



Camden Council

Attachments

Ordinary Council Meeting
11 October 2016

Camden Council
Administration Centre
70 Central Avenue
Oran Park



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

ORD01	Construction of a Two Storey Dwelling and Associated Site Works - 17 Allison Circuit, Oran Park	
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ORD02	Construction of a Two Storey Detached Dual Occupancy and Strata Subdivision - 36 Radisich Loop, Oran Park	
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ATTACHMENT 1 - RECOMMENDED 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
Job 160005 Issue B-1	Site plan	Wisdom Homes	18/07/2016
Job 160005 Issue B-1	Benching plan	Wisdom Homes	18/07/2016
Job 160005 Issue B-1	Ground Floor Plan	Wisdom Homes	18/07/2016
Job 160005 Issue B-1	First floor plan	Wisdom Homes	18/07/2016
Job 160005 Issue B-1	Elevation west and north	Wisdom Homes	18/07/2016
Job 160005 Issue B-1	Elevation east and south	Wisdom Homes	18/07/2016
Job 160005 Issue B-1	Section A-A and B-B	Wisdom Homes	18/07/2016
Job 160005 Issue B-1	Window schedule	Wisdom Homes	18/07/2016
Job 160005 Issue B-1	Stormwater plan	Wisdom Homes	18/07/2016
Job 160005 Issue B-1	Shadows	Wisdom Homes	18/07/2016
Job 160005 Issue B	Landscape plan	Wisdom Homes	28/07/2016

Document Title	Prepared by	Date
BASIX Certificate No. 719008S	Frys Energywise	11 April 2016
Waste Management Plan	Wisdom Homes	25/05/2016

- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (3) **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.

This is the report submitted to the held on

Page 1



- (4) **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.
- (5) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - b) where necessary, underpin the building, structure or work 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

A copy of the written consent must be 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.

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- (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 dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity management plan under "Section 9" in the report titled "Report on Salinity Investigation and Management Plan: Proposed residential subdivision Tranche 30 Oran Park, Prepared by Douglas Partners, Project 34272.28, Dated November 2013".

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.

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;

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- 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 Certifying 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:

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- 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; and
- 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; and
 - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.

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- (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 street gutter.

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.

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.

6.0 – Ongoing Use

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

This is the report submitted to the held on

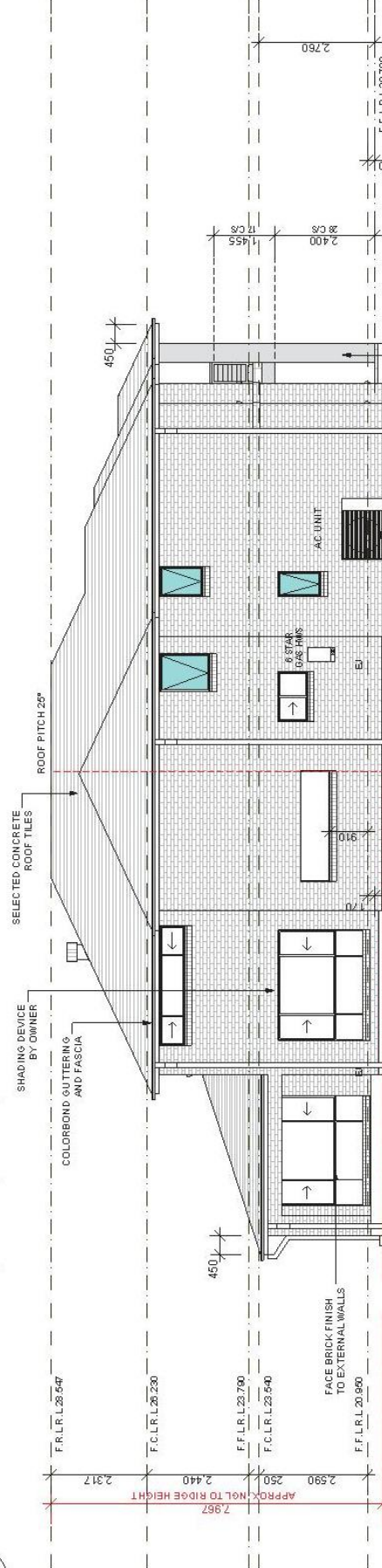
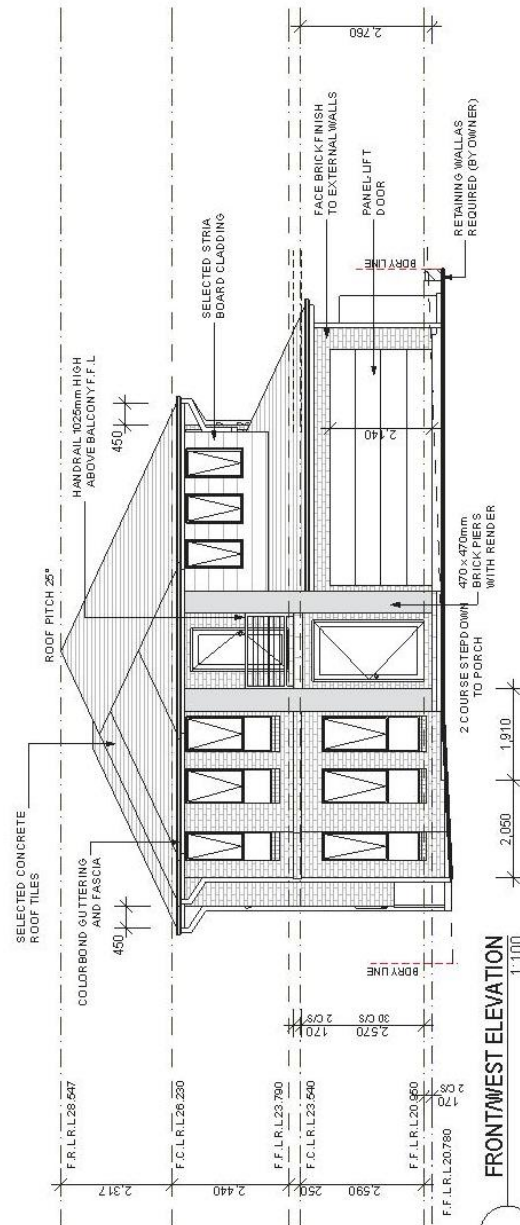
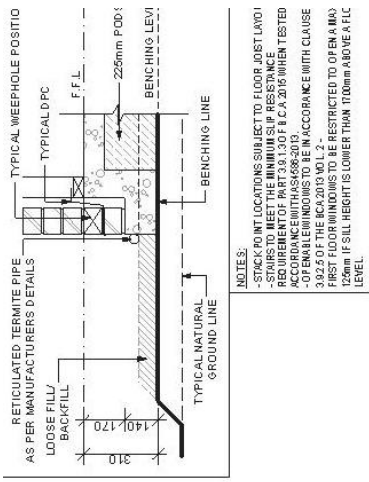
Page 6



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- (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; and
 - 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.

ORD01

Attachment 2



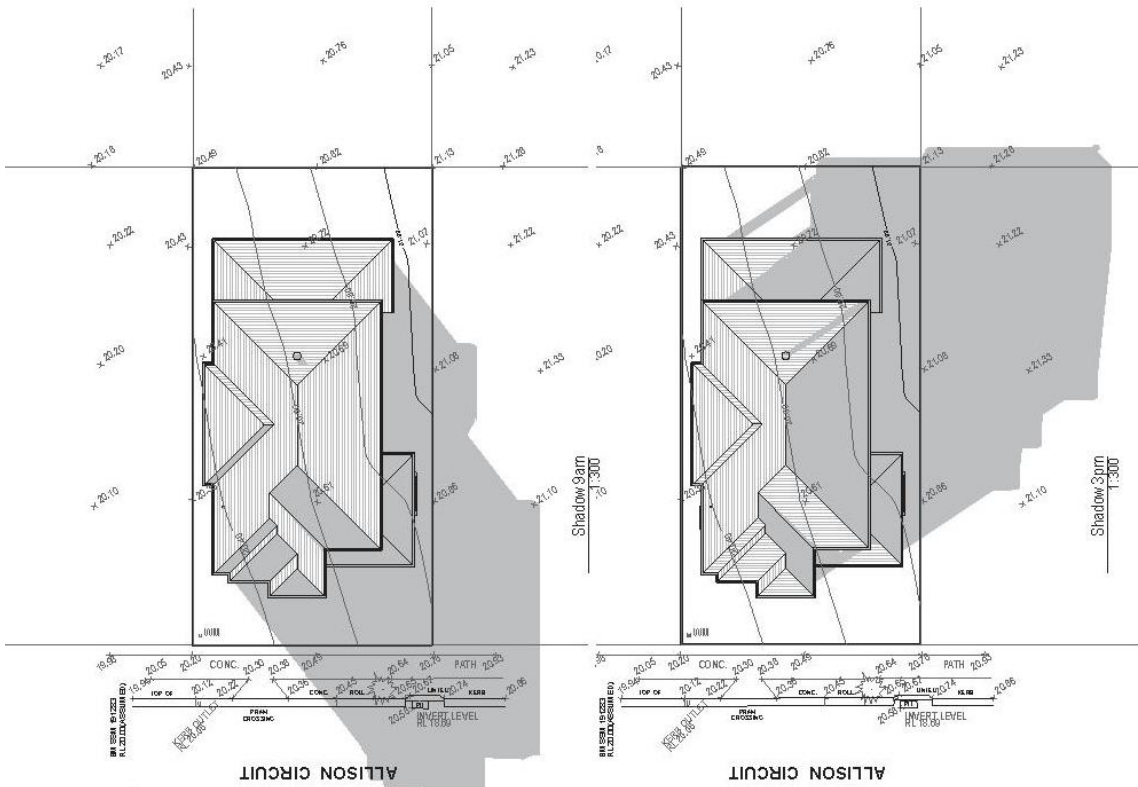
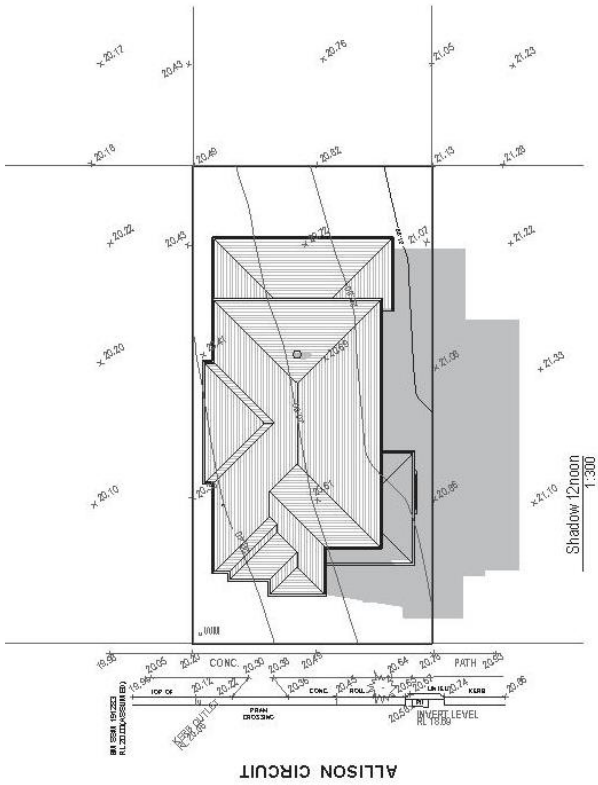
NOTES:
 - BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES OF PRACTICE, LEVELS AND DIMENSIONS. ALL CONTRACTORS MUST BE REGISTERED SURVEYORS OR DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DETAILS ARE PROVIDED, THE CONTRACTOR MUST TAKE PRECEDENCE OVER THESE DIMENSIONS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FURTHER DIMENSIONS TO BE RE-ATTAINED.
 - CHECK KITCHEN WINDOW SILL HEIGHT TO MATCH KITCHEN DETAIL

REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
P-A	SITING	R.A	4.02.16
A	CONTRACT PLAN - TENDER #2 - 26.03.16	R.A	10.03.16
A-1	CONTRACT VARI. DATED 21.03.16	AES	24.03.16
B	DA APPROVAL	SB	24/06/16
B-1	DA AMEND - MIRROR REV.	SM	18.07.16

JOB NO: 160005
 DRAWN: R.A.
 DATE: 02.02.16
 LGA: CAMDEN
 SITE CLASSIFICATION: INH CLASS
 INH CLASS: CAMDEN
 DESCRIPTION: MANHATTAN 39 (ENS) 2013
 NOVA TERRACE
 SHEET: C

PROJECT: PROPOSED BRICK VENEER DWELLING
 CLIENT: Mr & Mrs Midolla
 ADDRESS: Lot 3251 Allison Circuit
 Wisdom Homechoice
 Ph: 4647 1200
 Fax: 4647 4000



NOTES:
 1. REFER TO DRAWING DETAILS FOR ALL EXPANSION JOINTS AND RISERS.
 2. REFER TO DRAWING DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST
 3. REFER TO TRUSSES FOR ALL TRUSSES TO BE USED TO SUPPORT ALL ROOF
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SHADOW PROJECTIONS 21ST JUNE

REVISION SCHEDULE		JOB NO:	
ISSUE	DESCRIPTION	DRAWN	DATE
P-A	SITING	R.A	4.02.16
A	CONTRACT PLAN - TENDER #2 - 26.03.16	R.A	10.03.16
A-1	CONTRACT VARI. DATED 21.03.16	AES	24.03.16
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B-1	DA AMEND - MIRROR REV.	SM	18.07.16

NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT LOCAL GOVERNMENT REGULATIONS AND RELEVANT STATE AND FEDERAL LAWS. REGISTERED SURVEYOR DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED BY ENGINEERS DETAILS WHERE ENGINEERS STRUCTURAL REQUIREMENTS ARE SPECIFIED. IN THE EVENT OF ANY DISCREPANCIES OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FUTURE DIMENSIONS TO BE RE-READ IN

EXHAUST FAN
 SMOKE ALARMS AS 3786-1063
 LODGEMENT: D.P. No. 1194673
 D.A/C.C 1194673
 *COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF

PROJECT: PROPOSED BRICK VENEER DWELLING
 CLIENT: Mr & Mrs Midolla
 ADDRESS: Lot 3251 Allison Circuit

Wisdom
homes
choice
 Ph: 4647 1200
 Fax: 4647 4000



ATTACHMENT 1 - RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

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- (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
00/10 Issue C	Cover page	Morfosis Architects Pty Ltd	18/07/2016
01/10 Issue C	Site analysis	Morfosis Architects Pty Ltd	18/07/2016
02/10 Issue C	Site/Ground floor plan	Morfosis Architects Pty Ltd	18/07/2016
03/10 Issue C	Ground floor plan	Morfosis Architects Pty Ltd	18/07/2016
04/10 Issue C	Upper floor plan	Morfosis Architects Pty Ltd	18/07/2016
05/10 Issue C	Front and rear elevation	Morfosis Architects Pty Ltd	18/07/2016
06/10 Issue C	South unit 2 and north unit 1 elevation	Morfosis Architects Pty Ltd	18/07/2016
07/10 Issue C	South Unit 1 and north unit 2 elevation	Morfosis Architects Pty Ltd	18/07/2016
08/10 Issue C	Section A-A	Morfosis Architects Pty Ltd	18/07/2016
09/10 Issue C	Section B-B	Morfosis Architects Pty Ltd	18/07/2016
10/10 Issue C	Shadows	Morfosis Architects Pty Ltd	18/07/2016
SD 1/1 Issue C	Subdivision plan	Morfosis Architects Pty Ltd	18/07/2016
S.P 1/2 Issue C	Stormwater plan	Morfosis Architects Pty Ltd	18/07/2016

This is the report submitted to the held on 27 September 2016

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S.P 2/2 Issue C	Erosion and sediment control plan	Morfosis Architects Pty Ltd	18/07/2016
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Document Title	Prepared by	Date
BASIX Certificate No. 725296M	Eco-Mantra Design	04 May 2016
Waste Management Plan	Ramia Mikha	02 May 2016

- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (3) **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.
- (4) **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.
- (5) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - b) where necessary, underpin the building, structure or work 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

A copy of the written consent must be 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 dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity management plan under "Section 9" in the report titled Salinity Investigation and Management Plan Proposed Subdivision Tranches 4-6 Oran Park prepared for Landcom per lot or dwelling by Douglas Partners Ref 34272.23 dated December 2011.

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.

This is the report submitted to the held on 27 September 2016

Page 3



- (6) **Section 94 Contributions – Monetary (Turner Road and Oran Park) - 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	\$13,599 per lot or dwelling	\$ 13,599
OP & TR Contributions Plan	Open Space & Recreation Capital Work	\$8,798 per lot or dwelling	\$8,847
OP & TR Contributions Plan	Open Space & Recreation Project Management	\$194 per lot or dwelling	\$195
OP & TR Contributions Plan	Community Facilities Land Acquisition	\$155 per lot or dwelling	\$155
OP & TR Contributions Plan	Community Facilities Capital Work	\$1,710 per lot or dwelling	\$ 1,720
OP & TR Contributions Plan	Community Facilities Project Management	\$38 per lot or dwelling	\$38
	Total		\$24,554.00

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.

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.

- (7) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the EP&A Act 1979 under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the DP&E.



Evidence of payment of the SIC shall be provided to Council and the Certifying Authority.

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:

This is the report submitted to the held on 27 September 2016

Page 5



- a) a Construction Certificate has been issued by a Certifying 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; and
 - 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; and
 - 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 street gutter.
- 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.

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.

This is the report submitted to the held on 27 September 2016

Page 7



- (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) **Strata Plan of Subdivision** - The proposed strata subdivision shall be created and registered with NSW Land & Property Information prior to the issue of a final Occupation Certificate. All plans for the approved development shall be consistent with the registered allotment and any restrictions as to the user created under the property title.

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; and
 - 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.

7.0 - Prior to Issue of a Subdivision Certificate

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

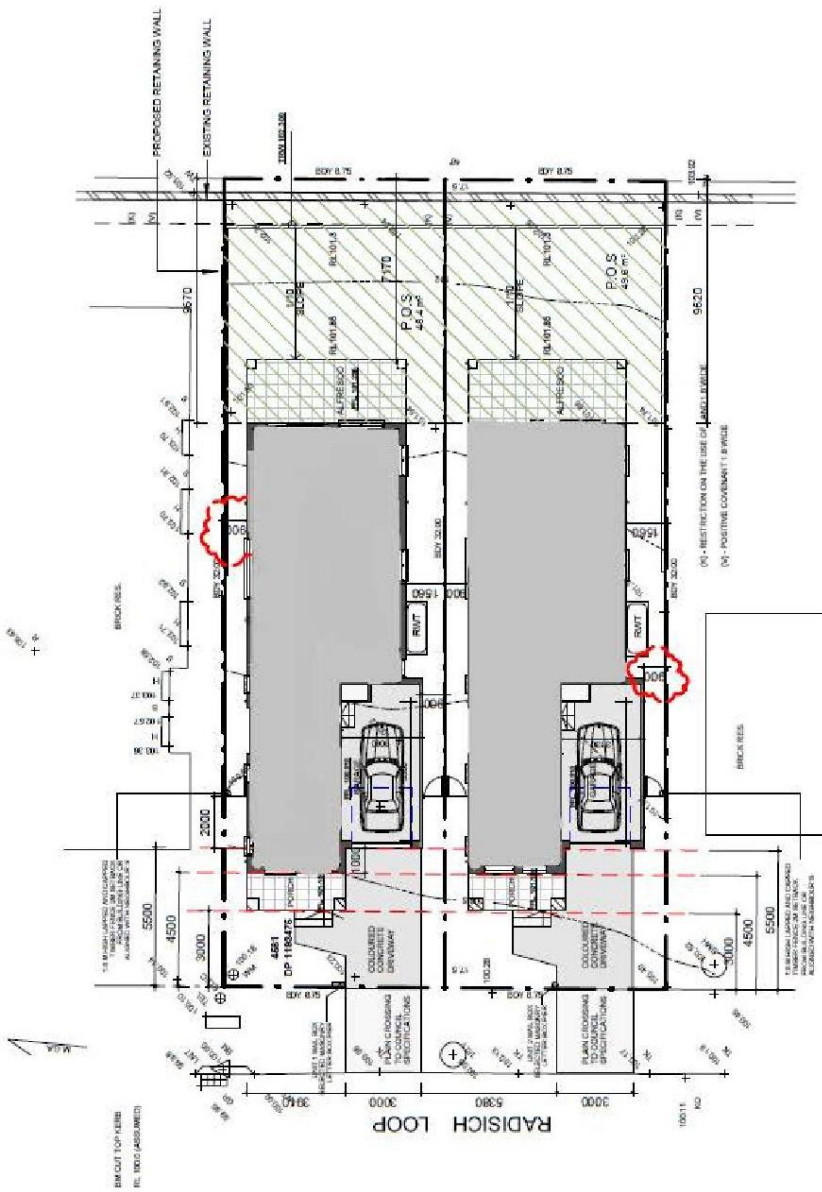
- (1) **Strata Plan of Subdivision** - Sections 37 and 37A of the *Strata Schemes (Freehold Development) Act 1973* require an application to be provided to Council or a PCA for approval prior to the issue of the certified strata plan of subdivision.

The applicant will be required to submit documentary evidence that the property has been developed in accordance with the plans approved by this development consent 485/2016, and of compliance with the relevant conditions of consent, prior to the issuing of a Strata Plan of Subdivision.



Note: The final strata plan of subdivision shall be prepared to a quality suitable for lodgement with the NSW Land & Property Information.

- (2) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
- a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;
 - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
 - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (3) **Show Easements/ Restrictions On The Plan Of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (4) **Burdened Lots To Be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions shall also be suitably burdened.



- LEGEND**
- BM - BENCH MARK
 - C - CONCRETE
 - ELIC - ELECTRICITY MARK
 - GR - GARDEN BED
 - GR - GRATE (PT)
 - H - WINDOW HEADER
 - HYD - HYDRANT
 - KOP - KEYS OUTLET POINT
 - LMT - KEYS INLET FIT LANT. 50.3 - TREE 5m SPREAD 0.3m TRUNK
 - LP - LIGHT POLE
 - PC - FORM CROSSING
 - S - WINDOW SILL
 - SP - SENSER INSPECTION POINT
 - SMT - SEWER WORKHOLE
 - SA - STOP VALVE
 - TEL - TELECOMMUNICATIONS PIT
 - TK - TOP KEYS
 - VC - VEHICLE CROSSING
 - WM - WATER METER
 - 50.3 - TREE 5m SPREAD 0.3m TRUNK

1 SITE/GROUND FLOOR PLAN
1 : 200

<p>PROJECT RADISICH LOOP ORA PARK LOT 4561 IN DP 1183475</p>	<p>DRAWING NUMBER 02/10</p> <p>DRAWING TITLE SITE/GROUND FLOOR PLAN</p> <p>ISSUE</p>	<p>AMENDED AS C D A</p> <p>DATE 18/07/2019 06/06/2018 07/03/2019</p> <p>BY DALLACCI DALLACCI SKETCH</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR. 3. REQUIRED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO COLLARS. 4. DIMENSIONS TO BE TAKEN FROM THE FACE OF THE WORK UNLESS OTHERWISE SPECIFIED. 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING. 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COLLECTOR REQUIREMENTS AND TO A.3.3.3.3. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 	<p>ORFOSIS ARCHITECTS PTY LTD</p> <p>8 685 The Horsley Drive, Smithfield NSW 2164 ABN 28 163543935</p> <p>21 RT19 8656 / F 001 RT15 8656 / M 0013377823</p>
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SUMMARY OF BASIX COMMITMENTS

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au

WATER COMMITMENTS	
3 Star Shower Heads	Yes (> 4.5 but <= 6 L/min)
4 Star Kitchen / Basin Taps	Yes
4 Star Toilet	Yes
Alternative Water	NO
Individual water tank	YES WITH 2000 Liters
All Toilets	Yes
One Outdoor Tap	Yes
Laundry W/M Cold Tap	No

THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans

ENERGY COMMITMENTS

Hot Water	GAS INSTANTANEOUS 3 STAR
Cooling System	n/a
Bedrooms	n/a
Living	n/a
Bedrooms	n/a
6 x Bathroom	Individual Fan ducted to facade, only to bathroom not naturally ventilated
2 x Kitchen	Individual Fan ducted to facade
2 x Laundry	Individual Fan ducted to facade, only to bathroom not naturally ventilated
Window/Skylight in Kitchen	Yes
Window/Skylight in Bathrooms/Toilets	Yes to 6
Number of bedrooms	8
Number of Living/Dining rooms	4
2 Kitchen	YES
6 Bathrooms/Toilets	YES
2 Laundry	YES
2 Hallways	YES

ENERGY RATING

Energy Rating: 3.5 (Green)

Star Rating: 3.5

Energy Rating Legend: 1.0 (Red), 2.0 (Yellow), 3.0 (Orange), 4.0 (Green), 5.0 (Light Green), 6.0 (Dark Green)

Energy Rating Details: 1.0 (Red), 2.0 (Yellow), 3.0 (Orange), 4.0 (Green), 5.0 (Light Green), 6.0 (Dark Green)

Energy Rating Legend: 1.0 (Red), 2.0 (Yellow), 3.0 (Orange), 4.0 (Green), 5.0 (Light Green), 6.0 (Dark Green)

Energy Rating Legend: 1.0 (Red), 2.0 (Yellow), 3.0 (Orange), 4.0 (Green), 5.0 (Light Green), 6.0 (Dark Green)

THERMAL PERFORMANCE FOR INDIVIDUAL DWELLINGS

Unit Numbers	Heat	Cool
UNIT 1	52.3	52.8
UNIT 2	52.3	52.8

THERMAL PERFORMANCE NOTES:

These dwellings have been rated without daylighting. Refer to individual dwelling reports for details.

Lighting: Refer to BASIX certificate for all the water, energy and thermal commitments.

Others: Refer to BASIX certificate for all the water, energy and thermal commitments.

Daylighting: Refer to BASIX certificate for all the water, energy and thermal commitments.

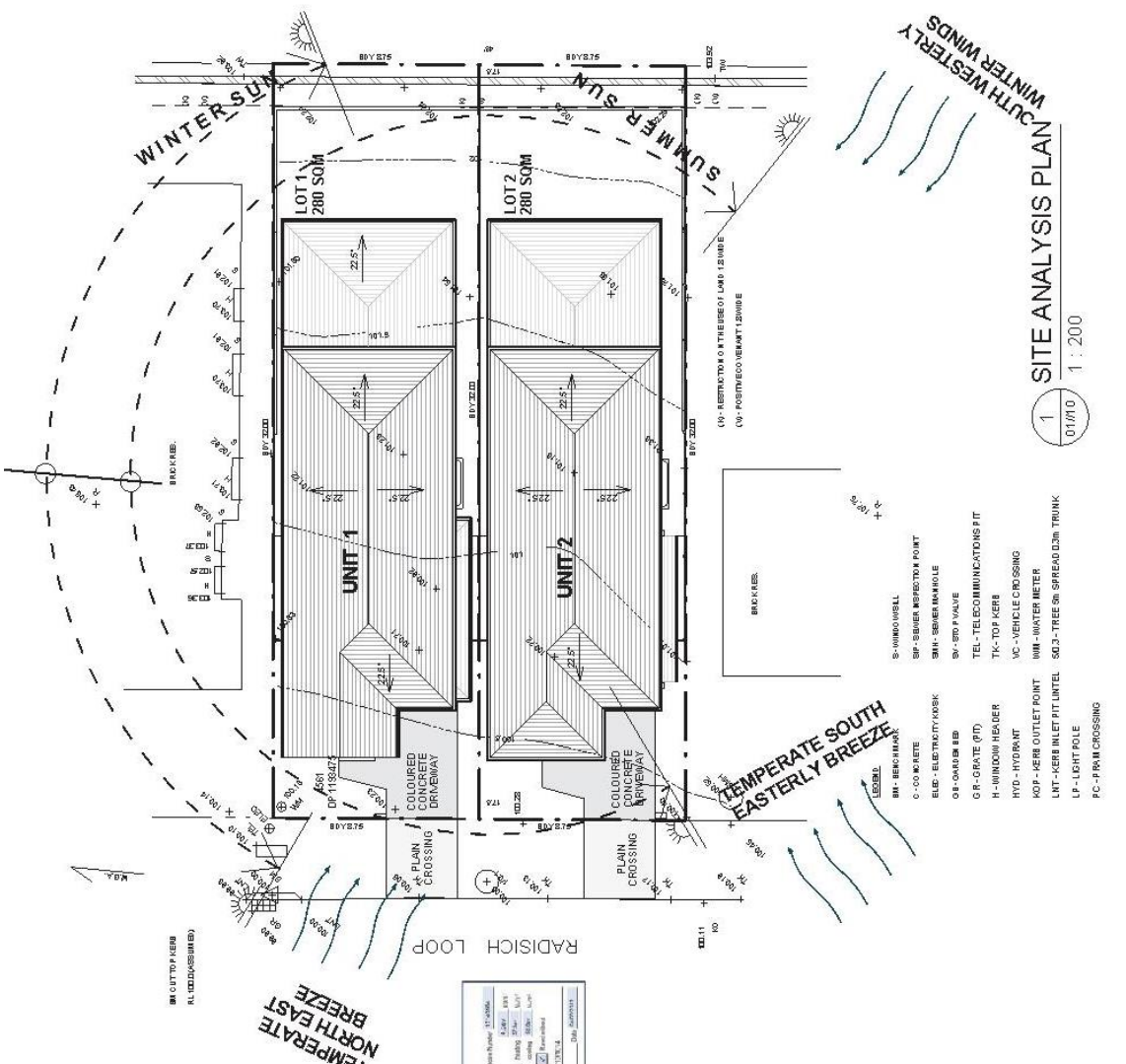
Electrical fittings etc. Refer to BASIX certificate for all the water, energy and thermal commitments.

All construction and installation to be as per Australian Standards.

GENERAL NOTES

- ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- ANY DISCREPANCIES ARE TO BE CORRECTED BY THE DESIGNER.
- ALL DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
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MORFOSIS ARCHITECTS PTY LTD
 Suite 8 905 The Horsley Drive, Smithfield NSW 2164
 P (02) 8712 6606 / F (02) 8712 6606 / M 0422777623



PROJECT
 RADISICH LOOP ORAN PARK
 LOT 4561
 IN DP 1193475

DRAWING NUMBER:
 01/10

DRAWING TITLE
 BASIX & SITE ANALYSIS

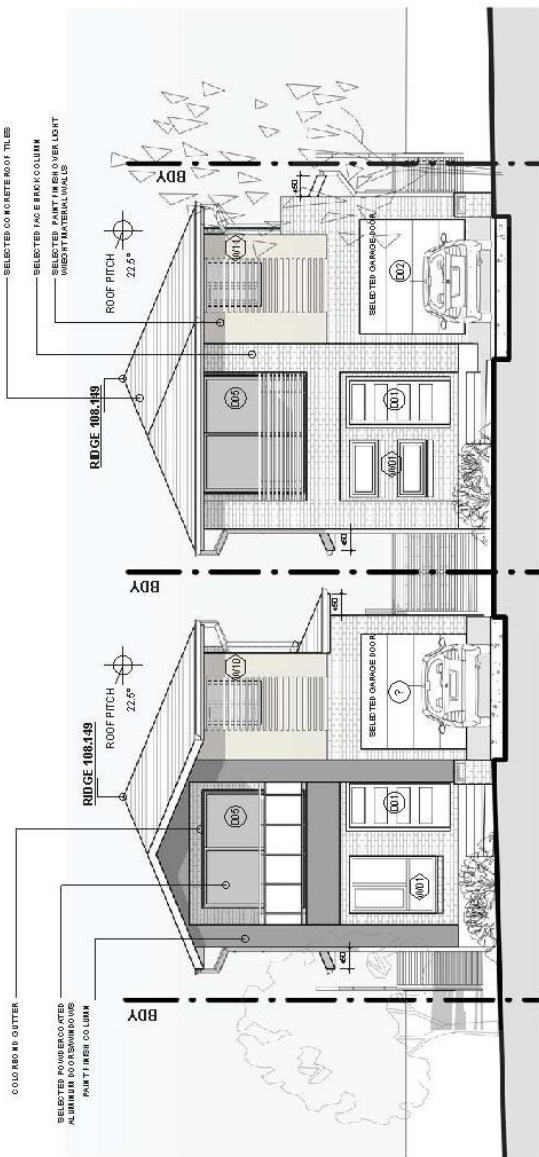
ISSUE
 SCALE
 C

DATE
 18/07/2016
 06/08/2016
 07/08/2016

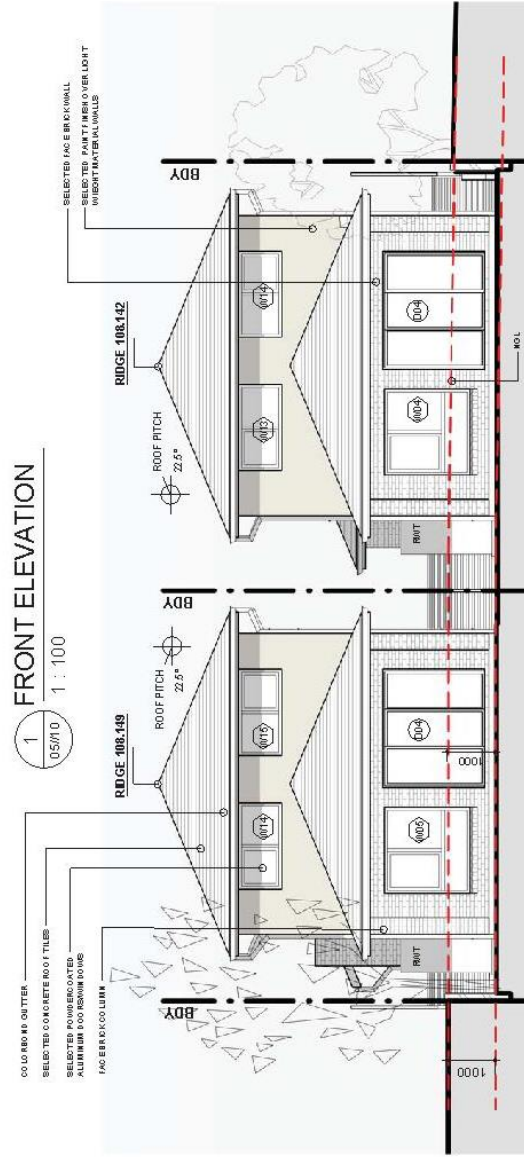
ISSUE	AMENDMENTS	DATE
C	AS PER BASIX CERTIFICATE	18/07/2016
B	AS PER BASIX CERTIFICATE	06/08/2016
A	AS PER BASIX CERTIFICATE	07/08/2016

COLOURS AND FINISHES SCHEDULES

	COLORBOND ROOF, GUTTER & DOWNPIPE BASALT OR SIMILAR
	FASCIA ALUMINUM WINDOWS AND DOORS SURFIMIST OR SIMILAR
	FACE BRICK OLYMPUS (PGH) OR SIMILAR
	FACE BRICK NUVO MIST (BORAL) OR SIMILAR
	FRONT POTICO PAINT FINISH RENDERED WALL WESTERN MYALL OR SIMILAR
	PAINT FINISH RENDERED WALL CLEAR CONCRETE OR SIMILAR
	HARDPLANK BLEACHES (1/2) OR SIMILAR

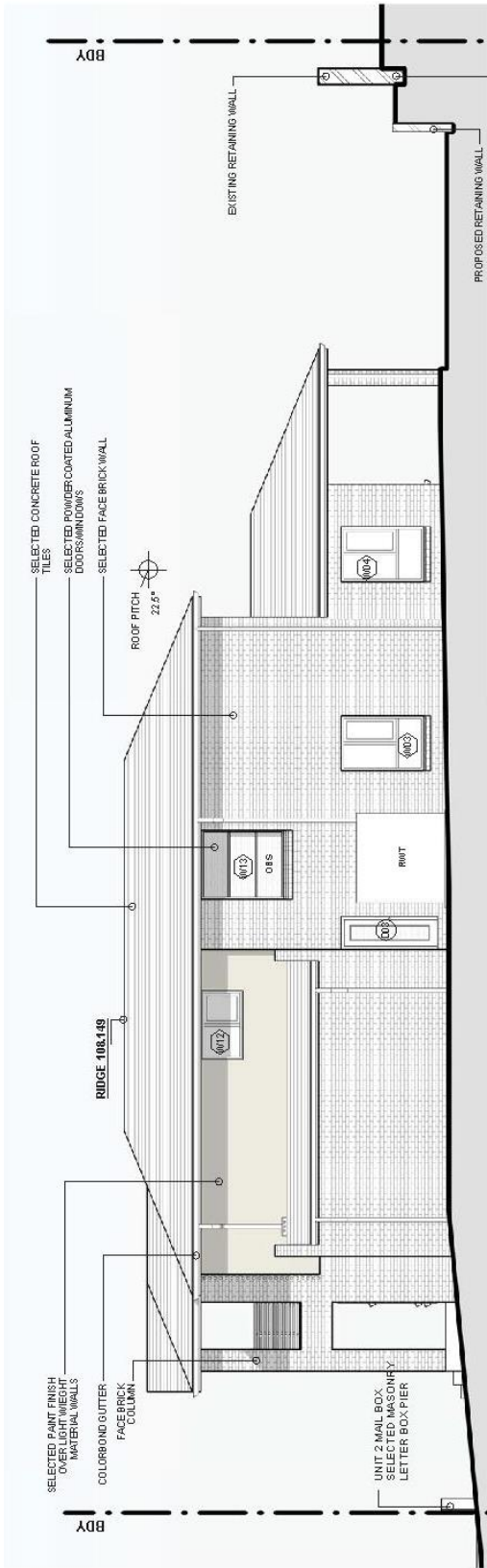


1 FRONT ELEVATION
05/1/10 1 : 100

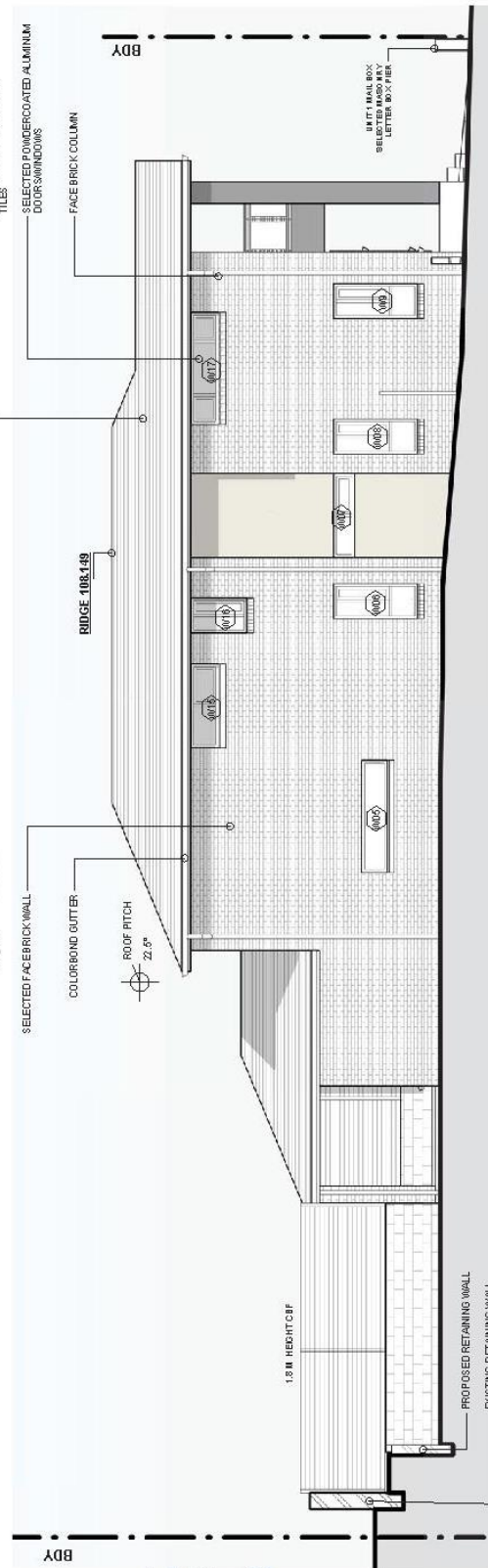


2 REAR ELEVATION
05/1/10 1 : 100

<p>MORFOSIS ARCHITECTS PTY LTD Suite 8 095 The Horsley Drive, Smithfield NSW 2164 ABN 22 1635242625 P (02) 8712 6600 / F (02) 9712 0600 / M 0423777623</p>		<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BY THE CLIENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 2. ANY DISCREPANCIES ARE TO BE CORRECTED BY THE DESIGNER. 3. LEVELS SHOWN ARE AS APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR. 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 5. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 6. THE DESIGNER HAS CONDUCTED VISUAL CHECKS TO CONFIRM THE DIMENSIONS AND LEVELS SHOWN ARE AS APPROXIMATE. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE CLIENT WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 8. MORFOSIS ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS, PLANS, DETAILS AND SPECIFICATIONS. THEY MUST NOT BE USED, REPRODUCED, COPIED, REPRODUCED, IN WHOLE OR IN PART, NOR MAY THE INFORMATION, IDEAS AND CONCEPTS THEREIN CONTAINED BE DISCLOSED TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER. 	
<p>PROJECT RADISICH LOOP ORAN PARK LOT 4561 IN DP 1193475</p>	<p>DRAWING NUMBER 05/1/10</p> <p>DRAWING TITLE ELEVATIONS 1</p> <p>SCALE</p>	<p>DATE 19/07/2016</p> <p>ISSUE C</p>	<p>AMENDMENTS</p> <p>DATE</p>



1 SOUTH/SIDE ELEVATION-UNIT 2
06/10 1:100



2 NORTH/SIDE ELEVATION - UNIT 1
06/10 1:100



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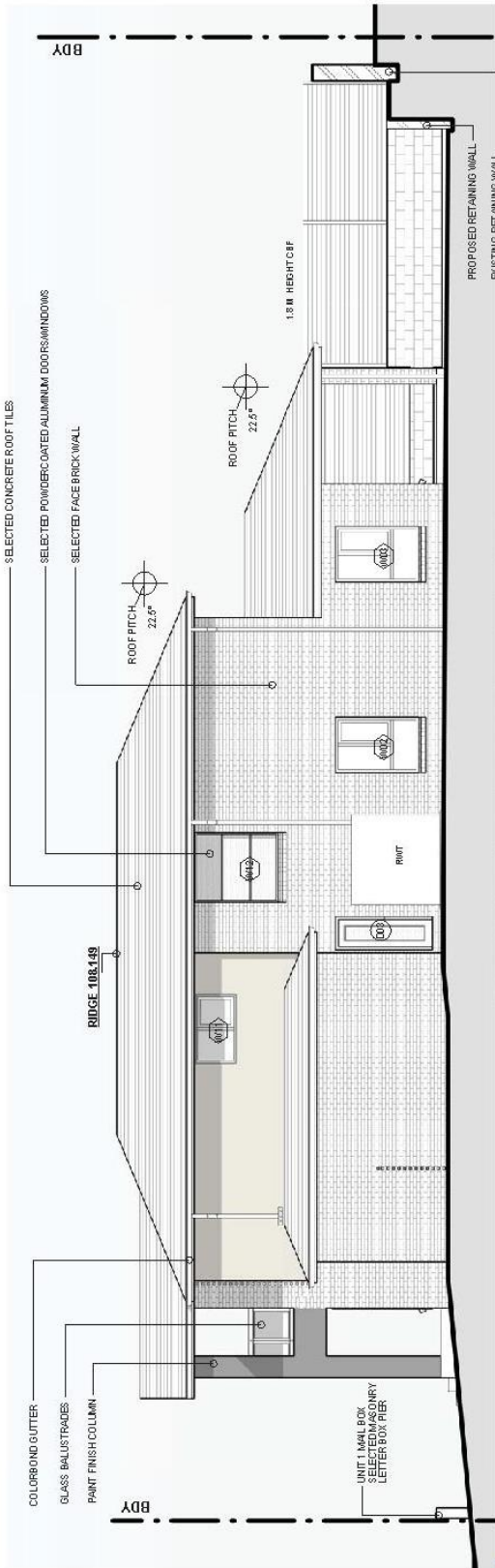
GENERAL NOTES
1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CORRECTED BY THE DESIGNER.
3. ALL DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
4. FINISHED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. ALL DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
7. STORMWATER TO BE COLLECTED AND DISCHARGED TO COUNCIL'S RED WATERS AND TO AS 3603.
8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
MORFOSIS ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS, PLANS, DESIGN AND SPECIFICATIONS. THEY MUST NOT BE REPRODUCED, REPRODUCED OR COPIED IN WHOLE OR IN PART NOR MAY THE INFORMATION, IDEAS AND CONCEPTS THEREIN BE DISCLOSED TO ANY PERSON WITHOUT THE WRITTEN CONSENT OF THE COMPANY.

ISSUE	AMENDMENTS	DATE
C	1807-2016 MORFOSIS ARCHITECTS CONTROL SHEET	1807-2016
B	04-06-2016 MORFOSIS ARCHITECTS CONTROL SHEET	04-06-2016
A	07-03-2016 MORFOSIS ARCHITECTS CONTROL SHEET	07-03-2016

DRAWING NUMBER:
06/10
DRAWING TITLE
ELEVATIONS 2
SCALE
C
PROJECT
RADISICH LOOP ORAN
PARK
LOT 4561
IN DP 1193475

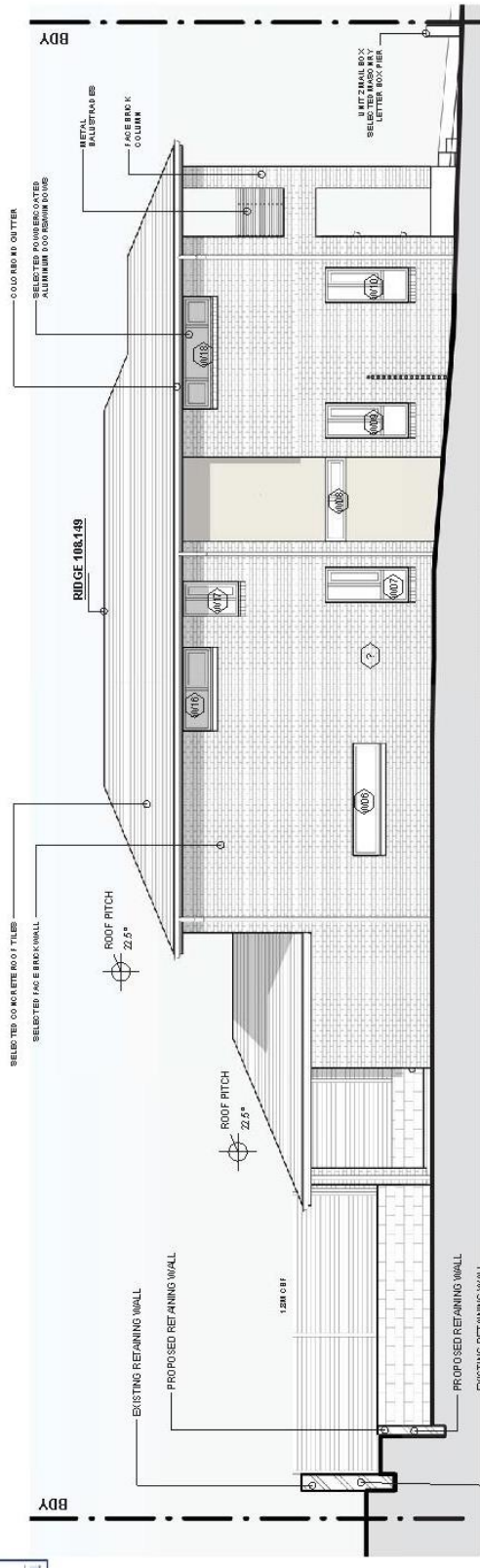
Attachment 2

ORD02



1 SOUTH/INTERNAL ELEVATION-UNIT 1

07/10 1 : 100



2 NORTH/INTERNAL ELEVATION-UNIT 2

07/10 1 : 100

Energy Rating **GreenStar** **4.5** **Star**

RESIDENTIAL ENERGY RATING (RESIDENTIAL ENERGY RATING) **4.5** **Star** **GreenStar**

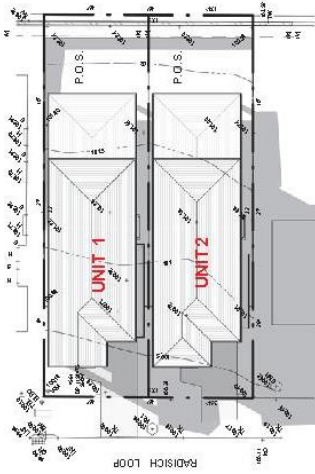
RESIDENTIAL ENERGY RATING (RESIDENTIAL ENERGY RATING) **4.5** **Star** **GreenStar**

RESIDENTIAL ENERGY RATING (RESIDENTIAL ENERGY RATING) **4.5** **Star** **GreenStar**

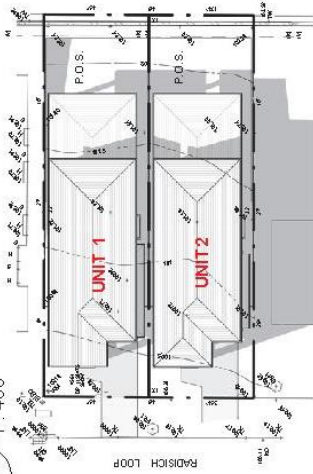
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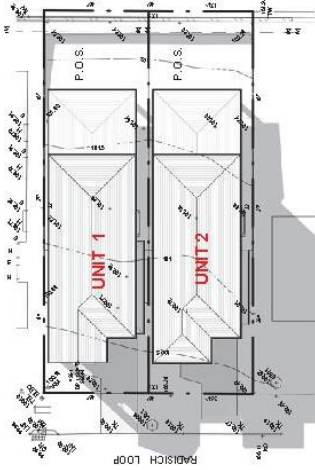
<p>MORFOSIS ARCHITECTS PTY LTD Suite 8 604 The Horsley Drive, Smithfield NSW 2164 ABN 22163542525 P (02) 8712 6667 F (02) 8712 6660 / M 042377623</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. ALL DIMENSIONS AND LOOP AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 2. ANY DIMENSIONS AND LOOP AREAS TO BE CONFIRMED BY THE DESIGNER. 3. LEGIBLE SHADING AND APPROXIMATE UNITS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR. 4. ALL DIMENSIONS AND LOOP AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 6. ALL DIMENSIONS AND LOOP AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 7. SITE SERVICES TO BE CONNECTED TO ALL DIMENSIONS AND LOOP AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. <p>MORFOSIS ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS. PLANS, DESIGN AND SPECIFICATIONS. THEY MUST NOT BE REPRODUCED, COPIED, REPRODUCED, OR COPIED IN WHOLE OR IN PART NOR MAY THE INFORMATION, IDEAS AND CONCEPTS THEREIN CONTAINED BE DISCLOSED TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER.</p>	<p>PROJECT: RADISICH LOOP ORAN PARK LOT 4561 IN DP 1193475</p>												
	<p>DRAWING NUMBER: 07/10</p> <p>DRAWING TITLE: ELEVATIONS 3</p> <p>SCALE: C</p>	<p>ISSUE</p> <table border="1"> <thead> <tr> <th>ISSUE</th> <th>AMENDMENTS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>C</td> <td></td> <td>18-07-2016</td> </tr> <tr> <td>B</td> <td></td> <td>06-05-2016</td> </tr> <tr> <td>A</td> <td></td> <td>07-03-2016</td> </tr> </tbody> </table>	ISSUE	AMENDMENTS	DATE	C		18-07-2016	B		06-05-2016	A		07-03-2016
	ISSUE	AMENDMENTS	DATE											
C		18-07-2016												
B		06-05-2016												
A		07-03-2016												



3 SHADOW DIAGRAM AT 11AM-21 JUNE
10/10 1:400



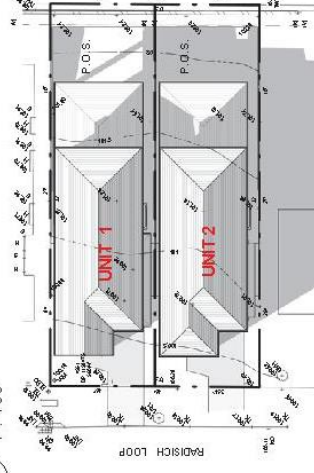
6 SHADOW DIAGRAM AT 2PM-21 JUNE
10/10 1:400



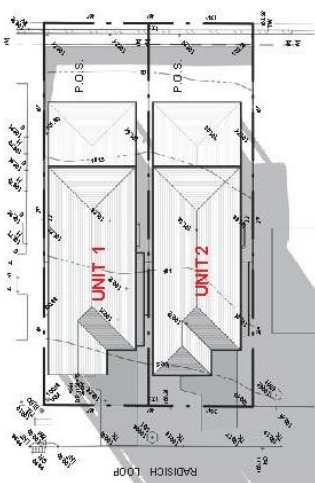
2 SHADOW DIAGRAM AT 10AM-21 JUNE
10/10 1:400



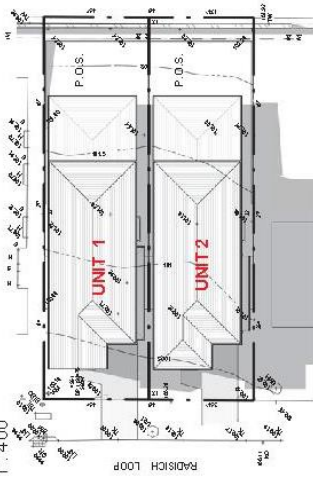
5 SHADOW DIAGRAM AT 1PM-21 JUNE
10/10 1:400



7 SHADOW DIAGRAM AT 3PM-21 JUNE
10/10 1:400



1 SHADOW DIAGRAM AT 9AM-21 JUNE
10/10 1:400



4 SHADOW DIAGRAM AT 12PM-21 JUNE
10/10 1:400



GENERAL NOTES

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CORRECTED BY THE DESIGNER.
3. ALL DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO THE REGISTERED SURVEYOR.
4. FINISHED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. ALL DIMENSIONS ARE TO BE TAKEN TO THE FACE UNLESS OTHERWISE SPECIFIED.
7. STORES ARE TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3803.
8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

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MORFOSIS ARCHITECTS PTY LTD
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 P (02) 8712 6606 / F (02) 8712 6606 / M 042877623

DRAWING NUMBER:
10/10

DRAWING TITLE:
SHADOW DIAGRAMS

SCALE:
C

PROJECT:
RADISICH LOOP ORAN
PARK
LOT 4561
IN DP 1193475

ISSUE:
18/07/2016
02/08/2016
07/03/2016

DATE:
07/03/2016

ORD03

Attachment 1



Monthly Report

Camden Council

August 2016

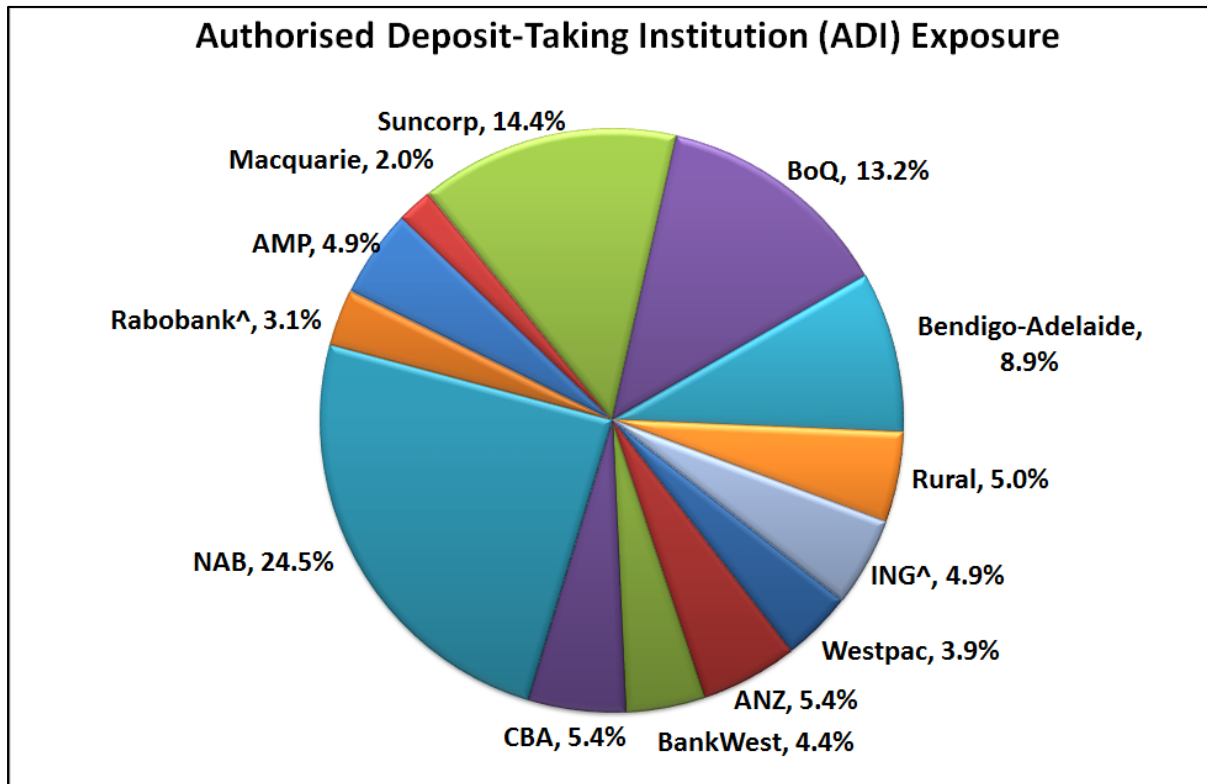
Investment Exposure

Council's investment portfolio is directed to the higher rated ADIs. Council will continue to diversify the investment portfolio across the higher rated ADIs (A1 or higher). NAB and Suncorp are at full capacity limits.

ADI	Exposure \$M	Rating	Policy Limit	Actual	Capacity
Westpac	\$4.00M	A1+	25.0%	3.9%	\$21.48M
ANZ	\$5.50M	A1+	25.0%	5.4%	\$19.98M
BankWest	\$4.50M	A1+	25.0%	4.4%	\$20.98M
CBA	\$5.50M	A1+	25.0%	5.4%	\$19.98M
NAB	\$25.00M	A1+	25.0%	24.5%	\$0.48M
Rabobank [^]	\$3.20M	A1	5.0%	3.1%	\$1.90M
AMP	\$5.00M	A1	15.0%	4.9%	\$10.29M
Macquarie	\$2.00M	A1	15.0%	2.0%	\$13.29M
Suncorp	\$14.70M	A1	15.0%	14.4%	\$0.00M
BoQ	\$13.50M	A1	15.0%	13.2%	\$1.79M
Bendigo-Adelaide	\$9.00M	A1	15.0%	8.9%	\$6.22M
Rural	\$5.00M	A1	15.0%	5.0%	\$10.19M
ING [^]	\$5.00M	A2	5.0%	4.9%	\$0.10M
Total	\$101.90M			100.0%	

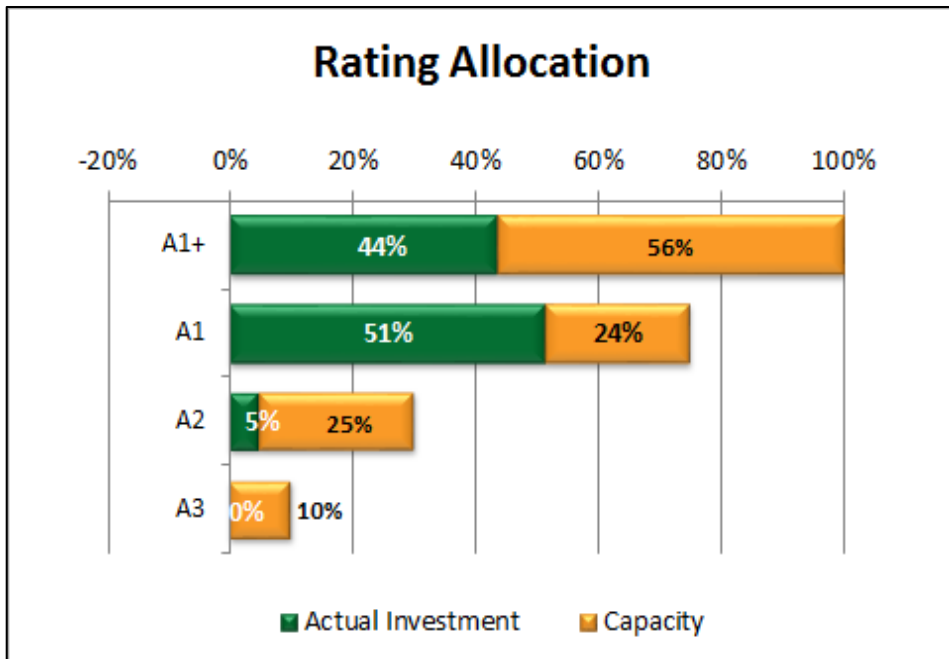
[^]Foreign subsidiary banks are limited to 5% of the total investment portfolio as per Council's investment policy.

The investment portfolio is predominately directed to the higher rated entities led by NAB, Suncorp and BoQ.



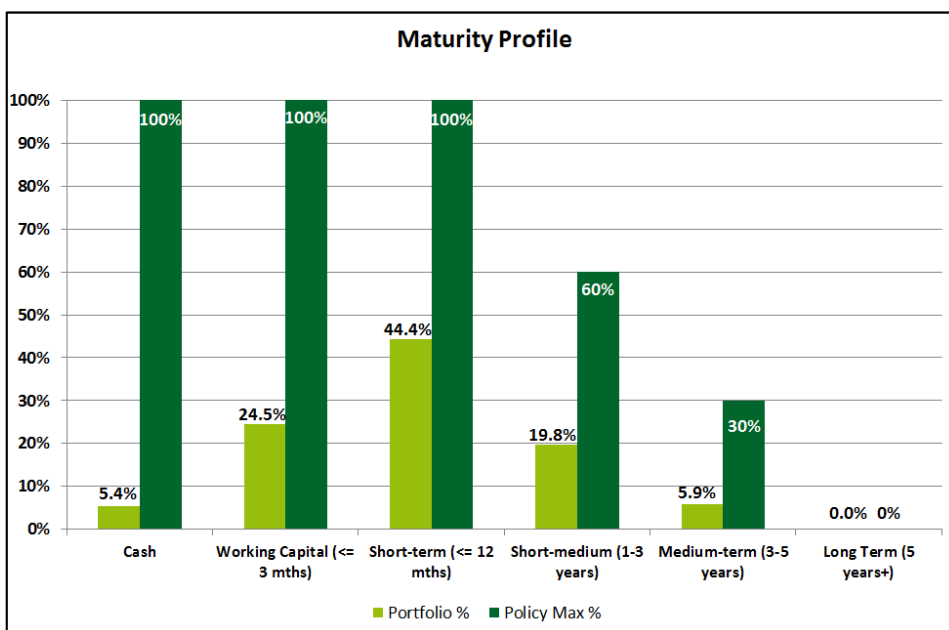
Credit Quality

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 5.4% of investments at-call and another 24.5% of assets maturing within 3 months. There is still high 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 over the past few years.



In the historic 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. The RBA continued its easing cycle, cutting interest rates by a further 25bp to a record low 1.5% in its meeting in August. Money markets continue to price in another rate cut by Q3 2017.

2016-17 Budget

Current Budget Rate	3.00%
Source of Funds Invested	
Section 94 Developer Contributions	\$51,600,000
Restricted Grant Income	\$990,000
Externally Restricted Reserves	\$8,900,000
Internally Restricted Reserves	\$27,440,000
General Fund	\$12,970,000
Total Funds Invested	\$101,900,000

Council's investment portfolio has increased by \$5.8m since the July reporting period. The increase primarily relates to the first rates instalment for the 2016/17 financial year and Section 94 cash receipts received for the August period. The source of funds invested are indicative only, due to Council's annual financial reports still being finalised for 30 June 2016.

INTEREST RECEIVED DURING 2016/17 FINANCIAL YEAR					
	August	Cumulative	Original Budget	*Revised Budget	Projected Interest
General Fund	\$111,138	\$207,873	\$1,400,000	\$1,400,000	\$1,400,000
Restricted	\$164,405	\$328,922	\$700,400	\$700,400	\$1,200,400
Total	\$275,543	\$536,795	\$2,100,400	\$2,100,400	\$2,600,400

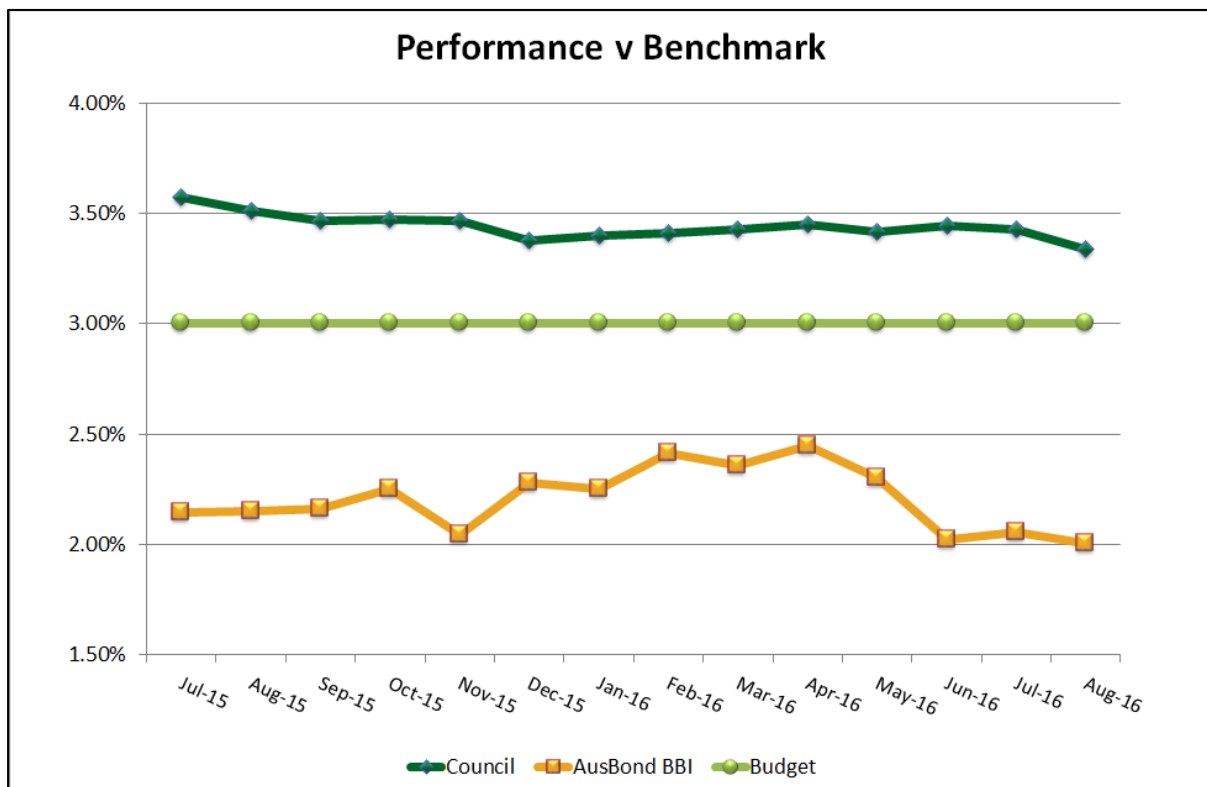
*The Revised Budget is reviewed on a quarterly basis as part of the Budget Process

Interest Summary

The portfolio's interest summary as at 31 August 2016 is as follows:

NUMBER OF INVESTMENTS	71
AVERAGE DAYS TO MATURITY	317
AVERAGE PERCENTAGE	3.35% p.a.
WEIGHTED PORTFOLIO RETURN	3.34% p.a.
CBA CALL ACCOUNT *	1.20% p.a.
HIGHEST RATE	5.10% p.a.
LOWEST RATE	2.60% p.a.
BUDGET RATE	3.00% p.a.
AVERAGE BBSW (30 Day)	1.64% p.a.
AVERAGE BBSW (90 Day)	1.76% p.a.
AVERAGE BBSW (180 Day)	1.95% p.a.
OFFICIAL CASH RATE	1.50% p.a.
AUSBOND BANK BILL INDEX	2.01% p.a.

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

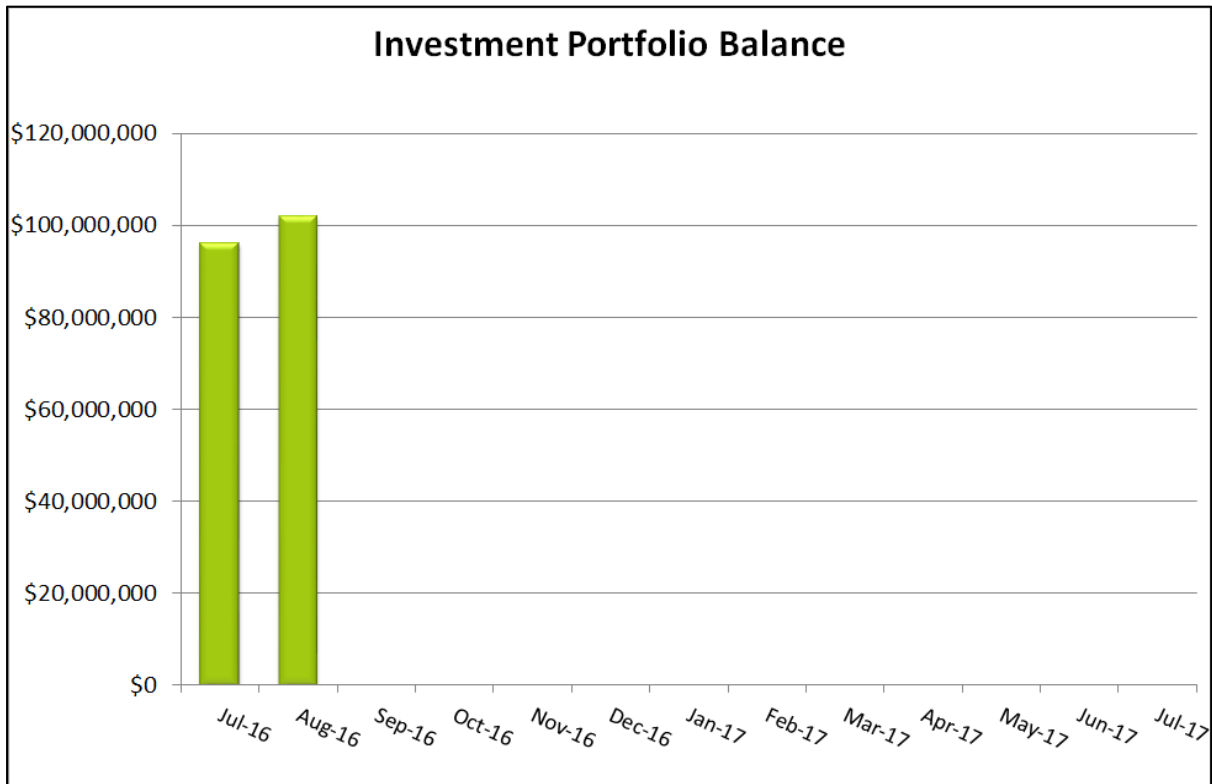


The portfolio's outperformance over the benchmark (AusBond Bank Bill Index) continues to be attributed to the longer-dated deposits in the portfolio. Deposits invested close to or above 4% will contribute strongly to outperformance over coming financial years. As existing deposits mature, performance will generally fall as deposits will be reinvested at much lower prevailing rates compared to previous years. Future budgets may be adjusted to reflect a longer period of low interest rates.

Appendix A – List of Investments

Camden Council Investment Portfolio as at 31 August 2016								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 31/08/2016
BOQ	TD	\$2,500,000.00	5.00%	4/11/2013	1/11/2018	1823	792	\$103,424.66
BOQ	TD	\$1,500,000.00	4.50%	7/11/2013	2/11/2016	1091	63	\$55,294.52
BOQ	TD	\$1,000,000.00	5.10%	25/11/2013	22/11/2018	1823	813	\$39,263.01
ING Bank	TD	\$1,000,000.00	4.63%	28/11/2013	23/11/2017	1456	449	\$35,898.36
BOQ	TD	\$1,000,000.00	4.85%	28/11/2013	23/11/2017	1456	449	\$37,604.11
BOQ	TD	\$1,000,000.00	4.50%	28/11/2013	24/11/2016	1092	85	\$34,767.12
BOQ	TD	\$1,000,000.00	4.65%	27/02/2014	22/02/2018	1456	540	\$23,823.29
Rabobank	TD	\$1,000,000.00	5.00%	28/02/2014	28/02/2019	1826	911	\$25,479.45
Rabobank	TD	\$1,200,000.00	5.00%	3/03/2014	6/03/2019	1829	917	\$29,917.81
Westpac	TD	\$1,500,000.00	4.55%	15/05/2014	15/05/2019	1826	987	\$20,381.51
Westpac	TD	\$1,500,000.00	4.55%	21/05/2014	22/05/2019	1827	994	\$19,259.59
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.05%	22/05/2014	24/05/2017	1098	266	\$16,976.71
Bendigo Adelaide Bank	TD	\$1,000,000.00	4.05%	27/05/2014	31/05/2017	1100	273	\$10,763.01
Bendigo Adelaide Bank	TD	\$2,000,000.00	4.05%	30/05/2014	31/05/2017	1097	273	\$20,638.36
NAB	TD	\$2,000,000.00	4.00%	5/06/2014	7/06/2017	1098	280	\$19,287.67
Macquarie Bank	TD	\$1,000,000.00	4.00%	1/08/2014	31/07/2017	1095	334	\$3,397.26
BOQ	TD	\$1,000,000.00	4.15%	5/08/2014	1/08/2018	1457	700	\$3,524.66
Rabobank	TD	\$1,000,000.00	4.10%	27/11/2014	27/11/2019	1826	1183	\$31,339.73
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.25%	28/11/2014	4/12/2019	1832	1190	\$48,554.79
NAB	TD	\$1,500,000.00	4.00%	16/12/2014	11/12/2019	1821	1197	\$42,739.73
Macquarie Bank	TD	\$1,000,000.00	3.85%	19/12/2014	19/12/2019	1826	1205	\$27,108.22
Rural Bank	TD	\$2,000,000.00	3.70%	9/01/2015	9/01/2018	1096	496	\$47,846.58
Rural Bank	TD	\$1,500,000.00	3.70%	14/01/2015	15/01/2018	1097	502	\$35,124.66
Westpac	TD	\$1,000,000.00	3.90%	2/02/2015	2/02/2020	1826	1250	\$22,652.05
NAB	TD	\$1,000,000.00	3.15%	27/02/2015	1/03/2017	733	182	\$15,879.45
Bendigo Adelaide Bank	TD	\$1,000,000.00	3.00%	14/10/2015	18/10/2017	735	413	\$26,547.95
ANZ	TD	\$2,000,000.00	2.80%	4/11/2015	8/02/2017	462	161	\$46,334.25
Bendigo Adelaide Bank	TD	\$2,000,000.00	3.00%	20/11/2015	22/11/2017	733	448	\$47,013.70
BOQ	TD	\$1,000,000.00	3.05%	25/11/2015	29/11/2017	735	455	\$23,480.82
AMP	TD	\$1,000,000.00	2.85%	9/12/2015	7/12/2016	364	98	\$20,847.95
AMP	TD	\$1,000,000.00	3.00%	11/05/2016	9/11/2016	182	70	\$9,287.67
Suncorp Metway	TD	\$1,500,000.00	3.00%	10/05/2016	2/11/2016	176	63	\$14,054.79
NAB	TD	\$1,000,000.00	2.95%	11/05/2016	7/09/2016	119	7	\$9,132.88
NAB	TD	\$1,500,000.00	2.92%	16/05/2016	7/09/2016	114	7	\$12,960.00
NAB	TD	\$2,000,000.00	2.93%	16/05/2016	14/09/2016	121	14	\$17,339.18
AMP	TD	\$2,000,000.00	3.00%	18/05/2016	16/11/2016	182	77	\$17,424.66
Suncorp Metway	TD	\$1,000,000.00	2.89%	25/05/2016	14/09/2016	112	14	\$7,838.63
NAB	TD	\$1,500,000.00	2.92%	25/05/2016	21/09/2016	119	21	\$11,880.00
Suncorp Metway	TD	\$1,500,000.00	2.95%	31/05/2016	28/09/2016	120	28	\$11,274.66
Suncorp Metway	TD	\$1,000,000.00	2.95%	31/05/2016	5/10/2016	127	35	\$7,516.44
NAB	TD	\$500,000.00	2.91%	31/05/2016	5/10/2016	127	35	\$3,707.26
NAB	TD	\$1,500,000.00	2.91%	31/05/2016	12/10/2016	134	42	\$11,121.78
NAB	TD	\$1,500,000.00	2.92%	8/06/2016	19/10/2016	133	49	\$10,200.00
NAB	TD	\$1,500,000.00	2.91%	15/06/2016	26/10/2016	133	56	\$9,327.95
NAB	TD	\$1,500,000.00	2.92%	15/06/2016	2/11/2016	140	63	\$9,360.00
NAB	TD	\$1,000,000.00	3.00%	29/06/2016	30/11/2016	154	91	\$5,260.27
Suncorp Metway	TD	\$1,000,000.00	2.98%	30/06/2016	7/12/2016	160	98	\$5,143.56

Camden Council Investment Portfolio as at 31 August 2016								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 31/08/2016
Rural Bank	TD	\$1,500,000.00	2.98%	30/06/2016	14/12/2016	167	105	\$7,715.34
NAB	TD	\$1,500,000.00	2.94%	30/06/2016	21/12/2016	174	112	\$7,611.78
Bankwest	TD	\$1,000,000.00	2.75%	4/07/2016	9/11/2016	128	70	\$4,445.21
BOQ	TD	\$1,000,000.00	3.00%	4/07/2016	4/01/2017	184	126	\$4,849.32
Suncorp Metway	TD	\$2,000,000.00	2.82%	6/07/2016	21/12/2016	168	112	\$8,807.67
Suncorp Metway	TD	\$1,500,000.00	2.80%	13/07/2016	21/12/2016	161	112	\$5,753.42
Bankwest	TD	\$1,500,000.00	2.70%	20/07/2016	11/01/2017	175	133	\$4,771.23
Suncorp Metway	TD	\$1,200,000.00	2.70%	27/07/2016	18/01/2017	175	140	\$3,195.62
ING Bank	TD	\$2,000,000.00	2.76%	27/07/2016	25/01/2017	182	147	\$5,444.38
BOQ	TD	\$1,500,000.00	2.75%	3/08/2016	15/02/2017	196	168	\$3,277.40
ANZ	TD	\$2,000,000.00	2.70%	3/08/2016	1/02/2017	182	154	\$4,290.41
NAB	TD	\$3,000,000.00	2.80%	3/08/2016	22/02/2017	203	175	\$6,673.97
Bankwest	TD	\$1,000,000.00	2.61%	10/08/2016	4/01/2017	147	126	\$1,573.15
Bankwest	TD	\$1,000,000.00	2.61%	10/08/2016	18/01/2017	161	140	\$1,573.15
ANZ	TD	\$1,500,000.00	2.60%	10/08/2016	6/03/2017	208	187	\$2,350.68
NAB	TD	\$1,500,000.00	2.73%	17/08/2016	8/03/2017	203	189	\$1,682.88
ING Bank	TD	\$1,000,000.00	2.65%	19/08/2016	13/03/2017	206	194	\$943.84
ING Bank	TD	\$1,000,000.00	2.80%	19/08/2016	15/03/2017	208	196	\$997.26
Suncorp Metway	TD	\$2,000,000.00	2.60%	24/08/2016	20/03/2017	208	201	\$1,139.73
Suncorp Metway	TD	\$1,000,000.00	2.60%	24/08/2016	27/03/2017	215	208	\$569.86
AMP	TD	\$1,000,000.00	2.95%	31/08/2016	29/03/2017	210	210	\$80.82
BOQ	TD	\$1,000,000.00	2.72%	31/08/2016	3/04/2017	215	215	\$74.52
Suncorp Metway	TD	\$1,000,000.00	2.65%	31/08/2016	5/04/2017	217	217	\$72.60
NAB	TD	\$1,000,000.00	2.60%	31/08/2016	10/04/2017	222	222	\$71.23
# TD Investments	71	\$96,400,000.00	3.34%					\$1,185,966.18
CBA	Call Account	\$5,500,000.00	1.20%					
		\$101,900,000.00						



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.