in the 2015 Minister's Awards for Women in Local Government**

**Mayoral Minute**



ORD01

---

## ORDINARY COUNCIL

ORD01

**SUBJECT: LOCAL DEVELOPMENT PERFORMANCE MONITORING REPORT  
2013/2014**

**FROM:** Director Planning & Environmental Services

**BINDER:** 15/39764

---

### PURPOSE OF REPORT

To inform Council that the 2013/2014 Local Development Performance Monitoring report has been released, and to provide a snapshot of the data published relevant to Camden. The full report is available on the NSW Department of Planning and Environment's website at [www.datareporting.planning.nsw.gov.au](http://www.datareporting.planning.nsw.gov.au)

### BACKGROUND

On 12 February 2015 the Department of Planning and Environment released the Local Development Performance Monitoring report for 2013/2014.

The report provides comprehensive statistics about development in NSW, including annual information on the volume, value and type of development, and Council processing times. The report is compiled by the Department and based on the Department's analysis of data supplied by local councils.

### MAIN REPORT

In 2013/2014 Council determined 1,058 DAs and approved \$513 million worth of development within Camden. The value of development within Camden was the 9<sup>th</sup> highest local government area in the State. The mean DA determination time with 'stop the clock' was 36 days and the median DA determination time with 'stop the clock' was 28 days.

According to the report, the council areas with the highest number of Complying Development Certificates (CDC) determined for 2013-2014 were Blacktown (1,243), City of Sydney (1,214), Camden (1,037) and The Hills (909). The highest reported numbers of CDC's for single dwellings in 2013-2014 was Camden (815), Blacktown (479) and Liverpool (476).

The table below provides a comparison of Development Activity with other Council areas within the North West and South West growth centre councils during 2013/2014.

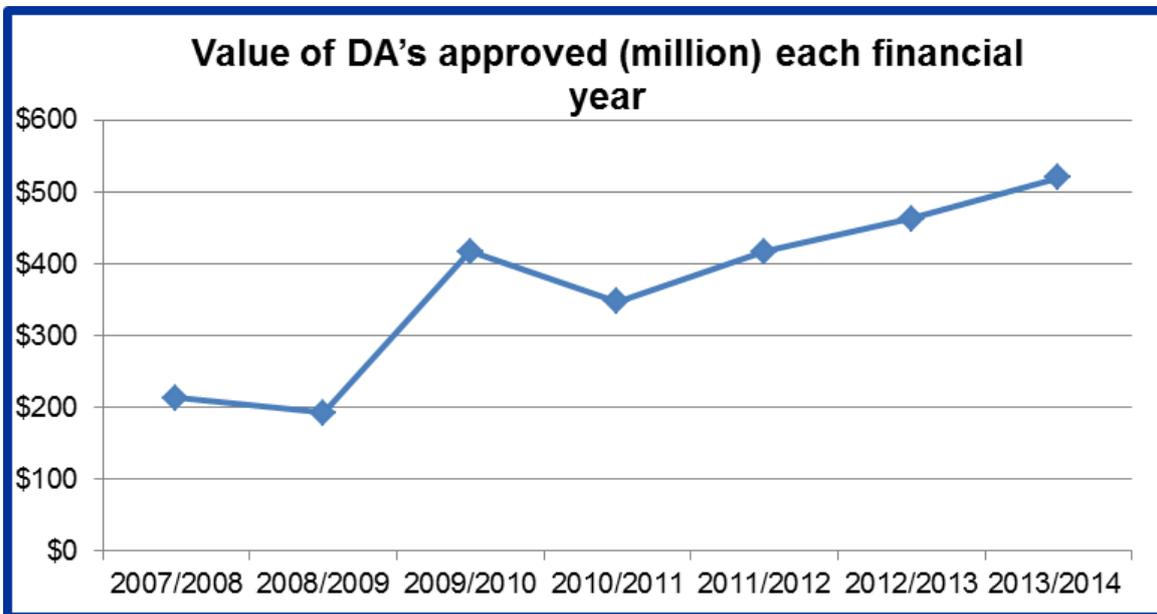
Mean net time is the average time taken by Council to determine a DA excluding 'stop the clock' time where the Council is awaiting information from the applicant.



Council	Value of DA's approved (million)	Number of DA's determined	Mean Net Time for DA's Determined
Blacktown Council	\$901	2,013	67
Camden Council	\$513	1,058	36
Campbelltown Council	\$309	663	43
Liverpool Council	\$616	1,173	71
The Hills Council	\$790	1,317	47

**Value of DA's approved in various growth councils (2013/2014)**

The table below shows the growth in the value of development in Camden over the last 7 years. In addition for the first 6 months of the 14/15 financial year, the amount approved stands at \$491.5 Million.



The table below provides a comparison of the number of development consents issued by type with other Council areas within the North West and South West growth centre Councils during 2013/2014.

Council	Alterations & additions	Single Dwellings	Commercial/ retail/office	Subdivision DA
Blacktown Council	470	862	139	67
Camden Council	212	605	50	65
Campbelltown Council	125	164	81	27
Liverpool Council	116	681	65	68
The Hills Council	448	427	91	104

**No. of DAs by type in various growth councils (2013/2014)**

The table below provides a comparison of the mean gross determination time for development consents issued by type with other Council areas within the North West and South West growth centre Council's during 2013/14.

Alterations & additions have changed from 35 days in 2012/13 to 33 days in 2013/14. Single dwellings have changed from 33 days in 2012/13 to 39 days in 2013/14.



ORD01

Commercial/retail/office have changed from 77 days in 2012/13 to 81 days in 2013/14. Subdivision DAs have changed from 245 days in 2012/13 to 151 days in 2013/14.

The mean gross determination time is the average time taken by Council to determine a DA when time is measured from the day the application is lodged to the day the application is determined, and no days are excluded.

Council	Alterations & additions	Single Dwellings	Commercial/retail/office	Subdivision DA
Blacktown Council	72 days	49 days	114 days	138 days
Camden Council	33 days	39 days	81 days	151 days
Campbelltown Council	57 days	59 days	98 days	148 days
Liverpool Council	96 days	82 days	125 days	185 days
The Hills Council	60 days	71 days	81 days	140 days

Mean gross DA determination times by DA type in various growth councils (2013/2014)

During this reporting period the Development Branch restructured to manage the growth in development activity currently being experienced by Camden. In addition the Development Branch has expanded with an additional DA Assessment team.

The Development Branch has also introduced a number of new processes and procedures with the aim of improving efficiency and customer service, including providing on-line DA information on Council's website, improved Pre – DA service and moving towards a paperless process for the lodgement and assessment of DAs. The actions within Council's business improvement plan will further assist with the processing of DAs.

### **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

### **CONCLUSION**

The Department's Performance Monitoring Report provides comprehensive statistics about Council's performance, including information on the volume, value and type of development occurring and processing times. For Camden, the data released reflects the ongoing growth in the value of development and allows for analysis against other councils.

The Development Branch is continually aiming to improve its service delivery and efficiency to manage the growth, comply with legislation and meet customer's needs.

### **RECOMMENDED**

**That Council note the information.**



---

## ORDINARY COUNCIL

ORD02

ORD02

**SUBJECT: TWO STOREY DWELLING AND TWO STOREY SECONDARY DWELLING, 5 HOLDEN DRIVE, ORAN PARK**

**FROM:** Director Planning & Environmental Services

**TRIM #:** 15/32366

---

**APPLICATION NO:** DA/2014/1155  
**PROPOSAL:** Two storey principal dwelling and two storey secondary dwelling and associated site works  
**PROPERTY ADDRESS:** 5 Holden Drive Oran Park  
**PROPERTY DESCRIPTION:** Lot 2406 DP 1174053  
**ZONING:** R1 General Residential  
**OWNER:** Adrian Demarco  
**APPLICANT:** Adrian Demarco

---

### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for a two storey principal dwelling and attached two storey secondary dwelling and associated site works at 5 Holden Drive, Oran Park.

The DA is referred to Council for determination as one submission has been received.

### SUMMARY OF RECOMMENDATION

That Council determine DA/2014/1155 for a two storey dwelling and attached two storey secondary dwelling pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

### EXECUTIVE SUMMARY

Council is in receipt of a DA for a two storey principal dwelling and attached two storey secondary dwelling and associated site works at 5 Holden Drive, Oran Park.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The DA was publicly exhibited in accordance with Camden Development Control Plan 2011. One submission was received objecting to the proposed development. **A copy of the submission is provided with the Business Paper supporting documents.**

The issues raised in the submission relate to non compliances with dual occupancy controls in the DCP, the legitimacy of the secondary dwelling, the amount of cut and fill, overlooking, overshadowing and street tree removal.

The proposed dwelling and secondary dwelling development is permitted with consent in the applicable R1 General Residential zone under the provisions of the SEPP.

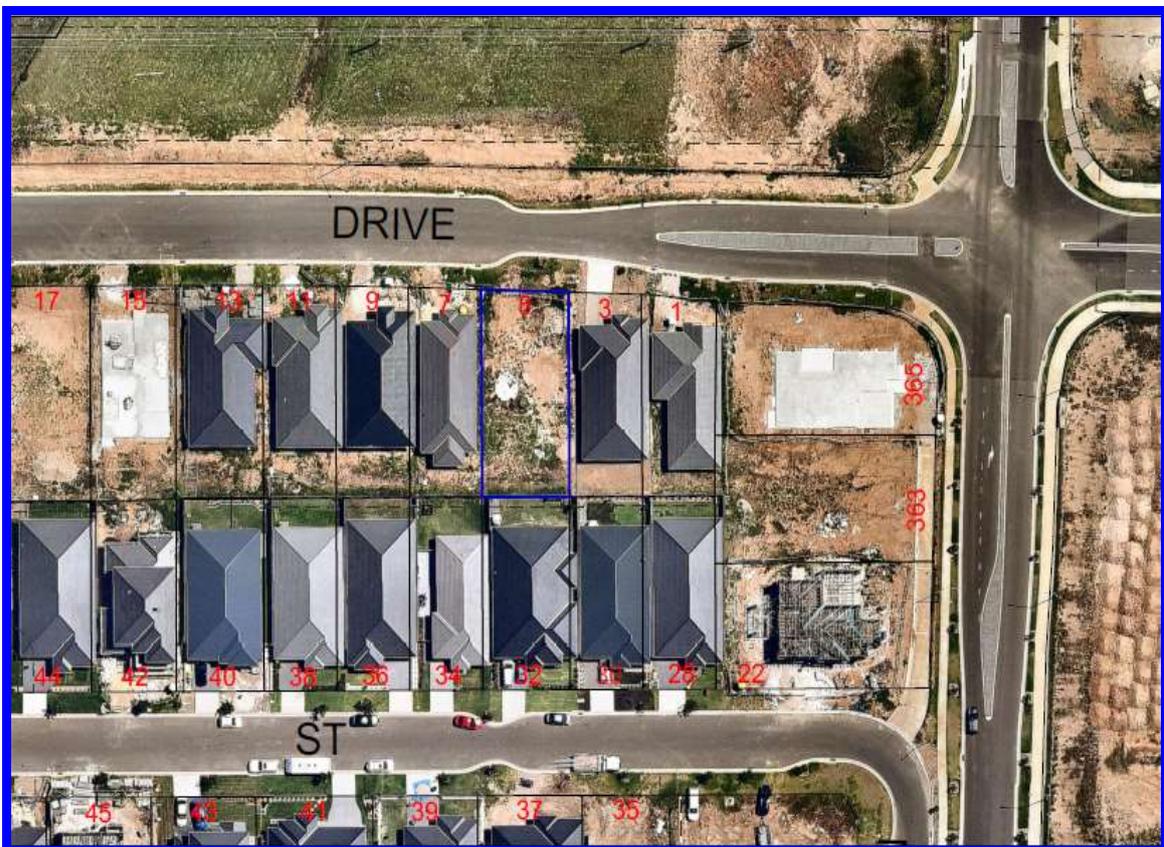
An objective of the R1 General Residential zone is “to provide for a variety of housing types and densities” which encourages a diverse range of housing for the area.

It is considered that the height of proposed development and the associated site works is acceptable. It is not considered that the proposed development will adversely impact the amenity of adjoining residents in terms of overlooking and overshadowing.

The proposed development will **fully complies** with all applicable planning controls subject to conditions.

Based on the assessment, it is recommended that the DA be approved subject to the conditions contained in this report.

**AERIAL PHOTO**



**THE SITE**

The site is commonly known as 5 Holden Drive, Oran Park and is legally described as Lot 2406 DP 1174053.

The site has a frontage of 15m to Holden Drive, a depth of 32.8m and an overall area of 488.8m<sup>2</sup>. The site is located on the southern side of Holden Drive and is currently vacant. The lot falls gently from south west to north east towards the street.

The adjoining properties are single storey detached dwellings. The surrounding area is characterised by developed residential lots to the south, while the land to east and west is residential land which currently being developed for housing. The land to the north is currently vacant and will be developed as residential lots in the future. The Oran Park Town Centre is located approximately 560m east of the subject site.



---

## HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
6/8/2008	Creation of this lot approved by DA/2007/1239

## THE PROPOSAL

DA/2014/1155 seeks approval for a two storey principal dwelling and an attached two storey secondary dwelling.

Specifically the proposed development involves:

- construction of a two storey principal dwelling (located on the eastern side of the site) and attached two storey secondary dwelling (located on the western side of the site). Each dwelling contains 4 bedrooms and a single car space garage. The dwellings will be constructed of a combination brick veneer and weatherboard cladding with a metal roof;
- construction of two driveways and landscaping; and
- removal of a street tree to construct a driveway.

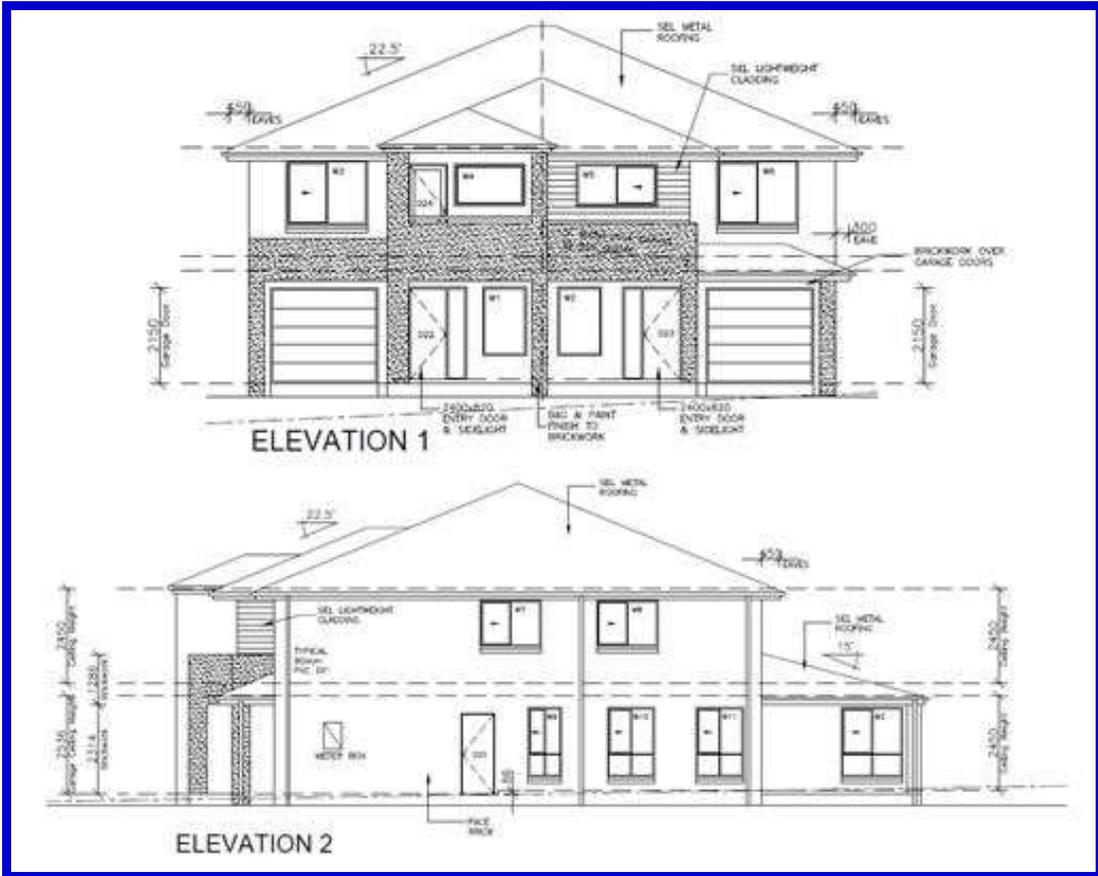
The value of the works is \$397,000.

**A copy of the proposed plans is provided as attachment 1 to this report.**



**PROPOSED ELEVATIONS**

**ORD02**





---

## ASSESSMENT

### ***Environmental Planning and Assessment Act 1979 – Section 79(C)(1)***

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

#### ***(a)(i) The Provisions of any Environmental Planning Instrument***

The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- Deemed State Environmental Planning Policy No 20–Hawkesbury-Nepean River

An assessment of the proposed development under the Environmental Planning Instruments is detailed below.

#### State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP)

The SEPP aims to encourage sustainable residential development and requires DAs for such development to be accompanied by a list of BASIX commitments as to the manner in which the development will be carried out.

Council staff have reviewed the BASIX certificate for the proposed development and are satisfied that it has been designed to achieve the minimum targets for water, thermal comfort and energy. It is a recommended condition that the proposed development is carried out in accordance with the commitments described in the BASIX certificate.

#### State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP)

##### *Permissibility*

The site is zoned R1 General Residential under the provisions of the SEPP. The proposed development is defined as a “dwelling” and a ‘secondary dwelling” by the SEPP which are both permissible in the R1 zone.

##### *Objective:*

The objectives of the R1 General Residential are as follows:

- To provide for the housing needs of the community.

##### Officer comment:

The proposed dwelling and secondary dwelling will provide housing opportunities for the community.

##### *Objective:*

- To provide for a variety of housing types and densities.



Officer comment:

An attached dwelling and secondary dwelling development is a permissible housing type in a residential zone. At 488.8.m<sup>2</sup> the lot size is in excess of the minimum lot size of 450m<sup>2</sup> required to allow a secondary dwelling. The development will add to the variety of housing types and densities being provided throughout the Oran Park precinct.

*Objective:*

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To support the well being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no adverse effect on the amenity of proposed or existing nearby residential development.
- To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.
- To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.
- To provide for a variety of recreational uses within open space areas.

Officer comment:

The above objectives are not relevant as the proposed development is for a dwelling and secondary dwelling only.

*Relevant Clauses*

The DA was assessed against the following relevant clauses of the SEPP.

Clause	Requirement	Provided	Compliance
4.1B Minimum Lot Size	Minimum lot size for secondary dwellings in R1 zone is 450m <sup>2</sup>	The site has an area of 488.8m <sup>2</sup>	Yes
4.3 Height of Buildings	Maximum 9.5m building height	Proposed 8.4m maximum building height	Yes

Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River (SEPP)

The proposed development is consistent with the aim of the SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. Conditions requiring appropriate sediment and erosion controls and a stabilised access point are recommended.



ORD02

**(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).**

There is no draft Environmental Planning Instruments applicable to the proposed development.

**(a)(iii) The Provisions of any Development Control Plan**

Oran Park Development Control Plan 2007 (DCP)

The following is an assessment of the proposed development's compliance with the controls in the Oran Park DCP.

Control	Requirement	Provided	Compliance
2.1 Indicative Layout Plan	All development must be undertaken in accordance with the Oran Park ILP	The site is located within an area designated for residential development. The proposed development is permissible in this area	Yes
6.3 Salinity and Soil Management	All development must incorporate soil conservation and erosion control measures during and following construction	A standard condition is recommended that will require appropriate soil erosion and sediment control measures be undertaken	Yes
6.9 Acoustics	Residential development shall be designed to comply with Council's Environmental Noise Policy	The noise criteria for the lot was assessed as part of the original subdivision application. There are no specific acoustic treatments specified for this lot in the Section 88b restrictions.	Yes
7.5.1 Site Analysis	A site analysis plan must be submitted for all development applications	A satisfactory site analysis plan has been submitted as part of the application	Yes
7.5.2 Cut and Fill	The maximum cut shall not exceed 1m	Max 400mm of cut is proposed	Yes
	The maximum fill shall not exceed 1m	Max 900mm of fill is proposed	Yes
	Fill within 2m of a property boundary shall be fully	Fill is required within the building footprint which is 950mm from the property	Yes



Control	Requirement	Provided	Compliance
	<p>contained with the use of a drop edge beam with no fill permitted outside of this building footprint</p> <p>The use of a drop edge beam shall not exceed 1m above natural ground level</p>	<p>boundary. A condition of consent will require the use of a dropped edge beam.</p> <p>The drop edge beam required will not exceed 1m and will be conditioned accordingly</p>	<p>Yes</p>
7.5.3 Sustainable Building Design	<p>The provisions of BASIX apply</p> <p>The orientation of dwellings, location of living rooms and positioning and sizing of windows are to take advantage of solar orientation and maximise natural light penetration</p>	<p>A BASIX certificate has been provided and will be endorsed as part of the consent</p> <p>The lot is north facing and both dwellings have the main living rooms facing east and west respectively and will receive sunlight either in the morning or in the afternoon. The windows of the living rooms are an adequate size to maximise natural light penetration</p>	<p>Yes</p> <p>Yes</p>
7.6.1 Summary of key controls Table 18 - Lots with frontage width $\geq 9m$ and $\leq 15m$		<p>In accordance with the DCP, lot frontage is measured at the street facing building line. The lot frontage at the building line is 15m.</p>	<p>Yes</p>
7.6.2 Streetscape and Architectural Design	<p>Primary façade of a dwelling must include two design features</p> <p>Eaves should be a minimum of 450mm</p> <p>Roof pitch for main dwelling to be between 22.5 and 35 degrees. Skillion roofs are</p>	<p>The front façade of each dwelling provides design features including entry features, a balcony and a mixture of building materials</p> <p>450mm eaves are proposed</p> <p>The roof pitch is 22.5 degrees</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>



ORD02

Control	Requirement	Provided	Compliance
	<p>excluded from this control</p> <p>Front facades are to feature at least one habitable room with a window onto the street</p>	Both dwellings have a habitable room with windows facing the street	Yes
7.6.3 Front Setbacks	<p>4.5m to building façade line</p> <p>3.0m to articulation zone</p> <p>5.5m to garage line and 1m behind the building façade line</p>	<p>The front facades for both dwellings are set back 4.5m from the front boundary</p> <p>The articulation zones for both dwellings are set back over 3m from the front boundary</p> <p>A condition of consent will require that facades for both garages will be set back a minimum of 5.5m from the front boundary and 1m from the building façade line. The plans submitted show a small non compliance with the principal dwelling being 980mm behind the building line</p>	<p>Yes</p> <p>Yes</p> <p>Yes, subject to condition</p>
7.6.4 Side and Rear Setbacks	<p>Side setbacks - 0.9m at ground and first floor level</p> <p>Rear setbacks – 4m ground floor and 6m first floor</p>	<p>Side setbacks of 950mm for both lower and upper floors are proposed</p> <p>Both dwellings have a rear setback of 10.27m</p>	<p>Yes</p> <p>Yes</p>
7.6.5 Dwelling Height, Massing and Siting	<p>2 storey maximum</p> <p>For lots <math>\geq 375m^2</math> upper levels of a dwelling is to be no more than 35% of the lot area</p> <p>The ground floor level shall be no more than 1m above finished ground level</p>	<p>Both dwellings are two storey</p> <p>Total upper floor area for the two dwellings is <math>170.69m^2</math> which is 34.9% of the lot area</p> <p>The ground floor will be a maximum of 385mm above finished ground level</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
7.6.6 Landscaped Area	<p>Min 25% of lot area</p> <p>Plans submitted</p>	<p><math>170.18m^2</math> of the site will be landscaped = 34.8%</p> <p>The landscaping proposed is</p>	<p>Yes</p> <p>Yes</p>



ORD02

Control	Requirement	Provided	Compliance
	must indicate future planting	satisfactory	
7.6.7 Private Open Space	PPOS requires a minimum 20m <sup>2</sup> of the lot area and minimum dimension of 4m	153m <sup>2</sup> of PPOS is provided with a minimum dimension of 7.5m.	Yes
	50% of the PPOS(of both the proposed development and adjoining properties) is required to be to receive 3 hours of sunlight between 9am and 3pm on 21 June	The PPOS of both the proposed development and adjoining properties will receive adequate sunlight. This has been demonstrated on the shadow diagrams submitted with the DA	Yes
	Principal private open space (PPOS) must be accessible from main living area of the dwelling	The PPOS is accessible from the main living areas of the dwellings	Yes
	Have a max gradient of 1:10	Max gradient 1:20	Yes
7.6.8 Garages, Site Access and Parking		Note: No car parking is required for a secondary dwelling in accordance with Section 7.7.2 of the Oran Park DCP	
	Lots ≥12.5m and ≤15m		
	Single, tandem or double garages permitted	Two separate single garages are proposed	Yes
	3 bedrooms or more, dwellings must provide at least 2 car spaces	Both dwellings provide one space in the garage and one hardstand space in front of the garage. As noted above, secondary dwellings are not required to provide car spaces, notwithstanding 2 spaces have been provided for this dwelling	Yes
	At least one car	Both dwellings provide one	Yes



ORD02

Control	Requirement	Provided	Compliance
	<p>park space must be located behind the building façade line</p> <p>Note – the use of the driveway within the property boundary can be used as car space</p> <p>Driveways shall comply with AS2890</p> <p>Single garage doors are to be a max of 3m wide</p> <p>Minimal internal dimensions for a single garage are 3m wide and 5.5m deep</p> <p>Minimum garage door width 2.4m (single) 4.8m (double)</p>	<p>car space behind the building façade line</p> <p>Both dwellings provide a tandem car space in the driveway</p> <p>Both driveways comply with AS2890</p> <p>Both garage doors measure 2.6m</p> <p>Both garages comply</p> <p>Both garage doors measure 2.6m each</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
7.6.9 Visual and Acoustic Privacy	<p>Direct overlooking of the main habitable area and private open space should be minimised</p> <p>Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 9m are to:</p> <p>Be obscured by fencing, screens or appropriate landscaping; OR</p>	<p>Direct overlooking of the main habitable area and private open space of the neighbouring properties is minimised</p> <p>The existing 1.8 to 2.2m colorbond fence on the eastern and southern boundaries and the proposed 1.8m western boundary fence will obscure views from the ground floor into adjoining properties.</p>	<p>Yes</p> <p>Yes</p>



ORD02

Control	Requirement	Provided	Compliance
	<p>Offset from the edge of one window to the edge of another by a distance sufficient to limit views; OR</p> <p>Have a sill height of 1.7m above floor area; OR</p> <p>Have fixed obscure glazing in any part of the window below 1.7m above floor level</p> <p>In attached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings</p>	<p>A condition of consent is recommended requiring a 1.6m privacy screen to be erected on the eastern side of the alfresco area of the principal dwelling to prevent any overlooking into the POS of the property to the east.</p> <p>The windows on the upper floors do not raise unacceptable overlooking concerns noting that they serve bedrooms and as such are not likely be areas of congregation. Further, the upper level windows do not directly face the adjoining neighbours windows and will only have obscured views to the neighbouring properties POS.</p> <p>Raised sills or obscure glazing is not required in this instance</p> <p>The layouts of both dwellings have been designed to minimise noise impacts</p>	<p>Yes</p>
7.6.10 Fencing	<p>Maximum height:</p> <p>Front fencing 1m</p> <p>Side and rear fencing 1.8m</p>	<p>None proposed</p> <p>A 1.8m colorbond fence proposed along the western boundary only. There is an existing 1.8m colorbond fence along the south and eastern boundaries. The 1.8m high fence has been constructed on top on a</p>	<p>Yes</p> <p>Yes</p>



ORD02

Control	Requirement	Provided	Compliance
		retaining wall along the eastern boundary	
7.7.2 Secondary Dwellings, Studio Dwellings and Dual Occupancies	Secondary dwellings are to comply with the controls in Section 7.6	As demonstrated above the development complies with all relevant controls in Section 7.6	Yes
	For secondary dwellings, windows and private open space must not overlook the private open space of adjacent dwellings	Views from the ground floor and private open space of the secondary dwelling to the adjacent dwelling to the west will be obscured by the 1.8m colorbond fence along the western boundary. The windows on the upper floor of the secondary dwelling serve bedrooms and as such are not likely to be areas of congregation and as such do not raise unacceptable overlooking concerns. Further, the upper level windows will only have obscured views to the neighbouring properties POS	Yes
Table 21 Key controls for secondary dwellings			
On site car parking	No additional car parking required	2 car spaces are provided for the secondary dwelling	Yes
Private open space	No separate private open space to be provided	Separate private open space has been provided for the secondary dwelling. Control (6) of Section 7.7.2 indicates that POS can be provided to a secondary dwelling noting that it seeks to limit overlooking from the POS of secondary dwellings. The POS of the secondary dwelling is considered acceptable having regard to the controls and objectives of this section	Yes
Subdivision	Subdivision from principal dwelling not permitted	No subdivision is proposed	Yes



Control	Requirement	Provided	Compliance
Access	Separate access to a street or shared driveway not required	A separate driveway is proposed for the secondary dwelling	Yes
Services and facilities	No separate services or facilities required	Sufficient storage for waste bin storage provided	Yes
8.1 Sustainable Building Design	New residential developments are to be accompanied by a BASIX certificate	A BASIX certificate has been submitted as part of the application	Yes
8.2 Stormwater and Construction Management	A stormwater concept plan is to be submitted with each building DA	An appropriate concept stormwater drainage plan has been submitted with the DA	Yes
8.3 Waste Management	A Waste Management Plan is to be submitted with all DAs	A satisfactory WMP has been submitted as part of the DA	Yes
	Development must take into consideration refuse storage and bin collection without reducing the amenity of neighbouring lots	There is sufficient space on site for both dwellings to store bins	Yes
	An area adjacent to the kerb suitable for the placement of bins should be available	There will be sufficient space in front of the dwelling adjacent to the kerb for bins to be placed for collection	Yes
8.4 Site Facilities and Servicing	Underground servicing is required for all domestic serving utilities	The proposed development can be connected to the existing underground services on Holden Drive	Yes
8.6 Safety and Surveillance	Buildings should be designed to overlook streets  All development should aim to provide casual surveillance to the street by maximising	The front façade of the dwellings have the entrances, balconies and large windows facing the street which will provide passive surveillance	Yes



ORD02

Control	Requirement	Provided	Compliance
	outlooks and views and minimise the overlooking of neighbouring properties		

**(a)(iii) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F**

No relevant agreement exists or has been proposed as part of this DA.

**(a)(iv) The Regulations**

There are no matters prescribed by the Regulations that apply to the proposed development.

**(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

As demonstrated by the above assessment, the proposed development is unlikely to have a significant impact on both the natural and built environments, and the social and economic conditions of the locality.

**(c) The suitability of the site**

As demonstrated by the above assessment, the site is considered to be suitable for the proposed development.

**(d) Any submissions made in accordance with this Act or the Regulations**

The DA was publicly exhibited in accordance with the DCP. The exhibition period was from 24 December 2014 to 21 January 2015. The application was re-notified 2 February 2015 to 16 February 2015 to clarify the description of the development. One submission was received objecting to the proposed development. **A copy of a public exhibition and submissions map is provided with the Business Paper supporting documents.**

The following discussion addresses the issues and concerns raised in the submissions.

1. *Incorrectly notified as the application was advertised as a two storey attached dual occupancy.*

Officer comment:

The application was originally notified as a two storey attached dual occupancy. The application was subsequently renotified in accordance with the DCP to clarify the description of the proposal as a two storey principal dwelling and attached two storey secondary dwelling.



2. *Does not comply with the minimum lot size for dual occupancy.*

Officer comment:

The proposed development is not a dual occupancy development by definition and therefore is not assessed against the dual occupancy controls specified in the Oran Park DCP. The proposed development complies with the relevant controls for dwellings and secondary dwellings in accordance with the Oran Park DCP.

3. *The legitimacy of the secondary dwelling must be considered as it seems to be a short cut to essentially constructing a dual occupancy, a condition should be included that no subdivision shall be permitted.*

Officer comment:

The SEPP (Sydney Region Growth Centre) 2006 specifies a minimum lot size of 450m<sup>2</sup> for secondary dwellings in R1 General Residential zones. The Oran Park DCP 2007 does not specify a maximum floor area for secondary dwellings. The proposed principal dwelling and secondary dwelling comply with the provisions of the SEPP and the DCP.

Under the provisions of the Oran Park DCP, subdivision of a lot containing a secondary dwelling is not permitted and a condition will be included in the consent to stipulate this.

4. *Section 94 contributions must be applied to the development.*

Officer comment:

A condition of consent requires Section 94 contributions are paid in accordance with the Oran Park and Turner Road Precincts Section 94 Contributions Plan.

5. *Privacy and overlooking issues due to the level difference and requests the buildings are stepped to minimise cut and fill.*

Officer comment:

The proposal is not considered to raise unacceptable overlooking and privacy concerns. The subject site and its eastern neighbour is separated by an existing boundary fence of between 2.2m and 1.8m in height as measured from the existing ground level of the subject site. The fence will limit overlooking from the ground floor level into the easterly neighbours residence. Figure 1 below shows the height of the existing fence.



Figure 1 – View to the eastern boundary as viewed from the subject site

Despite the fact that the finished floor level of the principal dwelling is to be located between 600mm and 700mm above natural ground level, the height of the fence is such that direct overlooking into the neighbouring windows (being raised highlight windows) will be limited.

The applicant has agreed to erect a 1.6m high privacy screen along the eastern side of the principal dwellings alfresco area. This will prevent any overlooking from the alfresco area to the adjoining residence alfresco area and its private open space. The requirement for the privacy screen has been included as a condition of the consent.

The windows on the upper floors do not raise any unacceptable overlooking concerns noting that they serve bedroom areas and as such are not likely be areas of congregation. Further, the upper level windows do not directly face the adjoining neighbours windows and will have obscured views to the neighbouring properties private open space.

It is not considered that stepping of the buildings is necessary as the amount of cut and fill proposed is acceptable for residential development and is in accordance with the provisions of the DCP which allows up to 1m of cut and 1m fill respectively.

6. *Side setback must be increased to 1.5m on the first floor to comply with the DCP.*

Officer comment:

The side setbacks of the upper floor complies with the requirement of the DCP for lots less than or equal to 15m wide. In accordance with the Oran Park DCP a side setback of 0.9m for both the ground and the upper floors is required for lots with frontage width  $\geq 9\text{m}$  and  $\leq 15\text{m}$ . Control (6) of Section 7.3 of the DCP states that lot frontage is measured at the street facing building line. The lot frontage at the building line is 15m. The proposed side setback of both the ground and first floor is a minimum of 950mm from the boundaries which is compliant.



7. *Insufficient car parking with only two single garages being provided will result in cars parking on the street.*

Officer comment:

The development is providing in excess of the car parking required by the DCP. Four car parking spaces are proposed to be provided on site. Two spaces behind the building line and two hardstand spaces in front of the garages are proposed which complies with the requirements of the Oran DCP 2007. The DCP requires that two car spaces are provided for dwellings with more than two bedrooms while secondary dwellings are not required to provide any additional car parking on site.

8. *Two sets of domestic waste bins is an issue on a site this size.*

Officer comment:

There is sufficient space within the site to accommodate four waste bins. The landscape plan submitted illustrate that the walkways to the side of the dwellings is a sufficient width to accommodate the bins.

9. *Compliance with the requirements of the DCP are questioned as to whether 3 hours sunlight will be achieved between 9am and 3pm on the adjoining property. Overshadowing as a result of the height of the dwellings impedes solar access and will prevent the landowner installing solar panels.*

Officer comment:

The height of the development is less than the maximum height allowed under the SEPP which is 9.5m. The overshadowing caused by the development will not unreasonably impede solar access to the adjoining properties as only a small portion of the private open space will be overshadowed for a few hours each day. The development will not hinder the use of any future solar panels on the adjoining property as only a portion of the roof will be overshadowed for a few hours each day.

The proposed development complies with the solar requirements of the DCP. The DCP requires that 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm on the winter solstice. The shadow diagrams submitted with the DA show the extent of overshadowing on adjoining properties to the east and west. No overshadowing will occur on the adjoining property to the east between 9am and 12pm. Some overshadowing will occur between 12pm and 3pm, however not more than 50% of principal private open space will be overshadowed during this period. The shadow diagrams illustrate the overshadowing on 21 June at the winter solstice which will be the worst case scenario. See Figures 2, 3 and 4 below.

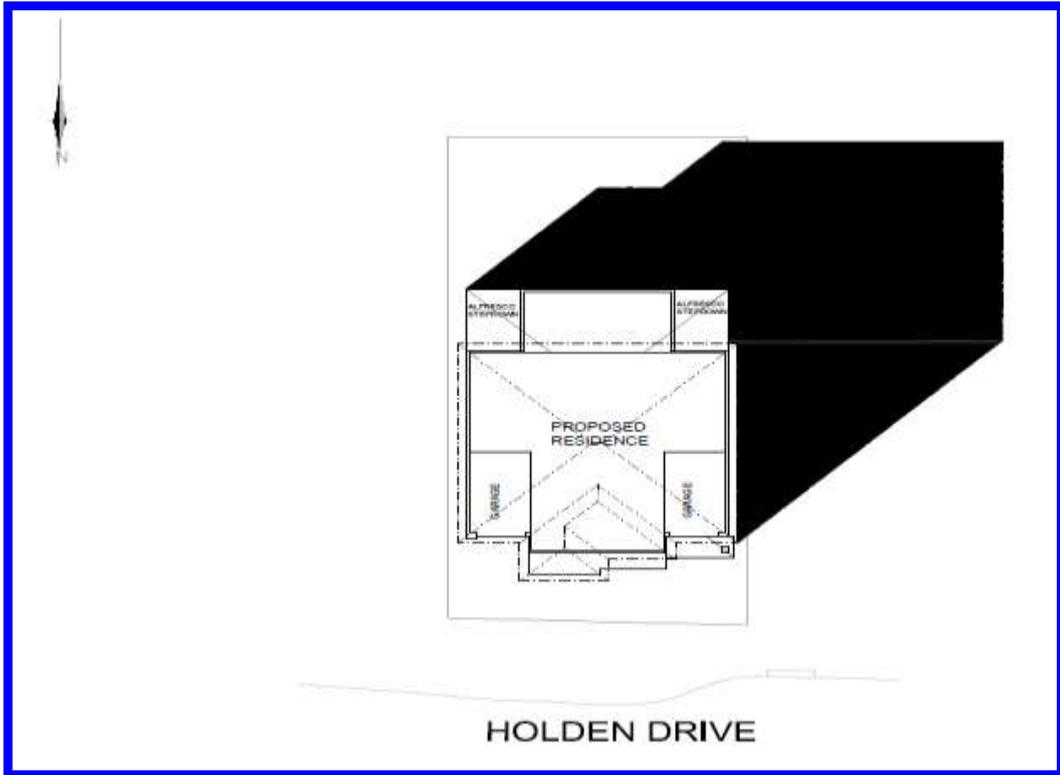


Figure 2 – 9am Shadow Diagram

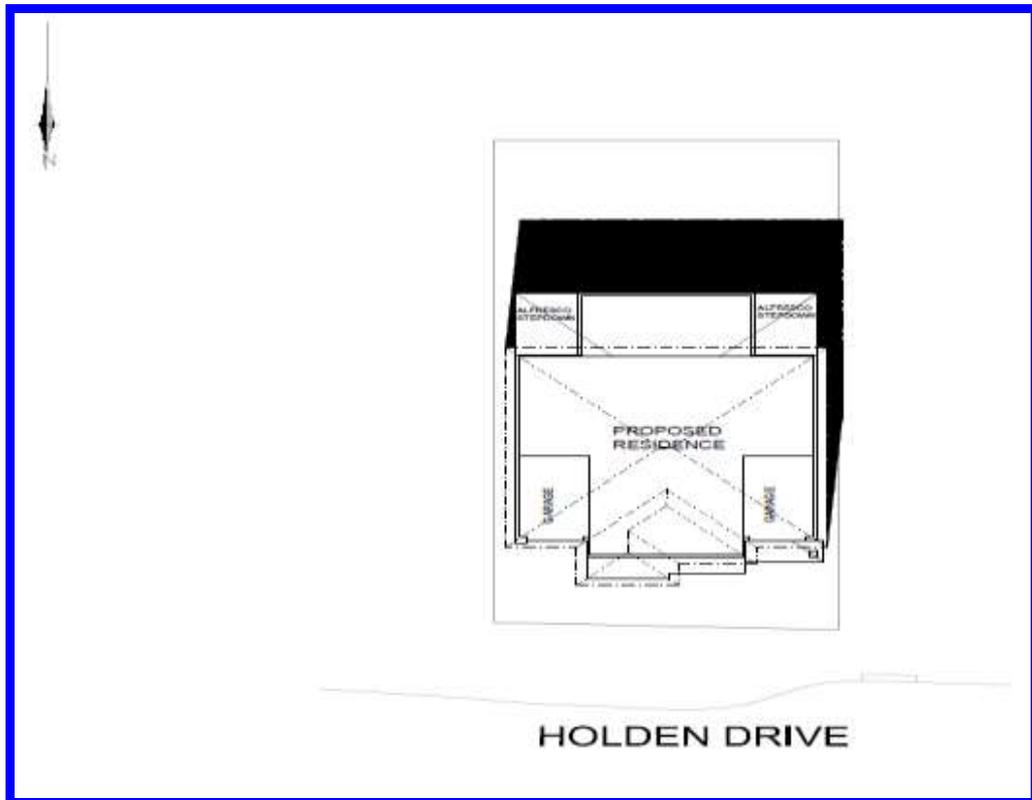


Figure 3 – 12pm Shadow Diagram

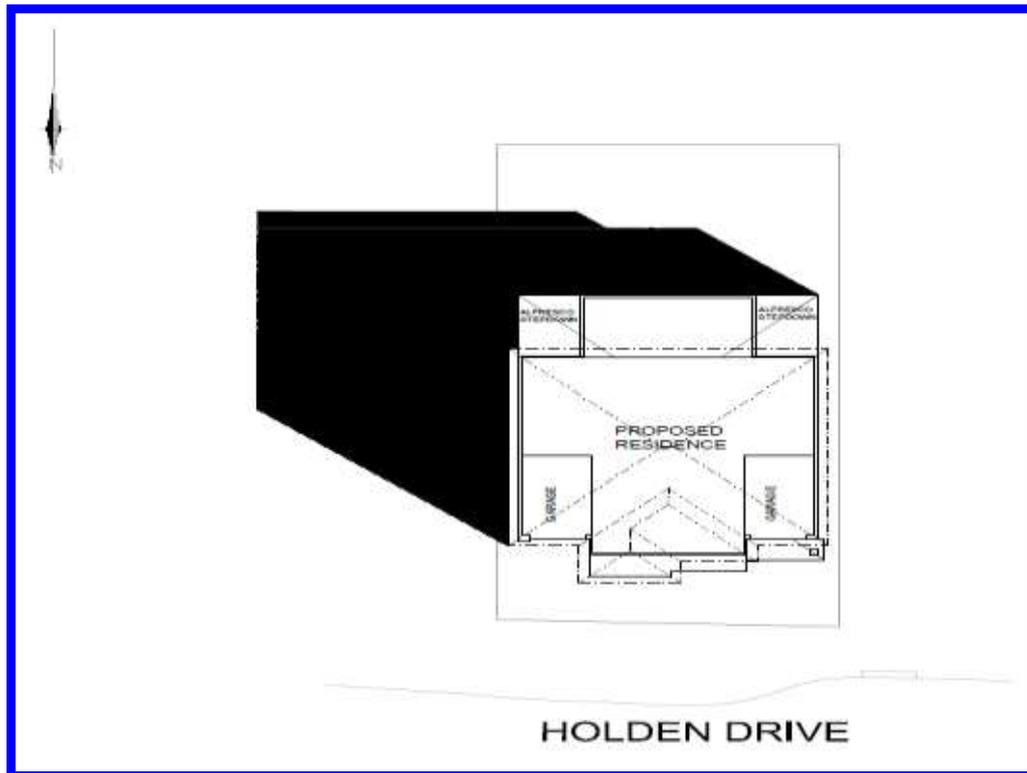


Figure 4 – 3pm Shadow Diagram

10. *The proposal includes the removal of an existing Council street tree to accommodate a proposed driveway and it should be required to replant a replacement tree of similar size and species.*

Officer comment:

A condition of consent will require that the street tree must be replaced with a similar tree prior to the issue of an occupation certificate.

**(e) *The public interest***

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, *Environmental Planning Instruments*, *Development Control Plans* and policies. Based on the above assessment, the proposed development is consistent with the public interest.

**EXTERNAL REFERRALS**

The DA was not required to be referred to any external agency for comment.

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies.



Accordingly, DA/2014/1155 is recommended for approval subject to the conditions contained in this report.

The proposal complies with the controls for secondary dwellings in accordance with SEPP (Sydney Region Growth Centres) 2006 - Appendix 1 – Oran Park and Turner Road Precinct Plan and the Oran Park DCP 2007. However, there are inconsistencies with the secondary dwelling provisions as they apply throughout the Camden LGA.

The Camden LEP, Appendix 9 – Camden Growth Centres Precinct Plan and SEPP (Affordable Rental Housing) set maximum permitted floor areas for secondary dwellings ranging from 60m<sup>2</sup> or 25% of the total floor area of the principal dwelling to 75m<sup>2</sup> or 30% of the total floor area of the principal dwelling. Within the Oran Park and Turner Road precinct, the floor area of secondary dwellings is unrestricted. It is recommended that Council liaise with the Department of Planning and Environment to review the current controls for secondary dwellings throughout the Camden LGA.

**CONDITIONS**

**1.0 - General Conditions of Consent**

The following conditions of consent are general conditions applying to the development.

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Sheet 2	Site Analysis Plan	EJ Homes	3-11-14
Sheet 2.1	Landscape Plan	EJ Homes	3-11-14
Sheet 2.2	9am Shadow Diagram	EJ Homes	3-11-14
Sheet 2.2	12pm Shadow Diagram	EJ Homes	3-11-14
Sheet 2.4	3pm Shadow Diagram	EJ Homes	3-11-14
Sheet 3	Ground Floor Plan	EJ Homes	3-11-14
Sheet 4	First Floor Plan	EJ Homes	3-11-14
Sheet 5	Elevation 1 & 2	EJ Homes	3-11-14
Sheet 6	Elevation 3 & 4	EJ Homes	3-11-14
Sheet 7	Section	EJ Homes	3-11-14

Document Title	Prepared by	Date
Statement of Environmental Effects	Benchmark Building Certifiers	December 2014
Waste Management Plan	Benchmark Building Certifiers	December 2014
BASIX Certificate 588536M	Chapman Environmental Services Pty Ltd	10-12-14
Colour and Material Schedule	EJ Homes	-



- 
- (2) **Compliance with Setback** – The setback of the principal dwellings garage must be amended to comply with the DCP being 5.5m from the front boundary and 1m behind the building facade.
  - (3) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate for the development to which this consent applies.
  - (4) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
  - (5) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
    - a) in the case of work for which a principal contractor has been appointed:
      - i. has been informed in writing of the name and licence number of the principal contractor; and
      - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
    - b) in the case of work to be carried out by an owner-builder;
      - i. has been informed in writing of the name of the owner-builder; and
      - ii. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
  - (6) **Excavation for Residential Building Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
    - a) protect and support the adjoining premises from possible damage from the excavation; and
    - b) where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying, and a copy of that written consent is provided to the PCA prior to the excavation commencing.

## 2.0 – Prior To Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.



- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any Geotechnical Report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (2) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (3) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:
  - a) the driveway shall comply with Council's Engineering Specifications;
  - b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
  - c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
  - d) a Public Road Activity approval must be obtained prior to the commencement of any works.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (4) **Salinity (Dwellings & Outbuildings)** - The proposed dwellings, landscaping and associated works for the development shall comply with the requirements of the Salinity Management Plan proposed residential development "Report on Salinity Investigation and Management Plan: Tranche 2 Oran Park, Project 34272.22, dated November 2011" prepared by Douglas Partners.

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Building in a Saline Prone Environment Policy shall be submitted to the Certifying Authority.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (5) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.



(6) **Privacy – Screening** - Permanently fixed 1.6 metre high privacy screens shall be provided to the eastern edge of the alfresco of the principal dwelling of as follows:

- a) the screens shall not have openings more than 30mm wide; and
- b) the total area of all openings shall be less than 30% of the surface area of the screen when viewed in elevation.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(7) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

### 3.0 - Prior To Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

(1) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:

- a) a description of the work to be carried out;
- b) the address of the land on which the work is to be carried out;
- c) the registered number and date of issue of the relevant development consent;
- d) the name and address of the PCA, and of the person by whom the PCA was appointed;
- e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
- f) a telephone number on which the PCA may be contacted for business purposes

(2) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:

- a) the name and address of the person by whom the notice is being given;
- b) a description of the work to be carried out;
- c) the address of the land on which the work is to be carried out;



- 
- d) the registered number and date of issue of the relevant development consent and construction certificate;
- e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
- f) the date on which the work is intended to commence.
- (3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Consent Authority;
- b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
- c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
- d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
- b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours;
- c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (5) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.
- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this Development Consent.
- Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).



#### 4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
  - a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
  - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
  - c) retaining walls shall not be erected within drainage easements;
  - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (4) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the:
  - a) drainage easement;

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.
- (5) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (6) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.



- 
- (7) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (8) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks, and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- c) be prepared in accordance with:

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
  - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- d) confirm that the fill material:
- i) provides no unacceptable risk to human health and the environment;
  - ii) is free of contaminants;
  - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
  - iv) is suitable for its intended purpose and land use; and
  - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m<sup>3</sup> - 3 sampling locations,
- f) greater than 6000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2000m<sup>3</sup> or part thereof.



For e) and f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof

Note 1: Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

### 5.0 - Prior To Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (3) **Footpath Crossing Construction** - A footpath crossing and driveway shall be constructed in accordance with this consent and the approved Construction Certificate prior to use or occupation of the development.
- (4) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (5) **Section 94 Contributions** – A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed Rate	Amount Payable
Oran Park and Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Open Space & Recreation Land Acquisition	\$11,333 per lot or dwelling	\$ 11,333
OP & TR Contributions Plan	Open Space & Recreation Capital Work	\$8,645 per lot or dwelling	\$8,645
OP & TR Contributions Plan	Open Space & Recreation Project Management	\$190 per lot or dwelling	\$191



ORD02

Plan Name	Contribution Type	Indexed Rate	Amount Payable
OP & TR Contributions Plan	Community Facilities Land Acquisition	\$129 per lot or dwelling	\$129
OP & TR Contributions Plan	Community Facilities Capital Works	\$1677 per lot or dwelling	\$1687
OP & TR Contributions Plan	Community Facilities Project Management	\$37 per lot or dwelling	\$37
	<b>Total</b>		<b>\$22,016</b>

A copy of the Oran Park and Turner Road Precincts Section 94 Contributions Plan may be inspected at Council's Camden office at 37 John Street, Camden or can be accessed on Council's website at [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au).

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (6) **Installation of Street Trees, their tree root barrier guards, protective guards or bollards** - During development works relating to this Consent, the applicant is advised:
  - (a) That any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored at the time the damage or disturbance occurred.
  - (b) Any repairs, relocations, reinstallations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed on a like for like basis with the same species, plant maturity, street alignment with existing street trees, materials and initial installation standards and works for the successful establishment of the tree/s must be carried out prior to the issue of the Occupation Certificate.
  - (c) An inspection must be arranged with Council's Landscape Development Officer, to determine that the Street Trees and any protective or installation measures have been restored correctly and some degree of reestablishment has occurred.
  - (d) The inspection must occur prior to the issue of the Occupation Certificate.

**6.0 – Ongoing Use**

The following conditions of consent are operational conditions applying to the development.

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:



- a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays;
  - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute; and
  - c) not discharge any condensate or moisture onto the ground surface of the premises or into stormwater drainage system in contravention of the requirements of the *Protection of the Environment Operations Act 1997*.
- (2) **No Subdivision** – No Strata or Torrens Title subdivision of the principal and secondary dwelling is permitted.

### **RECOMMENDED**

#### **That Council:**

- i. **approve DA 1155/2014 for the construction of a two storey principal dwelling and an attached two storey secondary dwelling at 5 Holden Drive, Oran Park subject to the conditions listed above; and**
- ii. **that Council liaise with the Department of Planning and Environment to review the current controls for secondary dwellings throughout the Camden LGA.**

#### ATTACHMENTS

1. Revised Site Plan
2. Proposed Plans
3. Floor Plans - *Supporting Document*
4. Submissions - *Supporting Document*
5. Public Exhibition and Submissions Map - *Supporting Document*

ORD02

Attachment 1

LOT 2406  
 J.P: 1174053  
 .GA: CAMDEN

**STORMWATER TO STREET  
 VIA RAINWATER TANKS**

**LEGEND**

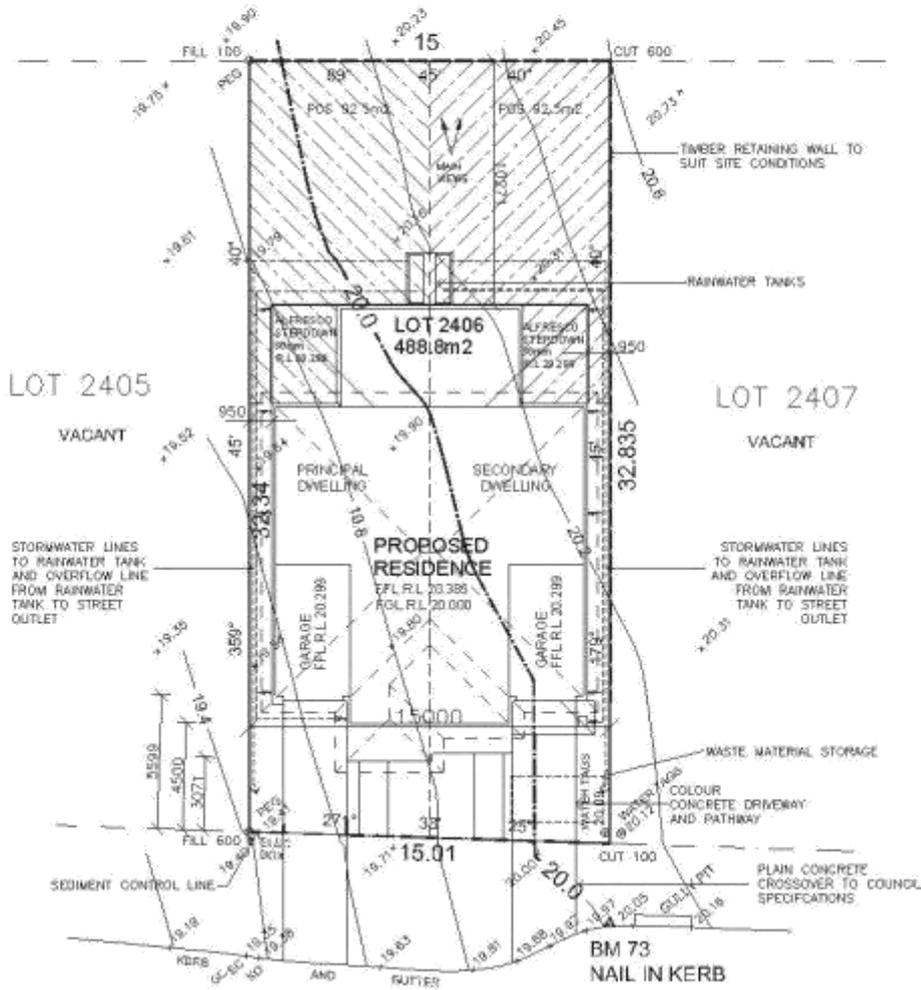
- METER BOX
  - MANHOLE
  - MANHOLE COVER
  - VEGETATION
  - RETAINING WALL
  - DIMENSIONED RETAINING WALL
  - BATTER LINE
  - LIGHTNING
  - ELECTRICAL
  - TELEPHONE
  - GAS
  - WATER
  - SEWER
  - DRIVE
  - DRIVE CURB
  - DRIVE CURB
- KEY:
- RETAINING WALL
  - DIMENSIONED RETAINING WALL
  - BATTER LINE
  - ARC FALL 1:7
  - FALL 1:5
  - CUT / FILL LINE
- NOTES:
- 1) THESE LEVELS ARE APPROXIMATE ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
  - 2) SILTATION CONTROL TO COUNCIL REQUIREMENTS.
  - 3) EXISTING VEGETATION ON SITE TO BE REMOVED.
  - 4) NO WATERWAY OR WATERCOURSES ON SITE.
  - 5) TERMITE PROTECTION TO AS3660.
  - 6) STORMWATER TO STREET VIA TANK.

www.dialbeforeyoudig.com.au



**NOTE:**  
 ALL GROUND LINES ARE APPROXIMATE. EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

**SITE ANALYSIS & DRAINAGE PLAN**



**SEDIMENT FENCE**

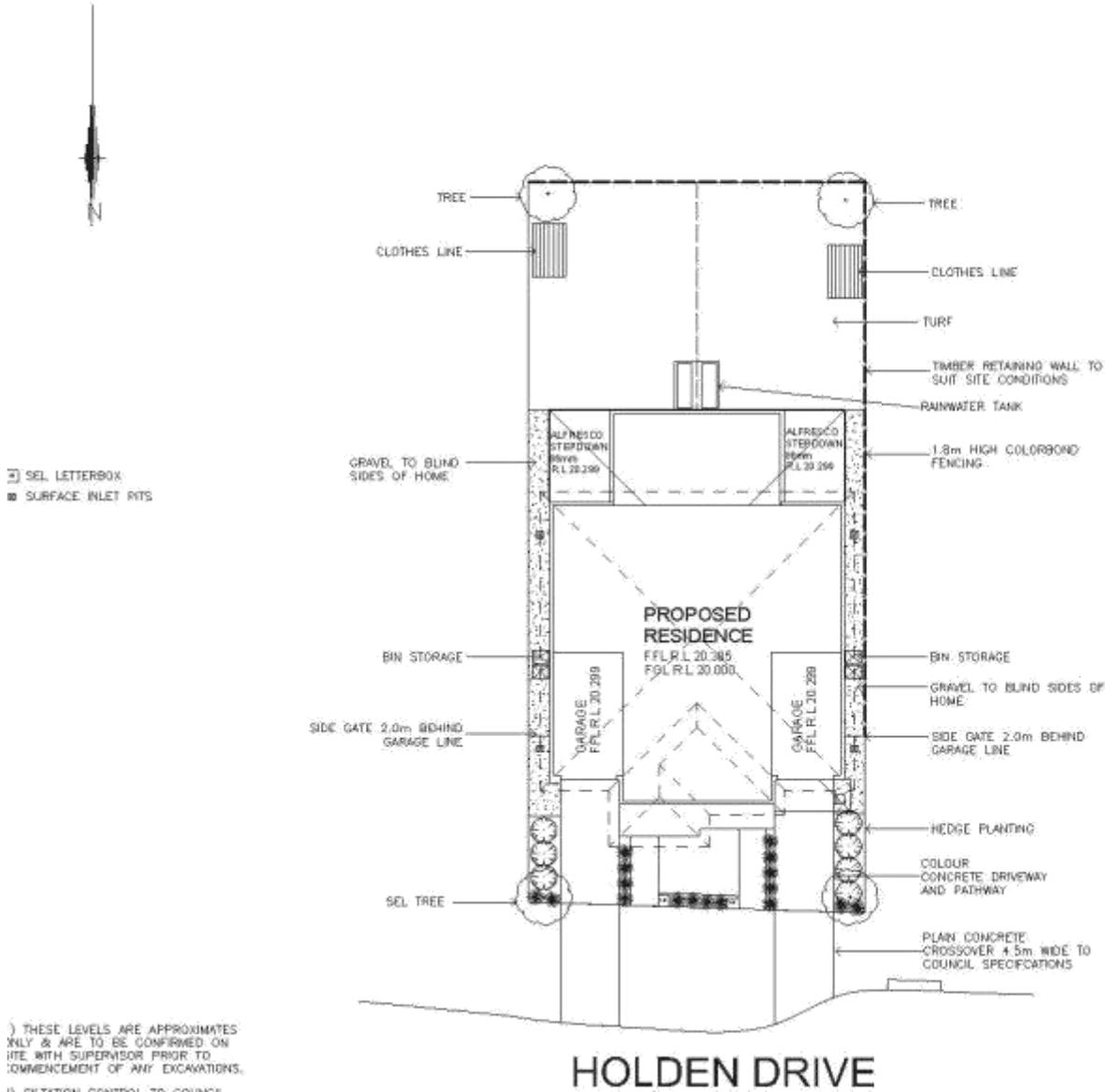
**SEDIMENT CONTROL NOTES**

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING PRECIPITATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF SOILS WITH 150mm DEEP TRAPS.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAXIMUM OF 80% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE RECORDS.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETE.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRIVEWAYS AND AREAS WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROVIDE APPROVED EQUIVALENT) BETWEEN POSTS AT 3.0m CENTRES. FABRIC SHALL BE BURIED 100mm ALONG ITS LOWER EDGE.

	Client signature:	The Draco	Client: EJ HOMES
		ETAMIN RA's Garage	Site Address: LOT 2406 HOLDEN STREET ORAN PARK (DP 1174053)
Date: 03/11/2014		CONSTRUCTION PLANS	

LOT 2406  
 P: 1174053  
 G.A: CAMDEN

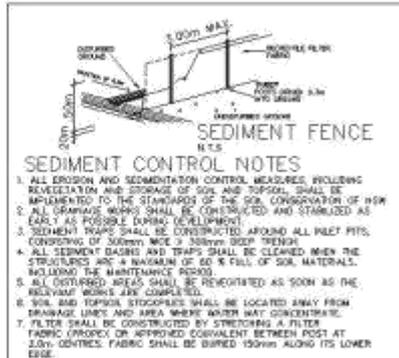
ORD02



- i) THESE LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
- j) SILTATION CONTROL TO COUNCIL REQUIREMENTS.
- k) EXISTING VEGETATION ON SITE TO BE REMOVED
- l) NO WATERWAY OR WATERCOURSES
- m) TERMITES PROTECTION TO AS3660.
- n) STORMWATER TO STREET.

**SAFETY WARNING**  
 RING 1100 "DIAL BEFORE YOU DIG"  
 PRIOR TO ANY EXCAVATIONS  
 ANY REGISTERED BASEMENT WITHIN THE LOT IS SHOWN ON THIS SITE PLAN.

**NOTE:**  
 ALL GROUND LINES ARE APPROXIMATE. EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC



LANDSCAPE PLAN

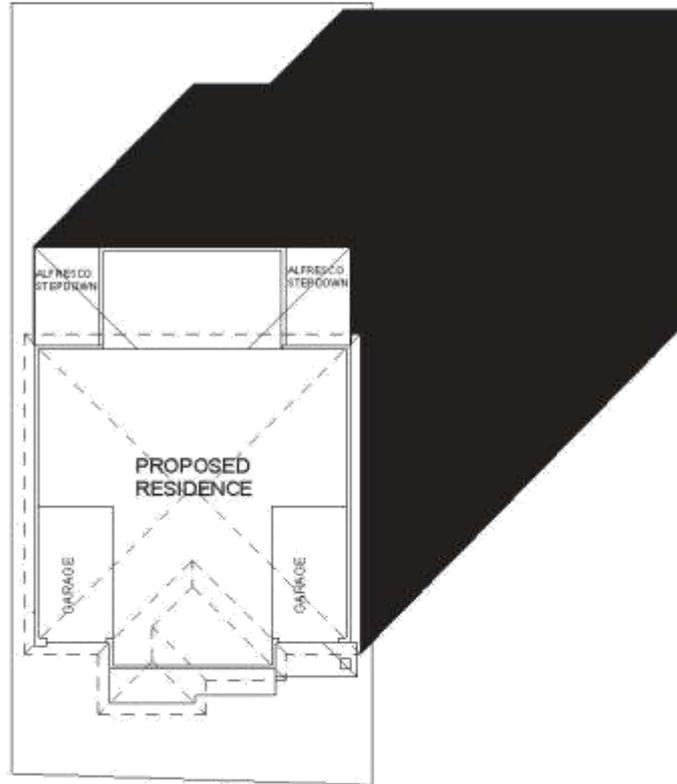
	Client signature:	The Draco	Date: 03/11/2014
		ETAMIN RAH Garage	E.J. HOMES Site Address: LOT 2406 HOLDEN STREET ORAN PARK (DP 1174053)
CONSTRUCTION PLANS			

Attachment 2

ORD02

Attachment 2

LOT 2406  
 D.P.: 1174053  
 ..G.A.: CAMDEN



HOLDEN DRIVE

**SAFETY WARNING**  
 RING 1100 "DIAL BEFORE YOU DIG"  
 PRIOR TO ANY EXCAVATIONS.  
 ANY REGISTERED EASEMENT WITHIN THE LOT  
 IS SHOWN ON THIS SITE PLAN.

3AM SHADOW DIAGRAM

	Client signature: _____	The Dráco		Client: EJ HOMES
		ETANN RH Garage		Site Address: LOT 2406 HOLDEN STREET ORAN PARK (DP 1174053)
		Drawn: JS	Date: 03/11/2014	CONSTRUCTION PLANS

LOT 2406  
 D.P: 1174053  
 S.G.A: CAMDEN



HOLDEN DRIVE

**SAFETY WARNING**  
 RING 1100 "DIAL BEFORE YOU DIG"  
 PRIOR TO ANY EXCAVATIONS  
 ANY REGISTERED BASEMENT WITHIN THE LOT  
 IS SHOWN ON THIS SITE PLAN.

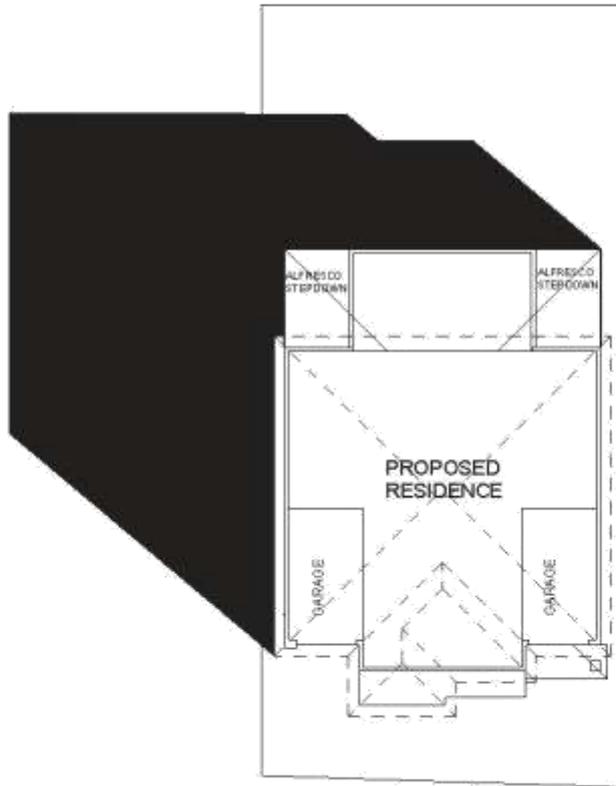
12PM SHADOW DIAGRAM

	Client signature: _____	The Draco		Client: EJ HOMES
		ETAMIN RH Garage		Site Address: LOT 2406 HOLDEN STREET ORAN PARK (DP 1174053)
		Drawn: JS	Date: 03/11/2014	CONSTRUCTION PLANS

ORD02

Attachment 2

LOT 2406  
 D.P.: 1174053  
 ..G.A.: CAMDEN



HOLDEN DRIVE

**SAFETY WARNING**  
 RING 1100 "DIAL BEFORE YOU DIG"  
 PRIOR TO ANY EXCAVATIONS.  
 ANY REGISTERED EASEMENT WITHIN THE LOT  
 IS SHOWN ON THIS SITE PLAN.

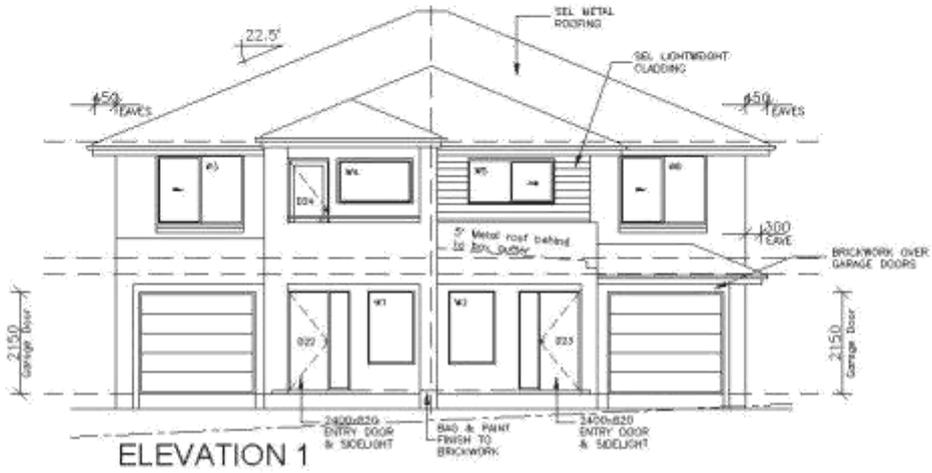
3PM SHADOW DIAGRAM

	Client signature: _____	The Draco		Client: EJ HOMES
		ETANN RH Garage		Site Address: LOT 2406 HOLDEN STREET ORAN PARK (DP 1174053)
		Drawn: JS	Date: 03/11/2014	CONSTRUCTION PLANS

SOIL CLASSIFICATION - TBA  
WIND CLASSIFICATION - TBA

ORD02

Attachment 2

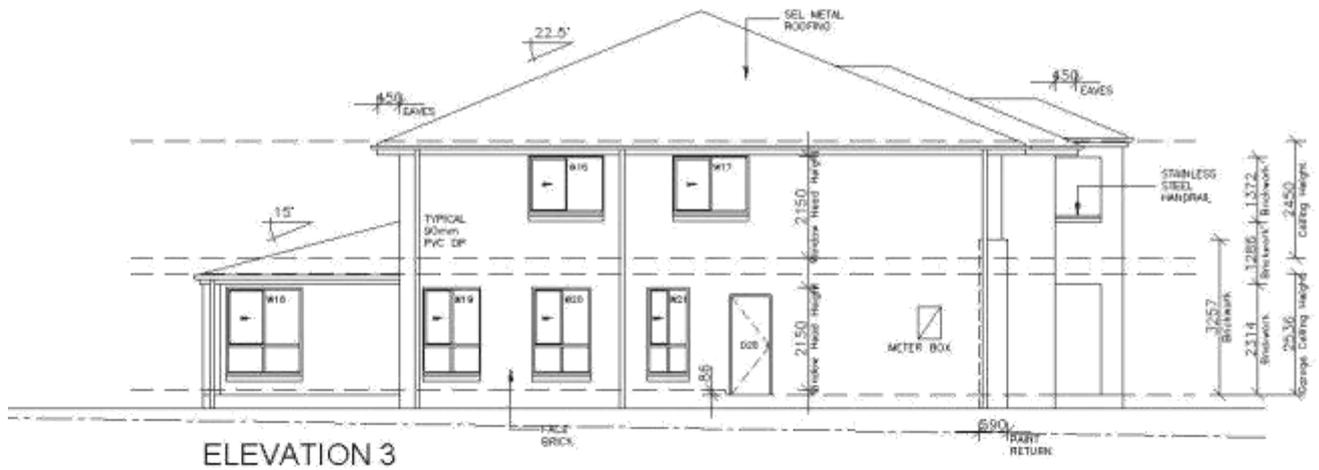
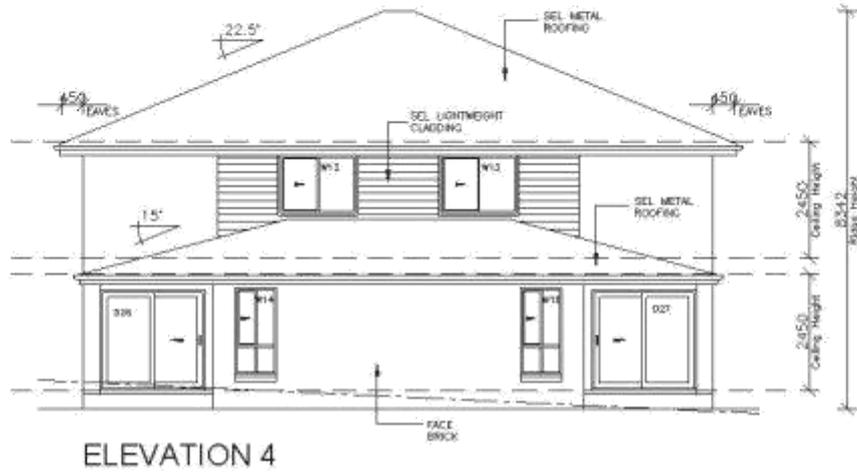


	Client signature: _____	The Draco	Client: EJ HOMES
		ETAMIN RH Garage	Site Address: LOT 2406 HOLDEN STREET ORAN PARK (DP 1174053)
		Drawn: JS	Date: 03/11/2014
CONSTRUCTION PLANS			

SOIL CLASSIFICATION - TBA  
WIND CLASSIFICATION - TBA

ORD02

Attachment 2



	Client signature:	The Dráco	Client: EJ HOMES
		ETANAN RH Garage	Site Address: LOT 2406 HOLDEN STREET ORAN PARK (DP 1174053)
		Drawn: JS	Date: 03/11/2014
CONSTRUCTION PLANS			



---

## ORDINARY COUNCIL

ORD03

ORD03

**SUBJECT: A GROWING PLAN FOR SYDNEY (SYDNEY METROPOLITAN STRATEGY)**

**FROM:** Director Planning & Environmental Services

**TRIM #:** 15/47473

---

### PURPOSE OF REPORT

The purpose of this report is to inform Council of the release by the Department of Planning and Environment (DPE) of the Sydney Metropolitan Strategy in December 2014. The plan is titled "A Growing Plan for Sydney" and provides a strategy for accommodating Sydney's future population growth over the next 20 years and a framework for delivering investment and jobs growth, particularly for the Western Sydney region.

The Plan can be viewed by using the following link:

<http://www.strategy.planning.nsw.gov.au/sydney/the-plan/>

### BACKGROUND

On 14 December 2014, the Hon. Pru Goward (Minister for Planning) announced the release of the Sydney Metropolitan Strategy, "A Plan for Growing Sydney" (the Plan). This Plan replaces the previous Draft Metropolitan Strategy for Sydney 2013, as a result of community consultation and further review by the NSW Government.

Council has previously made submissions to DPE on the draft version of this plan (Draft Metropolitan Strategy for Sydney 2031), which included the following issues:

- Makeup of the South West subregion (which currently includes Camden, Campbelltown, Wollondilly and Liverpool and proposed to include Bankstown and Fairfield).
- Impact of further population growth within the current boundaries and outside the South West Growth area as well as the need for infrastructure and employment to sustain the predicted growth.
- Location of 'city shapers' (i.e. strategic growth areas that provide opportunities for change that require significant infrastructure) concentrated to the north and east of the metropolitan area and the implications this will have on the South West major centres and the subregion as a whole.
- Lack of information regarding the location of the Outer Sydney Orbital (M9) which could impact on existing development, rural land and areas of unique environmental or built character.
- Ramification of unplanned growth in relation to proposed Land Release Policy.

The Plan is a high level strategy for accommodating Sydney's future population growth for the next 20 years. Further detail will be provided later in the subregional plans, with work having already commenced.



Council will continue to work closely with the Department to ensure that appropriate focus is provided to the planning, funding and delivery of key infrastructure and the provision of well planned communities.

## MAIN REPORT

### Key Changes

The Sydney metropolitan area will face increasing pressure over the next twenty years with the projected increase in population of 1.6 million people, 664,000 more dwellings and 689,000 more jobs by 2031. These pressures require careful and integrated land use and infrastructure planning and mechanisms for delivery. A Growing Plan for Sydney is the NSW Government's response to these pressures and differs from the previous Metropolitan Strategy in the following ways (**please refer to Attachment 1 to this report**):

- Introduction of the independent Greater Sydney Commission, which will be responsible to coordinate the delivery of the Plan.
- Introduction of a new planning hierarchy including sub-regional plans, local plans and new community plans.
- Parramatta has been designated to become the second CBD. This is significant as it was previously identified as a Regional Centre.
- A number of urban renewal corridors and priority precincts for major urban renewal have been identified along existing rail lines.
- Identification of strategic employment corridors along with significant infrastructure upgrades to Sydney's transport gateways.
- Greater investment in green corridors and protecting native vegetation and biodiversity.

### South West Subregion Focus

The South West Sub Region includes the Local Government Areas of Camden, Campbelltown, Fairfield, Liverpool and Wollondilly Councils (**Please Refer Attachment 2 to this report**). Overall, the Plan outlines a range of planning matters for the Sub Region, and in particular for the Camden and Campbelltown/Macarthur areas, including:

- Identification of Badgerys Creek Airport Precinct.
- Campbelltown – Macarthur is now designated as a Regional City Centre (was previously Major Centre).
- Inclusion of Macarthur South Investigation Area which is located south of the Camden area as potential future growth centres.
- Fairfield is now part of South West Subregion (previously Central West Subregion). Bankstown (which was proposed to be included in South West Subregion in Draft Metropolitan Strategy) has now been included in West Central Subregion.



---

## Camden Focus

- The Plan includes the South West Rail Line (SWRL) extension from Leppington to proposed Badgerys Creek Airport Precinct and beyond. A rail line is also shown extending south generally following The Northern Road alignment through Oran Park to Narellan. There is no rail link shown from Narellan to Campbelltown.
- Area along the rail line from the proposed airport to Leppington Station is identified as being an Enterprise Corridor, which is designed to attract new economic activity and take advantage of access to employment growth areas (i.e. Badgerys Creek Airport Precinct, Western Sydney Employment Area).
- Leppington is designated as a Strategic Centre (i.e. priority locations for employment and retail activity). The Plan lists the following priorities for Leppington as a Strategic Centre which includes working with Council to:
  - Plan for Leppington as a mixed use strategic centre, focused on the new Leppington train station and long-term employment growth; and
  - Improve walking and cycling connections to the new train station.
- Priorities specifically mentioned for Camden include:
  - Support planning for Oran Park as a focus for facilities, services and community life to support population growth; and
  - Investigate the potential to leverage off improved access to services and jobs following improvements to Camden Valley Way.
- No further detail has been provided in relation to the proposed Outer Sydney Orbital (M9) linking the North West and South West Growth Centre.
- The Plan makes reference to Transport Investigation Links that have been identified within the Camden LGA, although no further detail has been provided.

## **Key Comments**

Council officers have undertaken a review of the Plan. The Plan is more responsive to issues facing the South West Sub Region than the previous Draft Metropolitan Strategy. Below is a summary of key issues for Camden:

### Greater Sydney Commission

The Government will establish the Greater Sydney Commission which will be responsible for overseeing the implementation of the Plan. The Commission will work closely with local governments to ensure that growth and supporting infrastructure are aligned and delivered to the right places at the right time.

The Commission will not become a legal entity until legislation is finalised. Until such time, a Ministerial Advisory Council will bring stakeholders together to start delivering homes, jobs, infrastructure and services.

It is understood that councils will be represented by one (1) person per sub region on the Commission. On this point, Council officers express the view that one Council



representative may not be able to appropriately represent all Councils within the sub region. As such, Council officers raise the possibility of commissioning an agreed advocate to represent the South West Sub Region as part of the Ministerial Advisory Council until such time the Commission is formed.

### Employment

One of the goals of the Plan is to provide a range of employment opportunities close to where people live. There is estimated to be an additional 1 million people to live west of Homebush by 2031, with over 200,000 (or one fifth of the total Western Sydney population growth) people to live within the Camden LGA. Western Sydney currently has 47% of Sydney residents but only 36% of Sydney's jobs, highlighting a requirement for expanded employment opportunities within this growing area.

### Sub Regional Planning

The makeup of the South West Sub Region is inconsistent with the current configuration of the Regional Organisation of Councils (ROCs), including MACROC. Camden has a high rate of growth that will continue for the next twenty years. This level of growth brings a range of unique issues including a changing population, the need for up front delivery of infrastructure and facilities, local employment, and pressure on rural land.

### Infrastructure Funding

It appears the Plan will be delivered within the existing development contributions policy framework. This framework includes a cap on greenfield release areas of \$30,000 per lot, which can only be used to fund "essential" infrastructure. This cap is not indexed and therefore, diminishes in real value over time. While Council may apply for 'top-up funding' from the DPE, the process for application involves a review of the relevant Contributions Plan by the Independent Regulatory and Pricing Tribunal (IPART) and the outcome is not certain.

In addition to the cap on funding of "essential" infrastructure, Council is left with a funding shortfall for "non-essential" infrastructure such as the construction of community facilities and higher order recreation facility embellishment as these cannot be funded by a Contributions Plan where the rates exceed \$30,000 per lot. It is anticipated that most new release areas will exceed the cap amount given the high level of land fragmentation. It is also noted that in areas of high fragmentation, Council will need to forward fund the provision of infrastructure in order to facilitate the development of the release areas. In particular, Council will need to deliver roads and drainage to unlock development opportunity. However, as contributions are collected after development is approved, Council will have limited opportunity to forward fund infrastructure via development contributions.

Council has previously noted these issues when considering recent Contributions Plans, such as the Leppington North Contributions Plan. Council has made representations to the DPE in November 2014 on these issues, including the need for the cap to be indexed and for the Government to provide assistance in coordinating and funding infrastructure needed to unlock development in fragmented precincts. In this regard, Council will continue to work with Government to explore funding options.



## Plan Delivery

There is a need to move beyond identifying growth opportunities to focus on delivery, particularly given the rate of growth in the South West Growth Centre. There also needs to be steps taken by Government and the Commission (when established) to ensure the effective and efficient delivery of development, particularly in greenfield areas where there is a high degree of fractured landownership.

Council officers support the need for a land release policy and framework to guide the orderly release and development of land.

## Transport Infrastructure

The Plan identifies major transport infrastructure opportunities that will affect the Camden LGA and the South West Sub Region. Firstly, the Badgerys Creek Airport Precinct offers an opportunity for investment in infrastructure and jobs. However, coordination and planning of such infrastructure needs to be explored with relevant stakeholders.

Secondly, the South West Rail Line (SWRL) extension is identified to extend from Leppington Station to connect to the Badgerys Creek Airport Precinct. The Plan also shows an indicative rail alignment running south, parallel to The Northern Road passing through Oran Park and eventually continuing through to Narellan. The Plan makes note of an 'Enterprise Corridor', from Leppington to the Airport Precinct, which is designed to attract investment and stimulate employment-generating development that is aligned with rail infrastructure.

Finally, no further information is provided in relation to the Outer Sydney Orbital (M9). The indicative location of the M9, as shown in **Attachment 2 to this report**, shows it traversing through the Metropolitan Rural Area, which contains natural assets and agricultural land. Given that development is likely to occur in proximity to the M9 it would appear that while the strategy flags the area as important, it also undermines the area by locating a major orbital road within its boundaries.

## FINANCIAL IMPLICATIONS

There are no direct financial implications to Council as a result of this report at this time.

## CONCLUSION

'A Plan for Growing Sydney' is an important step towards holistic and integrated planning of the Sydney Metropolitan Region. The Plan provides a high level strategy, and more detail will be provided regarding the level and diversity of local employment and for the provision of key transport connections in subregional plans.

Council will continue to work closely with the Department and the Commission to ensure that appropriate attention is given to the planning, funding and delivery of key infrastructure and that well planned, well connected communities are delivered for the residents of Camden.



ORD03

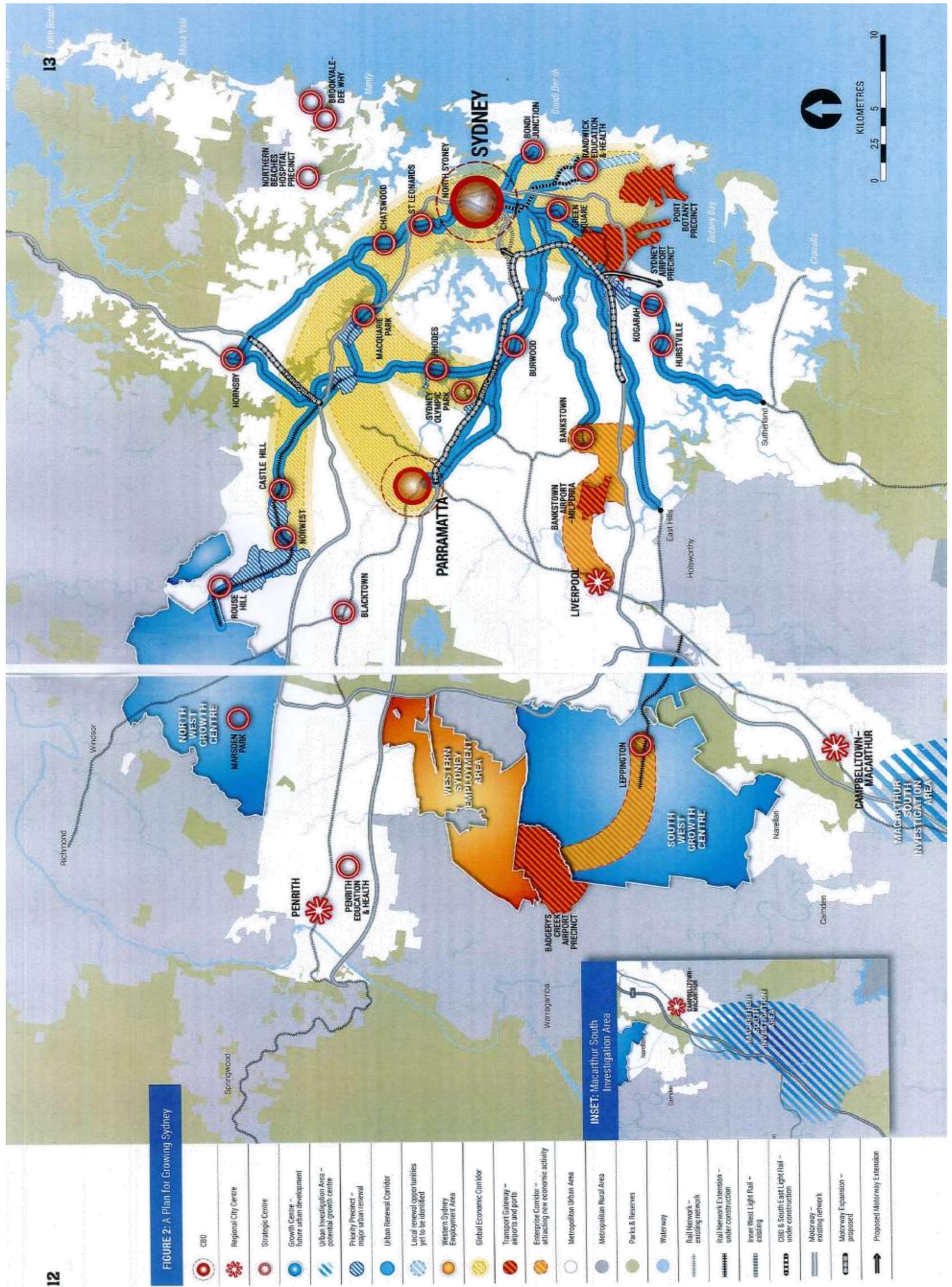
---

**RECOMMENDED**

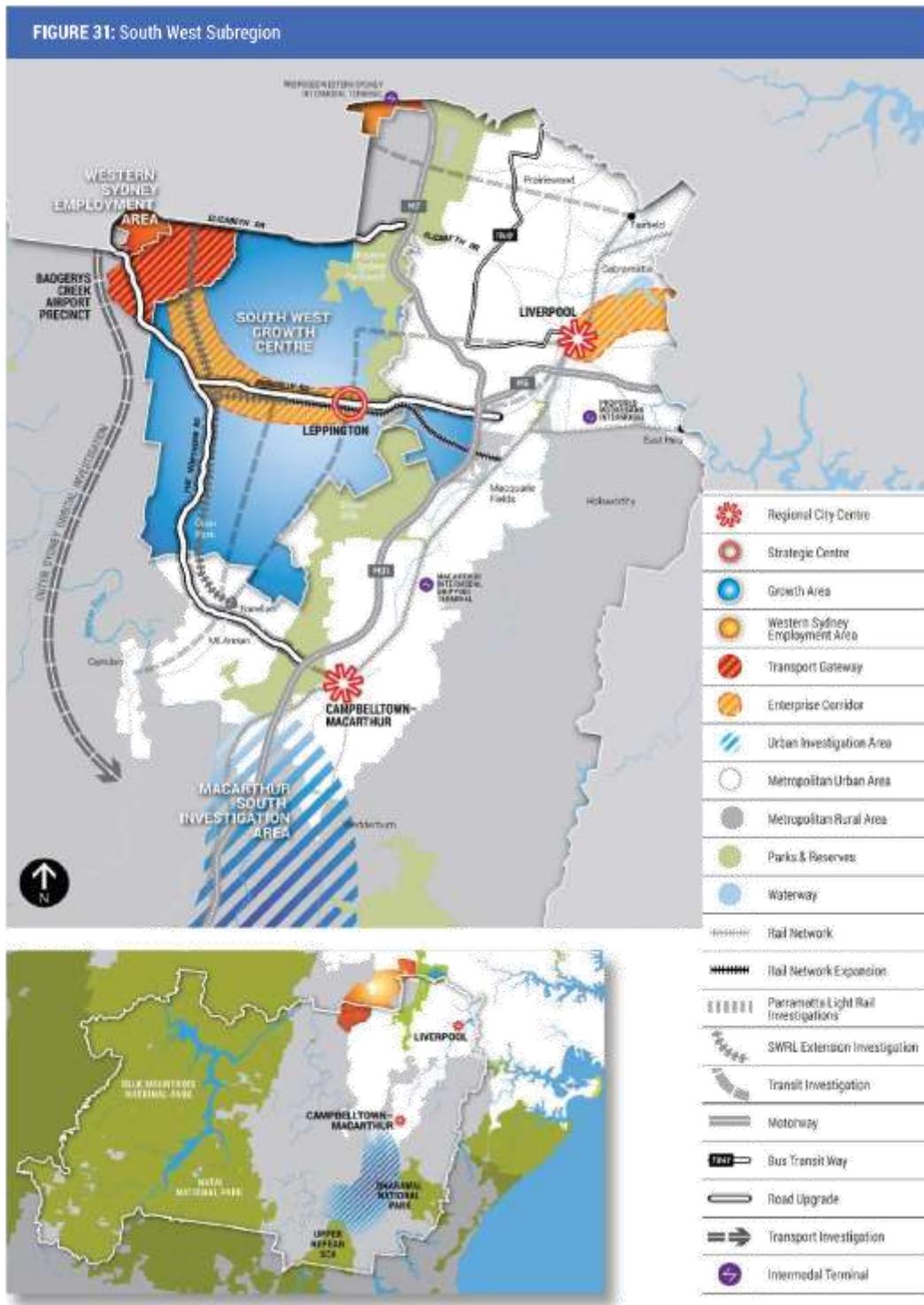
**That Council receive and note the report.**

**ATTACHMENTS**

1. Vision Map - A Plan for Growing Sydney
2. South West Sub Region Map









ORD04

## ORDINARY COUNCIL

ORD04

**SUBJECT: INVESTMENT MONIES - FEBRUARY 2015**  
**FROM:** Acting Director Customer & Corporate Services  
**TRIM #:** 15/45306

### PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the Local Government (General) Regulation 2005, a list of investments held by Council as at 28 February 2015 is provided.

### MAIN REPORT

The weighted average return on all investments was 3.87% p.a. for the month of February 2015. The industry benchmark for this period was 2.76% (Ausbond Bank bill Index).

It is certified that all investments have been made in accordance with Section 625 of the *Local Government Act 1993*, the relevant regulations and Council's Investment Policy.

The Principal Accounting Officer is the Manager Finance & Corporate Planning.

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

### RECOMMENDED

**That Council:**

- i. **note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act 1993*, *Local Government (General) Regulation 2005*, and Council's Investment Policy;**
- ii. **note the list of investments for February 2015 and;**
- iii. **note the weighted average interest rate return of 3.87% p.a. for the month of February 2015.**

### ATTACHMENTS

1. Investment Report - February 2015



# Monthly Report

# Camden Council

---

February 2015

ORD04

Attachment 1

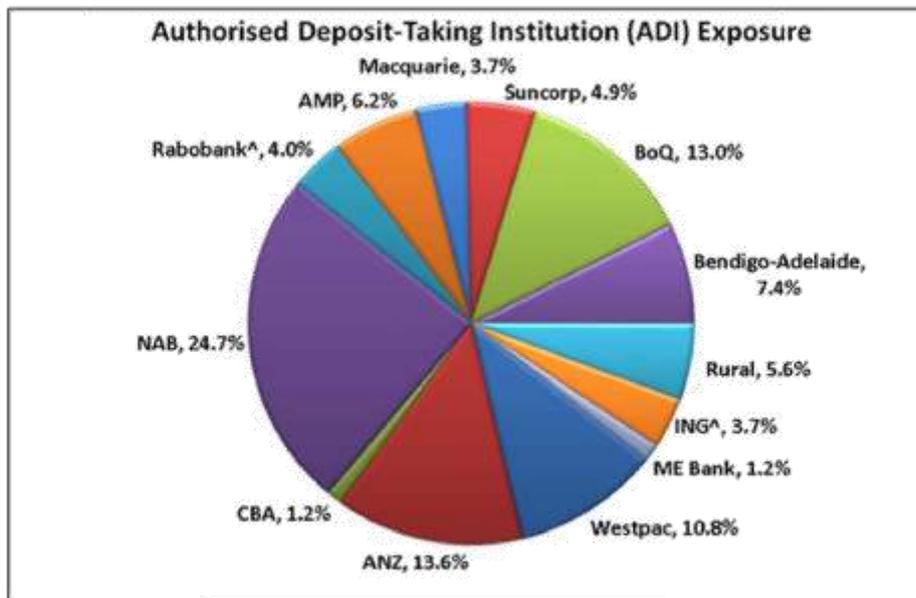
## Investment Exposure

Council's investment portfolio is mainly directed to the higher rated ADIs. Council remains close to capacity limits with NAB, Rabobank, BoQ and ING. Council will continue to diversify the investment portfolio across the higher rated ADIs (A1 or higher).

ADI	Exposure \$M	Rating	Policy Limit	Actual	Capacity
Westpac	\$8.70M	A1+	25.0%	10.8%	\$11.51M
ANZ	\$11.00M	A1+	25.0%	13.6%	\$9.21M
CBA	\$0.94M	A1+	25.0%	1.2%	\$19.27M
NAB	\$20.00M	A1+	25.0%	24.7%	\$0.21M
Rabobank^	\$3.20M	A1	5.0%	4.0%	\$0.84M
AMP	\$5.00M	A1	15.0%	6.2%	\$7.13M
Macquarie	\$3.00M	A1	15.0%	3.7%	\$9.13M
Suncorp	\$4.00M	A1	15.0%	4.9%	\$8.13M
BoQ	\$10.50M	A1	15.0%	13.0%	\$1.63M
Bendigo-Adelaide	\$6.00M	A2	10.0%	7.4%	\$2.08M
Rural	\$4.50M	A2	10.0%	5.6%	\$3.58M
ING^	\$3.00M	A2	5.0%	3.7%	\$1.04M
ME Bank	\$1.00M	A2	10.0%	1.2%	\$7.08M
<b>Total</b>	<b>\$80.84M</b>			<b>100.0%</b>	

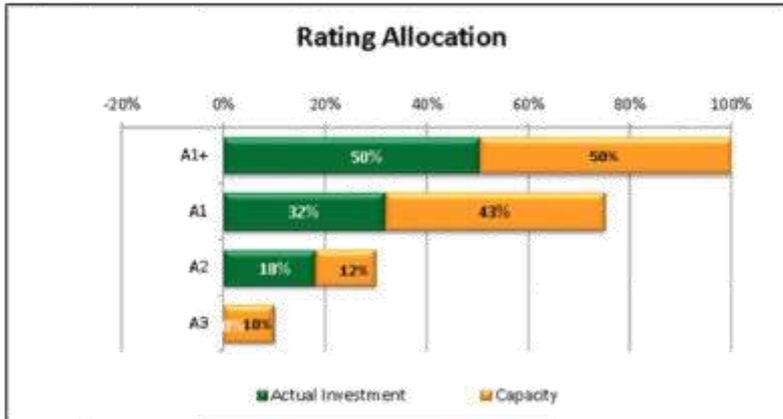
*^Foreign subsidiary banks are limited to 5% of the total investment portfolio as per Council's investment policy.*

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



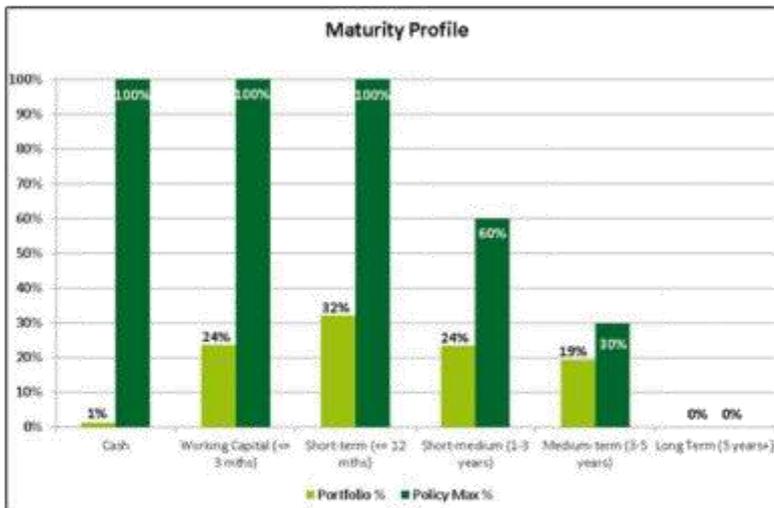
## Credit Quality

A1+ (the domestic majors) and A1 (the higher rated regionals) rated ADIs are the largest share of Council's investments. There is still capacity to invest across the entire credit spectrum.



## Term to Maturity

The portfolio remains adequately liquid with approximately 1% of investments at-call and around another 24% of assets maturing within 3 months. There is still substantial capacity to invest in terms greater than 1 year. In consultation with its investment advisors, Council has strategically diversified its investments 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 larger spread of maturities in medium-term assets would help income pressures over future financial years. This is becoming increasingly difficult with the RBA recommending its easing cycle through further interest rate cuts.

## 2014-15 Budget

Current Budget Rate	3.50%
<b>Source of Funds Invested</b>	
Section 94 Developer Contributions	\$37,798,200
Restricted Grant Income	\$508,800
Externally Restricted Reserves	\$8,765,000
Internally Restricted Reserves	\$26,362,300
General Fund	\$7,405,700
<b>Total Funds Invested</b>	<b>\$80,840,000</b>

Council's investment portfolio has increased by \$1.53 million since the January reporting period. The increase in investment funds is primarily a result of the receipt of third instalment payments for rates and annual charges.

INTEREST RECEIVED DURING 2014/15 FINANCIAL YEAR				
	February	Cumulative	Projected Interest	*Revised Budget
General Fund	\$112,247	\$860,768	\$1,291,152	\$1,101,100
Restricted	\$138,000	\$1,160,345	\$1,740,517	\$1,405,400
<b>Total</b>	<b>\$250,247</b>	<b>\$2,021,113</b>	<b>\$3,031,669</b>	<b>\$2,506,500</b>

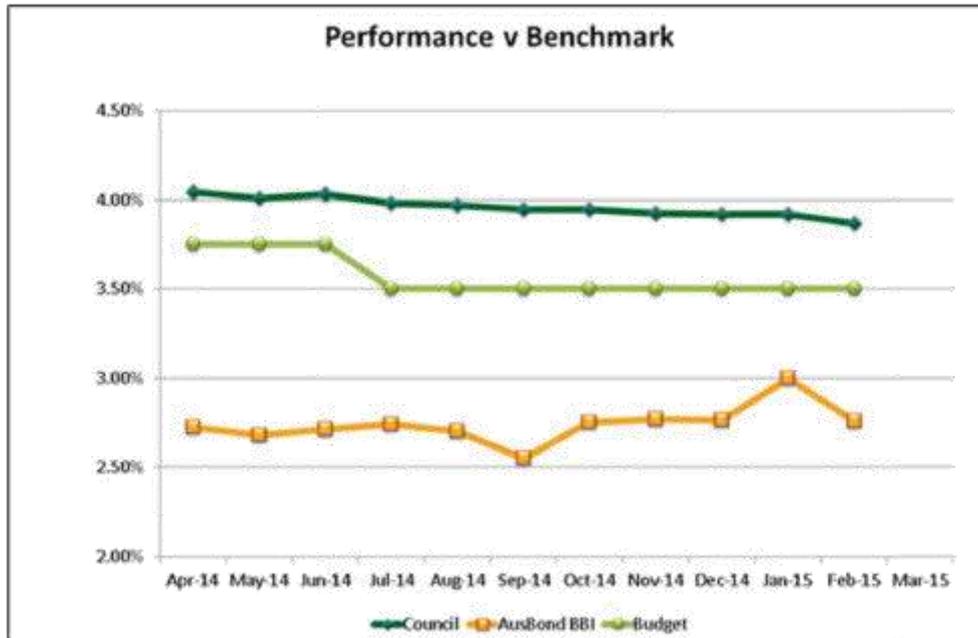
\*The Budget is reviewed on a quarterly basis as part of the Budget Process

## Interest Summary

The portfolio's interest summary as at 28 February 2015 is as follows:

NUMBER OF INVESTMENTS	65
AVERAGE DAYS TO MATURITY	544
AVERAGE PERCENTAGE	3.86% p.a.
WEIGHTED PORTFOLIO RETURN	3.87% p.a.
CBA CALL ACCOUNT *	2.10% p.a.
HIGHEST RATE	5.10% p.a.
LOWEST RATE	3.10% p.a.
BUDGET RATE	3.50% p.a.
AVERAGE BBSW (30 Day)	2.34% p.a.
AVERAGE BBSW (90 Day)	2.36% p.a.
AVERAGE BBSW (180 Day)	2.39% p.a.
AUSBOND BANK BILL INDEX	2.76% p.a.

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



Outperformance over the benchmark AusBond Bank Bill Index continues to be attributed to the longer-dated deposits in the portfolio (particularly early investments placed above 4.5%). Deposits invested close to or above 4% will also contribute to outperformance over the current and future financial years. As existing deposits mature, performance will generally fall as deposits will be reinvested at much lower prevailing rates.

With the adoption of a longer term strategy, the FY15 budget return of 3.50% should be achieved. However with the RBA likely to cut interest rates again in the near future, FY16 budgets and beyond should be adjusted to reflect a longer period of low interest rates.

# Appendix A – List of Investments

Camden Council Investment Portfolio as at 28 February 2015								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 28/02/2015
Westpac	TD	\$700,000.00	4.35%	1/05/2013	7/05/2015	736	68	\$25,261.13
Westpac	TD	\$2,000,000.00	4.35%	6/05/2013	14/05/2015	730	75	\$71,268.49
Westpac	TD	\$500,000.00	4.35%	17/05/2013	21/05/2015	734	82	\$17,161.64
Westpac	TD	\$500,000.00	4.55%	17/05/2013	19/05/2016	1090	446	\$17,950.60
BOQ	TD	\$2,500,000.00	5.00%	4/11/2013	1/11/2018	1821	1342	\$40,068.49
BOQ	TD	\$1,500,000.00	4.50%	7/11/2013	2/11/2016	1091	613	\$21,092.13
BOQ	TD	\$1,000,000.00	5.10%	15/11/2013	22/11/2018	1823	1361	\$13,403.79
ING Bank	TD	\$1,000,000.00	4.63%	20/11/2013	23/11/2017	1406	999	\$11,796.99
BOQ	TD	\$1,000,000.00	4.95%	20/11/2013	23/11/2017	1406	999	\$12,357.53
BOQ	TD	\$1,000,000.00	4.50%	20/11/2013	24/11/2016	1092	635	\$11,465.75
Macquarie Bank	TD	\$1,000,000.00	4.15%	20/01/2014	20/01/2016	730	326	\$4,547.95
BOQ	TD	\$1,000,000.00	4.65%	17/01/2014	22/01/2018	1456	1090	\$254.79
Rabobank	TD	\$1,000,000.00	5.00%	20/02/2014	20/02/2019	1826	1461	\$50,136.99
Rabobank	TD	\$1,200,000.00	5.00%	3/03/2014	6/03/2019	1825	1467	\$59,671.23
Westpac	TD	\$1,500,000.00	4.55%	15/05/2014	15/05/2019	1826	1537	\$54,226.03
Westpac	TD	\$1,500,000.00	4.55%	21/05/2014	22/05/2019	1827	1544	\$55,104.11
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.05%	22/05/2014	24/05/2017	1090	816	\$47,102.05
Bendigo Adelaide Bank	TD	\$1,000,000.00	4.05%	27/05/2014	31/05/2017	1100	823	\$36,846.58
Bendigo Adelaide Bank	TD	\$2,000,000.00	4.05%	30/05/2014	31/05/2017	1097	823	\$61,027.40
NAB	TD	\$2,000,000.00	4.00%	5/06/2014	7/06/2017	1090	830	\$56,950.90
NAB	TD	\$1,000,000.00	3.61%	14/07/2014	4/03/2015	233	4	\$21,758.90
ANZ	TD	\$1,000,000.00	3.60%	31/07/2014	11/03/2015	233	11	\$21,090.22
ANZ	TD	\$1,000,000.00	3.60%	31/07/2014	18/03/2015	230	18	\$21,090.22
Macquarie Bank	TD	\$1,000,000.00	4.00%	31/07/2014	31/07/2017	1096	804	\$23,342.47
BOQ	TD	\$1,000,000.00	4.15%	5/08/2014	1/08/2018	1457	1250	\$23,640.32
NAB	TD	\$1,000,000.00	3.62%	6/08/2014	25/03/2015	231	25	\$20,529.86
ANZ	TD	\$1,000,000.00	3.55%	14/08/2014	1/04/2015	230	32	\$19,354.79
NAB	TD	\$1,500,000.00	3.60%	20/08/2014	0/04/2015	231	39	\$28,553.42
ANZ	TD	\$2,000,000.00	3.55%	22/08/2014	15/04/2015	236	46	\$37,153.42
ANZ	TD	\$2,000,000.00	3.55%	26/08/2014	23/04/2015	237	53	\$35,906.30
NAB	TD	\$2,000,000.00	3.61%	1/09/2014	29/04/2015	240	60	\$35,803.29
ANZ	TD	\$1,000,000.00	3.64%	2/09/2014	2/09/2015	365	106	\$35,901.37
NAB	TD	\$1,500,000.00	3.61%	3/09/2014	6/05/2015	245	67	\$26,555.75
ANZ	TD	\$1,000,000.00	3.64%	10/09/2014	9/09/2015	364	193	\$17,152.88
ANZ	TD	\$1,000,000.00	3.64%	16/09/2014	16/09/2015	365	200	\$16,554.52
NAB	TD	\$1,000,000.00	3.56%	17/09/2014	20/05/2015	245	81	\$16,093.15
Suncorp Metway	TD	\$1,000,000.00	3.50%	1/10/2014	27/05/2015	230	80	\$14,479.45
NAB	TD	\$1,000,000.00	3.50%	8/10/2014	3/06/2015	238	95	\$13,800.22
NAB	TD	\$1,000,000.00	3.51%	22/10/2014	10/06/2015	231	102	\$12,501.37
Suncorp Metway	TD	\$1,000,000.00	3.45%	29/10/2014	17/06/2015	231	109	\$11,626.03
Westpac	TD	\$1,000,000.00	3.45%	29/10/2014	17/06/2015	231	109	\$11,626.03
Suncorp Metway	TD	\$1,000,000.00	3.50%	7/11/2014	24/06/2015	229	116	\$10,970.51
AMP	TD	\$1,000,000.00	3.50%	13/11/2014	13/06/2015	273	166	\$10,356.16
ME Bank	TD	\$1,000,000.00	3.55%	20/11/2014	24/06/2015	216	116	\$9,823.29
Rural Bank	TD	\$1,000,000.00	3.50%	26/11/2014	17/06/2015	203	109	\$9,109.59
AMP	TD	\$2,000,000.00	3.40%	28/11/2014	18/08/2015	264	172	\$17,326.03
Rabobank	TD	\$1,000,000.00	4.10%	27/11/2014	27/11/2019	1826	1793	\$10,558.90

Camden Council Investment Portfolio as at 28 February 2015								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 28/02/2015
ING Bank	TD	\$1,000,000.00	3.50%	27/11/2014	1/07/2015	216	123	\$9,345.48
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.25%	26/11/2014	4/12/2019	1812	1740	\$16,240.15
AMP	TD	\$1,000,000.00	3.40%	4/12/2014	28/06/2015	267	181	\$8,104.11
BOQ	TD	\$1,500,000.00	3.60%	3/12/2014	8/07/2015	217	130	\$13,819.18
AMP	TD	\$1,000,000.00	3.40%	11/12/2014	9/12/2015	363	284	\$7,452.05
NAB	TD	\$1,500,000.00	4.00%	16/12/2014	11/12/2019	1821	1747	\$12,328.77
Macquarie Bank	TD	\$1,000,000.00	3.85%	19/12/2014	19/12/2019	1826	1755	\$7,594.52
ING Bank	TD	\$1,000,000.00	3.50%	8/01/2015	15/07/2015	188	137	\$4,906.30
Rural Bank	TD	\$2,000,000.00	3.70%	9/01/2015	9/01/2018	1096	1046	\$18,539.79
Rural Bank	TD	\$1,500,000.00	3.70%	14/01/2015	15/01/2018	1097	1052	\$6,994.52
NAB	TD	\$500,000.00	3.45%	26/01/2015	22/03/2015	175	144	\$1,512.33
Westpac	TD	\$1,000,000.00	3.90%	2/02/2015	2/02/2016	1826	1800	\$2,884.99
NAB	TD	\$1,500,000.00	3.20%	4/02/2015	29/07/2015	175	151	\$3,297.67
NAB	TD	\$1,500,000.00	3.20%	11/02/2015	5/08/2015	175	158	\$2,367.12
Suncorp-Metwar	TD	\$1,000,000.00	3.10%	16/02/2015	23/09/2015	217	207	\$934.25
NAB	TD	\$1,000,000.00	3.15%	25/02/2015	2/03/2016	371	368	\$145.21
NAB	TD	\$1,000,000.00	3.14%	25/02/2015	30/09/2015	217	214	\$144.11
NAB	TD	\$1,000,000.00	3.15%	27/02/2015	1/03/2017	703	732	\$172.40
<b># TD Investments</b>	<b>65</b>	<b>\$79,900,000.00</b>	<b>3.87%</b>					<b>\$1,302,511.00</b>
CBA	Call Account	\$98,000.00	2.10%					
		<b>\$80,048,000.00</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

### 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 2014, Rural Bank's Tier 1 Capital Ratio stood at 11.70% and its Total Capital Ratio at 13.26%, well above Basel III minimum capital requirements.

At a group level, Bendigo-Adelaide Bank Ltd announced a statutory profit after tax of \$191.6 million for the 6 months ending 30 June 2014, an 6.0% decrease on the prior corresponding period. The cash earnings result is \$196.4 million for the 6 months ending 30 June 2014, a 5.7% increase on the prior corresponding period. Retail deposits stood at \$44.84 billion (up from \$42.65 billion in December 2013), an increase of 5.0%.

### Rabobank Australia

With over 110 years of history, the Rabobank Group is a leading provider of financial services around the world and has a strong historical presence for the global food and agriculture industry. Headquartered in Utrecht, the Netherlands, Rabobank is a cooperative bank with over AUD\$926.4 billion in assets (€732 billion)<sup>1</sup>, approximately 10 million clients, more than 59,000 employees, and a presence in 48 countries. Rabobank is one of the 30 largest financial institutions in the world based on Tier 1 Capital.

Rabobank established an office in Australia in 1990 and acquired the Primary Industry Bank of Australia (PIBA) operating in Australia and New Zealand in 1994. With headquarters in Sydney, Rabobank has 61 branches throughout Australia and 32 branches in New Zealand. As at December 2011, the Group employed more than 1,000 people in Australia and New Zealand, with more than half based in regional locations.

In early November, ratings agency Standard & Poor's downgraded the Dutch Rabobank group, and therefore Australia's long-term credit rating from AA- to A+ (short-term rating from A-1+ to A-1). Rabobank Australia itself remains financially solid with a Tier 1 Capital of 10.17% and Total Capital Ratio of 12.05% as at June 2014. The downgrade has been reflected in this month's report.

<sup>1</sup> As a comparison, CBA has approximately AUD\$750 billion in total assets and 45,000 employees

From May 2015, new Rabobank Australia deposits will not be guaranteed by the global group, but existing deposits will have their guarantee grandfathered.

**ORD04**

**Attachment 1**



ORD05

## ORDINARY COUNCIL

ORD05

**SUBJECT: LICENCE AGREEMENT - SOUTH CAMDEN TENNIS CLUB INC - PART LOT 579 DP 539294 MCCRAE DRIVE, CAMDEN SOUTH**  
**FROM:** Acting Director Customer & Corporate Services  
**TRIM #:** 15/48948

### PURPOSE OF REPORT

The purpose of this report is to provide Council with the outcome of the public exhibition period of the proposed licence agreement with South Camden Tennis Club for a period of 21 years for the use of South Camden Tennis Complex.

### BACKGROUND

Council resolved at the Ordinary Meeting of 28 October 2014 to endorse the advertisement of a 21 year licence agreement with South Camden Tennis Club Incorporated for the use of South Camden Tennis complex located at part Lot 579 DP 539294 McCrae Drive, Camden South for a period of 28 days (see **Attachment 1**).

The proposal for the 21 year licence agreement was advertised for a period of 28 days, closing on 3 December 2014 with no comments received. This information was reported to the Ordinary Council Meeting of 27 January 2015 as 'ORD09 Licence Agreement – South Camden Tennis Club Inc – Part Lot 279 DP 539294 McCrae Drive, Camden South' (see **Attachment 2**). On that occasion, Council resolved to defer ORD09 to a Councillor Briefing, which took place on 10 March 2015.

### MAIN REPORT

As required under Section 47A of the *Local Government Act 1993*, Council placed the proposal to enter into a 21 year licence with South Camden Tennis Club on public exhibition for 28 days. The public exhibition process called for any submission to be made in writing and received by Council on or before 3 December 2014.

At the close of the submission period, no submissions had been received in relation to the proposal. It is therefore recommended that Council endorse the proposed licence with South Camden Tennis Club for a period of 21 years for the management of the South Camden Tennis Court complex.

The conditions of the licence agreement will be as follows:

**The term of the licence** - Twenty-one (21) years commencing on 26 March 2015 and expiring on 25 March 2036.

**Rent** - \$50.00 plus GST per annum.

**Insurance** - South Camden Tennis Club (the licensee) must have, and retain, up to date insurance policies for public liability, contents and workers compensation.

**Conditions and Repairs** - The licensee will be responsible for all maintenance and repairs.



---

**Outgoings** - The licensee will be responsible for the payment of all water, sewerage, telephone and electricity for the complex (if separately metered).

**Permitted use** - Community sporting complex for the playing of tennis and associated activities.

### **FINANCIAL IMPLICATIONS**

An annual rental of \$50.00 per annum plus GST will be received by Council.

### **CONCLUSION**

The advertising period for a proposed licence agreement with South Camden Tennis Club Incorporated closed on 3 December 2014 with no submissions received.

It is therefore recommended that Council endorse the 21 year licence agreement with South Camden Tennis Club for the use of the South Camden tennis complex.

### **RECOMMENDED**

**That Council:**

- i. enter into a licence agreement with South Camden Tennis Club Incorporated for a period of 21 years for the occupation of part Lot 579 DP 539294 McCrae Drive, Camden South, known as the Camden South Tennis Complex; and**
- ii. execute the licence agreement under delegated authority pursuant to the Delegation of Authority granted on 27 August 2013, Minute Number ORD 214/13.**

### **ATTACHMENTS**

1. Attachment 1 - Report to Council 28/10/2014
2. Attachment 2 - Report to Council 27/01/2015

ORD05

Attachment 1




---

## ORDINARY COUNCIL

### ORD11

**SUBJECT: EXPRESSION OF INTEREST - MANAGEMENT OF COUNCIL'S TENNIS COURT COMPLEXES**

**FROM:** Acting Director Community Infrastructure  
**TRIM #:** 14/164109

---

#### PURPOSE OF REPORT

To inform Council of the progress of the Expression of Interest (EOI) for the Management of Council's tennis court complexes and to request the endorsement of advertising for a 21 year licence agreement with South Camden Tennis Club Incorporated for the use of South Camden Tennis Complex.

#### BACKGROUND

Previously the management of Council's tennis court complexes, including Onslow Park (but excluding South Camden), has been undertaken by Camden District Tennis Assn.

Camden District Tennis Association provided notice to Council that they no longer wish to continue management of all tennis centres apart from Onslow Park for which they currently have a license agreement to manage. Reasons provided for this decision were the difficulty in finding caretakers for each site, the financial viability of each service and vandalism. However, they have agreed to continue management of these sites except for Narellan Vale, until new arrangements are in place. Camden District Tennis Association has also submitted an EOI to manage Narellan tennis complex.

#### MAIN REPORT

Council has undertaken an open invitation EOI process for the management of Council's tennis court complexes (except for Onslow Park tennis complex which is subject to a long term license agreement), which closed on 22 August, 2014.

Three submissions were received as part of this process from the following parties:

- Camden District Tennis Association – submission for Narellan complex
- South Camden Tennis Club Incorporated – submission for South Camden complex
- South West Region Tennis Association. – submissions for Narellan, Harrington Park, Narellan Vale and Camden South complexes however stated, Camden South was only to be a choice should South Camden Tennis Club Incorporated decline to express interest for this site.

There was only one instance of two submissions expressing interest for the same complex, that being Narellan.

During the EOI process no submissions were received for Catherine Field and Leppington tennis centres.

Further discussions are required with the Camden Tennis Association and South West Region Tennis Association regarding their submissions. These discussions are related

---

This is the report submitted to the Ordinary Council held on 28 October 2014 - Page 1



to the sites requested and details included in their submissions. At the same time further discussion will also occur in relation to the two sites that were not included in their submissions, these being Catherine Field and Leppington tennis centres. If these discussions are unsuccessful, Council will review options for future management of these particular sites.

As these discussions may take some time, it is requested that Council proceed with the advertisement of the proposed license agreement with South Camden Tennis Club Incorporated for the management of the South Camden complex. The license agreement conditions will be the same as those that the Club is currently operating under.

#### **FINANCIAL IMPLICATIONS**

There are no financial implications as a result of this report.

#### **CONCLUSION**

That Council endorse the advertisement of a license agreement with South Camden Tennis Club for a period of 21 years, for the management of South Camden Tennis Complex and receive a further report on the outcome of the advertising period.

It is also advised that a further report will be presented to Council on the outcome of discussions with Camden Tennis Association, and South West Region Tennis Association for the management of the remaining tennis centres.

#### **RECOMMENDED**

**That Council:**

- i. endorse the advertisement of a 21 year license agreement with South Camden Tennis Club Incorporated for South Camden Tennis complex for a period of 28 days;
- ii. receive a further report on the outcome of the advertising period; and
- iii. receive a further report on the management of the remaining tennis complexes at completion of discussions with Camden District Tennis Association and South West Region Tennis Association.

#### **ORD11 EXPRESSION OF INTEREST - MANAGEMENT OF COUNCIL'S TENNIS COURT COMPLEXES**

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

- i. endorse the advertisement of a 21 year license agreement with South Camden Tennis Club Incorporated for South Camden Tennis complex for a period of 28 days;
- ii. receive a further report on the outcome of the advertising period; and
- iii. receive a further report on the management of the remaining tennis complexes at completion of discussions with Camden District Tennis Association and South West Region Tennis Association.

ORD1/14 THE MOTION ON BEING PUT WAS **CARRIED**

---

This is the report submitted to the Ordinary Council held on 28 October 2014 - Page 2

ORD05

Attachment 2




---

## ORDINARY COUNCIL

ORD09

**SUBJECT:** LICENCE AGREEMENT - SOUTH CAMDEN TENNIS CLUB INC - PART  
**LOT 579 DP 539294 MCCRAE DRIVE, CAMDEN SOUTH**  
**FROM:** Acting Director Customer & Corporate Services  
**TRIM #:** 15/3805

---

### PURPOSE OF REPORT

The purpose of this report is to provide Council with the outcome of the recent public exhibition period of the proposed licence agreement with South Camden Tennis Club for a period of 21 years for the use of South Camden Tennis Complex.

### BACKGROUND

Council resolved at the Ordinary Meeting of 28 October 2014 to endorse the advertisement of a 21 year licence agreement with South Camden Tennis Club Incorporated for the use of South Camden Tennis complex located at part Lot 579 DP 539294 McCrae Drive, Camden South for a period of 28 days (see **Attachment 1**).

The proposal for the 21 year licence agreement was advertised for a period of 28 days, closing on 3 December 2014 with no comments received.

### MAIN REPORT

As required under Section 47A of the *Local Government Act 1993*, Council placed the proposal to enter into a 21 year licence on public exhibition for 28 days. The public exhibition process called for any submission to be placed in writing to Council by 3 December 2014.

At the close of the submission period there were no submissions received in relation to the proposal and it is therefore recommended that Council endorse the proposed licence with South Camden Tennis Club for a period of 21 years for the management of the South Camden Tennis Court complex.

The conditions of the licence agreement will be as follows:

**The term of the licence** - Twenty-one (21) years commencing on 1 February 2015 and expiring on 31 January 2036.

**Rent** - \$50.00 plus GST per annum.

**Insurance** – South Camden Tennis Club (the licensee) must take out and keep up to date insurance policies for public liability, contents and workers compensation.

**Conditions and Repairs** – The licensee will be responsible for all maintenance and repairs.

**Outgoings** - The licensee will be responsible for the payment of all water, sewerage, telephone and electricity for the complex (if separately metered).

---

This is the report submitted to the Ordinary Council held on 27 January 2015 - Page 1



---

**Permitted use** – Community sporting complex for the playing of tennis and associated activities.

**FINANCIAL IMPLICATIONS**

An annual rental of \$50.00 per annum plus GST will be received by Council.

**CONCLUSION**

The advertising period for a proposed licence agreement with South Camden Tennis Club Incorporated closed on 3 December 2014 with no submissions received. It is therefore recommended that Council endorse the 21 year licence agreement with South Camden Tennis Club for the use of the South Camden tennis complex.

**RECOMMENDED**

That Council:

- i. enter into a licence agreement with South Camden Tennis Club Incorporated for a period of 21 years for the occupation of part Lot 579 DP 539294 McCrae Drive, Camden South, known as the Camden South Tennis Complex; and
- ii. execute the licence agreement under delegated authority pursuant to the Delegation of Authority granted on 27 August 2013, Minute Number ORD 214/13.

**RESOLUTION**

Motion: Moved Councillor Sidgreaves, Seconded Councillor Dewbery, that this item be deferred to a Councillor Briefing.

ORD1/15 THE MOTION ON BEING PUT WAS **CARRIED**

**ATTACHMENTS**

1. Report to Council 28/10/2014



ORD06

## ORDINARY COUNCIL

ORD06

**SUBJECT: MANAGEMENT OF COUNCIL'S TENNIS COURT COMPLEXES**  
**FROM:** Director Community Infrastructure  
**TRIM #:** 15/48949

### PURPOSE OF REPORT

The purpose of this report is to provide Council with the results of the recent Expression of Interest (EOI) process in relation to Council's tennis court complexes at Narellan, Narellan Vale, Harrington Park, Catherine Field, Currans Hill and Leppington. This information was reported to the Ordinary Council Meeting of 27 January 2015 as ORD10 "*Management of Council's Tennis Court Complexes*". On that occasion, Council resolved to defer ORD10 to a Councilor Briefing, which took place on 10 March 2015.

### BACKGROUND

At the Ordinary meeting of 28 October 2014, Council considered a report on the Expression of Interest for the Management of Council's six (6) tennis court complexes. It was resolved that Council receive a further report on the management of the tennis complexes at completion of discussions with Camden District Tennis Association and South West Region Tennis Association, from which Expressions of Interest were received.

Camden District Tennis Association expressed interest in the management of only the Narellan tennis court complex. As part of their expressed interest, Camden District Tennis Association provided a number of requests regarding maintenance that they would like to have applied to a licence agreement should they be successful. Council officers met with representatives of the Camden District Tennis Association to discuss the maintenance and the implications for Council.

South West Region Tennis Association expressed an interest in the management of Narellan, Harrington Park and Narellan Vale tennis court complexes. However, they too provided a number of requests regarding maintenance that they would like included in the licence agreement should they be successful. The submission received from South West Region Tennis Association was quite comprehensive. Council officers also met with representatives of the South West Region Tennis Association to discuss the proposed maintenance suggested by South West Region Tennis Association and the implications for Council.

During the EOI process, no submissions were received for Catherine Field, Currans Hill or Leppington tennis court complexes which were previously managed by Camden District Tennis Association up to and including 31 December 2014.

### MAIN REPORT

Expression of interest submissions and final comments received from Camden District Tennis Association and South West Region Tennis Association have been reviewed and consideration has been given across a number of elements including financial, community engagement and maintenance responsibilities of the operator and Council.



No submissions were received for Catherine Field, Currans Hill and Leppington tennis court complexes. Therefore, Council will need to consider alternative options for the future management and use of these sites.

Camden District Tennis Association provided to Council in August, written notification that they no longer wish to continue the month by month extension to their licence, although agreed to continue the management of these complexes, excluding Narellan Vale, until 31 December 2014.

Camden District Tennis Association has advised that they were not in a position to continue the current arrangement past 31 December 2014, as the proposal is not economically viable. Therefore, Council is currently managing the courts internally using the same process in place for the use of sportsgrounds. For the Catherine Field, Currans Hill and Leppington complexes, a further report will be presented to Council on future use options, following an assessment of optional uses over a 6 month period following which a further report will be presented to Council.

The 2014 Camden Recreation Demand Study has identified that there is currently an above average level of provision of tennis courts, compared with adjoining Local Government Areas. However, the significant increase in population means that the priority for new or additional tennis and outdoor hard courts should be located in the main residential growth areas.

Further, the Camden Recreation Demand Study identified the need to review the management systems currently in place.

The Camden Sportsground Strategy has identified that:

- **Catherine Field complex** has limited room for expansion in the current location, however additional land may be made available in the future as part of the urban growth for the development of new facilities to cater for the growing population.
- **Currans Hill complex** has limited room for expansion due to its proximity to residential buildings, and no facilities associated with the courts. Access is available to the amenities in the nearby Community Hall. A review is required of the use of the courts and feasibility of sharing of facilities.
- **Leppington complex** is currently a single court which has scope to expand in the future as part of the urban growth for development.

Following the Expression of Interest process, it is recommended that the management of the Harrington Park, Narellan and Narellan Vale sites be changed to provide a wider range of programs and activities for the local community, and a further report be presented on the options for use of the Catherine Field, Currans Hill and Leppington tennis complexes in accordance with the Camden Recreation Demand Study 2014.

The following conclusions are made based on what is currently known about the existing tennis complexes, which were established during a maintenance inspection of each site at the completion of the previous licence period:

1. There are only three (3) organisations involved in the management of local tennis complexes, and through the recent EOI process, received few responses in the management of the existing tennis complexes.



2. There are varying degrees of maintenance required for each of Council's tennis complexes including repairs to fencing and cleaning of court surfaces. It is estimated that this initial work will cost approximately \$10,000 to complete the necessary repairs at the five (5) sites (Narellan Vale, Harrington Park, Catherine Field, Currans Hill and Leppington) currently being managed by Council.
3. To date, there has been minimal cost to Council for maintenance on these facilities. It is expected that a bid for an additional annual maintenance vote for the six (6) courts will be considered as part of the 2015/2016 budget process.
4. There is currently tree root damage to the court surface at Nott Oval Tennis Complex, Narellan. At the ordinary Council meeting of 27 January 2015, Council resolved to provide \$50,000 from Council's Asset Renewal Reserve to undertake these repairs. It is expected that these works will be undertaken during April 2015.

Based on the submissions received, South West Region Tennis Association has provided a more comprehensive submission including the provision and promotion of a range of tennis activities to encourage the community to participate in tennis and use of the venues. Therefore it is recommended that Council advertise a proposed five year licence agreement with South West Region Tennis Association for a period of 28 days, with a further report to Council informing the outcome of the advertising period should there be objections received.

Under the *Local Government Act 1993*, Council reserves the right to negotiate a further licence of up to ten (10) years with South West Region Tennis Association for the use of these sites.

Camden District Tennis Association, while no longer involved in the management of the Narellan, Narellan Vale, Harrington Park, Catherine Field, Currans Hill and Leppington complexes, will continue their partnership with Council through the management of the Onslow Park tennis complex, which is subject to a separate agreement with Council.

### **FINANCIAL IMPLICATIONS**

There are financial implications of approximately \$10,000, required to complete the necessary repairs at the five (5) sites (Narellan Vale, Harrington Park, Catherine Field, Currans Hill and Leppington), currently being managed by Council. These works will be funded through Council's existing 2014/2015 budget allocation.

### **CONCLUSION**

During the expression of interest process for the use of the remaining tennis complexes, submissions were received from Camden Tennis Association and South West Region Tennis Association. Camden Tennis Association made a submission for the Narellan Tennis Centre only. South West Region Tennis Association made a submission for Narellan, Harrington Park and Narellan Vale tennis complexes. No submissions were received for Catherine Field, Leppington or Currans Hill.

Discussions held with both Camden District Tennis Association and South West Region Tennis Association raised issues surrounding the Narellan tennis complex court surfaces and various maintenance items at the remaining centres, all of which will need to be addressed for the ongoing operation of these complexes.



It is recommended, based on the submissions received that Council advertise a proposed five (5) year licence agreement with an option for a further five (5) years with South West Region Tennis Association (SWRTA) for a period of 28 days. The general terms of the agreement, in addition to standard licence terms and conditions include:

**Rent:** \$50.00 plus GST per annum, plus capital improvements to the centres in partnership with Council.

**Insurance:** South West Regional Tennis Association (Council only on structural items).

**Conditions of facility and repairs:** South West Regional Tennis Association maintain courts in clean condition and annual high pressure cleaning and grooming of synthetic grass courts, minor fence repairs and graffiti removal, and maintain amenities in clean condition.

**Outgoings:** South West Regional Tennis Association pay all utilities.

**Permitted use:** Tennis based activities, children's birthday parties and personal trainers.

A further report will be presented to Council advising the outcome of the advertising period for the Narellan, Harrington Park and Narellan Vale sites if there are objections received.

It is also recommended that Council receive a further report by mid 2015 following an assessment of optional uses over a 6 month period on the future use and management options for the remaining sites at Catherine Field, Leppington and Currans Hill, which until further notice will be managed in-house by Council.

### **RECOMMENDED**

#### **That Council:**

- i. endorse the exhibition of a five (5) year licence agreement, with South West Region Tennis Association for the management of Narellan, Harrington Park and Narellan Vale tennis complexes for a period of 28 days, and a further report be presented to Council should objections be received. If no objections received, execute the licence agreement under delegated authority pursuant to the Delegation of Authority granted on 27 August 2013, Minute Number ORD214/13; and**
- ii. receive a further report on the options for the future use and management of Catherine Field, Currans Hill and Leppington tennis complexes in mid-2015.**