



# Camden Council

## Attachments

**Ordinary Council Meeting**  
**13 February 2018**

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**Camden Council**  
**Administration Centre**  
**70 Central Avenue**  
**Oran Park**



# ORDINARY COUNCIL

## ATTACHMENTS - ORDINARY COUNCIL

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## DA/2017/1062/1 – Recommended Conditions – 29 Nicholson Parade, Spring Farm

### 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
Drawing No. A26980 – Sheet 1 of 9 – Revision G	Site Plan	A&N Designs	25/9/2017
Drawing No. A26980 – Sheet 2 of 9 – Revision G	Ground Floor Plan	A&N Designs	25/9/2017
Drawing No. A26980 – Sheet 3 of 9 – Revision G	First Floor Plan	A&N Designs	25/9/2017
Drawing No. A26980 – Sheet 4 of 9 – Revision G	Elevations	A&N Designs	25/9/2017
Drawing No. A26980 – Sheet 5 of 9 – Revision G	Elevations and Section	A&N Designs	25/9/2017

- (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) **Home Building Act – Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989*, shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.

This clause does not apply:

- a) to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or

to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.

- (6) **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 2m from the external walls of the building. Where the external walls are within 2m 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** – The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking' and:
- the driveway shall comply with Council's Access Driveway Specifications; <https://www.camden.nsw.gov.au/assets/pdfs/Development/Preparing-a-DA/Development-Guidelines-and-policies/Access-Driveways-Specifications-and-Drawings.pdf>
  - the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
  - the level for the driveway across the footpath area shall achieve a gradient of 4%; and
  - a Driveway Crossing Approval (PRA) must be obtained prior to the issue of a Construction Certificate.

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

- (4) **Salinity (Dwellings & Outbuildings)** – A salinity assessment must be undertaken for the approved development in accordance with the EPA Booklet "Site Investigation For Urban Salinity". Where soils or ground water are aggressive to building materials a separate salinity management plan (SMP) that incorporates the construction requirements of the relevant Australian Standards shall be provided to the Certifying Authority with the Construction Certificate application.

Alternatively, the approved development must comply with the salinity design/management requirements of Council's Engineering Specifications in lieu of a separate SMP.

- (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 building 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 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 of 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/developer (only where no PCA is required) 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
  - e) 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 construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to [www.sydneywater.com/tapin](http://www.sydneywater.com/tapin) to apply.

A copy of the approval receipt from Sydney Water must be submitted to the PCA.

- (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.
- (7) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.

The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.

#### 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) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;



- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact "Dial Before You Dig" prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (4) **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.
- (5) **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 stormwater drainage is to be installed as per the approved hydraulic drainage plan. Stormwater must be clear of and not impact upon the effluent management area as shown on the approved sustainable effluent management plan.
 

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.
- (6) **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.
- (7) **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.

- (8) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (9) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
  - b) the wheels of vehicles leaving the site:
    - i) do not track soil and other waste material onto any public road adjoining the site; and
    - ii) fully traverse the site's stabilised access point.
- (10) **Protection for Existing Trees** – The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.

#### 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) **Driveway Crossing Construction** – A footpath crossing (where required) and a driveway crossing shall be constructed in accordance with this development consent and the driveway crossing approval 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) **House Numbering** – The dwellings on the site (existing and approved, primary and secondary) must be readily identifiable from the street by displaying their Council allocated house numbers. The allocated house numbers will be in accordance with the current Geographical Names Board of NSW Address Policy. E-mail Council at [lis.mailbox@camden.nsw.gov.au](mailto:lis.mailbox@camden.nsw.gov.au) to obtain the allocated house numbers. Any alternative numbering of the dwellings is not permitted.

#### 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.

#### Reasons for Conditions:

- (1) To ensure that the development complies with statutory requirements including the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, the *Building Code of Australia* and applicable Australian Standards.
- (2) To ensure that the development meets the aims, objectives and requirements of the environmental planning instruments, development controls plans, Council policies and Section 94 contribution plans that apply to the site and development.
- (3) To ensure that the development complies with the submitted plans and supporting documentation.
- (4) To ensure that the development will be constructed/operated in a manner that will minimise impacts upon the environment.

#### ATTACHMENT A - Advice

The following matters are included as advice as relevant to this determination.

- 1. **Review of Determination** - Section 82A of the *Environmental Planning and Assessment Act, 1979* provides that the applicant may request a review of this determination within 6 months of the date of the determination, following the payment of the prescribed fee.
- 2. **Offences** - Section 125 of the *Environmental Planning and Assessment Act, 1979* provides that any person who contravenes or causes or permits to be contravened the conditions of this consent shall be guilty of an offence.
- 3. **Penalties** - Section 126 of the *Environmental Planning and Assessment Act, 1979* provides that any person guilty of an offence against this Act shall, for every such offence, be liable to penalties as stated in this section.
- 4. **Contributions** - The contributions (if required) under Section 94 of the *Environmental Planning and Assessment Act, 1979* are set out in the stated Contribution Plans which can be viewed at Camden Council's Customer Service counter during normal business hours.
- 5. **Tree Preservation** – This consent does not authorise any tree removal unless specifically shown on approved plans and referred to in this development consent. All trees are protected in all areas of Camden. Separate consent is required for any proposal affecting existing trees and native vegetation. Any person who contravenes or causes or permits the removal of a tree/s without consent shall be guilty of an offence and liable to penalty as stated in this advice.
- 6. **Utilities and Authorities** – Damage to major underground utilities can be avoided by calling the 'Dial Before You Dig Service' on 1100. Individuals and companies may be found to be financially liable for any damage caused to major utilities.

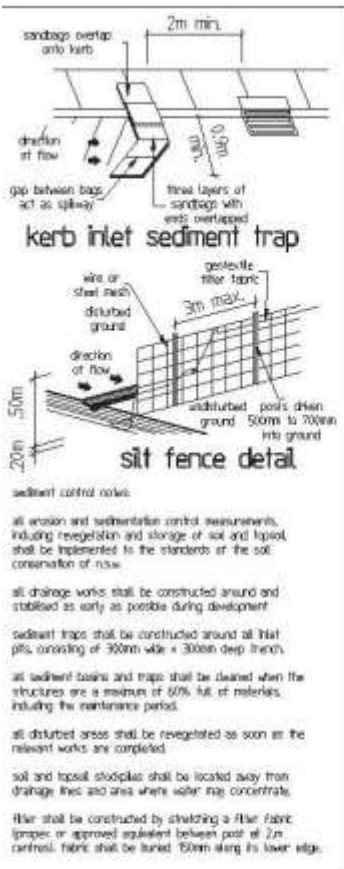
Applicants may also be required to liaise with appropriate authorities and utility providers. These authorities and utility providers may include:

- a) Endeavour Energy
- b) Sydney Water
- c) A telecommunications provider
- d) Other energy suppliers/authorities
- e) Australia Post
- f) WorkCover Authority
- g) Other relevant State and Federal Government Departments

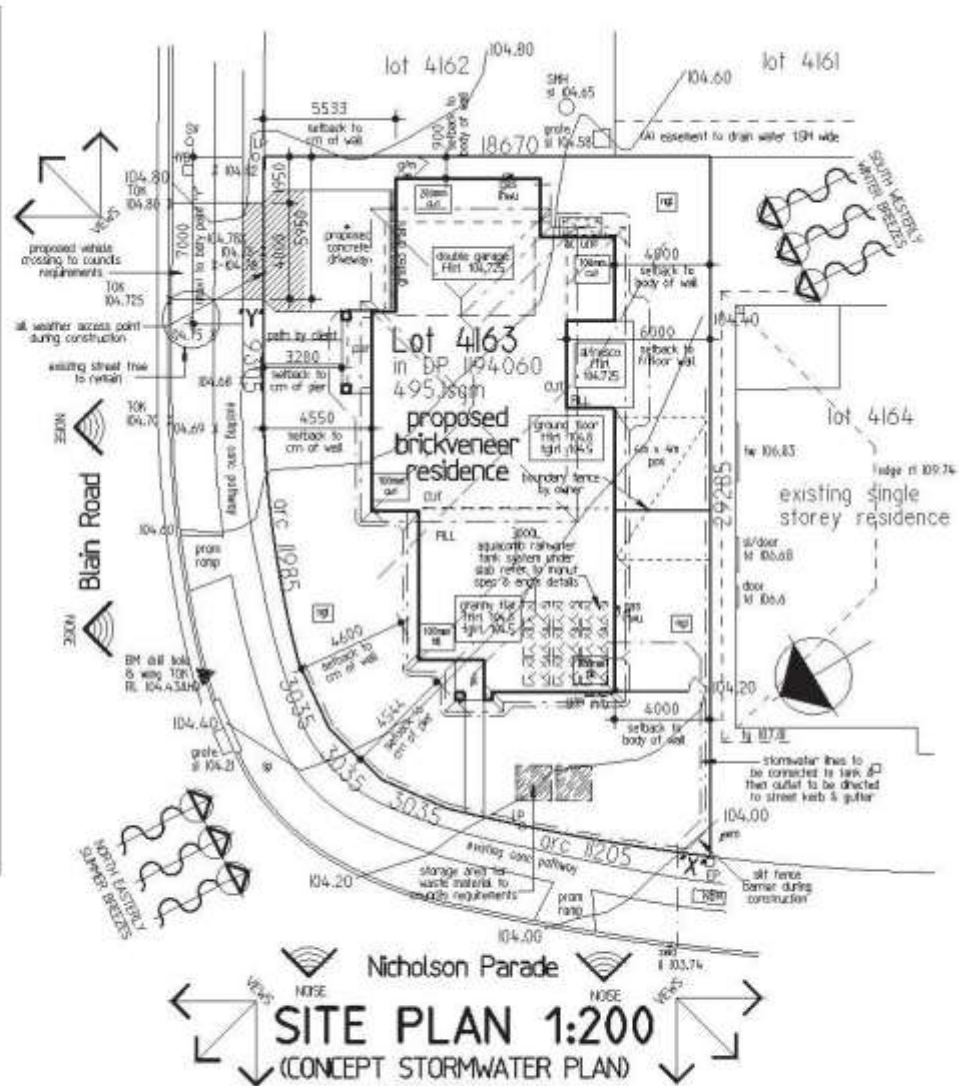
7. **Telecommunications Infrastructure** – Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Any works or proposed works which may impact upon Telstra Assets in any way are required to be reported to Telstra's Network Integrity Team on Phone Number 1800 810 443.

ORD01

Attachment 2



- general notes:**
- all aspects of construction to comply with the applicable performance requirements of the BCA.
  - stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge to be directed by Council and as detailed on the approved plans.
  - refer to local authority requirements.
  - all ground lines are to be verified on-site by the builder.
  - written dimensions to take precedence over scaling; any plan discrepancies to be referred back to site design.
  - finished floor levels may vary +/- 200mm from those indicated on plan, due to site clearing condition, contour irregularities etc.
  - grade / driveway profiles must always comply to applicable standards AS 3099.
  - see elevations regarding all dropped edge beach details.
  - landscape/contract relevant to this proposal are to take precedence to this plan.
  - wholes openings shown on plan are approximate and may vary on-site.
  - plan to be read in-conjunction with engineering plans.
  - all retaining walls, wherever, ground slope & loading by owner unless noted otherwise.
  - all bedroom window openings higher than 2m from finished ground level to be protected in accordance with Clause 33.2.2 of Volume 2 of the BCA.
  - windows and door heights on elevations are approximate only and may vary on-site.
  - all works are to be carried out over an easement, no works are to be carried out over council property without prior council approval.



**SITE DATA**

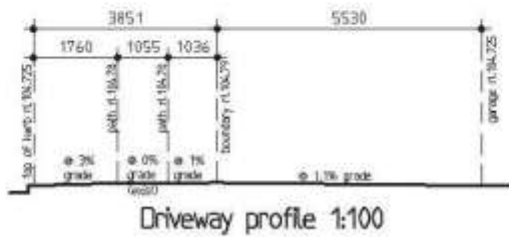
- site area = 495 sqm
- floor space ratio provided = 274.3 sqm or 55%
- site coverage permissible = 50% or 247.5 sqm provided = 36% or 179.4 sqm
- landscape area required = 35% or 173.3 sqm provided = 52% or 246.5 sqm
- principal private open space required = 100 sqm or 20% provided = 107.3 sqm or 22%

**building heights**

- finish ceiling level = 1109.96
- finish ridge level = 1120.25
- max. building height required = 8.5M provided = 7.615M

**floor areas**

- ground floor area = 86.6 sqm
- first floor area = 94.9 sqm
- garage floor area = 34.0 sqm
- porch = 4.2 sqm
- attic area = 10.8 sqm
- Granny Flat Floor area = 59.0sqm porch = 2.67sqm
- total floor area = 291.4 sqm or 314 sqm



Buckley Building Co. Pty. Ltd.  
Lot 4163 Blain Rd Crn. Nicholson Pde  
Spring Farm

BACKL: Camdon ESTATE Spring Farm

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H	Executive Sketches	OC	24-1
F	Structural/Architectural	TR	24-4
E	CC Approval	JE	24-6
D	Structural Diagram	JE	22-4
C	Architectural	RL	14-1
B	Concept Owners	AL	16-3
A	CC plans	JE	22-4
A	Struct. design	AL	25-5
BCV	DESCRIPTION	DAW	24-3
Project type	Custom Design	DRAWING NO.	A26980
locale	Custom	SHEET	1 of 11
Panel	LH	JOB NO.	107780
		DATE	May 2017



**NORTH EAST ELEVATION 1:100**



**NORTH WEST ELEVATION 1:100**

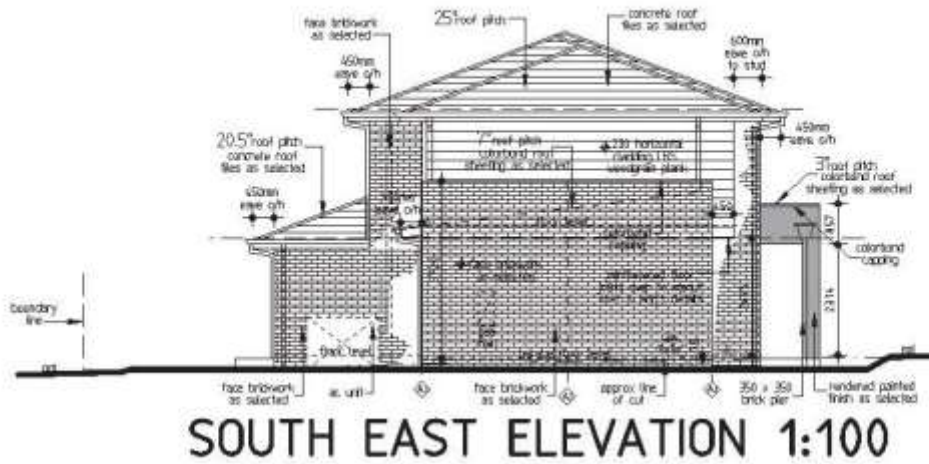


**SOUTH WEST ELEVATION 1:100**

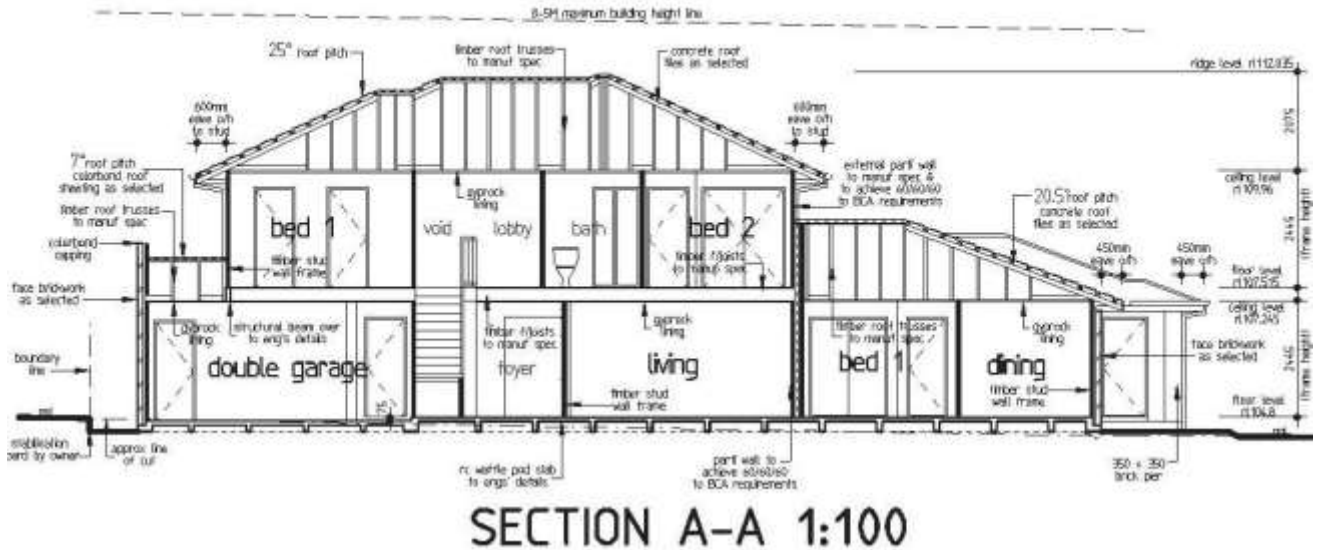
Budkley Building Co. Pty. Ltd.  
 Lot 4/63 Blain Rd Crn Nicholson Pde  
 Spring Farm  
 CAMDEN ESTATE Spring Farm  
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H	Executive Drawings	GC	21-11
D	Structural Drawings	TH	21-11
E	CC Architect	JR	21-11
E	Sketch Design	RF	22-4
D	Workbooks	RL	14-1
E	Concept Owners	AL	18-1
R	CC alone	JM	22-4
A	Sketch design	AL	21-5
BCV	DESCRIPTION	DATE	DATE
House type	Custom Design	DRAWING NO.	A26980
Facade	Custom	SHEET	4 of 11
Panel	LH	JOB NO.	177780
		DATE	May 2017



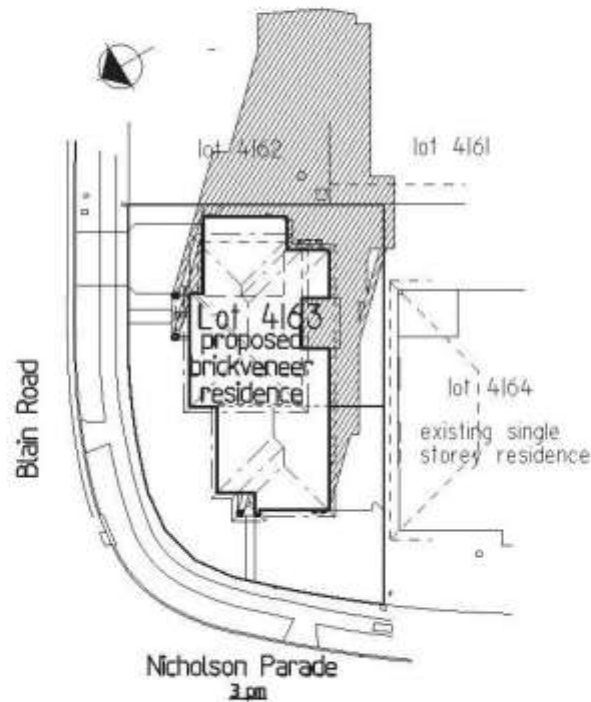
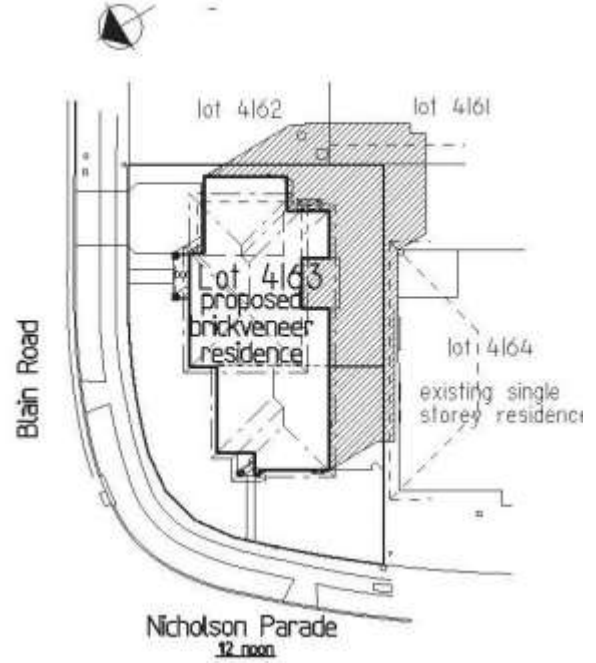
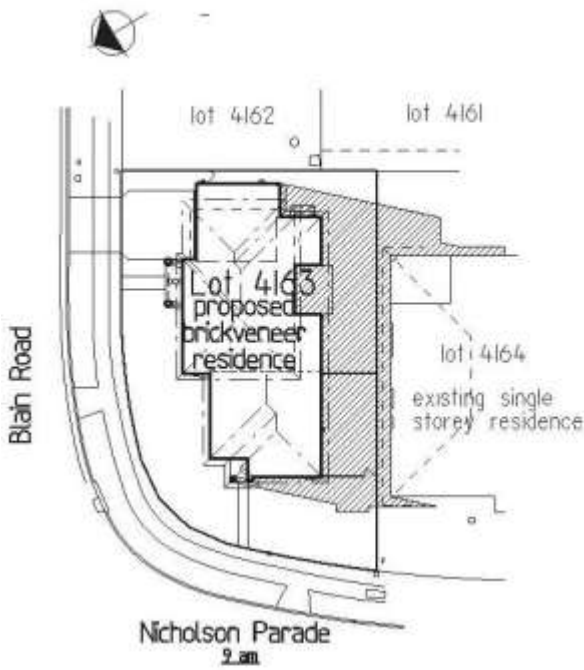
**SOUTH EAST ELEVATION 1:100**



**SECTION A-A 1:100**

Buckley Building Co. Pty. Ltd.  
 Lot 4163 Blain Rd Crn. Nicholson Pde  
 Spring Farm  
 CAMDEN ESTATE Spring Farm  
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H	Structural Shopper	GC	21-1
D	Structural/Architect	TR	26-8
F	CC Specialist	JE	16-6
E	Shop/Design	JE	22-6
D	Architect	RL	14-7
C	Contract Admin	AV	16-7
R	CC plane	JE	22-6
A	Shop design	AV	25-5
BCV	DESCRIPTION	DATE	DATE
Project type	Custom Design	DRAWING NO.	A25980
Location	Custom	SHEET	5 of 11
Client	LH	DATE	177780 May 2017



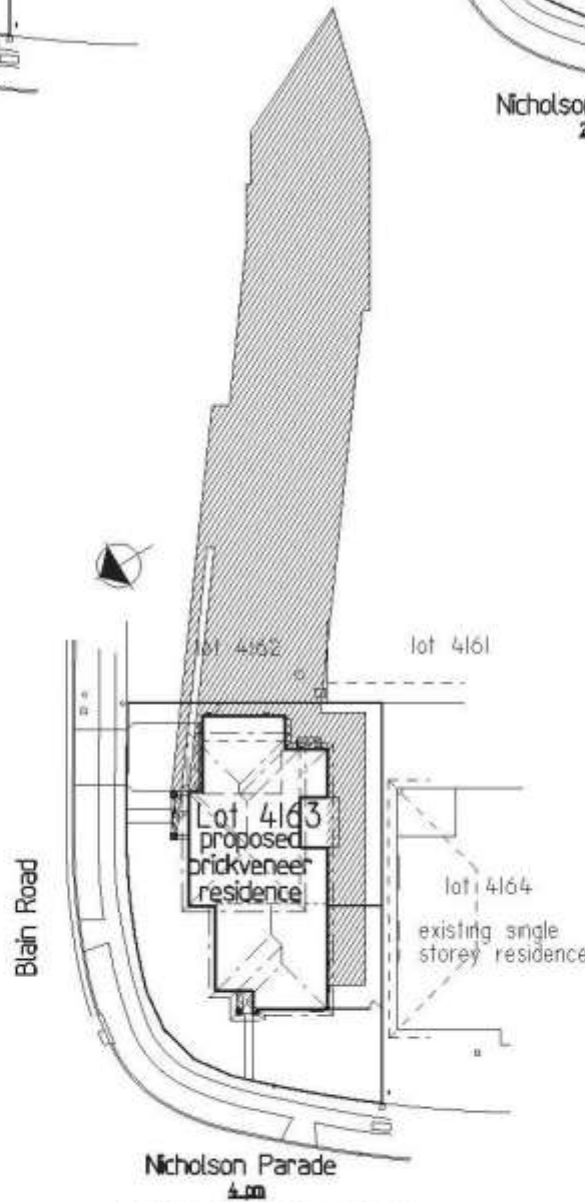
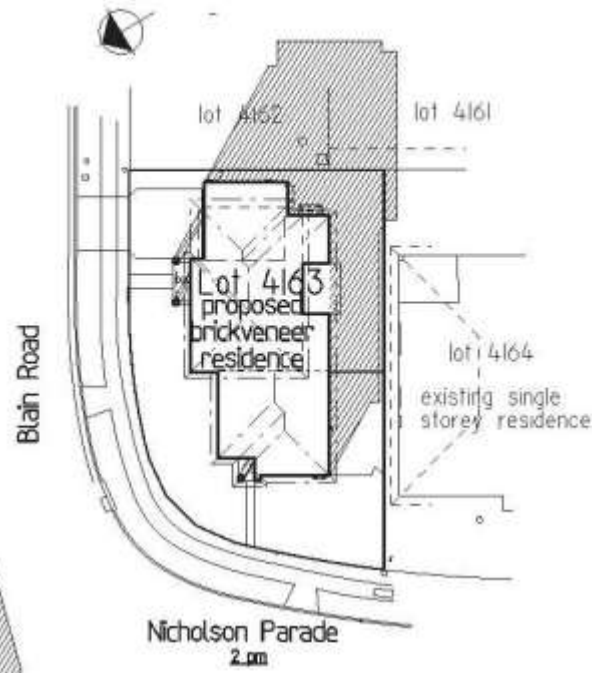
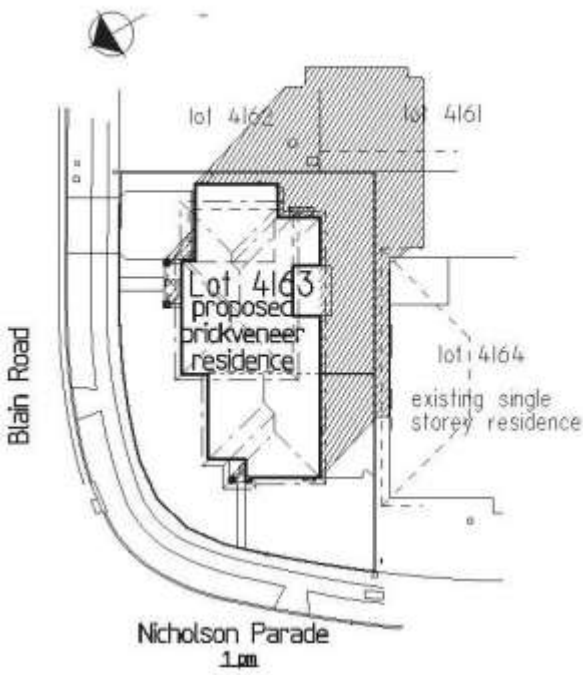
**SHADOW DIAGRAMS**  
**JUNE 21ST MID-WINTER 1:350**

Shadow diagrams to be used as a guide into the conditions may occur on-site

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of 4163 Blain Rd Cnr Nicholson Pde  
Spring Farm  
ESTATE Spring Farm  
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<b>A&amp;N DESIGN GROUP</b>		Level 2 Suite 216, Macquarie Point No. 25-27, Corner Louis Boulton Hwy P.O. Box 6618, Easthills NSW Business Centre NSW, 2155 Phone: 633 9235, 3533 Fax: 633 3534, 3534 www.aandn.com.au	
I	Alertness	QC	16-11-17
H	Developed Shadow	QC	16-11-17
G	Structural/Engineering	TM	16-9-17
F	3D Re-creation	JM	15-9-17
E	Visual Raytrace	JM	22-8-17
D	Alertness	RL	14-8-17
C	Change Orders	AL	16-7-17
B	3D Views	JM	22-4-17
A	Sketch design	AL	22-5-17
REV	DESCRIPTION	DATE	DATE
	Issue type	DRAWING NO.	
	Custom Design	A26980	
	Facade	Custom	SHEET 8 of 11
FILE	JOB NO.	DATE	
	LH 62720	May 2017	

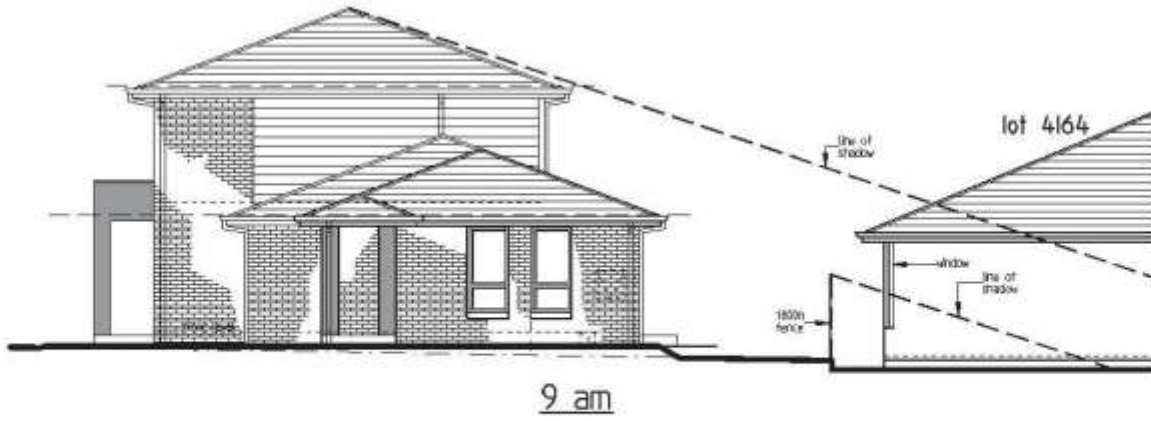




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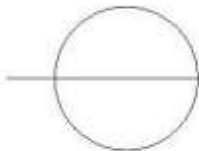
**SHADOW DIAGRAMS**  
**JUNE 21ST MID-WINTER 1:350**  
Shadow diagrams to be used as a guide only. Site conditions may cause variations.

<b>A&amp;N DESIGN GROUP</b> ESTABLISHED 1974		Level 2 Suite 216, Russett Pty Pty Ltd, 25-27 Salem Street, Southport QLD P.O. Box 6478 Southport QLD Business Centre QLD 4215 Phone: 07 5533 3533 Fax: 07 5533 3534 www.aandn.com.au	
I	Approval	GC	10-11
H	Construction Details	GC	11-12
G	Structural/Accessories	TH	12-13
F	Site/Context	JH	13-14
E	Space/Systems	JH	14-15
D	Accessories	RL	15-16
C	Change Orders	AL	16-17
B	Cl. Plans	JH	17-18
A	Sketch Design	AL	18-19
REV.	DESCRIPTION	DWN	DATE
Project type Custom Design		DRAWING NO. A26980	
Facility Custom		SHEET 9 of 11	
Drawn LH	JOB NO. 07780	DATE May 2017	



**SHADOW DIAGRAMS**  
**JUNE 21ST MID-WINTER 1:100**

Shadow diagrams to be used as a guide only. Site conditions may cause variations.



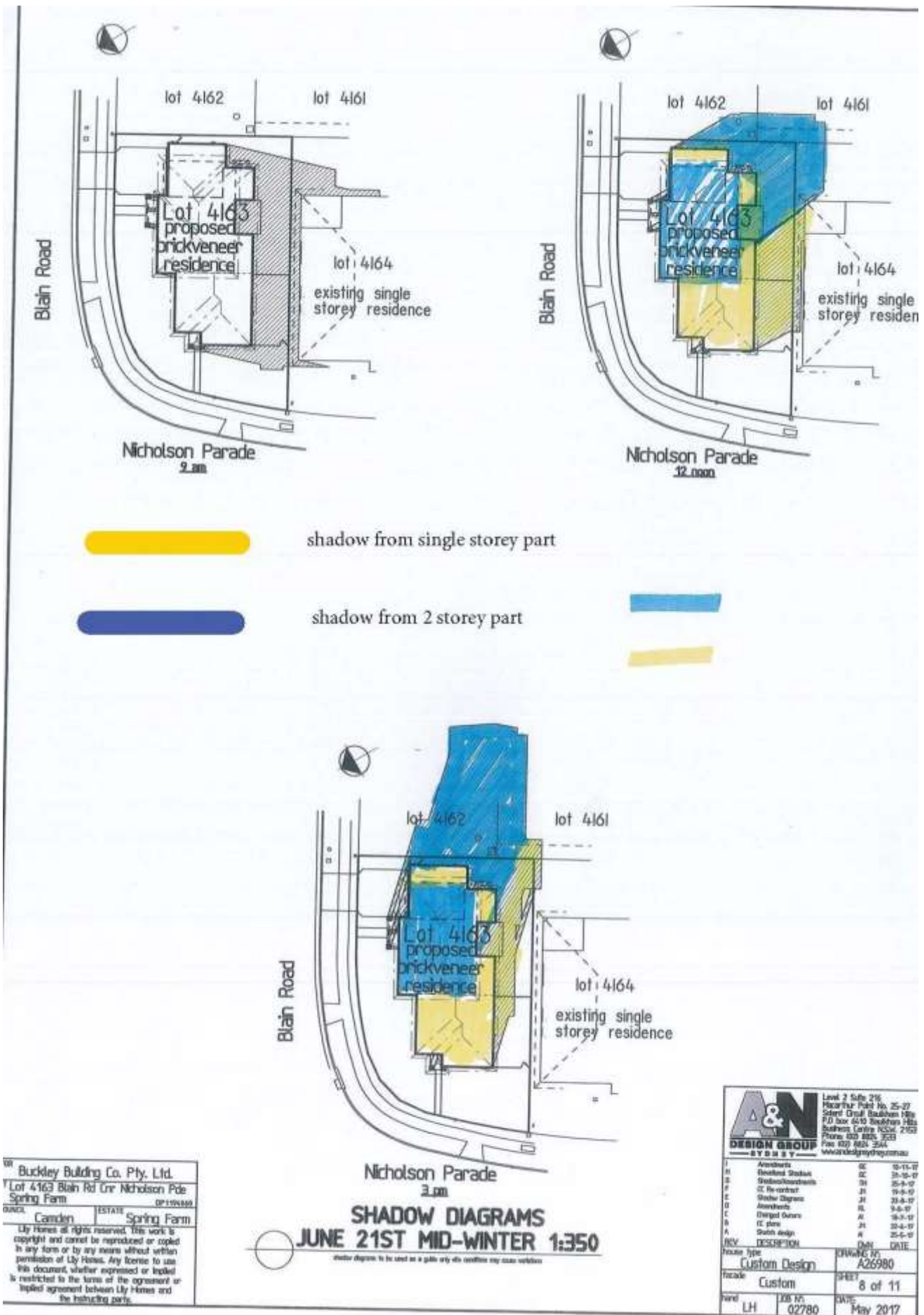
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 of 4163 Blain Rd Cnr Nicholson Pde  
 Spring Farm SA 5171  
 Camden ESTATE Spring Farm  
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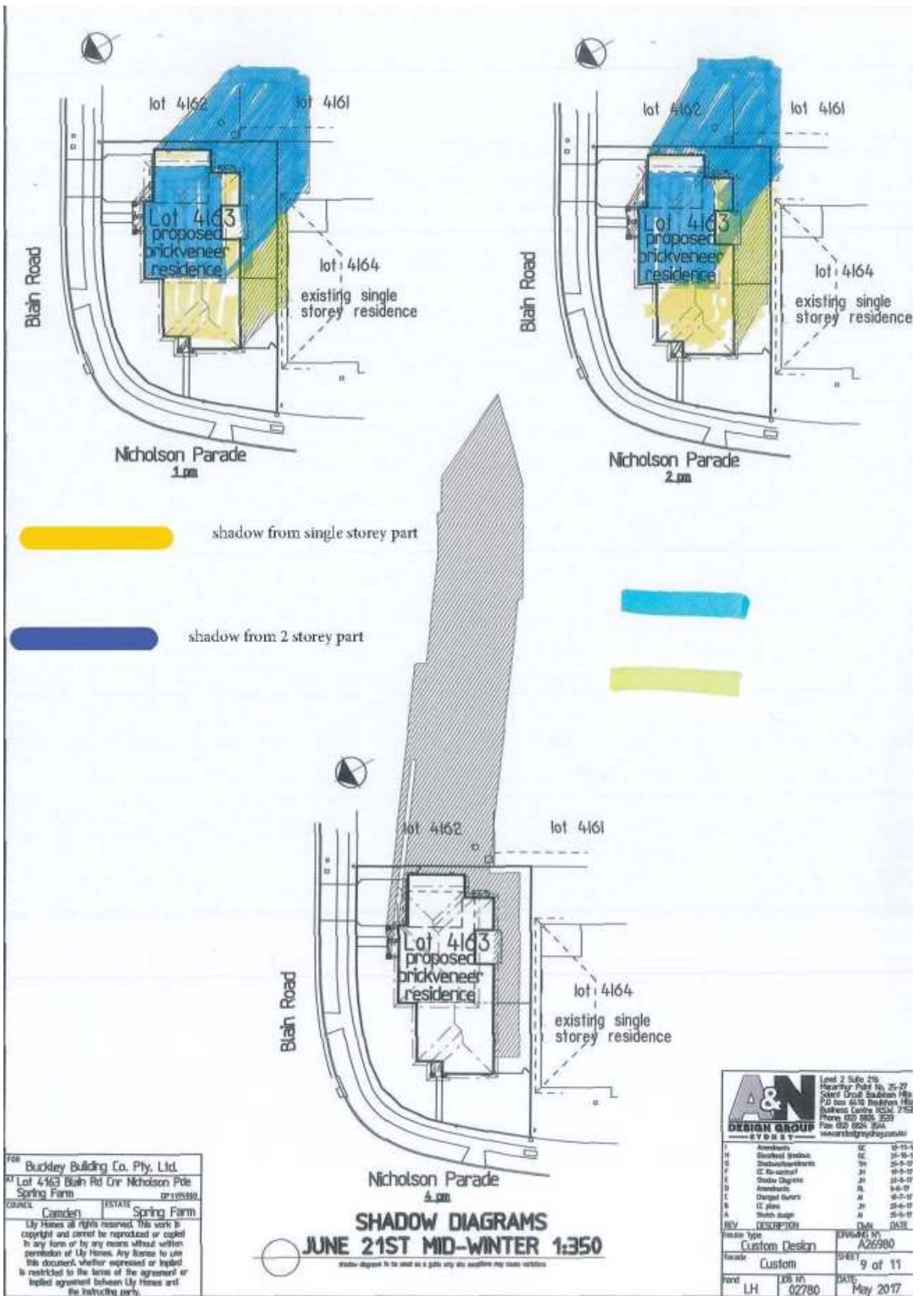
**A&N DESIGN GROUP**  
 Level 2 Suite 216,  
 Solent Group Building 114  
 P.O. Box 4418, Eastham Hill  
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 Prince St, 5033, 5033  
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 www.aandn.com.au

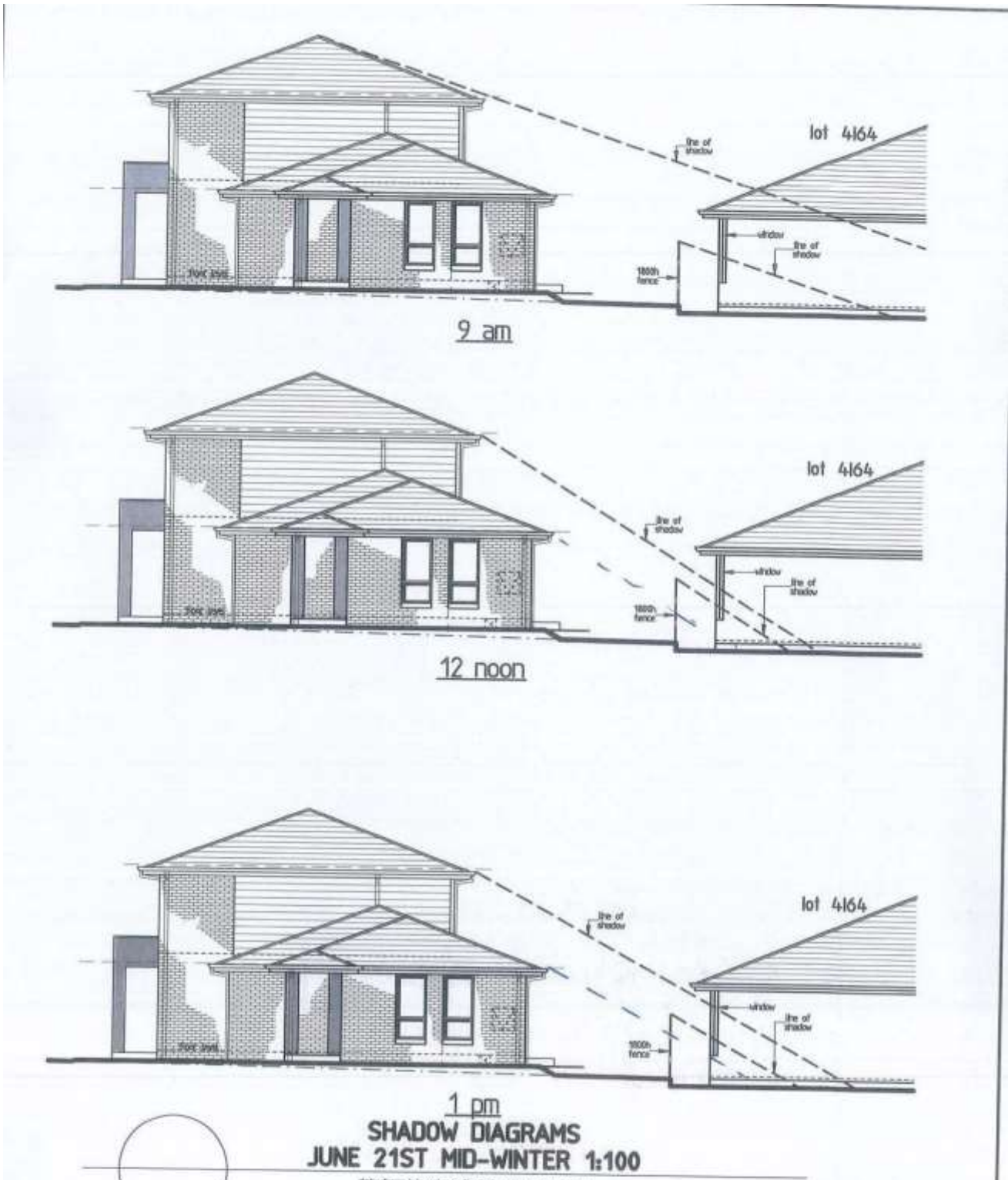
I	Attendance	GC	10-11-17
H	Developed Shadow	GC	11-10-17
G	Structural/Engineering	TH	15-9-17
F	IC Re-control	JM	11-9-17
E	Structural Systems	JM	21-8-17
C	Attendance	RL	1-8-17
B	Change Orders	AL	10-7-17
R	IC Jaws	JM	21-4-17
A	Sketch design	AL	21-5-17

REV	DESCRIPTION	DATE
1	Issue type	DATE
	Custom Design	A26980
PROJECT	Custom	SHEET 10 of 11
DATE	LH 1 07740	DATE May 2017









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REV	DESCRIPTION	Date
1	Issued	02-11-07
2	Revised/Revised	10-10-07
3	Revised/Revised	04-04-07
4	CE Re-control	19-01-07
5	Shadow Diagrams	23-04-07
6	Revised	19-04-07
7	Original Owners	03-07-07
8	CE plans	21-04-07
9	South edge	25-05-07
10	REV	DATE
Issue type	Custom Design	DRAWN BY A26980
Facility	Custom	SHEET 10 of 11
Panel	LH	JOB NO. 02780
		DATE May 2017

**Draft 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
Drawing: D217264	Survey Plan	CEH (Dapto) Pty Ltd	18/7/2017
Drawing: SD 01/01	Subdivision Plan	Morfosis Architects	07/11/2017
Drawing: DA02	Roof Plan/ Site Analysis	Morfosis Architects	07/11/2017
Drawing: DA03	Site/ Ground Floor Plan	Morfosis Architects	07/11/2017
Drawing: DA04	Site/ First Floor Plan	Morfosis Architects	07/11/2017
Drawing: DA05	Elevations 1	Morfosis Architects	07/11/2017
Drawing: DA06	Elevations 2	Morfosis Architects	07/11/2017
Drawing: DA07	Elevations 3	Morfosis Architects	07/11/2017
Drawing: DA09	Shadow Diagrams	Morfosis Architects	07/11/2017
Drawing: SP 01/02	Stormwater Concept Plan	Morfosis Architects	07/11/2017

Document Title	Prepared by	Date
BASIX Certificate: 895977S_02	Morfosis Architects Pty Ltd	24/01/2018
BASIX Certificate: 896709S_02	Morfosis Architects Pty Ltd	24/01/2018
Waste Management Plan	Jasdeep Brar	18/09/2017

- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificates 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) **Home Building Act – Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989*, shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.

This clause does not apply:

- a) to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or
- to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.
- (6) **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 2m from the external walls of the building. Where the external walls are within 2m 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** – The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking' and:
- the driveway shall comply with Council's Access Driveway Specifications; <https://www.camden.nsw.gov.au/assets/pdfs/Development/Preparing-a-DA/Development-Guidelines-and-policies/Access-Driveways-Specifications-and-Drawings.pdf>
  - the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
  - the level for the driveway across the footpath area shall achieve a gradient of 4%; and
  - a Driveway Crossing Approval (PRA) must be obtained prior to the issue of a Construction Certificate.

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

- (4) **Salinity (Dwellings & Outbuildings)** – A salinity assessment must be undertaken for the approved development in accordance with the EPA Booklet "Site Investigation For Urban Salinity". Where soils or ground water are aggressive to building materials a separate salinity management plan (SMP) that incorporates the construction requirements of the relevant Australian Standards shall be provided to the Certifying Authority with the Construction Certificate application.

Alternatively, the approved development must comply with the salinity design/management requirements of Council's Engineering Specifications in lieu of a separate SMP.

Or

The dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity management plan 'Report on Salinity Investigation and Management: Tranche 2 Oran Park, prepared by Douglas Partners, Project 34272.22. Dated August 2012'.

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Engineering Specifications, shall be submitted to the Certifying Authority.

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

- (5) **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	Open Space & Recreation	\$19,909	\$ 19,909.00

Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Land Acquisition	per lot or dwelling	
OP & TR Contributions Plan	Open Space & Recreation Capital Work	\$8,081 per lot or dwelling	\$8,081.00
OP & TR Contributions Plan	Open Space & Recreation Project Management	\$178 per lot or dwelling	\$178.00
OP & TR Contributions Plan	Community Facilities Land Acquisition	\$226 per lot or dwelling	\$226.00
OP & TR Contributions Plan	Community Facilities Capital Work	\$1,571 per lot or dwelling	\$ 1,571.00
OP & TR Contributions Plan	Community Facilities Project Management	\$35 per lot or dwelling	\$ 35.00
	<b>Total</b>		<b>\$30,000.00</b>

A copy of the Oran Park and Turner Road Precincts Section 94 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park 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) **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 Department of Planning and Environment (DPE).

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

Alternatively, the applicant must obtain written confirmation from DPE that the SIC is not required to be paid for the approved development.

- (7) **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 building work that cost \$25,000 or more.
- (8) **Boundary Fencing** – All boundary fencing is to be in accordance with the Oran Park Development Control Plan as marked on the approved site plan.

### 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 of 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/developer (only where no PCA is required) 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
  - e) 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 construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to [www.sydneywater.com/tapin](http://www.sydneywater.com/tapin) to apply.

A copy of the approval receipt from Sydney Water must be submitted to the PCA.

- (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.
- (7) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.

The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by

this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.

#### 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) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact "Dial Before You Dig" prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (4) **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.

- (5) **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.

- (6) **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.
- (7) **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.
- (8) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (9) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
  - b) the wheels of vehicles leaving the site:
    - i) do not track soil and other waste material onto any public road adjoining the site; and
    - ii) fully traverse the site's stabilised access point.
- (10) **Protection for Existing Trees** – The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.

#### 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) **Registration of Land** - Documentary evidence shall be provided to the PCA confirming registration of the subject allotment with NSW Land & Property Information.
- (4) **Driveway Crossing Construction** – A footpath crossing (where required) and a driveway crossing shall be constructed in accordance with this development consent and the driveway crossing approval prior to use or occupation of the development.
- (5) **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) **House Numbering** – The dwellings on the site (existing and approved, primary and secondary) must be readily identifiable from the street by displaying their Council allocated house numbers. The allocated house numbers will be in accordance with the current Geographical Names Board of NSW Address Policy. E-mail Council at [lis.mailbox@camden.nsw.gov.au](mailto:lis.mailbox@camden.nsw.gov.au) to obtain the allocated house numbers. Any alternative numbering of the dwellings is not permitted.

#### 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) **Requirement for a Subdivision Certificate** - The application for subdivision certificate shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (2) **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.
- (3) **Burdened Lots To Be Identified** - Any lots subsequently identified during the subdivision as requiring restrictions shall also be suitably burdened.

- (4) **Subdivision Certificate** – The issue of a Subdivision Certificate is not to occur until evidence of a satisfactory frame inspection from an Accredited Certifier has been presented to the Principal Certifying Authority for the subdivision.
- (5) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (6) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
- a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy 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 – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

The assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

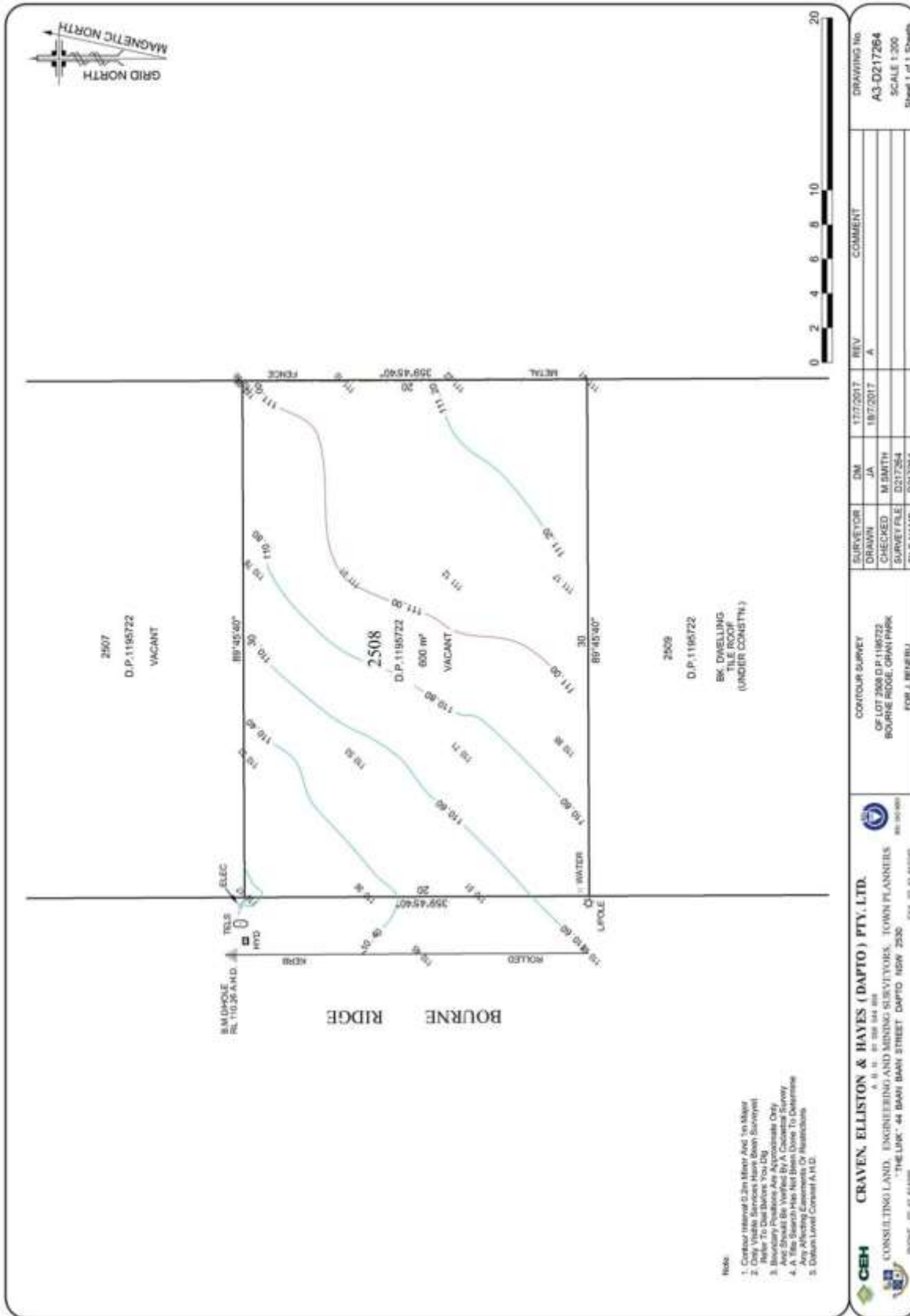
- (7) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:
- a) restriction as to user directing that the burdened lot shall not be developed other than in accordance with the dwelling house plans approved under DA/2017/1328/1;
  - b) restriction as to user indicating that no buildings are permitted outside the boundaries of the building envelopes as shown on the plans approved under DA/2017/1328/1; and
  - c) restriction as to user on all lots requiring that all construction works that include earthworks, imported fill, landscaping, roads, buildings and associated infrastructure must be carried out in accordance with the management strategies as contained within the report 'Report on Salinity Investigation and Management: Tranche 2 Oran Park, prepared by Douglas Partners, Project 34272.22. Dated August 2012'.

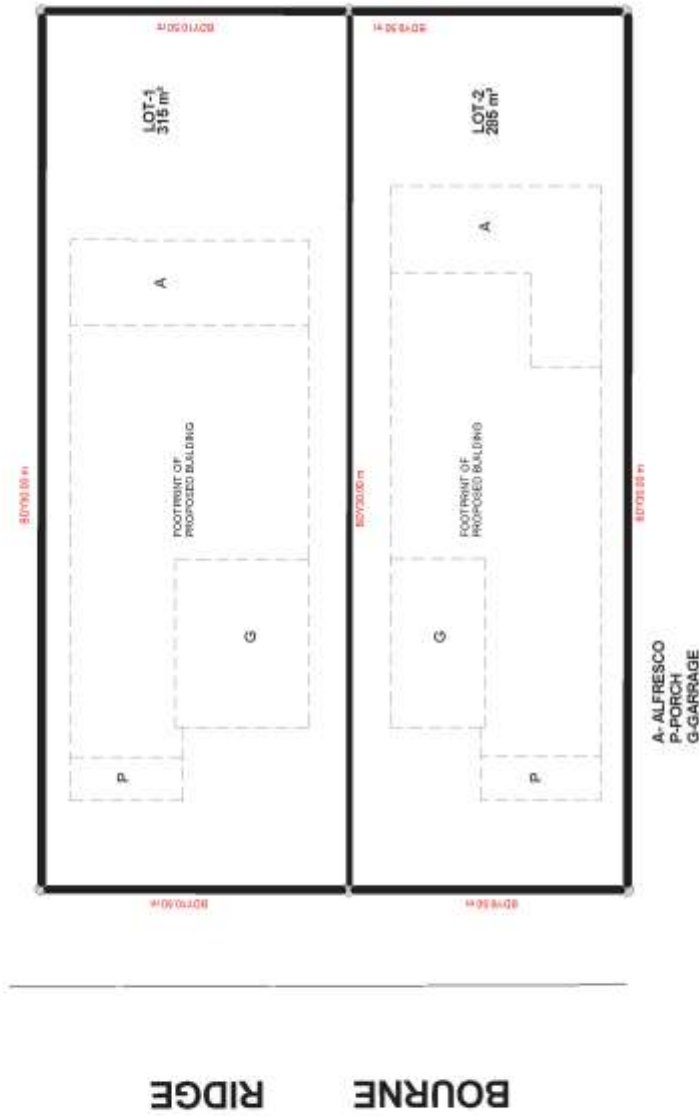


- (8) **Fibre-Ready Facilities/Telecommunications Infrastructure** – Documentary evidence must be provided to the Principal Certifying Authority demonstrating that satisfactory arrangements have been made for:
- a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. The carrier must confirm in writing that they are satisfied that the fibre-ready facilities are fit for purpose; and
  - b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

This condition does not apply where an applicable exemption exists under Commonwealth law. Documentary evidence of any exemption relied upon must be provided to the Certifying Authority.

- (9) **Section 94 Contributions** – Prior to the issue of the Subdivision Certificate evidence of contribution payment pursuant to the provisions of Section 94 of the EP&A Act 1979 for the services and amounts detailed in Condition 2 (2) of this consent must be provided to the Principal Certifying Authority (PCA).





RIDGE

BOURNE

<p><b>MORFOSIS ARCHITECTS</b> PTY LTD          Suite 6 688 The Hayes Drive, Sheppards HSV 2144          NSW 44 891 668 873          P (02) 8712 5900 F (02) 8712 5900 M (02) 8712 5900          Enquiries@morfosis.com.au</p>	<p><b>GENERAL NOTES</b></p> <p>1. ALL DIMENSIONS AND LOCATIONS TO BE CHECKED AGAINST THE COMPLETION OF ALL RELATED WORK.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>5. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>6. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>7. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>8. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>9. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>10. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p>	<p>PROJECT: BOURNE RIDGE 2558 CRAN PARK</p> <p>DRAWING NUMBER: SD 01/01</p> <p>DRAWING TITLE: SUBDIVISION PLAN</p> <p>SCALE: 1:500</p>																		
<p>DATE: 10/10/18</p> <p>DESIGNER: [Name]</p> <p>CHECKER: [Name]</p> <p>DATE: 10/10/18</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>10/10/18</td> </tr> <tr> <td>2</td> <td>ISSUED FOR PERMIT</td> <td>10/10/18</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMIT</td> <td>10/10/18</td> </tr> <tr> <td>4</td> <td>ISSUED FOR PERMIT</td> <td>10/10/18</td> </tr> <tr> <td>5</td> <td>ISSUED FOR PERMIT</td> <td>10/10/18</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	10/10/18	2	ISSUED FOR PERMIT	10/10/18	3	ISSUED FOR PERMIT	10/10/18	4	ISSUED FOR PERMIT	10/10/18	5	ISSUED FOR PERMIT	10/10/18	<p>DATE: 10/10/18</p>
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2	ISSUED FOR PERMIT	10/10/18																		
3	ISSUED FOR PERMIT	10/10/18																		
4	ISSUED FOR PERMIT	10/10/18																		
5	ISSUED FOR PERMIT	10/10/18																		

**Energy Rating**

Energy Rating: 3.5

Energy Rating Legend:

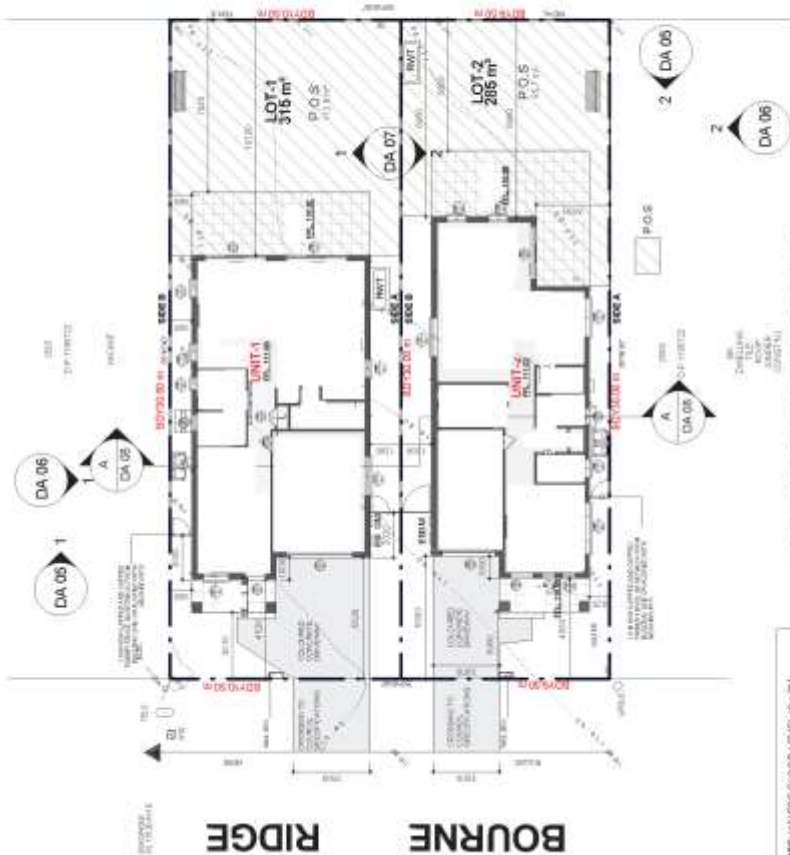
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- Energy Rating 3.0
- Energy Rating 2.5
- Energy Rating 2.0
- Energy Rating 1.5
- Energy Rating 1.0
- Energy Rating 0.5
- Energy Rating 0.0

Minimum Energy Rating: 3.5



**2 SITE COVERAGE-GROUND FLOOR**  
DA 03 1 : 200

- AC AIR CONDITIONING UNIT
- CTI SELECTED TILE FINISH TO INTERNAL AREAS
- CT2 SELECTED TILE FINISH (WET AREAS)
- CT3 SELECTED TILE FINISH TO EXTERNAL AREAS
- OP CARPET FINISH
- RWT RAIN WATER TANK



**1 SITE/GROUND FLOOR PLAN**  
DA 03 1 : 200

- AC SMOKE DETECTOR
- MV DENOTES MECHANICAL VENTILATION
- TP 1.8 M HIGH TIMBER PALINGS @ 110MM SPACING
- TOW TOP OF THE WALL LEVEL
- POS PRIVATE OPEN SPACE

NOTE: WHERE FLOOR LEVEL IS > 2M ABOVE EXTERNAL SURFACE BENEATH EXTERIOR WALLS, MECHANICAL VENTILATION SHALL BE PROVIDED TO THE ROOMS. IN A BEDROOM, MECHANICAL VENTILATION MUST BE RESTRICTED TO 125MM OPENING. MECHANICAL VENTILATION SHALL NOT BE PROVIDED TO ROOMS APPLIED WHERE THE FLOOR LEVEL IS > 4M.

3 DENOTES RESTRICTION ON THE PERSON.

NOTE: LIFT OFF RINGS TO ALL WET AREAS.

NOTE: REQUIRED ARTIFICIAL FLUORESCENT LIGHTING AS PER BASIX CERTIFICATE.

NO DOWNLIGHTS TO BE INSTALLED ON FIRST FLOOR CEILING.

NOTE: ELECTRICITY BOX & GAS METER PLACEMENT ARE SUBJECT TO SITE CONDITIONS.

NOTE: ALL ENDS TO BE MR 400MM.

**GENERAL NOTES**

1. ALL DIMENSIONS AND FLOOR LEVELS TO BE GIVEN UNLESS OTHERWISE SPECIFIED TO THE COMPLETION OF ANY BUILDING WORK.

2. ALL WALLS SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.

3. ALL FLOORS SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.

4. FLOORS TO BE FINISHED TO THE FINISH LEVEL UNLESS OTHERWISE SPECIFIED.

5. ALL ROOFING TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.

6. ALL ROOFING TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.

7. ALL ROOFING TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.

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9. ALL ROOFING TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.

10. ALL ROOFING TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.

**MORFOSIS ARCHITECTS** PTY LTD  
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A/NZ 14 899 565 473  
P 103 6712 5900 / F 103 6712 5900 / M 142377923  
E info@morfosis.com.au

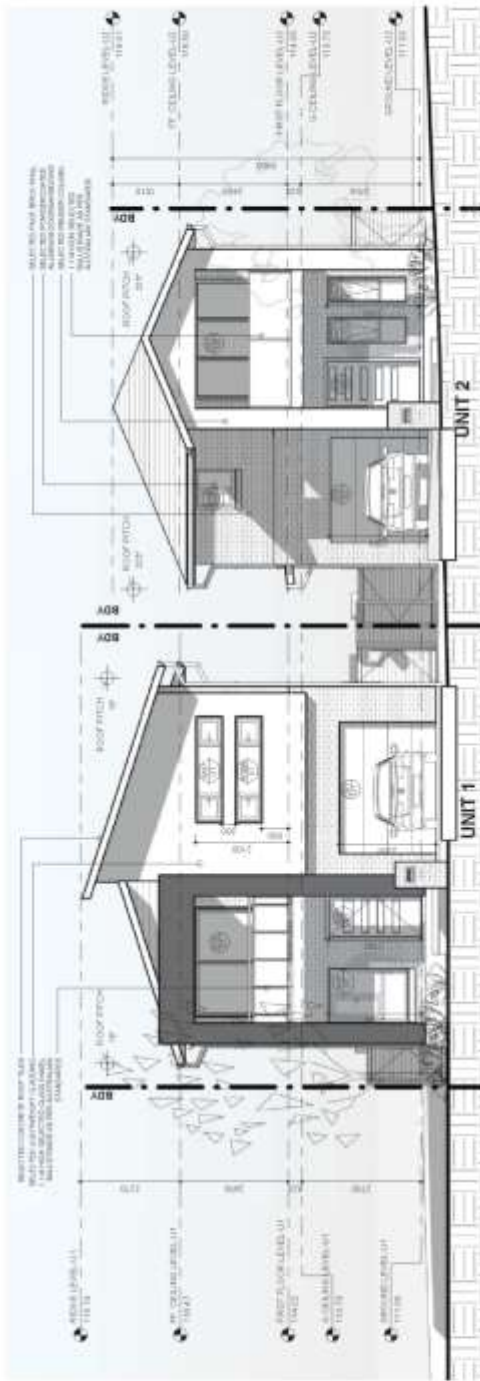
PROJECT  
BOURNE RIDGE 2508  
CRAN PARK

DRAWING NUMBER  
DA 03  
SITE / GROUND PLAN  
SCALE

ISSUE	DESCRIPTION	DATE
1	REVISIONS	
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

**COLOUR AND MATERIAL SCHEDULES**

	ROOF TILE MACCAGGIE STONEMOREY (BORAL) OR SIMILAR
	GUTTER (COMPIRES WARM GREY 2) (COLORBOND) OR SIMILAR
	FASCIA BROWN 2 (COLORBOND) OR SIMILAR
	BRICK FACE HORIZON NATURAL 5 JARGSITE 1 (BORAL) OR SIMILAR
	BRICK FACE ELAN RATTAN (BORAL) OR SIMILAR
	PAINT FINISH BROWN 3
	ALUMINUM WINDOWS AND DOORS PAPERBARK OR SIMILAR



WEST ELEVATION - FRONT  
1 : 100



**Energy Rating**

Energy Rating Agency:  Energy Rating Agency  
 Energy Rating Agency:  Energy Rating Agency  
 Energy Rating Agency:  Energy Rating Agency

Energy Rating Agency:  Energy Rating Agency  
 Energy Rating Agency:  Energy Rating Agency

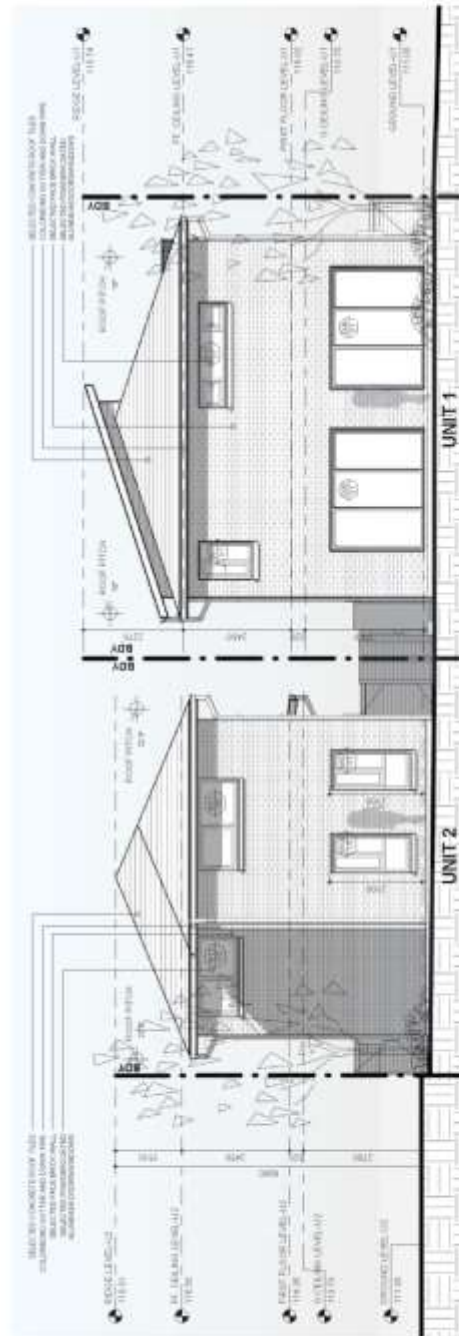
**NOTE:** ELECTRICITY SMOKE GAS METER PLACEMENT ARE SUBJECT TO SITE CONDITIONS

**NOTE:** WHERE FLOOR LEVEL IS > 2M ABOVE EXTERNAL SURFACE ABOVE WINDOW AND WHERE THE OPERABLE SASH IS < 1.7M ANY OPERABLE WINDOW IN A BEDROOM OPENING RESTRICTED TO A 1.25M<sup>2</sup> IN REGARDS TO OTHER ROOMS. THIS APPLIES WHERE THE FLOOR LEVEL IS > 4M & SHOWS RESTRICTION ON THE WINDOW

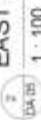
**NOTE:** LAD DENOTES LIFT OFF HINGES TO ALL WET AREAS

**NOTE:** REQUIMED ARTIFICIAL FLUORESCENT LIGHTING AS PER S4-S6 CERTIFICATE

**NO DOWNLIGHTS TO BE INSTALLED ON FIRST FLOOR CEILING UNLESS SPECIFIED**



EAST ELEVATION - REAR  
1 : 100



**GENERAL NOTES**

- ALL DIMENSIONS AND LOCATIONS ARE TO BE GIVEN UNLESS OTHERWISE SPECIFIED TO THE COMPLETION OF ALL BUILDING WORK.
- THE FINISHES AND MATERIALS ARE TO BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2006 AND THE BUILDING REGULATIONS 2006.
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**MORFOSIS ARCHITECTS** (P/L)  
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 P 021 8712 9908 / F 021 8712 9909 / M 0423777923  
 Enquiries@morfosis.com.au

**PROJECT**  
 BOURNE RIDGE 2508  
 CROWN PARK

**DRAWING NUMBER**  
 DA 05  
 DRAWING TITLE  
 ELEVATIONS 1  
 SCALE

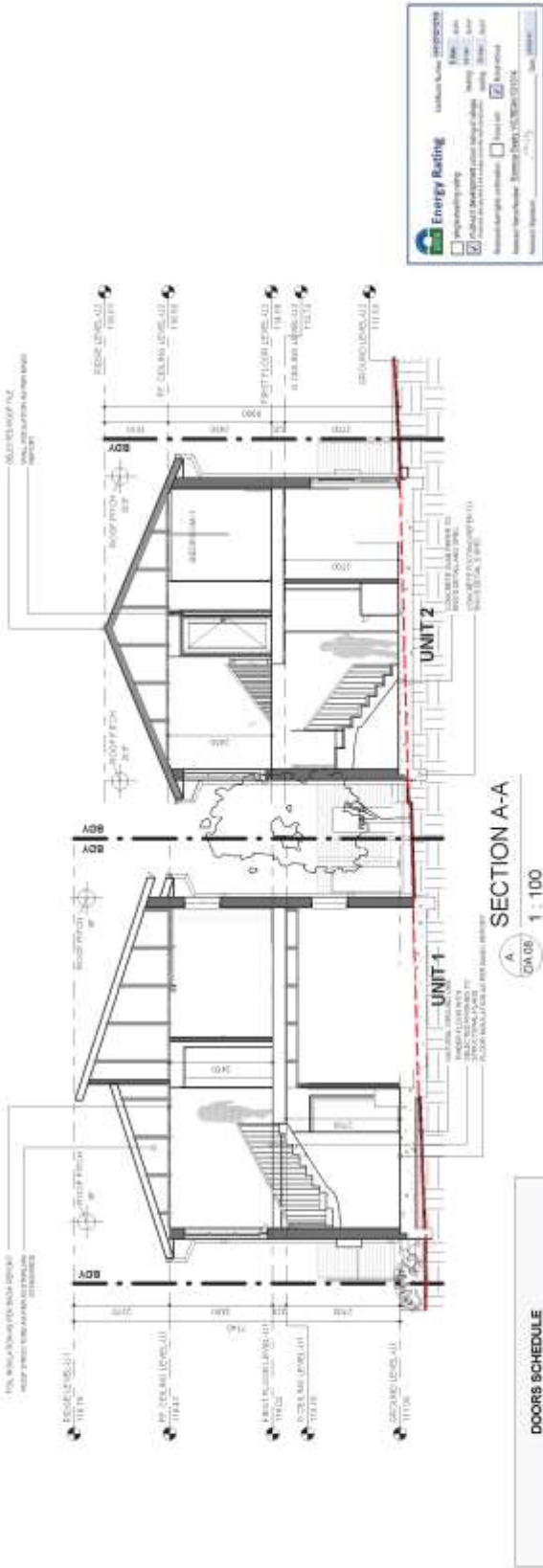
**DATE**  
 18/08/2017

**REVISIONS**

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2	ISSUED FOR TENDER	18/08/2017
3	ISSUED FOR TENDER	18/08/2017
4	ISSUED FOR TENDER	18/08/2017
5	ISSUED FOR TENDER	18/08/2017







SECTION A-A  
SCALE 1:100

DOORS SCHEDULE			
UNIT NO	MARK	HEIGHT	WIDTH
11	1001	2100	900
11	1002	2100	900
11	1003	2100	900
11	1004	2100	900
11	1005	2100	900
11	1006	2100	900
11	1007	2100	900
11	1008	2100	900
11	1009	2100	900
11	1010	2100	900
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11	1095	2100	900
11	1096	2100	900
11	1097	2100	900
11	1098	2100	900
11	1099	2100	900
11	1100	2100	900

WINDOWS SCHEDULE			
UNIT NO	MARK	HEIGHT	WIDTH
11	1101	1800	1200
11	1102	1800	1200
11	1103	1800	1200
11	1104	1800	1200
11	1105	1800	1200
11	1106	1800	1200
11	1107	1800	1200
11	1108	1800	1200
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11	1195	1800	1200
11	1196	1800	1200
11	1197	1800	1200
11	1198	1800	1200
11	1199	1800	1200
11	1200	1800	1200

**NOTE:** ELECTRICITY BOX & GAS METRE PLACEMENT ARE SUBJECT TO SITE CONDITIONS

**NOTE:** WHERE FLOOR LEVEL IS 200 ABOVE EXTERNAL SURFACE BENEATH WINDOW OPENING, WINDOW MUST BE RESTRICTED TO A 1200MM OPENING TO OTHER ROOMS. THIS APPLIES REGARDLESS OF THE FLOOR LEVEL IS 200 ABOVE RESTRICTION ON THE WINDOW

**NOTE:** 'A' DENOTES LIFT OFF HINGES TO ALL ART AREAS

**NOTE:** REQUIRED ARTIFICIAL FLUORESCENT LIGHTING AS PER BASK CERTIFICATE

**NOTE:** NO DOWNLIGHTS TO BE INSTALLED ON FIRST FLOOR CEILING UNLESS SPECIFIED

**SCALE:**  
 1- ALL WINDOWS, DOORS AND LIGHTS TO BE DRAWN AS SHOWN  
 2- ALL WINDOW OPENINGS TO BE SPECIFIED  
 3- ALL WINDOW DOORS AND LIGHTS TO BE LIFT-OFF TYPES

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 P 103 6712 5600 F 021 6712 5600 M 0423779623  
 Enq@morfosis.com.au

**GENERAL NOTES**  
 1- ALL CHANGING AND FLOOR AREA TO BE CHECKED AGAINST THE COMPLETION OF ANY BUILDING WORK  
 2- ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING ACT 1993 AND THE BUILDING REGULATIONS 2006  
 3- ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING ACT 1993 AND THE BUILDING REGULATIONS 2006  
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 10- ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING ACT 1993 AND THE BUILDING REGULATIONS 2006

**REVISIONS**

NO.	DESCRIPTION	DATE
1	REVISIONS TO BE MADE TO THE DRAWINGS	2018/02/13
2	REVISIONS TO BE MADE TO THE DRAWINGS	2018/02/13
3	REVISIONS TO BE MADE TO THE DRAWINGS	2018/02/13
4	REVISIONS TO BE MADE TO THE DRAWINGS	2018/02/13
5	REVISIONS TO BE MADE TO THE DRAWINGS	2018/02/13
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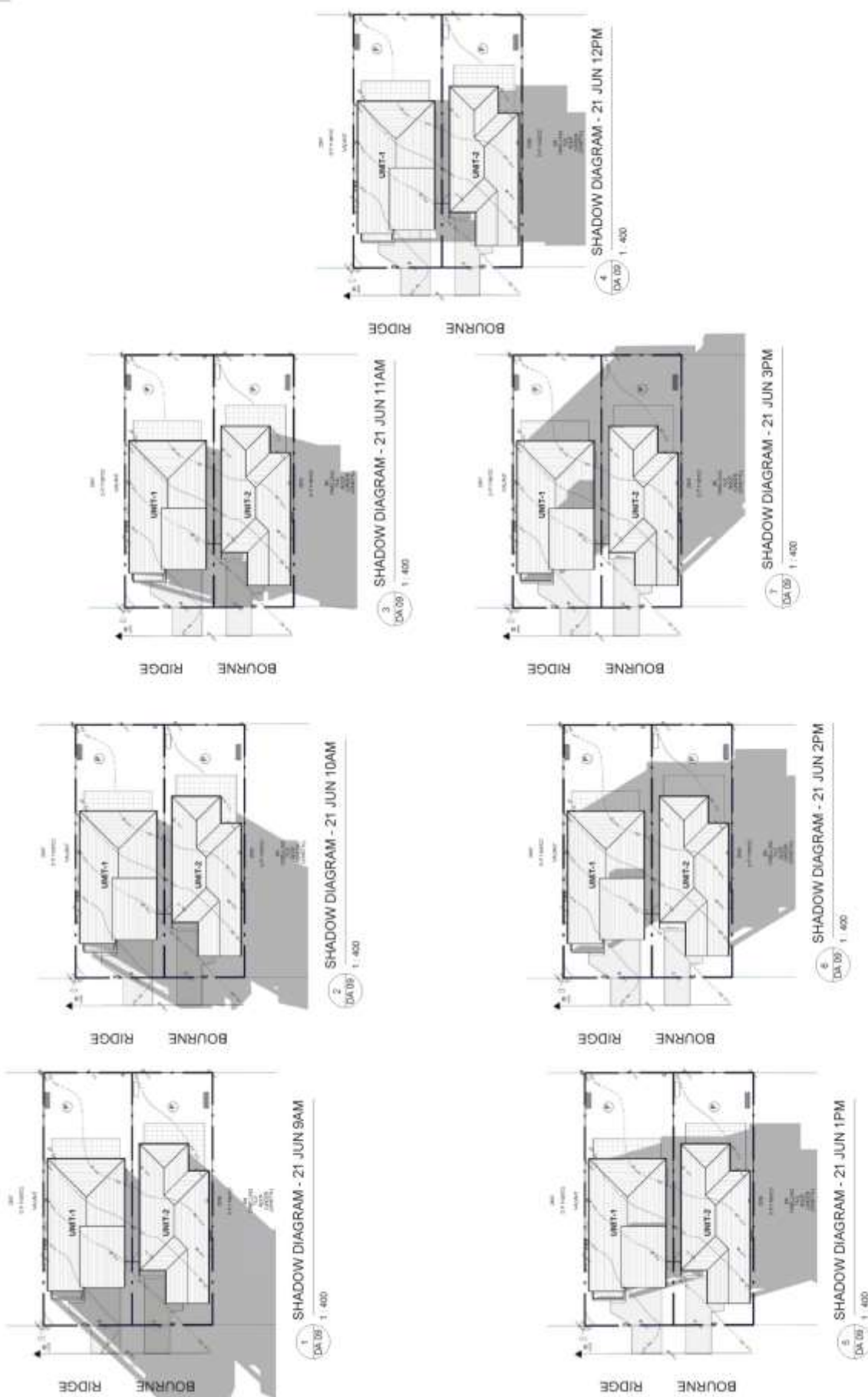
**PROJECT:** BOURNE RIDGE 2508 CRAN PARK

**SECTION & SCHEDULES**

**SCALE:** 1:100

**DATE:** 2018/02/13





**GENERAL NOTES**

- ALL DIMENSIONS AND LOCATIONS ARE TO BE VERIFIED BY THE CLIENT PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
- THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATIONS AND THE BUILDING REGULATIONS.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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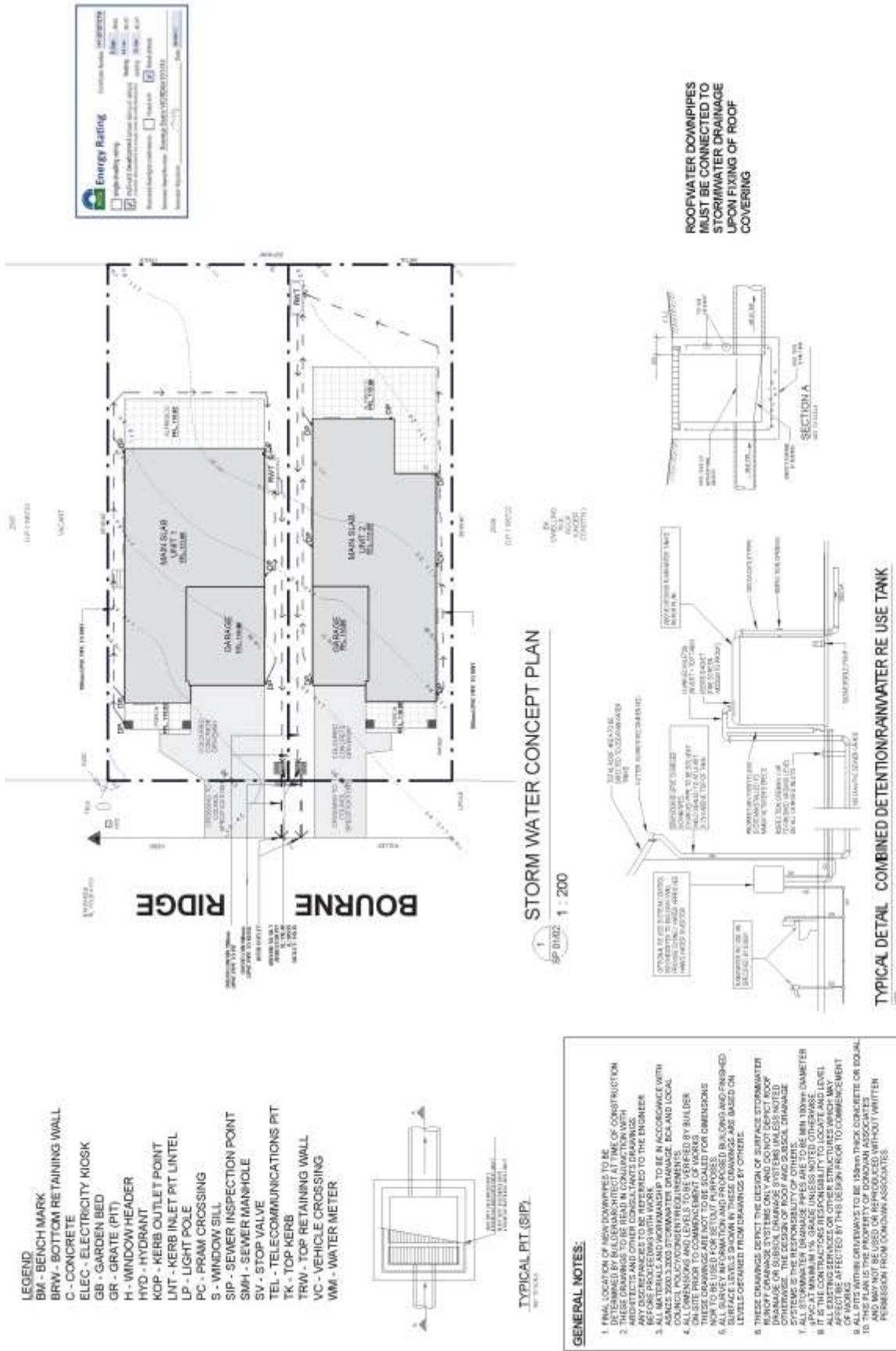
**MORFOSIS ARCHITECTS** (P/L)  
 Suite 8 666 The Hubway (Opp. Stargate) HSBV 2/4M  
 A201 44 891 805 873  
 P 1024 8712 5908 T F 6023 3712 5908 M 6420777923  
 Enquiries@morfosis.com.au

**SHADING NUMBER:** DA 09  
**SHADING TYPE:** SHADOW DIAGRAMS  
**SCALE:**

**PROJECT:** BOURNE RIDGE 2508  
 CRAN PARK

**REVISIONS:**

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	
2	ISSUED FOR PERMIT	
3	ISSUED FOR PERMIT	
4	ISSUED FOR PERMIT	
5	ISSUED FOR PERMIT	
6	ISSUED FOR PERMIT	



<p><b>Energy Rating</b></p> <p>Energy Rating: <b>1</b></p> <p>Energy Rating Legend: <b>1</b> (Green), <b>2</b> (Yellow), <b>3</b> (Orange), <b>4</b> (Red)</p> <p>Energy Rating Legend: <b>1</b> (Green), <b>2</b> (Yellow), <b>3</b> (Orange), <b>4</b> (Red)</p> <p>Energy Rating Legend: <b>1</b> (Green), <b>2</b> (Yellow), <b>3</b> (Orange), <b>4</b> (Red)</p>		<p>PROJECT: BOURNE RIDGE 2508 CRAN PARK</p>																	
<p>DATE: 14/11/2017</p> <p>SCALE: 1:200</p>	<p>DRAWING NUMBER: SP 0102</p> <p>PROJECT TITLE: STORMWATER CONCEPT PLAN</p> <p>SCALE: 1:200</p>	<p>DATE: 14/11/2017</p> <p>PROJECT: BOURNE RIDGE 2508 CRAN PARK</p>																	
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>14/11/2017</td> </tr> <tr> <td>2</td> <td>ISSUED FOR PERMIT</td> <td>14/11/2017</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMIT</td> <td>14/11/2017</td> </tr> <tr> <td>4</td> <td>ISSUED FOR PERMIT</td> <td>14/11/2017</td> </tr> <tr> <td>5</td> <td>ISSUED FOR PERMIT</td> <td>14/11/2017</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	14/11/2017	2	ISSUED FOR PERMIT	14/11/2017	3	ISSUED FOR PERMIT	14/11/2017	4	ISSUED FOR PERMIT	14/11/2017	5	ISSUED FOR PERMIT	14/11/2017	<p>DATE: 14/11/2017</p> <p>PROJECT: BOURNE RIDGE 2508 CRAN PARK</p>
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4	ISSUED FOR PERMIT	14/11/2017																	
5	ISSUED FOR PERMIT	14/11/2017																	
<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>FINAL LOCATION OF NEW DOWNPIPS TO BE DETERMINED BY BUILDING ARCHITECT AT TIME OF CONSTRUCTION.</li> <li>ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED ARE IN METERS.</li> <li>ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED ARE IN METERS.</li> <li>ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED ARE IN METERS.</li> <li>ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED ARE IN METERS.</li> <li>ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED ARE IN METERS.</li> <li>ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED ARE IN METERS.</li> <li>ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED ARE IN METERS.</li> <li>ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED ARE IN METERS.</li> <li>ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED ARE IN METERS.</li> </ol>	<p><b>MORFOSIS ARCHITECTS</b> PTY LTD</p> <p>Suite 8/66 The Hooves Drive, Strathfield NSW 2158</p> <p>Phone: 02 9512 9900   Fax: 02 9512 9900   Email: info@morfosis.com.au</p>	<p>DATE: 14/11/2017</p> <p>PROJECT: BOURNE RIDGE 2508 CRAN PARK</p>																	

**SOIL EROSION NOTES**

TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARDOUS AREAS SUCH AS DRAINAGE LINES, THE TOPSOIL IS TO BE RE-APPLIED LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (ALL FOOT-PATHS, BATTERS, SETE, REGARDING AREAS, DRAINAGE RESERVES AND CHANNELS, TOP SOIL SHALL NOT BE SPREAD UNARY UNLESS IT IS PROTECTED FROM EROSION. THE TOPSOIL SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPLOPE TO DIVERTE THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO MAKE BANKS OR DRAINAGE CHANNELS OF A SPECIFIC GRADE TO MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 50% OF THEIR CAPACITY IS LOST. ALL SILT REMOVED SHALL BE DEPOSITED IN A DESIGNATED AREA FOR MAINTENANCE. THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.

**NOTE**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR'S SITE MANAGER.
2. UNMAINTAINED DISTURBED AREAS SHALL BE REVEGETATED AND STABILISED AS SOON AS POSSIBLE.
3. DRAINAGE LINES SHALL BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
4. ROADS AND FOOTPATHS TO BE SWEEP DAILY.
5. UNDER SECTION 19 OF THE CLEAN WATERS ACT HEAVY FRES, INCLUDING A 600 ON THE SPREADER, SHALL BE USED TO MAINTAIN ALL DISTURBED AREAS OF STORM WATER SYSTEMS.
6. OTHER SILT TRAPPING DEVICES TO BE PAIRED, CHAINED OR ALLOWED TO ENTER THE STORM WATER SYSTEMS.

TREES HAVE BEEN OMITTED FOR CLARITY. REFER ARCHITECTURAL PLANS FOR TREES TO BE REMOVED AND RETAINED REFER SITE PLAN

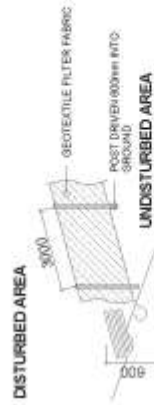
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING:  
ARCHITECTURAL PLANS AND CONTOUR AND DETAIL SURVEY

**NOTE**

WHEELS OF VEHICLES LEAVING SITE TO BE WASHED DOWN TO PREVENT SEDIMENT LEAVING SITE

**CONSTRUCTION NOTES**

1. POST SEDIMENT FENCE
2. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE
3. DRIVE 1.5 m LONG STAKE INTO GROUND (MIN 3m DEEP)
4. DRIVE 1.5 m LONG STAKE INTO GROUND (MIN 3m DEEP)
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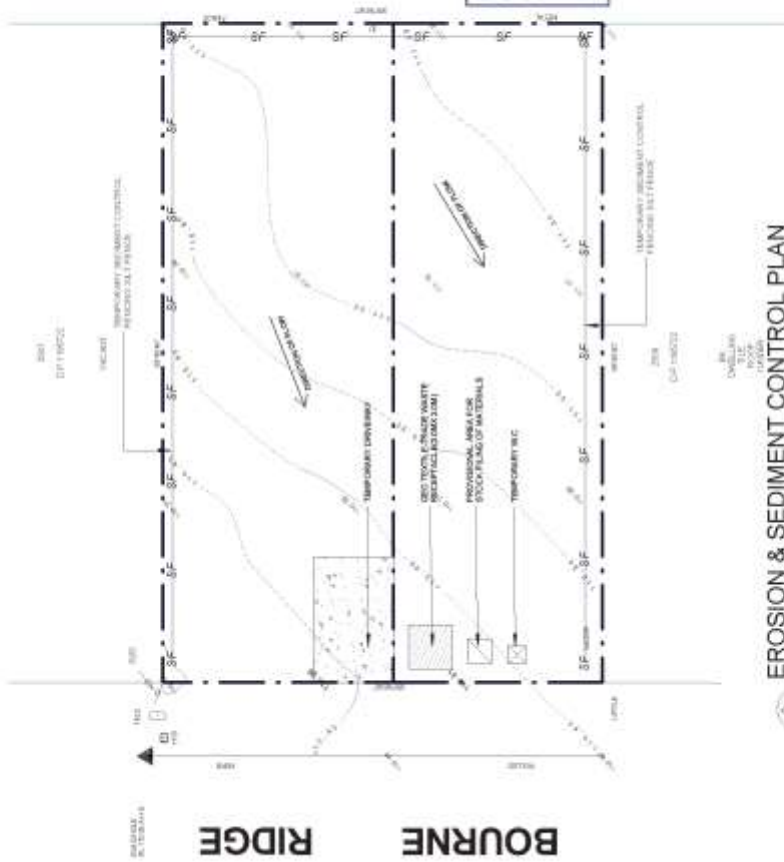
SEDIMENT CONTROL FENCE  
NOT TO SCALE

**LEGEND:**

- TEMPORARY VIC
- SITE OFFICE
- PROVISIONAL AREA FOR STOCKPIILING OF MATERIALS
- GEOTEXTILE TRAP
- WASTE RECEPTACLE
- EXISTING STRUCTURES TO BE DEMOLISHED
- SEDIMENT CONTROL FENCE
- TREES TO BE RETAINED
- VE AND STABILIZED ENTRY

**Energy Rating**

Energy Rating is a measure of the energy efficiency of a building. It is calculated based on the building's design and construction. The Energy Rating is a key factor in determining the building's energy consumption and its impact on the environment.



EROSION & SEDIMENT CONTROL PLAN  
1 : 200

**GENERAL NOTES**

1. ALL DIMENSIONS AND LOCATIONS TO BE CHECKED AGAINST THE COMPLETION OF ALL RELATED WORK.
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**MORFOSIS ARCHITECTS** PTY LTD  
Suite 6 686 The Hayes Drive, Shepparton NSW 2144  
A281 44 800 665 873  
P (02) 8712 5900 F (02) 8712 5900 M (02) 8712 5900  
E info@morfosis.com.au

**PROJECT**  
BOURNE RIDGE 2558  
CRAN PARK

**SCHEME NUMBER:**  
SP 0202

**PREPARED BY:**  
EROSION AND SEDIMENT CONTROL PLAN

**DATE:**  
11/11/18

NO	REVISIONS	DATE
1	ISSUED FOR PERMIT	11/11/18
2	REVISED FOR PERMIT	11/11/18
3	REVISED FOR PERMIT	11/11/18
4	REVISED FOR PERMIT	11/11/18
5	REVISED FOR PERMIT	11/11/18



# Fire & Rescue NSW

Unclassified

File Ref. No: BFS17/2050 (1351)  
 TRIM Ref. No: D17/81975  
 Contact: John Bruscano

11 December 2017

General Manager  
 Camden Council  
 PO Box 183  
 Camden NSW 2570

Email: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
 RONIS VARIETY DISCOUNT STORE  
 SHOP 79, 326 CAMDEN VALLEY WAY, NARELLAN ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 1 September 2017, from the local fire station, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *Manager of JB HiFi is concerned that access/egress is restricted due to stock from Roni's Discount store being stored in the fire exits.*
- *They said that Roni's and Centre Management have not done anything to clear the fire exits.*

Pursuant to the provisions of Section 119T (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 27 September 2017 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

The inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.

Fire & Rescue NSW

Community Safety Directorate  
 Fire Safety Compliance Unit

[firesafety@fire.nsw.gov.au](mailto:firesafety@fire.nsw.gov.au)

Unclassified

ABN 12 593 473 110

Locked Bag 12  
 Greenacre NSW 2190

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[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

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 F (02) 9742 7483

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ORD03

Attachment 1

**Unclassified**

- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 119T (4) and Section 121ZD (1) of the EP&A Act. Please be advised that Section 121ZD (2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting.

**COMMENTS**

Please be advised that this report is not an exhaustive list of non-compliances and the items listed outline deviations from the National Construction Code Volume One 2016 Building Code of Australia (NCC) which may contradict development consent approval. In this regard, it is Council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate course of action.

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

- 1A. Fire Hose Reel – Access to a fire hose reel was obstructed by stored items, contrary to the requirements of Clause 10.1 of Australian Standard (AS)2441–2005.

2. Egress

- 2A. Path of Travel – There were boxes of stock items stored in the back of house area between the JB Hi-Fi store and Ronis store. Although the items were stored in this area, observations at the time revealed that the stored items were not obstructing the path of travel to the exit.
- 2B. Exit Signage – Clause E4.5 and E4.6 of the NCC typically require an exit sign or directional exit sign to be clearly visible from all areas. At first glance it was not readily apparent where the required exits were located.
- 2C. Door swing – A door forming part of the required exit, located within the back of house deliveries/pick-up area, swings against the direction of egress, contrary to the requirements of Clause D2.20 of the NCC.

3. Generally

- 3A. Considerations – Additional directional signs within the Ronis store may be required, to ensure that an exit or exit sign indicating the direction to a required exit is clearly visible to persons approaching the exit, in accordance with Performance Requirement EP4.2 of the NCC

**Unclassified**

Fire &amp; Rescue NSW

ABN 12 593 473 110

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)Community Safety Directorate  
Fire Safety Compliance UnitLocked Bag 12  
Greenacre NSW 2190T (02) 9742 7434  
F (02) 9742 7483[firesafety@fire.nsw.gov.au](mailto:firesafety@fire.nsw.gov.au)

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Unclassified

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

## RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on 'the premises', and require item no. 1 through to item no. 3 of this report be addressed appropriately.

This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Section 121ZD (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact John Bruscano of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS17/2050 (1351) for any future correspondence in relation to this matter.

Yours faithfully



Edren Ravino  
Building Surveyor  
Fire Safety Compliance Unit

Fire & Rescue NSW

Community Safety Directorate  
Fire Safety Compliance Unit

[firesafety@fire.nsw.gov.au](mailto:firesafety@fire.nsw.gov.au)

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Greenacre NSW 2190

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**Investment Summary Report  
November 2017**

**Camden Council**

Executive Summary - November 2017



**Investment Holdings**

	Amount (\$)	Current Yield (%)
Cash	9,100,000.00	1.70
Term Deposit	110,700,000.00	3.07
	<b>119,800,000.00</b>	

**Detailed Maturity Profile**

	Amount (\$)	
00. Cash + Managed Funds	9,100,000	8%
01. Less Than 30 Days	15,500,000	13%
02. Between 30 Days and 60 Days	14,000,000	12%
03. Between 60 Days and 90 Days	12,000,000	10%
04. Between 90 Days and 180 Days	27,000,000	23%
05. Between 180 Days and 365 Days	10,000,000	8%
06. Between 365 Days and 3 Years	15,700,000	13%
07. Between 3 Years and 5 Years	16,500,000	14%
	<b>119,800,000</b>	

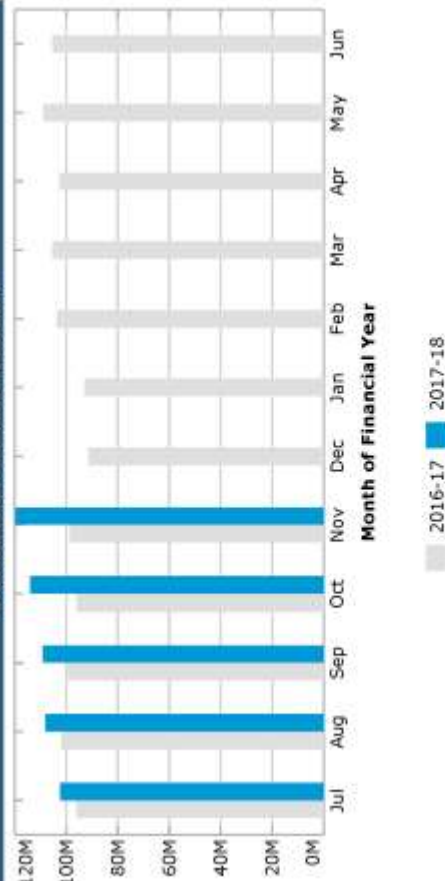
Percentages in this report may not add up to 100% due to rounding

**Sources of Funds**

	Amount (\$)
Section 94 Developer Contributions	55,863,266
Restricted Grant Income	981,910
Externally Restricted Reserves	11,689,959
Internally Restricted Reserves	29,951,863
General Fund	21,313,002
<b>Total Funds Invested</b>	<b>119,800,000</b>

Council's investment portfolio has increased by \$5.7m since the October reporting period. The increase primarily relates to the second rates instalment for the 2017/18 financial year and contributions received for Section 94 in November.

**Investment Portfolio Balance**



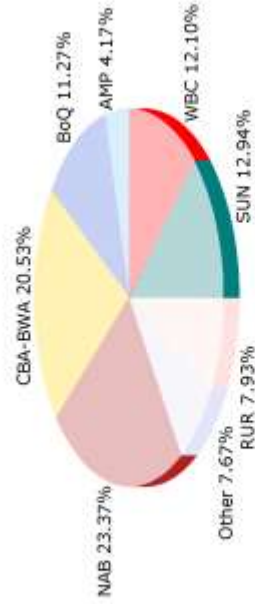
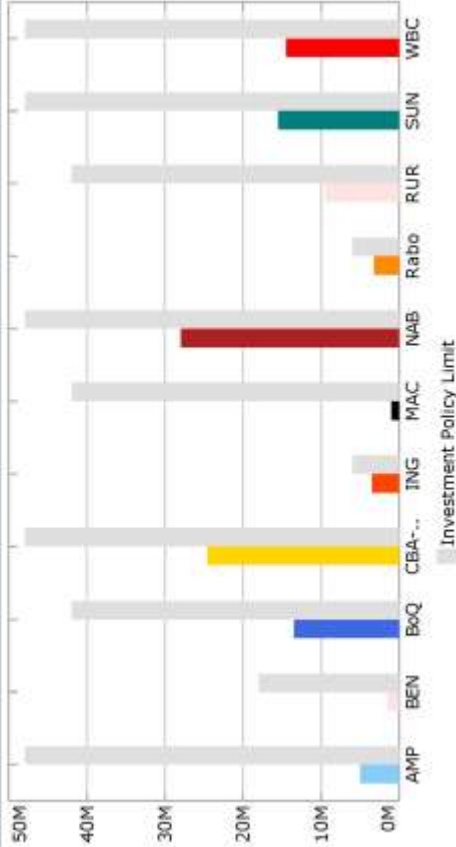




**Camden Council**  
Individual Institutional Exposures Report - November 2017

**Individual Institutional Exposures**

Parent Group	Exposure (\$M)	Credit Rating	Policy Limit	Actual	Capacity
AMP Bank	5.00M	A-1, A	40.00%	4.17%	42.92M
Bank of Queensland	13.50M	A-2, BBB+	35.00%	11.27%	28.43M
Bendigo and Adelaide Bank	1.50M	A-2, BBB+	15.00%	1.25%	16.47M
Commonwealth Bank of Australia	24.60M	A-1+, AA-	40.00%	20.53%	23.32M
ING Group (Foreign Sub)	3.50M	A-1*, A*	5.00%	2.92%	2.49M
Macquarie Group	1.00M	A-1, A	35.00%	.83%	40.93M
National Australia Bank	28.00M	A-1+, AA-	40.00%	23.37%	19.92M
Rabobank Aus (Foreign Sub)	3.20M	A-1*, A+*	5.00%	2.67%	2.79M
Rural Bank	9.50M	A-2, BBB+	35.00%	7.93%	32.43M
Suncorp Bank	15.50M	A-1, A+	40.00%	12.94%	32.42M
Westpac Group	14.50M	A-1+, AA-	40.00%	12.10%	33.42M
	<b>119.80M</b>				



\*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 5% of the total portfolio in any single entity

Council's portfolio is within its individual institutional investment policy limits.  
Council's portfolio is within its term to maturity investment policy limits.  
Council's portfolio complies with the NSW Ministerial Investment Order.



**Camden Council**  
Performance Summary - November 2017

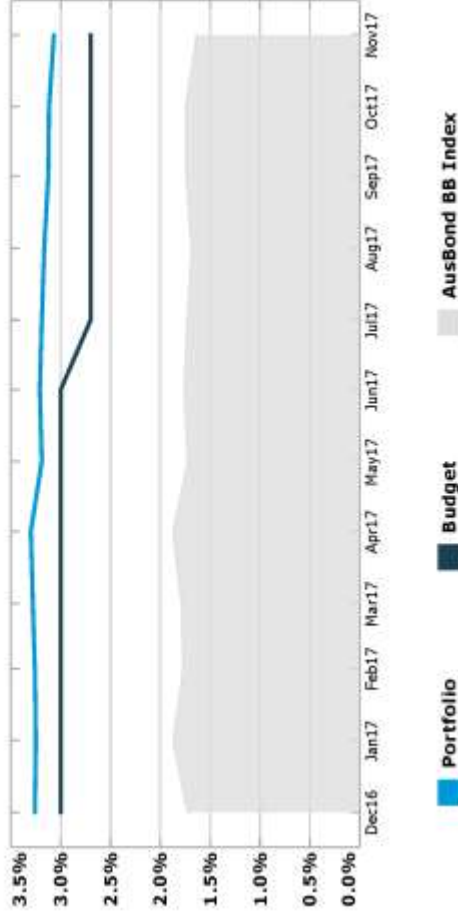
**Interest Summary**

Interest Summary as of November 2017	
Number of Investments	87
Average Days to Maturity	415
Weighted Portfolio Yield	3.07%
CBA Call Account	1.70%
Highest Rate	5.10%
Lowest Rate	2.40%
Budget Rate	2.70%
Average BBSW (30 Day)	1.66%
Average BBSW (90 Day)	1.74%
Average BBSW (180 Day)	1.92%
Official Cash Rate	1.50%
AusBond Bank Bill Index	1.63%

Interest Received During the 2017/2018 Financial Year			
	November	Cumulative	* Revised Budget
General Fund	\$145,024	\$666,671	\$1,400,000
Restricted	\$158,354	\$746,615	\$1,500,000
<b>Total</b>	<b>\$303,378</b>	<b>\$1,413,286</b>	<b>\$2,900,000</b>

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

**Investment Performance**



**Historical Performance Summary**

	Portfolio	AusBond BB Index	Outperformance
Nov 2017	3.07%	1.63%	1.43%
Last 3 Months	3.10%	1.70%	1.40%
Last 6 Months	3.15%	1.71%	1.43%
Financial Year to Date	3.13%	1.71%	1.43%
Last 12 months	3.20%	1.75%	1.45%

**Investment Performance**

Council's portfolio returned 3.07%pa on a weighted average yield basis during November. This compares favourably with the Ausbond Bank Bill Index's return of 1.63%pa for the month.



**Camden Council**  
Investment Holdings Report - November 2017

<b>Cash Accounts</b>						
Amount (\$)	Current Yield	Institution	Credit Rating	Amount (\$)	Deal No.	Reference
9,100,000.00	1.70%	Commonwealth Bank of Australia	A-1+	9,100,000.00	535548	
<b>9,100,000.00</b>				<b>9,100,000.00</b>		

<b>Term Deposits</b>										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
4-Dec-17	2,000,000.00	2.45%	National Australia Bank	A-1+	7-Jun-17	2,023,761.64	535514	23,761.64	At Maturity	2983
6-Dec-17	1,000,000.00	2.48%	National Australia Bank	A-1+	14-Jun-17	1,011,550.68	535515	11,550.68	At Maturity	2987
11-Dec-17	1,000,000.00	2.50%	Suncorp Bank	A-1	3-Jul-17	1,010,342.47	535639	10,342.47	At Maturity	2990
11-Dec-17	1,000,000.00	2.60%	AMP Bank	A-1	5-Jul-17	1,010,613.70	535643	10,613.70	At Maturity	2994
13-Dec-17	500,000.00	2.41%	National Australia Bank	A-1+	31-Jul-17	504,060.68	535647	4,060.68	Annually	2998
13-Dec-17	1,000,000.00	2.45%	Bankwest	A-1+	20-Jul-17	1,008,994.52	535645	8,994.52	At Maturity	2996
13-Dec-17	1,000,000.00	2.41%	Bankwest	A-1+	27-Jul-17	1,008,385.48	535646	8,385.48	At Maturity	2997
18-Dec-17	2,000,000.00	2.55%	Rural Bank	A-2	4-Jul-17	2,020,958.90	535640	20,958.90	At Maturity	2991
18-Dec-17	2,000,000.00	2.43%	National Australia Bank	A-1+	2-Aug-17	2,016,111.23	535649	16,111.23	At Maturity	2999
20-Dec-17	1,000,000.00	2.43%	National Australia Bank	A-1+	3-Aug-17	1,007,989.04	535648	7,989.04	At Maturity	3000
20-Dec-17	2,000,000.00	2.42%	National Australia Bank	A-1+	9-Aug-17	2,015,116.71	535650	15,116.71	At Maturity	3001
20-Dec-17	1,000,000.00	2.46%	National Australia Bank	A-1+	22-Aug-17	1,006,807.12	535673	6,807.12	At Maturity	3002
2-Jan-18	1,000,000.00	2.47%	National Australia Bank	A-1+	22-Aug-17	1,006,834.79	535674	6,834.79	At Maturity	3003
3-Jan-18	2,000,000.00	2.75%	Commonwealth Bank of Australia	A-1+	3-Jan-17	2,050,027.40	535491	50,027.40	At Maturity	2929
3-Jan-18	1,000,000.00	2.49%	National Australia Bank	A-1+	28-Aug-17	1,006,480.82	535675	6,480.82	At Maturity	3004
8-Jan-18	1,500,000.00	2.50%	National Australia Bank	A-1+	29-Aug-17	1,509,657.53	535676	9,657.53	At Maturity	3005
9-Jan-18	2,000,000.00	3.70%	Rural Bank	A-2	9-Jan-15	2,066,093.15	535519	66,093.15	Annually	2769
15-Jan-18	1,500,000.00	3.70%	Rural Bank	A-2	14-Jan-15	1,548,505.48	535521	48,505.48	Annually	2770
17-Jan-18	2,000,000.00	2.53%	National Australia Bank	A-1+	31-Aug-17	2,012,753.97	535677	12,753.97	At Maturity	3006
22-Jan-18	1,500,000.00	2.54%	National Australia Bank	A-1+	31-Aug-17	1,509,603.29	535678	9,603.29	At Maturity	3007



## Camden Council Investment Holdings Report - November 2017

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
24-Jan-18	1,500,000.00	2.52%	National Australia Bank	A-1+	4-Sep-17	1,509,113.42	535687	9,113.42	At Maturity	3008
29-Jan-18	2,000,000.00	2.53%	National Australia Bank	A-1+	4-Sep-17	2,012,199.45	535688	12,199.45	At Maturity	3009
31-Jan-18	1,500,000.00	2.53%	National Australia Bank	A-1+	25-Sep-17	1,506,966.16	535798	6,966.16	At Maturity	3012
5-Feb-18	1,000,000.00	2.45%	Bankwest	A-1+	10-Oct-17	1,003,490.41	535850	3,490.41	At Maturity	3016
7-Feb-18	1,000,000.00	2.50%	Rural Bank	A-2	4-Oct-17	1,003,972.60	535830	3,972.60	At Maturity	3015
12-Feb-18	1,000,000.00	2.40%	Suncorp Bank	A-1	23-Oct-17	1,002,564.38	535886	2,564.38	At Maturity	3018
14-Feb-18	1,500,000.00	2.44%	Bankwest	A-1+	23-Oct-17	1,503,910.68	535887	3,910.68	At Maturity	3019
19-Feb-18	1,500,000.00	2.45%	Bankwest	A-1+	24-Oct-17	1,503,826.03	535889	3,826.03	At Maturity	3020
22-Feb-18	1,000,000.00	4.65%	Bank of Queensland	A-2	27-Feb-14	1,035,289.04	535479	35,289.04	Annually	2701
26-Feb-18	1,500,000.00	2.55%	Commonwealth Bank of Australia	A-1+	30-May-17	1,519,386.99	535493	19,386.99	At Maturity	2980
28-Feb-18	1,000,000.00	2.55%	Commonwealth Bank of Australia	A-1+	9-Jun-17	1,012,226.03	535494	12,226.03	At Maturity	2984
5-Mar-18	1,000,000.00	2.55%	Commonwealth Bank of Australia	A-1+	9-Jun-17	1,012,226.03	535495	12,226.03	At Maturity	2985
7-Mar-18	1,000,000.00	2.55%	Commonwealth Bank of Australia	A-1+	9-Jun-17	1,012,226.03	535496	12,226.03	At Maturity	2986
12-Mar-18	2,000,000.00	2.55%	Suncorp Bank	A-1	11-Sep-17	2,011,317.81	535768	11,317.81	At Maturity	3010
14-Mar-18	1,000,000.00	2.48%	Suncorp Bank	A-1	24-Oct-17	1,002,581.92	535890	2,581.92	At Maturity	3021
19-Mar-18	2,000,000.00	2.55%	Suncorp Bank	A-1	11-Sep-17	2,011,317.81	535769	11,317.81	At Maturity	3011
21-Mar-18	1,500,000.00	2.50%	Suncorp Bank	A-1	25-Oct-17	1,503,801.37	535891	3,801.37	At Maturity	3022
26-Mar-18	1,000,000.00	2.55%	Suncorp Bank	A-1	27-Sep-17	1,004,541.10	535802	4,541.10	At Maturity	3013
28-Mar-18	1,000,000.00	2.57%	National Australia Bank	A-1+	4-Oct-17	1,004,083.84	535829	4,083.84	At Maturity	3014
3-Apr-18	1,500,000.00	2.48%	National Australia Bank	A-1+	30-Oct-17	1,503,261.37	535895	3,261.37	At Maturity	3023
4-Apr-18	1,000,000.00	2.45%	Bankwest	A-1+	1-Nov-17	1,002,013.70	535906	2,013.70	At Maturity	3024
9-Apr-18	1,000,000.00	2.60%	AMP Bank	A-1	10-Oct-17	1,003,704.11	535859	3,704.11	At Maturity	3017
10-Apr-18	1,000,000.00	2.59%	National Australia Bank	A-1+	10-Apr-17	1,016,675.34	535513	16,675.34	At Maturity	2965
16-Apr-18	1,000,000.00	2.59%	ING Bank (Australia)	A-1*	17-Jul-17	1,009,721.37	535644	9,721.37	At Maturity	2995
18-Apr-18	1,000,000.00	2.47%	Rural Bank	A-2	6-Nov-17	1,001,691.78	535944	1,691.78	At Maturity	3025
23-Apr-18	1,000,000.00	2.45%	Suncorp Bank	A-1	8-Nov-17	1,001,543.84	535948	1,543.84	At Maturity	3026

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**Camden Council**  
Investment Holdings Report - November 2017

<b>Term Deposits</b>											
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference	
26-Apr-18	1,000,000.00	2.46%	Suncorp Bank	A-1	13-Nov-17	1,001,213.15	535954	1,213.15	At Maturity	3027	
30-Apr-18	1,500,000.00	2.44%	Suncorp Bank	A-1	15-Nov-17	1,501,604.38	535960	1,604.38	At Maturity	3028	
2-May-18	1,000,000.00	2.60%	Commonwealth Bank of Australia	A-1+	4-Jul-17	1,010,684.93	535641	10,684.93	At Maturity	2992	
2-May-18	1,500,000.00	2.50%	National Australia Bank	A-1+	15-Nov-17	1,501,643.84	535964	1,643.84	At Maturity	3029	
7-May-18	1,000,000.00	2.60%	Commonwealth Bank of Australia	A-1+	4-Jul-17	1,010,684.93	535642	10,684.93	At Maturity	2993	
9-May-18	1,000,000.00	2.57%	Bank of Queensland	A-2	23-Nov-17	1,000,563.29	535986	563.29	At Maturity	3034	
14-May-18	1,000,000.00	2.57%	Bank of Queensland	A-2	29-Nov-17	1,000,140.82	536005	140.82	At Maturity	3036	
13-Jun-18	1,500,000.00	2.50%	Suncorp Bank	A-1	15-Nov-17	1,501,643.84	535961	1,643.84	At Maturity	3030	
20-Jun-18	1,000,000.00	2.50%	Suncorp Bank	A-1	15-Nov-17	1,001,095.89	535962	1,095.89	At Maturity	3031	
21-Jun-18	2,000,000.00	2.60%	AMP Bank	A-1	21-Jun-17	2,023,221.92	535467	23,221.92	At Maturity	2988	
25-Jun-18	1,000,000.00	2.60%	AMP Bank	A-1	21-Jun-17	1,011,610.96	535468	11,610.96	Annually	2989	
1-Aug-18	1,000,000.00	4.15%	Bank of Queensland	A-2	5-Aug-14	1,013,075.34	535480	13,075.34	Annually	2738	
1-Nov-18	2,500,000.00	5.00%	Bank of Queensland	A-2	4-Nov-13	2,508,561.64	535476	8,561.64	Annually	2653	
22-Nov-18	1,000,000.00	5.10%	Bank of Queensland	A-2	25-Nov-13	1,000,558.90	535477	558.90	Annually	2661	
28-Feb-19	1,000,000.00	5.00%	Rabodirect	A+	28-Feb-14	1,037,808.22	535516	37,808.22	Annually	2702	
6-Mar-19	1,200,000.00	5.00%	Rabodirect	A+	3-Mar-14	1,244,876.71	535517	44,876.71	Annually	2703	
15-May-19	1,500,000.00	4.55%	Westpac Group	AA-	15-May-14	1,502,991.78	535497	2,991.78	Quarterly	2717	
22-May-19	1,500,000.00	4.55%	Westpac Group	AA-	21-May-14	1,501,869.86	535536	1,869.86	Quarterly	2718	
25-Nov-19	1,000,000.00	2.90%	ING Bank (Australia)	A**	23-Nov-17	1,000,635.62	535985	635.62	Annually	3032	
27-Nov-19	1,000,000.00	4.10%	Rabodirect	A+	27-Nov-14	1,000,449.32	535518	449.32	Annually	2760	
27-Nov-19	2,000,000.00	2.88%	Rural Bank	BBB+	23-Nov-17	2,001,262.47	535987	1,262.47	Annually	3033	
2-Dec-19	1,500,000.00	2.90%	ING Bank (Australia)	A**	27-Nov-17	1,500,476.71	535996	476.71	Annually	3035	
4-Dec-19	1,500,000.00	4.25%	Bendigo and Adelaide Bank	BBB+	28-Nov-14	1,500,523.97	535488	523.97	Annually	2762	
11-Dec-19	1,500,000.00	4.00%	National Australia Bank	AA-	16-Dec-14	1,557,534.25	535504	57,534.25	Annually	2766	
19-Dec-19	1,000,000.00	3.85%	Macquarie Bank	A	19-Dec-14	1,113,706.85	535503	113,706.85	At Maturity	2767	
2-Feb-20	1,000,000.00	3.90%	Westpac Group	AA-	2-Feb-15	1,003,098.63	535537	3,098.63	Quarterly	2772	



### Camden Council Investment Holdings Report - November 2017

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
15-Mar-21	1,000,000.00	3.60%	Bank of Queensland	BBB+	15-Mar-17	1,025,742.47	535484	25,742.47	Annually	2958
7-Apr-21	1,000,000.00	3.50%	Bank of Queensland	BBB+	3-Apr-17	1,023,205.48	535486	23,205.48	Annually	2963
17-May-21	1,000,000.00	3.10%	Westpac Group	AA-	16-May-17	1,001,273.97	535544	1,273.97	Quarterly	2975
1-Feb-22	1,000,000.00	3.60%	Westpac Group	AA-	1-Feb-17	1,002,958.90	535538	2,958.90	Quarterly	2936
2-Feb-22	1,500,000.00	3.57%	Westpac Group	AA-	2-Feb-17	1,504,254.66	535539	4,254.66	Quarterly	2937
10-Feb-22	1,000,000.00	3.56%	Westpac Group	AA-	10-Feb-17	1,002,048.22	535540	2,048.22	Quarterly	2938
15-Feb-22	1,500,000.00	3.75%	Bank of Queensland	BBB+	15-Feb-17	1,544,537.67	535547	44,537.67	Annually	2939
22-Feb-22	2,000,000.00	3.64%	Westpac Group	AA-	22-Feb-17	2,001,795.07	535541	1,795.07	Quarterly	2940
28-Feb-22	1,000,000.00	3.75%	Bank of Queensland	BBB+	27-Feb-17	1,028,458.90	535483	28,458.90	Annually	2946
28-Feb-22	1,000,000.00	3.55%	Westpac Group	AA-	28-Feb-17	1,000,291.78	535542	291.78	Quarterly	2950
1-Mar-22	1,000,000.00	3.58%	Westpac Group	AA-	1-Mar-17	1,008,925.48	535543	8,925.48	Quarterly	2952
3-Mar-22	1,000,000.00	3.60%	Westpac Group	AA-	3-Mar-17	1,008,679.45	535545	8,679.45	Quarterly	2954
9-Mar-22	1,000,000.00	3.61%	Westpac Group	AA-	9-Mar-17	1,008,011.23	535546	8,011.23	Quarterly	2956
23-Mar-22	500,000.00	3.80%	Bank of Queensland	BBB+	23-Mar-17	513,169.86	535485	13,169.86	Annually	2960
4-May-22	1,000,000.00	3.60%	Bank of Queensland	BBB+	8-May-17	1,020,416.44	535487	20,416.44	Annually	2971
	<b>110,700,000.00</b>					<b>111,813,609.01</b>		<b>1,113,609.01</b>		

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**Investment Summary Report  
December 2017**

**Camden Council**

Executive Summary - December 2017



**Investment Holdings**

	Amount (\$)	Current Yield (%)
Cash	3,500,000.00	1.70
Term Deposit	113,700,000.00	3.02
	<b>117,200,000.00</b>	

**Detailed Maturity Profile**

	Amount (\$)
00. Cash + Managed Funds	3,500,000
01. Less Than 30 Days	16,000,000
02. Between 30 Days and 60 Days	11,000,000
03. Between 60 Days and 90 Days	10,500,000
04. Between 90 Days and 180 Days	36,500,000
05. Between 180 Days and 365 Days	6,000,000
06. Between 365 Days and 3 Years	17,200,000
07. Between 3 Years and 5 Years	16,500,000
	<b>117,200,000</b>

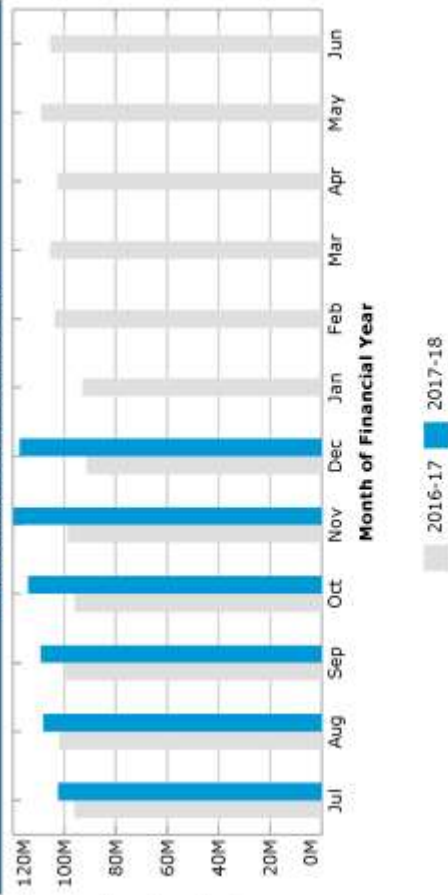
Percentages in this report may not add up to 100% due to rounding

**Sources of Funds**

	Amount (\$)
Section 94 Developer Contributions	56,849,400
Restricted Grant Income	811,530
Externally Restricted Reserves	11,800,380
Internally Restricted Reserves	28,348,451
General Fund	19,390,239
<b>Total Funds Invested</b>	<b>117,200,000</b>

Council's investment portfolio has decreased by \$2.6m since the November reporting period. The decrease primarily relates to payments for capital works and operational expenditure prior to the end of the December period.

**Investment Portfolio Balance**





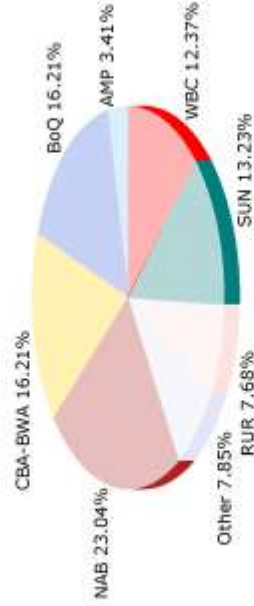
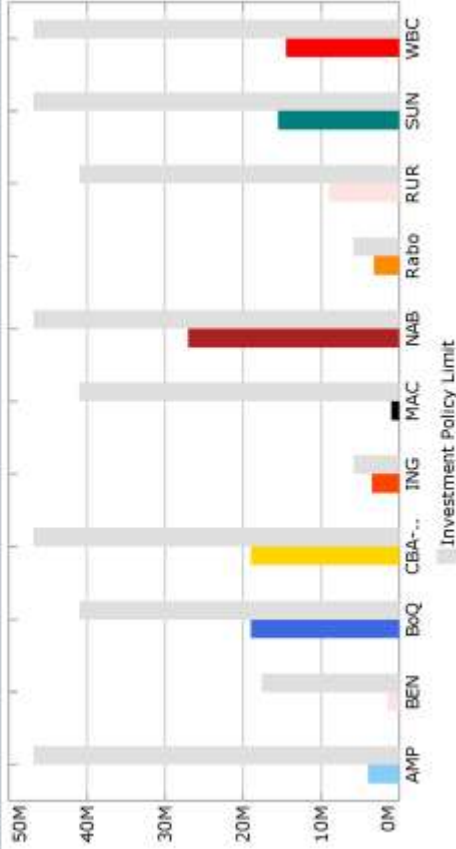


**Camden Council**  
Individual Institutional Exposures Report - December 2017

Individual Institutional Exposures

Parent Group	Exposure (\$M)	Credit Rating	Policy Limit	Actual	Capacity
AMP Bank	4.00M	A-1, A	40.00%	3.41%	42.88M
Bank of Queensland	19.00M	A-2, BBB+	35.00%	16.21%	22.02M
Bendigo and Adelaide Bank	1.50M	A-2, BBB+	15.00%	1.28%	16.08M
Commonwealth Bank of Australia	19.00M	A-1+, AA-	40.00%	16.21%	27.88M
ING Group (Foreign Sub)	3.50M	A-1*, A*	5.00%	2.99%	2.36M
Macquarie Group	1.00M	A-1, A	35.00%	.85%	40.02M
National Australia Bank	27.00M	A-1+, AA-	40.00%	23.04%	19.88M
Rabobank Aus (Foreign Sub)	3.20M	A-1*, A+*	5.00%	2.73%	2.66M
Rural Bank	9.00M	A-2, BBB+	35.00%	7.68%	32.02M
Suncorp Bank	15.50M	A-1, A+	40.00%	13.23%	31.38M
Westpac Group	14.50M	A-1+, AA-	40.00%	12.37%	32.38M
	<b>117.20M</b>				

Individual Institutional Exposure Charts



\*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 5% of the total portfolio in any single entity

Council's portfolio is within its individual institutional investment policy limits.  
Council's portfolio is within its term to maturity investment policy limits.  
Council's portfolio complies with the NSW Ministerial Investment Order.



**Camden Council**  
Performance Summary - December 2017

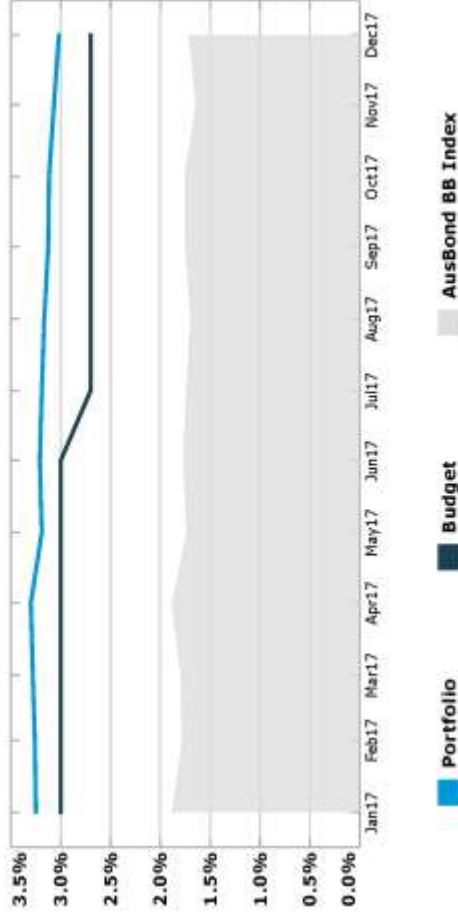
**Interest Summary**

Interest Summary as of December 2017	
Number of Investments	89
Average Days to Maturity	411
Weighted Portfolio Yield	3.02%
CBA Call Account	1.70%
Highest Rate	5.10%
Lowest Rate	2.40%
Budget Rate	2.70%
Average BBSW (30 Day)	1.69%
Average BBSW (90 Day)	1.77%
Average BBSW (180 Day)	1.95%
Official Cash Rate	1.50%
AusBond Bank Bill Index	1.70%

Interest Received During the 2017/2018 Financial Year			
	December	Cumulative	* Revised Budget
General Fund	\$125,428	\$792,099	\$1,400,000
Restricted	\$164,217	\$910,832	\$1,500,000
<b>Total</b>	<b>\$289,645</b>	<b>\$1,702,931</b>	<b>\$2,900,000</b>

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

**Investment Performance**



**Historical Performance Summary**

	Portfolio	AusBond BB Index	Outperformance
Dec 2017	3.02%	1.70%	1.32%
Last 3 Months	3.07%	1.69%	1.38%
Last 6 Months	3.11%	1.70%	1.41%
Financial Year to Date	3.11%	1.70%	1.41%
Last 12 months	3.18%	1.75%	1.43%

**Investment Performance**

Council's portfolio returned 3.02%pa on a weighted average yield basis during December. This compares favourably with the Ausbond Bank Bill Index's return of 1.70%pa for the month.



**Camden Council**  
Investment Holdings Report - December 2017

<b>Cash Accounts</b>						
Amount (\$)	Current Yield	Institution	Credit Rating	Amount (\$)	Deal No.	Reference
3,500,000.00	1.70%	Commonwealth Bank of Australia	A-1+	3,500,000.00	535548	
<b>3,500,000.00</b>				<b>3,500,000.00</b>		

<b>Term Deposits</b>										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
2-Jan-18	1,000,000.00	2.47%	National Australia Bank	A-1+	22-Aug-17	1,008,932.60	535674	8,932.60	At Maturity	3003
3-Jan-18	2,000,000.00	2.75%	Commonwealth Bank of Australia	A-1+	3-Jan-17	2,054,698.63	535491	54,698.63	At Maturity	2929
3-Jan-18	1,000,000.00	2.49%	National Australia Bank	A-1+	28-Aug-17	1,008,595.62	535675	8,595.62	At Maturity	3004
8-Jan-18	1,500,000.00	2.50%	National Australia Bank	A-1+	29-Aug-17	1,512,842.47	535676	12,842.47	At Maturity	3005
9-Jan-18	2,000,000.00	3.70%	Rural Bank	A-2	9-Jan-15	2,072,378.08	535519	72,378.08	Annually	2769
15-Jan-18	1,500,000.00	3.70%	Rural Bank	A-2	14-Jan-15	1,553,219.18	535521	53,219.18	Annually	2770
17-Jan-18	2,000,000.00	2.53%	National Australia Bank	A-1+	31-Aug-17	2,017,051.51	535677	17,051.51	At Maturity	3006
22-Jan-18	1,500,000.00	2.54%	National Australia Bank	A-1+	31-Aug-17	1,512,839.18	535678	12,839.18	At Maturity	3007
24-Jan-18	1,500,000.00	2.52%	National Australia Bank	A-1+	4-Sep-17	1,512,323.84	535687	12,323.84	At Maturity	3008
29-Jan-18	2,000,000.00	2.53%	National Australia Bank	A-1+	4-Sep-17	2,016,496.99	535688	16,496.99	At Maturity	3009
31-Jan-18	1,500,000.00	2.53%	National Australia Bank	A-1+	25-Sep-17	1,510,189.32	535798	10,189.32	At Maturity	3012
5-Feb-18	1,000,000.00	2.45%	Bankwest	A-1+	10-Oct-17	1,005,571.23	535850	5,571.23	At Maturity	3016
7-Feb-18	1,000,000.00	2.50%	Rural Bank	A-2	4-Oct-17	1,006,095.89	535830	6,095.89	At Maturity	3015
12-Feb-18	1,000,000.00	2.40%	Suncorp Bank	A-1	23-Oct-17	1,004,602.74	535886	4,602.74	At Maturity	3018
14-Feb-18	1,500,000.00	2.44%	Bankwest	A-1+	23-Oct-17	1,507,019.18	535887	7,019.18	At Maturity	3019
19-Feb-18	1,500,000.00	2.45%	Bankwest	A-1+	24-Oct-17	1,506,947.26	535889	6,947.26	At Maturity	3020
22-Feb-18	1,000,000.00	4.65%	Bank of Queensland	A-2	27-Feb-14	1,039,238.36	535479	39,238.36	Annually	2701
26-Feb-18	1,500,000.00	2.55%	Commonwealth Bank of Australia	A-1+	30-May-17	1,522,635.62	535493	22,635.62	At Maturity	2980
28-Feb-18	1,000,000.00	2.55%	Commonwealth Bank of Australia	A-1+	9-Jun-17	1,014,391.78	535494	14,391.78	At Maturity	2984
5-Mar-18	1,000,000.00	2.55%	Commonwealth Bank of Australia	A-1+	9-Jun-17	1,014,391.78	535495	14,391.78	At Maturity	2985



### Camden Council Investment Holdings Report - December 2017

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
7-Mar-18	1,000,000.00	2.55%	Commonwealth Bank of Australia	A-1+	9-Jun-17	1,014,391.78	535496	14,391.78	At Maturity	2986
12-Mar-18	2,000,000.00	2.55%	Suncorp Bank	A-1	11-Sep-17	2,015,649.32	535768	15,649.32	At Maturity	3010
14-Mar-18	1,000,000.00	2.48%	Suncorp Bank	A-1	24-Oct-17	1,004,688.22	535890	4,688.22	At Maturity	3021
19-Mar-18	2,000,000.00	2.55%	Suncorp Bank	A-1	11-Sep-17	2,015,649.32	535769	15,649.32	At Maturity	3011
21-Mar-18	1,500,000.00	2.50%	Suncorp Bank	A-1	25-Oct-17	1,506,986.30	535891	6,986.30	At Maturity	3022
26-Mar-18	1,000,000.00	2.55%	Suncorp Bank	A-1	27-Sep-17	1,006,706.85	535802	6,706.85	At Maturity	3013
28-Mar-18	1,000,000.00	2.57%	National Australia Bank	A-1+	4-Oct-17	1,006,266.58	535829	6,266.58	At Maturity	3014
3-Apr-18	1,500,000.00	2.48%	National Australia Bank	A-1+	30-Oct-17	1,506,420.82	535895	6,420.82	At Maturity	3023
4-Apr-18	1,000,000.00	2.45%	Bankwest	A-1+	1-Nov-17	1,004,094.52	535906	4,094.52	At Maturity	3024
9-Apr-18	1,000,000.00	2.60%	AMP Bank	A-1	10-Oct-17	1,005,912.33	535859	5,912.33	At Maturity	3017
10-Apr-18	1,000,000.00	2.59%	National Australia Bank	A-1+	10-Apr-17	1,018,875.07	535513	18,875.07	At Maturity	2965
16-Apr-18	1,000,000.00	2.59%	ING Bank (Australia)	A-1*	17-Jul-17	1,011,921.10	535644	11,921.10	At Maturity	2995
18-Apr-18	1,000,000.00	2.47%	Rural Bank	A-2	6-Nov-17	1,003,789.59	535944	3,789.59	At Maturity	3025
23-Apr-18	1,000,000.00	2.45%	Suncorp Bank	A-1	8-Nov-17	1,003,624.66	535948	3,624.66	At Maturity	3026
26-Apr-18	1,000,000.00	2.46%	Suncorp Bank	A-1	13-Nov-17	1,003,302.47	535954	3,302.47	At Maturity	3027
30-Apr-18	1,500,000.00	2.44%	Suncorp Bank	A-1	15-Nov-17	1,504,712.88	535960	4,712.88	At Maturity	3028
2-May-18	1,000,000.00	2.60%	Commonwealth Bank of Australia	A-1+	4-Jul-17	1,012,893.15	535641	12,893.15	At Maturity	2992
2-May-18	1,500,000.00	2.50%	National Australia Bank	A-1+	15-Nov-17	1,504,828.77	535964	4,828.77	At Maturity	3029
7-May-18	1,000,000.00	2.60%	Commonwealth Bank of Australia	A-1+	4-Jul-17	1,012,893.15	535642	12,893.15	At Maturity	2993
9-May-18	1,000,000.00	2.57%	Bank of Queensland	A-2	23-Nov-17	1,002,746.03	535986	2,746.03	At Maturity	3034
14-May-18	1,000,000.00	2.57%	Bank of Queensland	A-2	29-Nov-17	1,002,323.56	536005	2,323.56	At Maturity	3036
16-May-18	1,500,000.00	2.57%	Bank of Queensland	A-2	1-Dec-17	1,503,274.11	536018	3,274.11	At Maturity	3038
21-May-18	1,500,000.00	2.57%	Bank of Queensland	A-2	1-Dec-17	1,503,274.11	536019	3,274.11	At Maturity	3039
23-May-18	1,000,000.00	2.46%	National Australia Bank	A-1+	4-Dec-17	1,001,887.12	536033	1,887.12	At Maturity	3040
26-May-18	1,000,000.00	2.50%	National Australia Bank	A-1+	6-Dec-17	1,001,780.82	536063	1,780.82	At Maturity	3041
30-May-18	1,500,000.00	2.50%	National Australia Bank	A-1+	7-Dec-17	1,502,568.49	536070	2,568.49	At Maturity	3042

Page 6 of 8.

### Camden Council Investment Holdings Report - December 2017

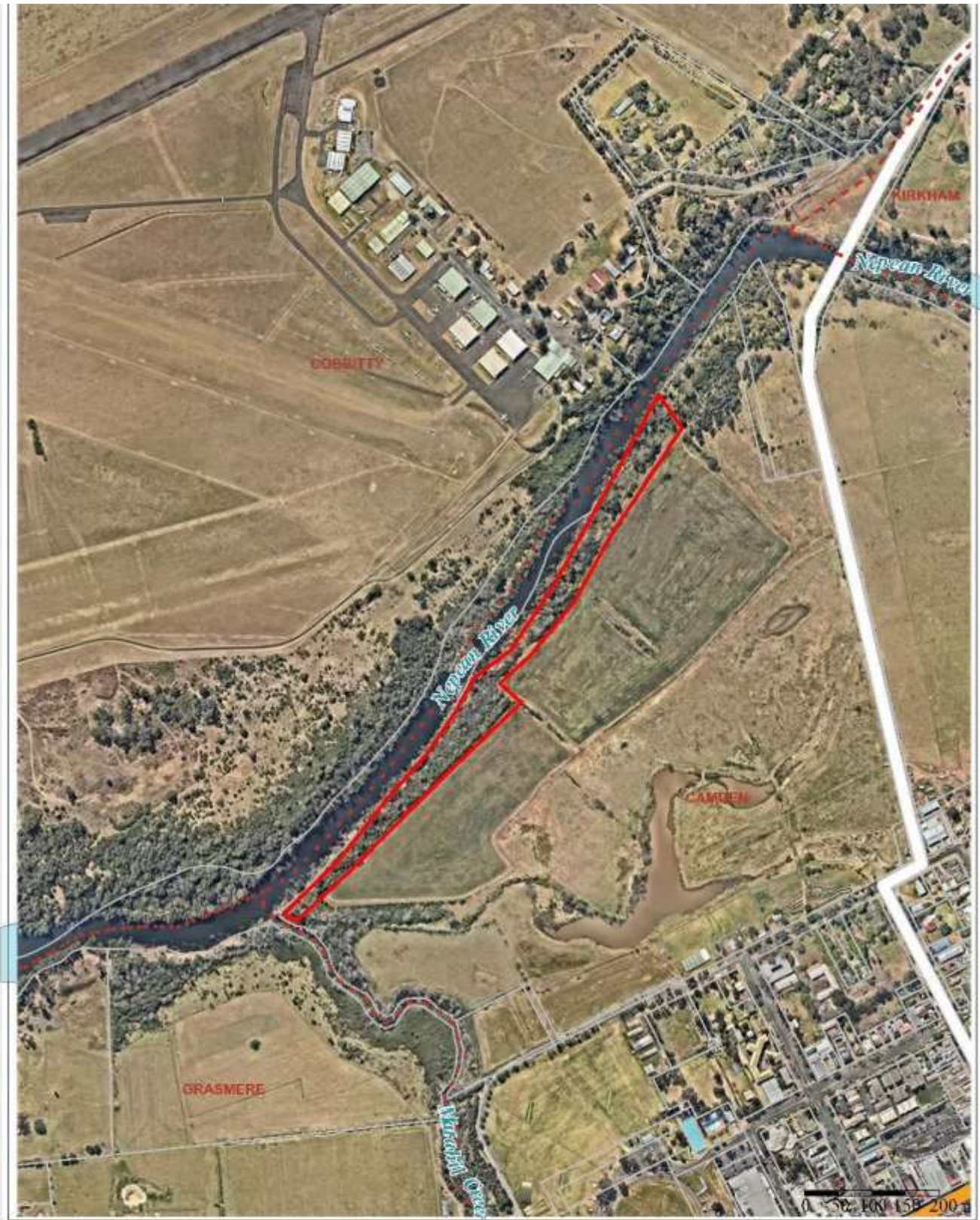


Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
4-Jun-18	500,000.00	2.50%	National Australia Bank	A-1+	13-Dec-17	500,650.68	536080	650.68	At Maturity	3044
6-Jun-18	2,000,000.00	2.50%	Bankwest	A-1+	13-Dec-17	2,002,602.74	536079	2,602.74	At Maturity	3045
12-Jun-18	1,500,000.00	2.50%	National Australia Bank	A-1+	13-Dec-17	1,501,952.05	536085	1,952.05	At Maturity	3046
13-Jun-18	1,500,000.00	2.50%	Suncorp Bank	A-1	15-Nov-17	1,504,828.77	535961	4,828.77	At Maturity	3030
18-Jun-18	1,000,000.00	2.50%	Suncorp Bank	A-1	11-Dec-17	1,001,438.36	536076	1,438.36	At Maturity	3043
18-Jun-18	1,000,000.00	2.60%	Bank of Queensland	A-2	22-Dec-17	1,000,712.33	536096	712.33	At Maturity	3050
20-Jun-18	1,000,000.00	2.50%	Suncorp Bank	A-1	15-Nov-17	1,003,219.18	535962	3,219.18	At Maturity	3031
21-Jun-18	2,000,000.00	2.60%	AMP Bank	A-1	21-Jun-17	2,027,638.36	535467	27,638.36	At Maturity	2988
25-Jun-18	1,000,000.00	2.60%	AMP Bank	A-1	21-Jun-17	1,013,819.18	535468	13,819.18	Annually	2989
25-Jun-18	1,000,000.00	2.51%	National Australia Bank	A-1+	20-Dec-17	1,000,825.21	536093	825.21	At Maturity	3049
27-Jun-18	2,000,000.00	2.52%	National Australia Bank	A-1+	18-Dec-17	2,001,933.15	536089	1,933.15	At Maturity	3048
1-Aug-18	1,000,000.00	4.15%	Bank of Queensland	A-2	5-Aug-14	1,016,600.00	535480	16,600.00	Annually	2738
1-Nov-18	2,500,000.00	5.00%	Bank of Queensland	A-2	4-Nov-13	2,519,178.08	535476	19,178.08	Annually	2653
22-Nov-18	1,000,000.00	5.10%	Bank of Queensland	A-2	25-Nov-13	1,004,890.41	535477	4,890.41	Annually	2661
12-Dec-18	1,500,000.00	2.60%	Bank of Queensland	A-2	13-Dec-17	1,502,030.14	536086	2,030.14	At Maturity	3047
28-Feb-19	1,000,000.00	5.00%	RaboDirect	A+*	28-Feb-14	1,042,054.79	535516	42,054.79	Annually	2702
6-Mar-19	1,200,000.00	5.00%	RaboDirect	A+*	3-Mar-14	1,249,972.60	535517	49,972.60	Annually	2703
15-May-19	1,500,000.00	4.55%	Westpac Group	AA-	15-May-14	1,508,788.36	535497	8,788.36	Quarterly	2717
22-May-19	1,500,000.00	4.55%	Westpac Group	AA-	21-May-14	1,507,666.44	535536	7,666.44	Quarterly	2718
25-Nov-19	1,000,000.00	2.90%	ING Bank (Australia)	A-*	23-Nov-17	1,003,098.63	535985	3,098.63	Annually	3032
27-Nov-19	1,000,000.00	4.10%	RaboDirect	A+*	27-Nov-14	1,003,931.51	535518	3,931.51	Annually	2760
27-Nov-19	2,000,000.00	2.88%	Rural Bank	BBB+	23-Nov-17	2,006,154.52	535987	6,154.52	Annually	3033
2-Dec-19	1,500,000.00	2.90%	ING Bank (Australia)	A-*	27-Nov-17	1,504,171.23	535996	4,171.23	Annually	3035
2-Dec-19	1,500,000.00	2.83%	Rural Bank	BBB+	1-Dec-17	1,503,605.34	536020	3,605.34	Annually	3037
4-Dec-19	1,500,000.00	4.25%	Bendigo and Adelaide Bank	BBB+	28-Nov-14	1,505,938.36	535488	5,938.36	Annually	2762
11-Dec-19	1,500,000.00	4.00%	National Australia Bank	AA-	16-Dec-14	1,502,301.37	535504	2,301.37	Annually	2766



### Camden Council Investment Holdings Report - December 2017

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
19-Dec-19	1,000,000.00	3.85%	Macquarie Bank	A	19-Dec-14	1,116,976.71	535503	116,976.71	At Maturity	2767
2-Feb-20	1,000,000.00	3.90%	Westpac Group	AA-	2-Feb-15	1,006,410.96	535537	6,410.96	Quarterly	2772
15-Mar-21	1,000,000.00	3.60%	Bank of Queensland	BBB+	15-Mar-17	1,028,800.00	535484	28,800.00	Annually	2958
7-Apr-21	1,000,000.00	3.50%	Bank of Queensland	BBB+	3-Apr-17	1,026,178.08	535486	26,178.08	Annually	2963
17-May-21	1,000,000.00	3.10%	Westpac Group	AA-	16-May-17	1,003,906.85	535544	3,906.85	Quarterly	2975
1-Feb-22	1,000,000.00	3.60%	Westpac Group	AA-	1-Feb-17	1,006,016.44	535538	6,016.44	Quarterly	2936
2-Feb-22	1,500,000.00	3.57%	Westpac Group	AA-	2-Feb-17	1,508,802.74	535539	8,802.74	Quarterly	2937
10-Feb-22	1,000,000.00	3.56%	Westpac Group	AA-	10-Feb-17	1,005,071.78	535540	5,071.78	Quarterly	2938
15-Feb-22	1,500,000.00	3.75%	Bank of Queensland	BBB+	15-Feb-17	1,549,315.07	535547	49,315.07	Annually	2939
22-Feb-22	2,000,000.00	3.64%	Westpac Group	AA-	22-Feb-17	2,007,978.08	535541	7,978.08	Quarterly	2940
28-Feb-22	1,000,000.00	3.75%	Bank of Queensland	BBB+	27-Feb-17	1,031,643.84	535483	31,643.84	Annually	2946
28-Feb-22	1,000,000.00	3.55%	Westpac Group	AA-	28-Feb-17	1,003,306.85	535542	3,306.85	Quarterly	2950
1-Mar-22	1,000,000.00	3.58%	Westpac Group	AA-	1-Mar-17	1,003,040.55	535543	3,040.55	Quarterly	2952
3-Mar-22	1,000,000.00	3.60%	Westpac Group	AA-	3-Mar-17	1,002,761.64	535545	2,761.64	Quarterly	2954
9-Mar-22	1,000,000.00	3.61%	Westpac Group	AA-	9-Mar-17	1,002,076.99	535546	2,076.99	Quarterly	2956
23-Mar-22	500,000.00	3.80%	Bank of Queensland	BBB+	23-Mar-17	514,783.56	535485	14,783.56	Annually	2960
4-May-22	1,000,000.00	3.60%	Bank of Queensland	BBB+	8-May-17	1,023,473.97	535487	23,473.97	Annually	2971
	<b>113,700,000.00</b>					<b>114,862,468.28</b>		<b>1,162,468.28</b>		





Camden Council  
 100-110 High Street  
 Camden NSW 2245  
 Telephone: 02 4664 7777  
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 Email: [info@camden.nsw.gov.au](mailto:info@camden.nsw.gov.au)

**Important Notice!**

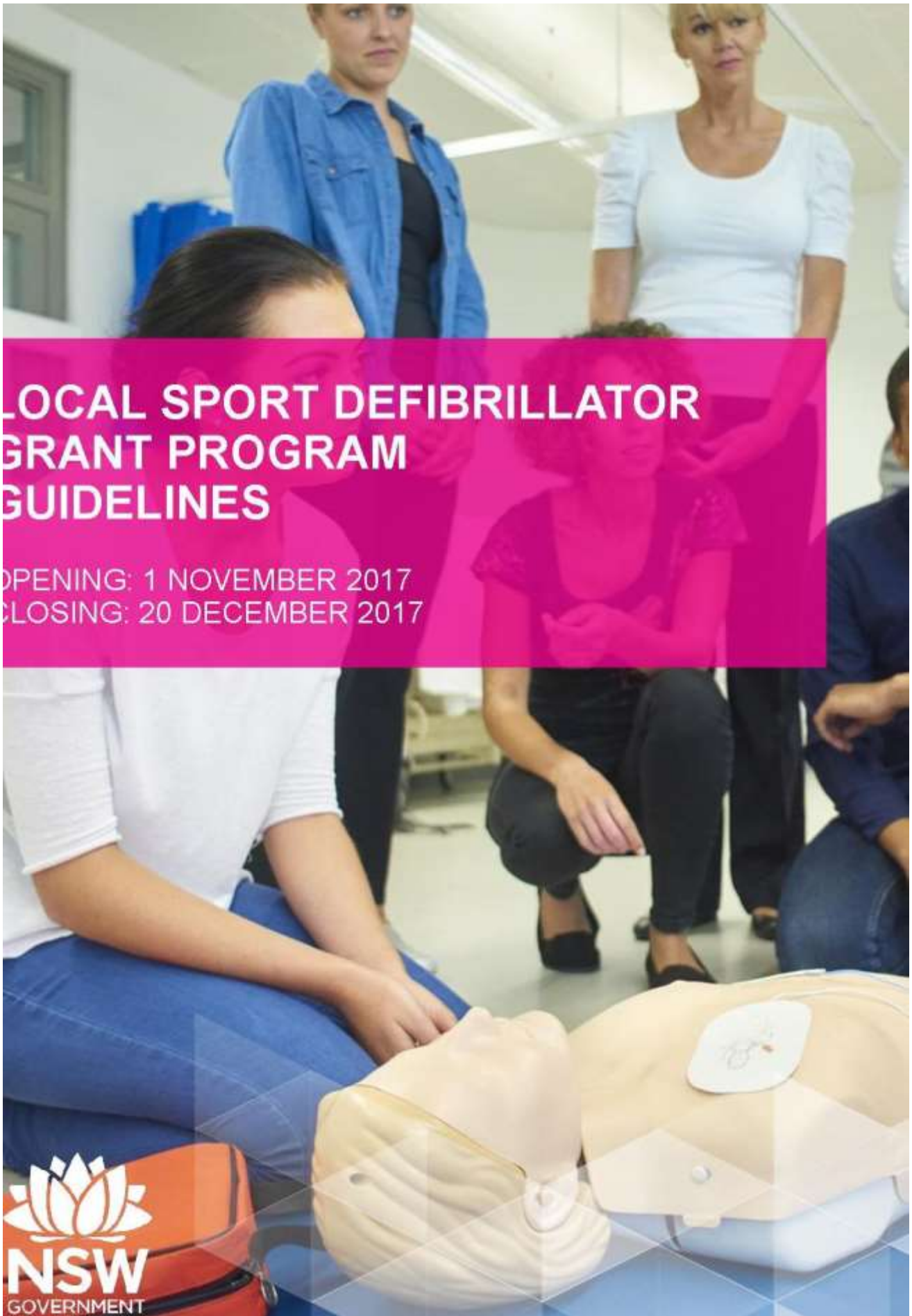
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Drawn By: Amelia Woodcock  
 Project Ref: 00491 (NSG-p004-20)  
 Date: 06/10/2018 09:49:28

## Aerial Imagery of 20 Million Trees Site - Camden Town Farm

Map Scale: 1:7500 at A4





ORD08

Attachment 1





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## MINISTER'S INTRODUCTION



It is fantastic news that as part of this year's budget for sport across NSW, funding of \$4 million has been allocated over four years to assist sports clubs across NSW in purchasing and maintaining an Automatic External Defibrillator (AED).

Spectators and players at community sports clubs will benefit from the state-wide rollout of AEDs. We will be rolling out more than 2,500 AEDs over the next four years under the Local Sport Defibrillator Grant Program, which will also see community members trained in how to use them.

Over 33,000 people experience cardiac arrest in Australia every year. The first eight minutes after a person has a cardiac arrest are the most critical and early access to CPR and defibrillation can increase the likelihood of survival by up to 75 per cent.

An AED is a small, portable device designed to deliver a controlled electrical shock to a person experiencing cardiac arrest. With thousands of spectators and players attending sporting events around the state every week, having AEDs at those venues will save lives.

Please take the time to read these guidelines and apply before 20 December 2017.

## ABOUT THE PROGRAM

The Local Sport Defibrillator Grant Program provides NSW sports clubs the opportunity to acquire an automated external defibrillator (AED) package for their club or sports facility at a reduced cost.

Sporting organisations will be able to choose from a panel of approved AED Panel Service Providers and a variety of AED packaged services with the level of customer service that meets their needs.

### The base level AED package will include:

- An AED
- AED familiarisation instruction
- A minimum of six years of essential AED maintenance

AED Panel Service Providers, AED products and services are required to meet and maintain minimum requirements under the panel contract with the Office of Sport. Sporting organisations must rely on their own enquiries to the suitability of the AED Panel Service Provider they engage.

Further information is provided in Appendices A and B.

## FUNDING AVAILABLE

Grants are available for up to 50 per cent of the AED package to the maximum amount per zone as outlined below.

Applicants will need to contribute to the purchase price and accept any further operating expenses from their own budget.

While the maximum 50 per cent co-contribution funding is set on the base level AED package requirements under the Program, organisations or sports clubs may choose a different package.

Funding should be expended within six months of the date of signing the funding agreement.

### Maximum AED Grant:

- Zone 1: \$1,250
- Zone 2: \$1,300
- Zone 3: \$1,400





## WHO IS ELIGIBLE TO APPLY?

- Incorporated, not-for-profit grassroots sports clubs in NSW.
- Applications from licensed sporting clubs **may be** considered providing the project directly benefits the sport and not the licensed premises.
- Applications **may be** considered from sport clubs associated with a school, church or university providing they are an incorporated not for profit club in their own right.
- Applications **may be** considered from councils on behalf of a number of eligible sports clubs that currently share facilities based in NSW and will be involved as partners in any project to acquire one or more AEDs for the shared facilities.

## WHAT IS NOT INCLUDED?

Items listed below unless outlined in the terms and conditions are not included:

- Ongoing maintenance outside of the scope of the maintenance schedule and any extended warranty as specified by the AED Panel Service Provider
- Accredited CPR, First Aid, ongoing or additional face-to-face AED familiarisation instruction
- Out-of-warranty repair of equipment
- Replacement costs of consumables including batteries and electrode pads
- Replacement or temporary replacement of the AED if it is damaged or unrecoverable through wear and tear, vandalism, accident, theft or misuse
- General first aid maintenance items or equipment (items requiring cleaning and disinfecting after use)

Note: This is a general guide only. Sports clubs/organisations should refer to the details set out in the particular AED Panel Service Providers' packages when choosing an AED Panel Service Provider.



## HOW TO APPLY

There are six steps in the application process:



Visit the grants website:  
[sport.nsw.gov.au/grants](http://sport.nsw.gov.au/grants),  
read the information about the program  
and determine if you are eligible to register.



**Read these Guidelines** to  
familiarise yourself with the  
program requirements and  
determine your application



**Register or  
search for your  
organisation**



**Submit** the application  
before the closing date of  
20 December 2017



**Complete your application**



**Register** your project

Applicants will receive a system generated email containing a PDF of their application. If not received, email [grantsunit@sport.nsw.gov.au](mailto:grantsunit@sport.nsw.gov.au). Unsubmitted applications will not be assessed. Once the recommendations have been made, all applicants will be notified in writing and details of successful projects will be published on the Office of Sport website.



## ASSESSMENT PROCESS

An initial eligibility assessment will be undertaken to determine that:

- Applicant organisation is eligible to apply and has public liability insurance with a minimum \$5 million cover;
- application is complete, submitted by the closing date and meets program requirements in regards to organisation eligibility, project requirements and completion dates;
- letter of support and acknowledgement has been provided by an authorised person from the local council or facility owner regarding purchase, installation and location of the AED; and
- an application received from local government is on behalf of sports clubs.

Sporting clubs at a multi-use facility are encouraged to collaborate with other sports clubs using the facilities on planning for medical emergencies, including the sharing of resources and locating the AED to maximise community access.

Eligibility does not guarantee success of your application. The assessment process will be conducted as soon as possible after the closing date.

**In determining priority for allocation of AED package, the Office of Sport will consider:**

1. Profile of participants, spectators, duration and frequency of club at facility *i.e. type and size, calendar of events, season dates, hours of facility use per day etc.*
2. Facilities that provide the broadest community access to the AED, including where the device will be installed, how it will be secured *i.e. installation of AED in the building providing the broadest level of access and available hours, installation of a 24 hour access cabinet, strategies to maximize community awareness around AED availability and ease of use outside your clubs normal hours of operation.*
3. Meet a demonstrated need in the community club or facility *i.e. type of sport and physical activity undertaken, age profile and percentage of higher risk participants, statistics of known medical conditions or previous incidents etc.*
4. Address barriers faced by the club to access emergency services and clubs without an existing AED *e.g. proximity to hospital, ambulatory or other emergency health services.*
5. Capacity of organisation to apply systems and processes to successfully undertake the ongoing use, management and maintenance of AED.

## FURTHER INFORMATION

### Terms & Conditions

To receive funds, successful clubs will be required to formally accept the terms and conditions of the grant that include:

- If, for whatever reason, an organisation is unable to proceed with the project the funds provided by the Office of Sport will be withdrawn or required to be refunded.
- Any variation to the project as detailed in the online application must be agreed to in writing by the Office of Sport.
- To maintain currency of its incorporation and liability insurance (minimum \$5 million) until the terminating date of this agreement.
- Acknowledgement that the project should be completed within six months of accepting the grant. If it has not been completed by this date, the Office of Sport may withdraw the grant and require the return of the funding, or any unspent balances, at its discretion.
- To provide the Office of Sport with a certificate of the use of grant money verifying that the funds were used for the purpose they were granted. A template will be provided.

### AED package conditions:

Within six months of accepting the grant funding terms and conditions, organisations must implement the following:

- Establish a [service level agreement](#) with their selected AED Panel Service Provider. That agreement establishes the parties and their commitments and obligations to each other and sets out the general terms and conditions under which an AED package will be provided
- Participate in the AED familiarisation instruction as part of this program by approved AED Panel Service Provider of choice (on delivery of the AED or within seven days of delivery).
- Implement a [medical emergency plan](#) and provide a copy as part of the grant reporting requirements.

### Acknowledgement

Organisations and clubs acknowledge the following as part of the terms and conditions of the grant:

- In the performance of the supply and delivery of approved AED Products and services, the AED Panel Service Provider is independent and is not the partner, employee or agent of the Office of Sport for any purposes whatsoever.

- The listing of AED Panel Service Providers on the Office of Sport's website does not constitute and must not be taken by organisations/clubs participating in the program as a guarantee by the Office of Sport of the AED Panel Service Providers or their services or AED products.
- Organisations and clubs must rely on their own enquiries regarding the suitability of the AED Panel Service Provider that they engage and satisfy themselves that the services and products to be provided by the AED Panel Service Provider are suitable for the organisations/clubs needs.

If you require further details of the terms and conditions, please contact 13 13 02.

### Payment of Grants

Successful applicants will be required to: accept the Program's terms and conditions; provide an invoice for the total amount of the grant plus GST (where applicable); and a copy of a [service level agreement](#) from an AED Panel Service Provider.

Applicants that do not have an ABN must provide a signed ATO Statement by Supplier form that can be downloaded from: [ato.gov.au/forms/statement-by-a-supplier-not-quoting-an-abn/](http://ato.gov.au/forms/statement-by-a-supplier-not-quoting-an-abn/)

Within six months of accepting the funding terms and conditions, organisations must:

- Purchase and install an AED.
- Participate in an initial AED familiarisation instruction (on delivery of the AED or within seven days of delivery).
- Have a [medical emergency plan](#) that is consistent with the current Sport Medicine Australia guidelines.

### Reporting

A financial acquittal (certificate of use of grant money) and project report will be required within six months of the date of accepting the funding terms and conditions. The project report will report against expenditure and installation of AED; provision of AED familiarisation instruction; provide feedback via the AED Panel Service Provider Customer Satisfaction Survey; and must include a copy of the clubs [medical emergency plan](#). Applicants that do not provide a financial acquittal and project report by the required date will be ineligible for future Office of Sport grants. A template for the financial acquittal will be provided.



### Insurance requirements

Organisations applying for funding via this program are required to have a minimum public liability insurance cover of \$5 million.

It is recommended, but not a condition of funding, that applicant organisations also have Personal Accident, Professional Indemnity and Directors and Officers insurance. Organisations that employ staff are required to comply with the *Workers Compensation Act 1987* and *Workplace Injury Management and Workers Compensation Act 1998*.

### Disclaimer

Submission of an application does not guarantee funding. The costs of preparing an application are borne by the applicant.

### Government Information (Public Access) Act 2009

Information received in applications and in respect of applications is treated as confidential. However, documents in the possession of Office of Sport are subject to the provisions of the Government Information (Public Access) Act 2009. Under some circumstances a copy of the application form and other material supplied by the applicant may be released, subject to the deletion of exempt material, in response to a request made in accordance with the Act.

### Privacy Policy

The Office of Sport will collect and store the information you voluntarily provide to enable processing of your grant application.

Any information provided by you will be stored on a database that will only be accessed by authorised personnel and is subject to privacy restrictions. The information will only be used for the purpose for which it was collected.

The Office of Sport is required to comply with the *Privacy and Personal Information Protection Act 1998* and collects the minimum personal information to enable it to contact an organisation and to assess the merits of an application.

Applicants must ensure that people whose personal details are supplied with applications are aware that the Office of Sport is being supplied with this information and how this information will be used.

### Disclosure of Project Information

Should your application be successful, the Office of Sport may wish to provide certain information to the media and Members of Parliament for promotional purposes. This information will include project name and description, electorate, town, and amount of the grant. The contact details supplied by the person submitting the application may also be provided to Members of Parliament for promotional purposes.

### Declaration by applicant

The declaration section of the application form should be approved by a person who has delegated authority to sign on behalf of the organisation e.g. CEO, General Manager or authorised member of the Board of Management.

### Important notes

The Office of Sport's capacity to efficiently assess your application is conditional upon you submitting a completed, accurate application. Applications could be considered ineligible if not all information is provided.

Apart from organisational and applicant contact details, no information provided in applications may be changed after the closing date.

### Definitions

The Office of Sport has not published definitions for this program. For a fact sheet, visit: [sport.nsw.gov.au/clubs/grants/defibrillator/fact-sheet](http://sport.nsw.gov.au/clubs/grants/defibrillator/fact-sheet)

### Further information

The Office of Sport staff are available to provide information to potential applicants on interpretation of these Guidelines. They can also provide advice on the online application process. Please direct enquiries to [grantsunit@sport.nsw.gov.au](mailto:grantsunit@sport.nsw.gov.au)

## APPENDIX A: Checklist for applicants

Documentation to support application	
Letter of support regarding purchase and location of AED device from local council or facility owner	
Joint application - Evidence of agreement or partnership in AED project from sport clubs at multi-use facility	
Successful applicants will be required to	
Accept the Program's Terms and Conditions via online grants program	
Establish a <a href="#">service level agreement</a> with their selected AED Panel Service Provider – click here to access a template	
Provide an invoice for the total amount of the grant plus GST (where applicable) and a copy of the <a href="#">service level agreement</a>	
Be solely responsible for managing the transaction between themselves and their selected AED Panel Service Provider	
Liaise directly with their selected AED Panel Service Provider to purchase and obtain approved AED products and services; this includes communicating all delivery and logistical matters, raising complaints or disputes	
Provide a financial acquittal and project report (including a <a href="#">medical emergency plan</a> ) within 6 months of the date of accepting the funding terms and conditions, including the AED Panel Service Provider Customer Satisfaction Survey	
Implement a <a href="#">medical emergency plan</a> , to be uploaded as part of the grant reporting requirements	
Undertake AED familiarisation instruction on delivery or within one week of the delivery of the AED	
Be responsible for the ongoing management and maintenance of the AED for its expected life	
Resourcing factors to consider for the ongoing management of AED	
Contribute to the initial purchase cost	
Training, education and awareness costs (outside initial AED familiarisation instruction in AED base package) e.g. refresher or due to staff/volunteer turn over	
Record keeping e.g. training, maintenance, incidents, and investigations	
Service and maintenance costs (outside features of initial AED base package). Note: AED package features are outlined by each provider. Features may vary.	
Replacement costs electrode pads, batteries, mounting bracket and signage	

## APPENDIX B: List of AED Panel Service Providers

AED Service Provider
Allens Training with Adopt-A-Defib
Australian Red Cross Training Services
CARDIAC Responder
Defib For Life
Defibshop
Device Technologies
Integrity Health & Safety
Michael Hughes Foundation
Rapid 1 <sup>st</sup> Aid Training and Supplies
Responder 1
Response For Life
Royal Life Saving Society
St John Ambulance
Surf Life Saving NSW
Vital Resus Australia
Wollongong First Aid
ZOLL Medical Australia



ORD08

Attachment 1

**Contact details**

For further information on the eligibility criteria and requirements please contact the Office of Sport on 13 13 02 or [grantsunit@sport.nsw.gov.au](mailto:grantsunit@sport.nsw.gov.au) [sport.nsw.gov.au](http://sport.nsw.gov.au)





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## ORDINARY COUNCIL

**ORD13**

**SUBJECT: REQUEST TO WAIVE FEES - ANZAC DAY 2013**  
**FROM:** Director Works & Services  
**BINDER:** 13/52489

---

### PURPOSE OF REPORT

To consider a request from the Camden RSL Sub-branch to waive Council fees associated with operation of the 2013 ANZAC Day Event and Council fees associated with the future operation of ANZAC Day Events.

### BACKGROUND

Each year on ANZAC Day, the Camden RSL Sub-branch organises a number of events which include ANZAC Day dawn service and a street march.

The ANZAC Day Dawn Service takes place in the Camden RSL Sub Branch Rose Garden. The street march commences in Elizabeth Street into Argyle Street, proceeding south to and along Cawdor Road to the Bicentennial Equestrian Park Memorial.

In order to close roads and hold the ANZAC Day Event, the Camden RSL is required to obtain the appropriate approvals from Council. In previous years Council has waived the fees associated with these approvals.

### MAIN REPORT

An application has been lodged with Council by the Camden RSL Sub-branch to close roads in Camden to conduct the 2013 ANZAC Day Event. In doing so, the RSL has requested that Council waive the application fees associated with the operation of the 2013 Anzac Day Event and for future years.

Requests for a temporary road closure require an application to Council as the roads authority. Under Council's adopted Fees and Charges 2012/2013, the fee for a Special Event Permit Application is \$96 and the fee for a temporary road closure (Public Road Event) is \$1,520. These fees relate to Council staff resources required to assess and administer the road closure application.

Special Event Transport Management Plans incorporating traffic control plans have been prepared to ensure appropriate measures are implemented as a part of the road closures and traffic management.

Council staff do not have delegation to waive these fees. Accordingly, the request to waive the Special Event Permit Application of \$96 and the temporary road closure (Public Road Event) of \$1520 is reported to Council for consideration.

The ANZAC Day event is a community event commemorating a significant day in Australia's history. In recognition of the significance of ANZAC Day, the waiving of Council fees is considered appropriate.

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This is the report submitted to the Ordinary Council held on 29 January 2013 - Page 1



To remove the need for this matter to be reported to Council in future years, Council could consider waiving the Council fees associated with this event for 2013 and future years with a provision that the General Manager report this matter back to Council in the event of any significant cost implications for Council.

#### **CONCLUSION**

The request from the Camden RSL Sub-branch to waive Council fees associated with operation of the 2013 ANZAC Day Event is considered appropriate in recognition of the significance of ANZAC Day.

The waiving of fees is a matter for Council to determine.

#### **RECOMMENDED**

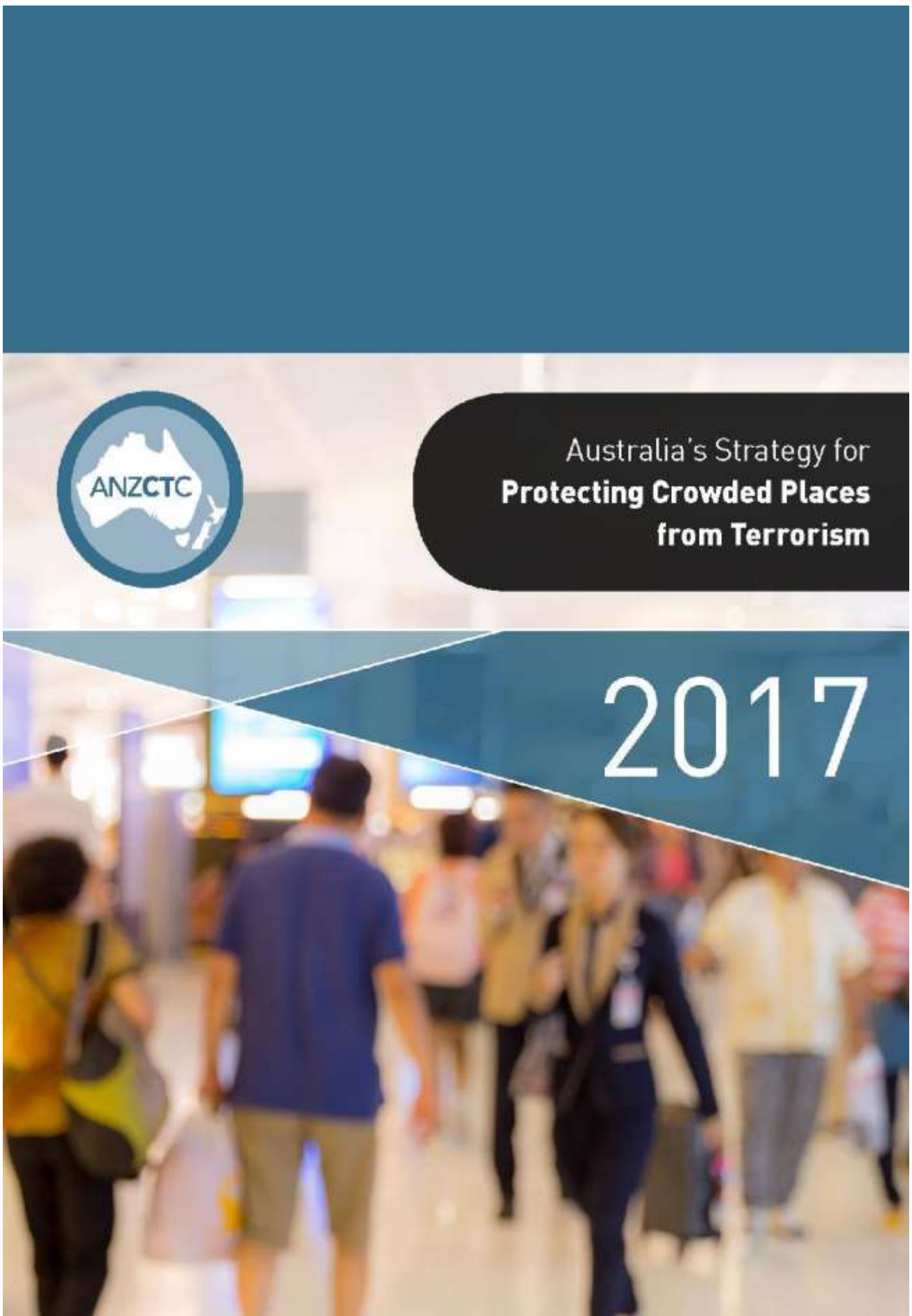
**A matter for Council to determine.**

#### **Ordinary Council Resolution**

Resolution: Moved Councillor Fischer, Seconded Councillor Bligh that:

- i. Council waive the fees associated with Anzac Day 2013;
- ii. Council give delegated authority to the Acting General Manager/General Manager to waive Council fees associated with future Anzac Day events;
- iii. In the event of any significant cost implications in future years, the General Manager is to bring a report back to Council.

ORD16/13 THE MOTION ON BEING PUT WAS **CARRIED**





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## Australia's Strategy for Protecting Crowded Places from Terrorism 2017

### Summary

Crowded places such as stadiums, shopping centres, pedestrian malls, and major events will continue to be attractive targets for terrorists. The current National Terrorism Threat Level in Australia is PROBABLE (Figure 1), as outlined on [www.nationalsecurity.gov.au](http://www.nationalsecurity.gov.au).



**Figure 1 – National Terrorism Threat Level**

This reflects the advice of the Australian Security Intelligence Organisation (ASIO) that individuals and groups continue to possess the intent and capability to conduct a terrorist attack in Australia. The elevated terrorist threat is likely to persist for the foreseeable future and it is not confined to any one city or metropolitan area.

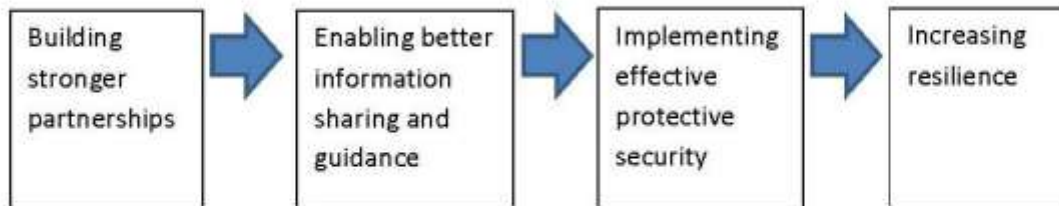
Attacks on crowded places overseas, including London Bridge and Borough Market in June 2017, Manchester Arena in May 2017, the Berlin Christmas market in December 2016, and the Bastille Day parade in Nice in July 2016, demonstrate how basic weapons—including vehicles, knives, and firearms—can be used by terrorists to devastating effect.

Australia is not immune. Terrorists have plotted similar attacks here, including on crowded places, and we expect more will occur.

In July 2017, police and intelligence officials disrupted a plot to conduct a terrorist attack using an improvised explosive device against the aviation sector, and a plot to develop an improvised chemical dispersion device for use in a terrorist attack on Australian soil.

Australian governments work with the private sector to protect crowded places. Our law enforcement and intelligence agencies are well-equipped to detect and disrupt plots, and they have a strong history of stopping terrorist attacks.

**Figure 1 - Framework for protecting crowded places from terrorism**



But the reality is it will not always be possible to prevent all terrorist attacks from occurring, so we need to strengthen our national arrangements in order to help owners and operators better protect crowded places from terrorism.

Owners and operators of crowded places have the primary responsibility for protecting their sites, including a duty of care to take steps to protect people that work, use, or visit their site from a range of foreseeable threats, including terrorism.

**The objective of this Strategy is to protect the lives of people working in, using, and visiting crowded places by making these places more resilient (Figure 2).**

The approach taken to protect crowded places should be nationally consistent, proportionate and, to every extent possible, preserve the public's use and enjoyment of these places. It is not possible to protect everything, so owners and operators must prioritise the highest risk areas of a crowded place.

This Strategy also ensures there is a clear and consistent understanding of what constitutes a crowded place, the roles and responsibilities of all those involved in protecting these places, and the threat environment in which they operate.

**The success of this Strategy rests on strong and sustainable partnerships across Australia between governments and the private sector to better protect crowded places.** To this end, the Strategy sets out a new national framework, known as the 'Crowded Places Partnership.' This Partnership provides a consistent approach in each state and territory for trusted engagement between all levels of government, state and territory police, and owners and operators across the country.

**Membership of the Crowded Places Partnership gives owners and operators access to better threat and protective security information.** This comes from a variety of sources, including Commonwealth law enforcement and intelligence agencies, state and territory police, other owners and operators, and international partners. In each state and territory, police have in place, or will be introducing, 'Crowded Places Forums', through which they can share information and advice with owners and operators.

**By accessing this information, owners and operators will be in a better position to protect their crowded places against terrorism.** Protective security measures can be used to deter, detect, delay, respond to, and recover from a terrorist attack. Implementing them can be a complex process which, if done incorrectly, can be costly and ineffective. This Strategy includes a suite of supplementary materials that will assist owners and operators to understand and implement protective security measures. These materials also contain modules on specific weapons and tactics used by terrorists.

These supplementary materials can be found at [www.nationalsecurity.gov.au/CrowdedPlaces](http://www.nationalsecurity.gov.au/CrowdedPlaces) and include:

- *Crowded Places Self-Assessment Tool;*
- *Crowded Places Security Audit;*
- *Hostile Vehicle Mitigation Guidelines;*
- *Chemical Weapon Guidelines;*

- *Active Armed Offender Guidelines; and*
- *Improvised Explosive Device Guidelines.*

The *Guidelines* are designed to increase understanding of the threat posed by particular weapons and tactics (e.g. vehicles, improvised explosive devices) to crowded places. The *Guidelines* also provide guidance on the issues and options that owners and operators may consider during risk mitigation and contingency planning activities.

**Even the most robust and thorough protective security plan may not stop a terrorist attack on a crowded place from occurring or succeeding.** But what well-considered and tested protective security does is reduce both the likelihood of a terrorist attack occurring and the consequences of such an attack.

The reputation of owners and operators of crowded places is prone to serious and permanent damage if a less than robust, responsible, and professional priority is given to protecting people against attack. Reputational damage can have a significant impact on a business' finances. Being security minded and better prepared could not only deter an attack, it can reassure customers and staff that those responsible for crowded places are taking security seriously.

The tools and information provided with this Strategy are intended to give readers a general understanding. In many cases, owners and operators will be required to seek further specific advice from private security professionals. The Strategy contains guidance on how to select a private security consultant.

**Hardening and improving the resilience of crowded places relies on all stakeholders taking action to apply this Strategy.** Owners and operators, and governments at all levels, will need to use the guidance in this Strategy to make decisions and implement protective security measures in accordance with the existing conditions and arrangements in each jurisdiction.

This Strategy will be reviewed on a regular basis by the Australia-New Zealand Counter-Terrorism Committee (ANZCTC), the national body responsible for coordinating an effective counter-terrorism capability across Australia and maintaining arrangements for intelligence and information sharing between all jurisdictions and relevant agencies.

## What is a Crowded Place?

Crowded places are locations which are easily accessible by large numbers of people on a predictable basis.

Crowded places include, but are not limited to, sports stadia, transport infrastructure, shopping centres, pubs, clubs, hotels, places of worship, tourist attractions, movie theatres, and civic spaces. Crowded places do not have to be buildings and can include open spaces such as parks and pedestrian malls.

A crowded place will not necessarily be crowded at all times: crowd densities may vary between day and night, by season, and may be temporary, as in the case of sporting events, festivals, or one-off events.

## Crowded Places and Terrorism

Australia's National Terrorism Threat Level remains PROBABLE. This reflects the advice of the ASIO that individuals and groups continue to possess the intent and capability to conduct a terrorist attack in Australia. This includes threats to members of the public and locations where large crowds gather. The threat is not confined to any one city.

This terrorist threat level is likely to persist for the foreseeable future. It is important for owners and operators of crowded places to understand the current National Terrorism Threat Level and accompanying information on the national security context. This can be found at [www.nationalsecurity.gov.au](http://www.nationalsecurity.gov.au).

Crowded places are a preferred terrorist target (Box 1). This is not a new phenomenon—attacks such as the 2002 Bali bombings and the 2005 London transport system attacks demonstrated the catastrophic impact of this tactic. These attacks, along with more recent ones—such as those on Finsbury Park in June 2017, London Bridge and Borough Market in June 2017, Manchester Arena in May 2017, the Berlin Christmas market in December 2016, and the Bastille Day parade in Nice in July 2016—have been, and will continue to be glorified in terrorist propaganda and viewed as worthy of emulation. While the capability to do so may vary, the intent is likely to persist.

A range of factors can shape terrorist target selection. In most cases, the location itself is not the target—it is the high volume and concentration of people that makes a crowded place attractive to attack. While some crowded places have other attractive features, any location that concentrates large crowds could be an attractive target.

**Box 1: Why do terrorists attack crowded places?**

Large crowds—especially when highly concentrated—provide the potential for mass casualties.
The often indiscriminate nature of an attack on a crowded place can have a strong psychological effect, particularly among those who regularly visit similar types of crowded places.
Crowded places are commonly open and accessible, sometimes reducing the need for complex attack planning.
Some crowded places may have high symbolic value, such as an iconic representation of a country, government or culture.
An attack against a crowded place will probably cause broader disruption to surrounding businesses and infrastructure (such as transport networks), increasing the prospect for significant longer-term economic damage.
Large crowds offer more witnesses, increasing an attack's resonance. Social media can quickly spread first-hand accounts of an attack, including through images and footage.
An attack against a widely used crowded place is likely to resonate with large numbers of people who regularly visit or transit that location.
An attack against a crowded place will probably attract significant global media coverage.

The circumstances of would-be attackers—including specific grievances, the weapons and equipment they can access, and their location—are likely to influence any potential attack planning, including target selection.

According to ASIO, terrorist attack planning in Australia will probably continue to involve weapons and tactics that are low-cost and low-capability. This methodology has been used by terrorists for attacks on crowded places overseas to devastating effect. Basic weapons (including knives and vehicles), firearms, and explosives could all be used in any attack. That said, the possibility of more complex attacks cannot be ruled out.

Many factors influence the selection of weapons and tactics by terrorists, such as resource availability, skills, knowledge, opportunities, motivation, group makeup, as well as strategic, ideological, and tactical

objectives. The interplay of these factors shapes the size, style, sophistication and location of an attack, as well the likelihood of success.

Individuals preparing for, planning to undertake, or in the process of committing a terrorist attack, tend to display certain behaviours. These can be specific behaviours they may exhibit in order to make and execute their plans (for example, conducting reconnaissance) or more general behaviours of intent or support for terrorist activity (such as repeatedly expressing ideologically extreme sentiments).

A number of terrorists worldwide have been detected by bystanders who acted on their initial suspicion that something was 'not quite right' about an individual's activity by reporting this to authorities. Employees working in crowded places and members of the public are often best placed to detect suspicious behaviour. It is important that owners and operators of crowded places do everything they can to raise awareness of possible suspicious behaviour among those using their sites. For further information, please see 'Implementing Effective Protective Security' (page 14).

## Who Has a Role in Protecting Crowded Places?

### Owners and Operators of Crowded Places

Owners and operators of crowded places can include businesses, major event organisers, sporting clubs, charities, community groups, religious groups, and local, state and territory and Commonwealth governments.

All owners and operators of crowded places have the primary responsibility for protecting their sites, including a duty of care to take steps to protect people that work, use or visit their site from a range of foreseeable threats, including the threat of terrorist attack.

Owners and operators have a responsibility to undertake a risk assessment and/or vulnerability analysis of their crowded place. They may need to do so by engaging a private security provider. Once this assessment is completed, owners and operators have a responsibility to implement the appropriate mitigations, monitor them for effectiveness (including through audits), and review them at appropriate junctures. Personal liability can attach to some of these obligations if breached.

Developing, implementing, and regularly testing a comprehensive security plan is a matter of good business and a corporate responsibility. The plan should prioritise saving lives and minimising harm while aiming to protect physical assets, information, reputation and other elements that could affect business continuity.

Owners and operators have a responsibility to understand what the current terrorist threat environment means for the security of their site. This includes how security arrangements and plans may need to change if the national threat level is raised or lowered, and how long it would take to implement these changes. This should be achieved by accessing information and guidance provided by governments, both online and through state and territory networks. Owners and operators also have a responsibility to raise awareness of possible security threats among their staff and patrons.

Owners and operators should understand the main factors that influence terrorist target selection. The *Crowded Places Self-Assessment Tool* found at [www.nationalsecurity.gov.au/CrowdedPlaces](http://www.nationalsecurity.gov.au/CrowdedPlaces) offers information and guidance on how to assess such factors for a crowded place. Depending on the outcome of this assessment, owners and operators may need to take further action including, but not limited to, engaging directly with state and territory police, undertaking a formal risk assessment of their site, engaging with private security contractors, and, based on expert advice, implementing effective and proportionate protective security measures.



Owners and operators are also expected to report any security incidents or suspicious activity to law enforcement at the earliest opportunity.

In life threatening situations, everyone should phone 000. Suspicious or unusual behaviour should be reported to local police by phoning 131 444 (in Victoria call 1800 333 000) or by contacting the National Security Hotline on 1800 1234 00, if the information is not time-critical (Figure 3).

Figure 3



### Local Governments

Local governments have already evolved beyond a narrow focus on administering and maintaining local services and infrastructure. They play a key role in the safety and wellbeing of Australian communities, including by helping to protect crowded places from terrorism. As a member of the Crowded Places Advisory Group (CPAG), the Australian Local Government Association (ALGA) acts as a direct conduit from the ANZCTC to the 537 local councils around the country which ALGA represents.

Local governments are often responsible for, among other things, managing civic spaces, public activities, celebrations, agricultural shows, and community days. This means they have the same role and responsibilities as other owners and operators of crowded places, including a duty of care to develop, implement, and regularly test protective security measures.

Local governments also play an important role in designing and approving public spaces—including a unique opportunity to consider and creatively apply protective security during the early stages of crowded place design. Doing so helps to minimise the disruptive effect of protective security on the public's enjoyment of public spaces.

### State and Territory Governments

State and territory governments have the primary responsibility for preventing, preparing for, responding to, and recovering from terrorist attacks in their jurisdiction.

The protection and resilience of crowded places—particularly those at an elevated security risk—is a key focus of state and territory governments. While the owners and operators of crowded places remain responsible for implementing protective security measures, state and territory governments acknowledge that responsibility for building and sustaining resilience to terrorism is shared between government, owners and operators, and communities.

State and territory police are responsible for providing threat information to owners and operators of crowded places. This includes material developed by the states and territories, Commonwealth agencies, and overseas partners. Police provide specific information on the local threat context to help owners and operators develop protective security measures. State and territory police may also provide protective security guidance in some instances.

State and territory police are also responsible for running and administering Crowded Places Forums (see page 11). These Forums are the primary means of collective engagement between police and local owners and operators of crowded places, including businesses and local councils. Members of the Crowded Places Forum can share information, guidance, and lessons learned relevant to their local circumstances. These Forums also provide an opportunity for Commonwealth agencies, particularly ASIO and the AFP, to brief owners and operators in each state and territory as a collective.

#### **The Australia-New Zealand Counter-Terrorism Committee**

The ANZCTC coordinates an effective counter-terrorism capability across Australia and maintains arrangements for intelligence and information sharing between all jurisdictions and relevant agencies. The ANZCTC reports to the Council of Australian Governments (COAG). The ANZCTC also provides information and advice on counter-terrorism issues to heads of government and relevant ministers.

All jurisdictions and New Zealand are members of the ANZCTC. Each Australian jurisdiction has its own comprehensive counter-terrorism governance arrangements.

#### **Crowded Places Advisory Group and the Business Advisory Group**

The CPAG is the body that reports to and advises the ANZCTC on protecting crowded places from terrorism. It is also a forum through which all jurisdictions can identify and share best practice, develop capabilities, and oversee activities related to protecting crowded places.

The CPAG is responsible for developing and maintaining a nationally consistent crowded places protective security capability across state and territory police forces.

CPAG membership has been expanded and now consists of senior representatives from state and territory police services, the chair of the Business Advisory Group (BAG), the Australian Defence Force (ADF), the Australian Federal Police (AFP), ASIO, and ALGA.

The CPAG works with, and is advised by, the BAG. The BAG's membership consists of representatives of crowded places with a national presence. It operates a national forum through which crowded place owners and operators, peak industry bodies, government representatives, and international partners share information and advice. The outcome of this engagement directly informs the work of the CPAG. The BAG also facilitates exercises and training for its members.

Information and guidance developed by the CPAG is shared, where appropriate, with owners and operators in all jurisdictions through the BAG and state and territory Crowded Places Forums.

#### **Commonwealth Government**

The Commonwealth has a number of key responsibilities related to protecting crowded places from terrorism. It maintains national counter-terrorism related policies, legislation, and plans; maintains a broad range of counter-terrorism intelligence, investigative and operational capabilities within Commonwealth agencies; and supports intelligence and information sharing between the jurisdictions.

Commonwealth agencies also directly support the states and territories to prevent, investigate, disrupt, respond to, and recover from terrorist incidents across the country. This is done primarily through ASIO and AFP involvement in each jurisdiction's Joint Counter-Terrorism Team.

ASIO is the authoritative source of security threat information in Australia and is responsible for determining the National Terrorism Threat Level. ASIO assesses security intelligence and provides protective security advice to governments, the police, and other agencies. ASIO also provides threat information and protective security guidance to owners and operators of crowded places through various means. For further information see 'Enabling Better Information Sharing and Guidance' (page 12).

### **Private Security Providers**

Private security providers and professionals play a central role in protecting crowded places. In many cases, private security personnel—including security contractors, risk analysis experts, and private security officers—are directly responsible for strengthening the security of crowded places. They are often the first responders to a terrorist incident. Consequently, they must be well-trained and professional. Governments have a role in supporting the private security sector to achieve this, including by maintaining a robust regulatory regime around employment, training, and registration.

### **The Community**

All communities and individuals have a responsibility to help detect and prevent possible terrorist attacks in crowded places. Everyone working in or using a crowded place should be aware of their surroundings and report suspicious or unusual behaviour to authorities.

In life threatening situations, everyone should phone 000. Suspicious or unusual behaviour should be reported to local police by phoning 131 444 (in Victoria call 1800 333 000) or by contacting the National Security Hotline on 1800 1234 00, if the information is not time-critical.

## **Australia's Strategy for Protecting Crowded Places from Terrorism**

*Australia's Strategy for Protecting Crowded Places from Terrorism* is based on strong, trusted partnerships between all levels of government and those responsible for crowded places. It aims to make crowded places as resilient as possible to terrorist attacks while preserving our use and enjoyment of these places. A nationally consistent approach will help achieve this objective in an effective and efficient manner.

The Strategy involves four core elements which provide a structure for building a consistent national approach to protecting crowded places that can be applied flexibly throughout Australia (Figure 2, page 2).

Improving the resilience of crowded places relies on all stakeholders taking action to apply this Strategy. Owners and operators, and governments at all levels, will need to use this Strategy to make decisions and implement protective security measures in accordance with the existing arrangements in each jurisdiction.

**Building Stronger Partnerships**

Protecting crowded places from terrorism is not just a job for governments, it is a responsibility shared by the private sector and the community. The success of this Strategy rests on sustainable and strong partnerships across Australia between all governments and owners and operators of crowded places, including businesses and local governments.

In Australia, the national framework for cooperation is known as the 'Crowded Places Partnership' (Figure 4). The Partnership supports a nationally consistent and coordinated approach for trusted engagement between police, owners and operators of crowded places, and Commonwealth agencies in every state and territory.

Trusted relationships between governments and owners and operators of crowded places are fundamental to the effective implementation of this Strategy. The Crowded Places Partnership sets out a range of mechanisms to support this engagement, but none of these replace the ability for all police and intelligence agencies to engage directly with owners and operators when required.

**Figure 4**



The primary vehicle for police to engage collectively with owners and operators of crowded places in each jurisdiction is known as 'Crowded Places Forums' (Box 2). These Forums already exist in some jurisdictions and will be introduced in all others. Their membership comprises owners and operators (including business and local councils), state or territory officials, and police protective security officers. The state and territory Crowded Places Forums are a vehicle for fostering local networks and partnerships to ensure all stakeholders are as well connected as possible. The Forums are also responsible for reporting to the CPAG on a regular basis, to ensure local information is considered and captured at a national level.

**Box 2: State and Territory Crowded Places Forums—Who Do I Contact?**

For further information on joining the Crowded Places Forum in your state or territory, please visit the Crowded Places Page at [www.nationalsecurity.gov.au/CrowdedPlaces](http://www.nationalsecurity.gov.au/CrowdedPlaces).

We have much to learn from our international counterparts. Having the right mechanisms in place to build and sustain the trusted exchange of ideas and advice with international partners allows us to identify, refine, and share the most effective measures for protecting crowded places. International engagement must continue to inform and guide Australia's approach to protecting crowded places from terrorism. This engagement should occur at all levels of government, between owners and operators of crowded places, and should include regular consultation with private sector experts.

The Commonwealth and many states and territories already have broad networks of international contacts through which they exchange expertise on protecting crowded places. These efforts require robust coordination to avoid unnecessary duplication of effort and to ensure outcomes are shared across the country with those who would benefit from them.

The CPAG plays a role in strengthening these arrangements. With members from the Commonwealth, state and territories, local government, and the business community, the CPAG acts as a central repository for documenting and coordinating our international engagement on protecting crowded places, including advice, lessons learned, information about equipment and technology, and training we receive from our overseas partners.

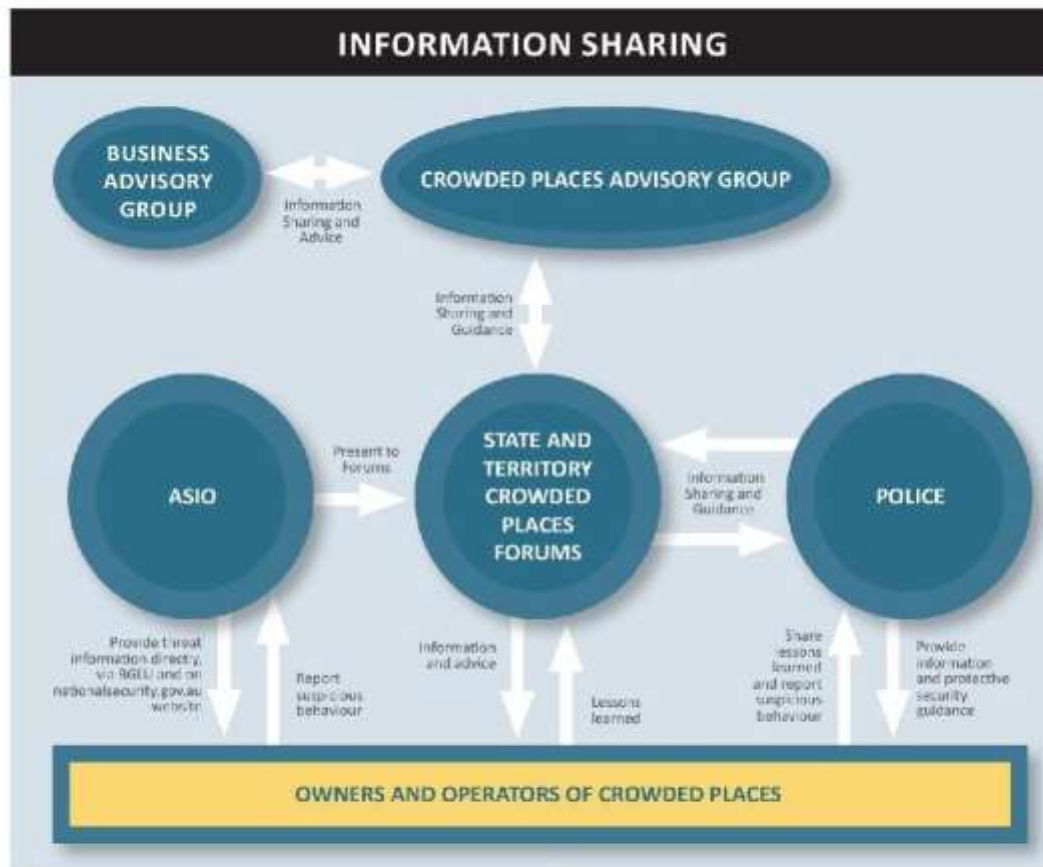
**Enabling Better Information Sharing and Guidance**

Protecting crowded places from terrorism in an evolving threat environment requires trusted and routine information sharing and guidance across Australia between all governments, industry sectors, business, and communities. The strong partnerships developed and sustained through the Crowded Places Partnership will help to achieve this goal (Figure 5).

It is a key responsibility of government to ensure those who own and operate crowded places have access to high quality threat information. This information, intelligence, and guidance is generated by ASIO and police across the country, and shared, primarily, through the Crowded Places Partnership and Crowded Places Forums.

ASIO is the authoritative source of security threat information in Australia. The threat information and intelligence it generates is provided to owners and operators of crowded places through a range of different mechanisms.

Figure 5:



ASIO is responsible for the National Terrorism Threat Advisory System found on [www.nationalsecurity.gov.au](http://www.nationalsecurity.gov.au). It provides public advice on a scale of five levels about the likelihood of an act of terrorism occurring in Australia. If the threat level changes, the Commonwealth provides advice on what the threat level means, where the threat is coming from, potential targets, and the most likely weapons and tactics used by terrorists.

ASIO also issues threat assessments to inform the actions of police and other agencies responsible for protecting Australians from terrorism. Police in all jurisdictions consider this intelligence and translate it into threat information and guidance that is relevant to local circumstances. This information and guidance is shared with owners and operators both directly and through state and territory Crowded Places Forums.

In circumstances where credible intelligence points to a specific and immediate threat to a crowded place, ASIO works proactively with local police and impacted parties to share threat information so an appropriate response can be developed and deployed. This engagement is initiated by ASIO as required.

ASIO's Business and Government Liaison Unit (BGLU) is the principal interface between ASIO and industry. The BGLU provides information to business and government via a subscription-based website, ASIO-hosted briefings, face-to-face engagement, and participation in forums such as the BAG Forum and the Trusted Information Sharing Network (TISN) led by the Attorney-General's Department. All of these mechanisms are aimed at providing risk management decision makers with the most current security intelligence and protective security advice to assist them in their duties.

The BGLU secure website hosts intelligence-backed reporting drawn from the full range of ASIO's information holdings and expertise, including from the National Threat Assessment Centre (NTAC) and ASIO's protective security area—'T4'. The website also hosts reports and products from other Commonwealth departments such as the Australian Cyber Security Centre (ACSC). The BGLU has a dedicated page for grouping together reporting relevant to owners and operators of crowded places. Owners and operators of crowded places can apply for access to the BGLU at [www.bglu.asio.gov.au](http://www.bglu.asio.gov.au).

ASIO T4 is a source of protective security advice to Government and, through the BGLU, provides guidance to the private sector. T4 produces a range of Security Managers Guides available through the BGLU website that constitute a valuable resource to help security managers address protective security requirements.

The flow of information between governments and those responsible for crowded places is not one-way. Owners and operators should be willing to share information, advice, and lessons they have learned with governments and their peers. Building a strong and inclusive security culture is a responsibility shared by all.

In addition, everyone has a responsibility to report suspicious behaviour to the authorities. In life-threatening situations everyone should call 000. To report a crime or possible criminal activity, police can be contacted on 131 444 (in Victoria call 1800 333 000).

If owners and operators think they have seen or heard something suspicious that may need investigation by security agencies and the information is not time-critical, they can also contact the National Security Hotline on 1800 1234 00.

#### Implementing Effective Protective Security

Implementing protective security measures can be a complex process which, if done incorrectly, can be costly and ineffective. Owners and operators have a responsibility to undertake a risk assessment and/or vulnerability analysis of their crowded place, implement the appropriate mitigations, monitor them for effectiveness (including through audits), and review them at appropriate junctures.

This section is designed to provide owners and operators of crowded places with a baseline of knowledge to improve their understanding of protective security.

The tools and information provided with this Strategy are a starting point. In many cases, owners and operators will be required to seek further advice from private security professionals. Professional and qualified security consultants play an important role in undertaking full security risk assessments of crowded places and recommending appropriate protective security measures (Box 3).

**Box 3: How Should I Assess Security Consultants?**

The following are factors that owners and operators of crowded places should consider when selecting a security consultant:

- Security licence;
- Education, qualifications, skills, and experience;
- Referee reports;
- Security clearance (where required);
- Professional association and affiliations;
- Previous experience conducting security reviews;
- Ability to effectively undertake the security review (subject matter knowledge);
- Impartiality of advice (consider any commercial affiliations); and
- Published professional work.

**Guidance**

Before owners and operators make decisions about protective security measures they must first understand how attractive their location may be for a terrorist to attack. To determine this, all owners and operators should complete the *Crowded Places Self-Assessment Tool* found at [www.nationalsecurity.gov.au/CrowdedPlaces](http://www.nationalsecurity.gov.au/CrowdedPlaces). Based on the outcome of the Self-Assessment, the document provides guidance on what owners and operators should do next. This could include:

- Refer to information on the general threat environment and specific terrorist weapons and tactics found at [www.nationalsecurity.gov.au/CrowdedPlaces](http://www.nationalsecurity.gov.au/CrowdedPlaces);
- Complete the *Crowded Places Security Audit* found at [www.nationalsecurity.gov.au/CrowdedPlaces](http://www.nationalsecurity.gov.au/CrowdedPlaces);
- Contact the relevant area within your state or territory police for further information, including about joining a Crowded Place Forum (Box 2 on page 12).

Crowded places encompass a significant range of different locations, venues and businesses. They differ substantially in size and have different levels of risk to manage. For example, the security requirements for a large shopping centre will be different from those of a small street market or a large music concert.

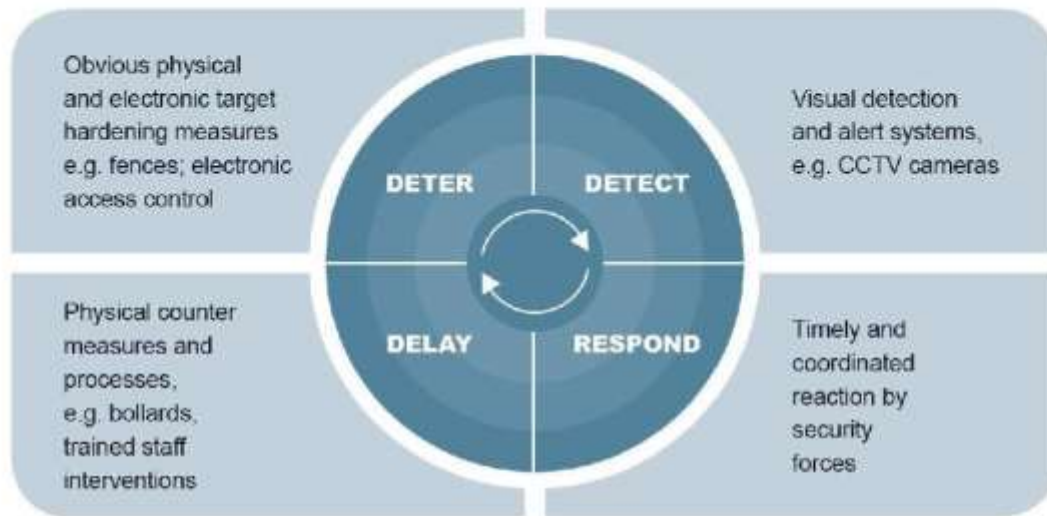
For this reason, the *Crowded Places Security Audit* does not provide a definitive list of all security matters that must be addressed for a particular location. Instead, it provides a checklist of the most common security considerations faced by crowded places in order to highlight gaps in security. It is important to remember that protective security measures should be proportionate to the level and type of threat. The Audit should only be consulted after the *Crowded Places Self-Assessment Tool* has been completed.

**Layered Security**

Layered security describes the practice of securing a site by applying multiple layers of complementary protective security measures (Figure 6). The goal of layered security is to reduce the likelihood of a successful terrorist attack on a crowded place by building multiple layers of redundancy into a site's security architecture. If implemented correctly, layered security ensures that the failure of any single layer—which may consist of different security measures—will not significantly compromise the overall security of the place being protected. This concept is also known as 'security in depth'.



Figure 6: Layered Security



Applying the model better equips those responsible for, working in, and using a crowded place to deter, detect, delay, and respond to a terrorist attack.

The actual measures owners and operators can use within each of these layers will differ from location to location. Decisions about protective security will be informed by a variety of factors, including:

- The prevailing threat advice;
- The type of purpose of the site, including the presence of high-profile individuals;
- The history of security incidents at the site;
- The presence of high-risk facilities in close proximity to the site;
- Existing security measures that are in place.

The following represents some examples of protective security measures that can be used within each layer. Some security measure can strengthen multiple layers. For example, the effective use of security officers can help to delay, detect, deter, respond to, and recover from an attack.

**Detering** a potential terrorist attack can involve the presence of obvious physical and electronic target hardening measures, including:

- Fencing indicating demarcation;
- Perimeter security lighting;
- Warning signs and notices;
- High visibility security patrols;
- CCTV cameras;
- Perimeter vehicle security barriers.

**Detecting** a potential terrorist attack can occur through visual detection and alert systems, including:

- CCTV cameras;
- Electronic intruder detection systems;
- Reporting of suspicious behaviour by security officers, staff, or members of the public;
- Vehicle screening and searching;
- Canine explosive trace detection;
- Screening—x-ray machines, metal detectors, explosive trace detection, and bag inspections.

**Delaying** a potential terrorist attack can occur through physical counter-measures and other approaches including:

- Security fences;
- Environmental barriers including water features, natural topography, and vegetation;
- Vehicle security barriers and measures to slow the speed of vehicles;
- Pedestrian and vehicle access control points;
- Trained staff interventions;
- Rapid security officer response.

**Responding** to a potential terrorist attack requires a timely and coordinated security response throughout a crowded place's area of control. Important elements of response include:

- Security staff who can respond quickly and possess the requisite training, competence and equipment to deal with or limit the impact of threats to the location;
- Reliable emergency communication systems throughout the location;
- Comprehensive security plans that are understood by all staff and security personnel, regularly exercised, and compatible with local emergency services plans.

### Cost and Proportionality

Security measures can be resource intensive, costly and, if not correctly managed and communicated, can alienate staff and the public and significantly disrupt the day-to-day operations of a crowded place. This is why expert specialist advice is essential and why careful consideration and planning is required before implementing any protective security measures. The following principles should underpin all decision-making:

- It is not possible to protect everything, so owners and operators must **prioritise** the highest risk areas of a crowded place;
- All protective security measures should be **proportionate** to the level and type of threat;
- Security is more **cost effective** when incorporated into the design phase of a crowded place.

### Reputation

The success of governments and businesses rests on building and maintaining a good professional reputation. Reputation is prone to serious and permanent damage if owners and operators of crowded places give a less than robust, responsible professional priority to protecting people against attack. Being security minded and better prepared could not only deter an attack, it reassures customers and staff that those responsible for crowded places are taking security issues seriously.

### Recovery

Recovery from a terrorist attack is the process of rebuilding, restoring and rehabilitating affected individuals, communities, and physical assets. This process usually begins once an incident has been resolved, continues until disruptions have been rectified, demands on services have returned to normal levels, and the needs of those affected have been met.

A business continuity plan is central to the recovery process. This plan is activated during the 'response' phase of an incident and is designed to return a business, activity, or location to normal as quickly as possible after an incident. The plan requires owners and operators to make important decisions about which assets or activities are most important and the timeframes within which certain operations must be

resumed. A business continuity plan should not just cover terrorist attacks and must be designed so it can be activated during any major disruption.

A robust business continuity plan will often include:

- Cross training of skills among the paid and volunteer workforce;
- Documented procedures to allow staff to quickly perform unfamiliar tasks;
- Agreed relocation operations both within and outside the location;
- Remote access to IT systems in nominated backup locations;
- Alternative sources of essential equipment;
- Secure offsite storage of data backups and valuable documentation;
- Agreed methods for out-of-hours contact for staff, clients, and other critical personnel.

It is important to note that, in the event of a terrorist attack, arrangements outlined in a business continuity plan may be overridden by police or a coroner, who may control a location for a significant period of time, preventing the resumption of normal business operations. This may be necessary to secure a site and facilitate forensic examination. Police will attempt to minimise the duration of this period to the extent possible.

Governments will work with affected owners and operators of crowded places to re-establish essential services and restore public confidence as quickly as possible.

Insurance can be a useful tool to manage losses or damage caused by an act of terrorism. The Australian Government ensures that insurers cannot exclude liability for major acts of terrorism from eligible insurance contracts through the Terrorism Insurance Act 2003.

### Increasing Resilience

Even the most robust and thorough protective security plan may not stop a terrorist attack on a crowded place from occurring or succeeding. But what well-considered and tested protective security does is reduce both the likelihood of a terrorist attack occurring and the consequences of such an attack.

Resilient crowded places can do more to prevent a terrorist attack, can reduce the damage caused by an attack, and can recover more quickly after an attack has occurred. Building a strong security culture is central to developing resilience to terrorism and other types of criminal activity.

Other elements of building an effective security culture can include:

- Ensuring that security is a permanent feature of executive decision making and agendas;
- Requiring senior management to demonstrate personal commitment to and compliance with security values and standards;
- Understanding commercial, reputational and legal risk that could result from inadequate protective security measures being in place to prevent or mitigate a terrorist attack;
- Providing staff with clear, succinct and jargon-free guidance about security standards and procedures;
- Promoting good security practice to both staff and visitors by making use of internal communication systems, posters, message boards and newsletters;
- Adopting effective and lawful staff screening processes during recruitment;
- Providing staff training in security practices;
- Exercising all staff in security scenarios;
- Self-initiated security penetration and breach testing;
- Sharing information with staff about security breaches;
- Encouraging and rewarding staff for identifying and reporting security vulnerabilities and incidents.

Communication runs through the full length and breadth of every organisation and communication regarding counter-terrorism security should be no different. Protecting a crowded place from terrorism rests on building and sustaining a culture of security from management level through to staff on the ground. Those responsible for managing the security of a crowded place should regularly meet with staff to discuss security issues and encourage staff to raise their concerns about security.

Security managers should also consider a communication strategy for raising awareness among staff and others who need to know about a security plan and its operation.

A resilient crowded place has trusted relationships with government, other crowded places, and the public. It has access to accurate, contemporary threat information and has a means of translating this threat information into effective, proportionate protective security measures commensurate with the level of risk they face.

While resilience is difficult to measure in the absence of an attack—you cannot evaluate what has not occurred—it can be assessed through regular testing and evaluation of policies and procedures, exercising security arrangements and responses, and regular and ongoing training of staff.

It is natural that owners and operators of crowded places will examine terrorist attacks that occur elsewhere and seek to understand what it means for them. The more comprehensive they have been at addressing activities around prevention, preparedness and response, the more confident the owners and operators can be that their level of resilience will reduce, as far as possible, the impact of a terrorist attack. This will include the ability of owners and operators to resume business-as-usual activities as soon as possible.

## Governance and Accountability

Countering terrorism is a responsibility shared by all Australian governments, the community, and the private sector.

Australia's national counter-terrorism coordinating body, the ANZCTC, meets regularly to coordinate and maintain effective counter-terrorism arrangements across Australia. The ANZCTC reports to COAG annually. This Strategy will be reviewed on a regular basis by the CPAG and the ANZCTC.

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**ORDINARY COUNCIL****ORD01****CONSTRUCTION OF A SINGLE STOREY BUILDING TO BE USED AS A  
REGISTERED CLUB AND ASSOCIATED WORKS, NO 2A (LOT 1 DP 1093264)  
PORRENDE STREET, NARELLAN**

<b>FROM:</b>	Acting Director Development and Health
<b>FILE NO:</b>	Binder: Development Applications 2009
<b>DA NO:</b>	349/2009
<b>OWNER:</b>	Eastern Suburbs Leagues Club
<b>APPLICANT:</b>	Altis Architecture
<b>ZONING:</b>	Zone 4(b) Service Industry
<b>APPLICABLE PLANNING INSTRUMENT:</b>	Local Environmental Plan 46

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**PURPOSE OF REPORT**

The purpose of this report is to seek Council's determination of a development application to construct a building to be used for the purpose of a registered club with associated facilities. The works also include the construction of a car park, site landscaping, acoustic wall, fencing and stormwater drainage works.

The proposal is being referred to Council in accordance with its delegations for the following reasons;

- there is an unresolved objection;
- the applicant is requesting that an easement which burdens the land and which was set aside for the future construction of a public bike path within the land, to be extinguished; and
- the development does not comply with the car parking policy in that there is a short fall in the number of car spaces provided.

This development application has a capital investment value of \$14 million and under the new Joint Regional Planning Panel (the Panel) structure, would be considered as regional development. As a result the application would normally be determined by the Panel. However this application was lodged in April 2009, which is prior to the establishment of the Panel and therefore in this instance, Council is the determining authority.

**SUMMARY OF RECOMMENDATION**

It is recommended that the development application be approved subject to the draft development consent conditions.

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## BACKGROUND

At the meeting of 12 February 2007, Council resolved to rezone the subject land for the purpose of permitting a 'Clubhouse, Motel and Function Centre and Sporting/Recreational Facilities' within the prevailing 4(b) Service Industrial zone.

The rezoning of this land was originally put before Council at the meeting of 9 August, 2004 and at the time Council was presented with a Master Plan for the site. The applicant states that once the land is completely developed, it will provide a diverse leisure precinct which was indicated on the Master Plan to include a future sports centre (or club), bowling alley, function room and a place for accommodation.

The applicant states that this Master Plan is to be delivered in 3 stages. The subject of this development application is Stage 1.

## THE SITE

The subject site is located on the fringe of the precinct known as Narellan Industrial Extension and is described as No 2A (Lot 1, DP 1093264) Porrende Street, Narellan.

The subject site is situated within a unique location between a mix of future land uses. The current built landscape is predominantly service industries.

To the immediate west of the site is an engineering business and to the east is a complex of four industrial units which front Porrende Street, which in turn is immediately adjacent to Bunnings Warehouse.

To the north is largely undeveloped floodplain land, earmarked to accommodate regional playing facilities. This is planned to be dedicated to Council through a Voluntary Planning Agreement.

Immediately north-west of the site is the Macarthur Regional Hockey Complex and the Narellan Jets Rugby League Fields. This area is currently subject to a development consent which increases the number of playing fields by two and also allows for the construction of a two storey indoor hockey centre.

The residential areas closest to the site include the earlier stages of Harrington Park and The Links Estate. These areas are approximately 250m and 300m away from the club respectively. **A site location plan is provided at the end of this report.**

## THE PROPOSAL

The development proposal seeks approval for the construction of a single storey building to be used as a registered club and has a floor plate of approximately 4,431m<sup>2</sup>. The following facilities will be provided within the club:

- lounge areas
- indoor and semi outdoor gaming area with a total of 150 gaming machines
- public bar
- TAB facilities
- family restaurant and café facilities

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- children play areas
- back of house/operational area.

Ancillary works to the development will include:

- the construction of an on grade car park to accommodate 318 vehicles;
- an acoustic barrier made up of an earth mound and timber fence with a total height of 3m from finished ground level;
- perimeter fencing to include a 1400mm high post and wire fence on the north-west boundary and a 1200mm high post and wire fence on the boundary of Porrende Street and Grahams Hill Road;
- entry signage feature wall; and
- stormwater drainage works to include, but not limited to, part under-grounding of existing overland spill way, embellishment works to an existing water management facility and construction of an integrated bio-retention system for the stormwater generated by the proposed development

The club is proposed to open at 9:00am and close at 3:00am seven days a week.

Pursuant to the Liquor Act 2007, the licensee is required to obtain the appropriate licenses from the Office of Liquor, Gaming and Racing which include a license to sell and supply liquor in accordance with this Act. As part of this process the licence also includes an approval for the hours of operations.

**Plans of the proposal are provided at the end of this report.**

#### **NOTIFICATION**

The application was notified in accordance with Camden Development Control Plan 2006 (DCP 2006). The application was exhibited in the following way:

- a 14 day exhibition period;
- a notification placed in the local newspaper;
- neighbourhood notification. In total, 13 surrounding properties were notified;
- notification to five known community groups including Wilson Richardson Area Resident Group and Camden Resident Action Group;
- 29 local sporting and recreation clubs were notified about the proposal. The clubs notified were also consulted as part of the master planning community consultation (for the site) in 2007.

As a result of this consultation, one submission was received. **A copy of the submission is provided with the Business Paper Supporting Documents.**

A detailed discussion on the relevant points is discussed under the heading Submissions.

#### **PLANNING CONTROLS**

The following list identifies the planning controls that are relevant to the proposal. Each is discussed in further detail later in this report.

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- State Environmental Planning Policy (Infrastructure) 2007;
- Regional Environmental Planning Policy 20 - Hawkesbury–Nepean River;
- Local Environmental Plan 46; and
- Camden Development Control Plan 2006

Note: The subject Development Application was lodged with Council prior to the adoption of the Draft Exhibited Local Environmental Plan 2010 (LEP 2010) and therefore LEP 2010 does not require consideration as part of this assessment.

### **ASSESSMENT**

The following assessment is made in accordance with the requirements of the Environmental Planning and Assessment Act, 1979, Section 79c - Evaluation.

#### **The provisions of any Environmental Planning Instrument**

##### *State Environmental Planning Policy (Infrastructure) 2007*

This development is considered as Traffic Generating Development in accordance with the above Policy in that the proposed development seeks to provide 318 vehicle spaces.

Clause 104 of this SEPP requires that concurrence be obtained from the Roads and Traffic Authority should the development propose more than 200 vehicle parking spaces. Concurrence has been received and the appropriate conditions would be imposed within the draft conditions of development consent attached to this business paper.

##### *Regional Environmental Planning Policy 20 - Hawkesbury–Nepean River*

The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of the land use is considered in a regional context.

In this regard, the development needs to ensure the protection of the Nepean River, given its proximity to the site. The management of water quality existing on the site is of critical importance in that it not only treats water as a result of stormwater from the site, but also stormwater from the upper catchment of the Narellan Industrial Estate.

In this regard, suitable arrangements for the collection and disposal of stormwater drainage could be made and addressed through consent conditions.

##### *Camden Local Environmental Plan No 46*

The site is currently zoned 4(b) Service Industrial under Camden Local Environmental Plan 46 (LEP 46).

The definition of club is taken from the Environmental Planning & Assessment Act, Model Provisions which is adopted by LEP 46 and defines a 'club' as being:

*"a building used by persons associated, or by a body incorporated, for social, literary, political, sporting, athletic or other lawful purposes whether of the same or*



*of a different kind and whether or not the whole or a part of such building is the premises of a club registered under the Registered Clubs Act 1976 ."*

A registered club is not listed as a prohibited land use and is a permissible use with development consent.

Whilst a club is not a prohibited use, it does not meet the objective of that zone. On this note, Schedule 5 of the LEP provides for various land uses which would otherwise be prohibited in the prevailing zone. The clause within the schedule relevant to this site states the following:

*Lots 218 and 219, DP 1048557, Porrende Street, Narellan - club with ancillary recreation facility and motel.*

Consequently, this development can be considered within this zone; despite the development not meeting the objective. This is supported by clause 10.3 of the LEP which states:

*"Except as otherwise provided by this plan, the Council shall not grant consent to the carrying out of development on land to which this plan applies unless the Council is of the opinion that the carrying out of the development is consistent with the objectives of the zone within which the development is proposed to be carried out."*

The overriding provision, which states 'except as otherwise provided by this plan' allows considerations of developments which, among other things, would not generally meet the objectives of the prevailing zone.

#### **Any Draft Environmental Planning Instrument**

As stated above, the subject Development Application was lodged with Council prior to the adoption of the Draft Local Environmental Plan 2010 and therefore the development does not require assessment against the draft exhibited Plan.

#### **Any Development Control Plan**

##### Camden Development Control Plan 2006

##### *Part D: General Provisions; Chapter 1 – Car parking*

Schedule 1 of the car parking chapter of DCP 2006 defines the subject proposal as a 'registered club' and the following formula should be used:

*1 space per 2m<sup>2</sup> GFA of public bar area; plus 1 space per 5m<sup>2</sup> GFA of lounge, beer garden, auditorium, billiard room, and restaurant. Generally 25 spaces per 100m<sup>2</sup> of public floor area will be required.*

For the subject development to comply with this control approximately 600 spaces would need to be provided. However in this case the development is proposing 318 spaces plus 125 contingency spaces (to be discussed further in the report) and therefore is a shortfall of the Development Control Plan (DCP) requirements by 282

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spaces without contingency spaces and 157 spaces with contingency spaces.

It is understood that the above car parking formula was based on surveys conducted by the then Traffic Authority of NSW in March 1979, prior to the advent of random breath testing.

The present Roads and Traffic Authority's, Guide to Traffic Generating Development (October, 2002) now states that:

*"Off-street car parking must be provided to satisfy the average maximum demand. Research has indicated that the demand for parking varies substantially depending on the type of club and cannot readily be related to building floor areas or to the membership. The determination of the number of parking spaces required is therefore based on the characteristics of the proposed development. Comparisons must be drawn with similar clubs."*

It is on this basis that Council acknowledged that the above DCP requirement may in fact not allow for a true and reasonable calculation to be made for the required car parking spaces. Therefore it was agreed to adopt the current merit assessment method as communicated above with a view to identifying the parking requirements for the club subject to the Development Application.

In addition, it was also agreed that seasonal allowances be considered to ensure a greater degree of accuracy as it is acknowledged that the parking demands at clubs vary considerably throughout the year. On this basis the applicant provided a Traffic and Parking Report which analysed the traffic and parking demand characteristics of the Kingswood Sports Club which is located in a north western Sydney location.

The Club at Kingswood was chosen as the 'comparison' site for the following reasons:

- the facilities provided at Kingswood are similar to those that would be provided at Narellan; and
- the Kingswood Club has recently seen the expansion of car parking. This was carried out to provide vehicle parking spaces to meet a demand that is similar to the proposed Club.

Furthermore, the traffic consultant stated that the Club was chosen due to it being 'located in an outer metropolitan area with high motor vehicle dependency and similar socio-economic characteristics'.

As a result, it was determined a total of 318 car spaces would meet the demand of the proposed Narellan club. This figure took into account the seasonal variations throughout the year apart from the extra large attendance levels that may occur for periods once or twice per year, such as Christmas and New Year's Eve.

It is considered that the allocation of 318 car parking spaces would be acceptable in this instance. Notwithstanding, given the largely undeveloped area (which will be subject to future proposals) Council Officers further required the landowner to allocate contingency vehicle spaces within this area. It was determined that an additional 125 vehicle spaces could be made available on the site should the 318 spaces not meet with the demand of the club.

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These spaces which have been allocated as contingency spaces in addition to the 318 spaces are notionally shown on the development plans as future additional car spaces. A condition of development consent would be imposed to allow a trial period for the 318 car spaces for a period of 12 months after the club's opening.

It also requires that prior to the expiry of the 12 month trial period (for the 318 vehicle spaces) the applicant is to lodge a Section 96 Modification to the development consent with Council in order to request the removal of the requirement to construct and retain the balance of the 125 car parking spaces.

As part of the assessment of parking needs during this period, the S96 Modification Application must be supported by a traffic and parking analysis (to be commissioned by the operator of the club) which assesses the traffic and parking impacts (if any) during the period of operation. Council will then assess the impact and adequacy of 318 spaces and whether the club generates the demand to require the construction of the car park. This requirement is reflected in the draft development consent conditions.

This is a proven approach to what has been undertaken by Council in conjunction with other development applications.

*Part D: General Provisions; Chapter 4 – Outdoor advertising*

The proposed signage will consist only of illuminated fonts to be fastened on both the entry wall feature located on the Porrende Street boundary and the portico attached to the entry of the building.

The entry wall signage feature consists of two rendered walls to be located on either side of the driveway entry off Porrende Street with one wall being 9m long and the other 11m long with a consistent height of 2.4m.

This acts both as an entry and signage feature and is considered an integral structure which defines entry into the site and distinguishes the site from the surrounding industrial land uses.

*Part G: Site Specific Controls; Chapter 14 Narellan Industrial Extension*

The purpose of this chapter was intended to provide controls for subdivision development applications for the original parent allotment now known as Narellan Industrial Extension, in addition to highlighting the development controls for industrial building development applications.

Given the nature of the development proposal only the controls relevant to the subject site are discussed.

In 1996 Council adopted a 'Bike Plan' with a view to setting aside land to ensure an integrated cycle and pedestrian network is constructed throughout the LGA. When the abovementioned Development Control Plan chapter was adopted, various controls were imposed to ensure future development allowed for the path to be integrated with development on the lots impacted by the path. Relevantly, the two conditions imposed in the chapter are:

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Control 3.2 Traffic Management; Control Part F – *Provision is to be made for a Pedestrian/Bicycle path from the Harrington Park roundabout to intersect with the site access to the Hockey Centre. The path reservation shall be designed to integrate with the estate landscape buffer on the western boundary and provide connectivity to the estates internal road systems; and*

Control 3.4 Landscaping; Control Part E - *A minimum 3m wide landscape buffer shall be provided along the common northern and western boundaries of the site and integrated with the proposed pedestrian/bike path.*

The location of the 'common northern and western boundary' currently adjoins undeveloped land which is to be dedicated to Council via a Voluntary Planning Agreement as a result of the Harrington Park release area.

The subdivision of the club land occurred in 2003 and the development consent conditions reflected the above requirements. However at the time of the subdivision it was deemed that there was no demand for constructing the bike path and landscaping. Therefore to facilitate issuing the subdivision certificate for the entire Narellan Industrial precinct, Council agreed to create an easement within the proposed club land in lieu of the construction of the infrastructure and a bond of \$70,000 was to be paid to ensure this infrastructure would be constructed at the time the club land was further developed.

The plans submitted for the subject DA however proposed only a 'vegetation barrier', and upon review it was determined that this was not the intended outcome of the easement and above control. It was assessed that there was also inadequate area to allow for both landscaping and a bike path to be wholly contained safely within the easement without impacting on the surrounding structures proposed within the subject development application.

As a very minimum the proposal would have required removal of the boundary fencing, relocation of the detention ponds, reduction of the size of the detached pavilion and subsequent amendments to the finished ground levels within the area adjoining the easement (to ensure an appropriate interface between the bike path and club land).

Council wrote to the applicant seeking either to make the above amendments or alternatively, consider seeking the extinguishment of the easement with a view to integrating the path and landscaping on the adjoining future regional open space land.

The second option would allow for the future infrastructure to be located wholly on public land (on the regional public open space land) and would be better suited if it was integrated within the open space. In addition, this option would allow Council the opportunity to design and deliver the infrastructure concurrently with the design of the entire bike path located on either side of the site which is being facilitated through the Draft Camden Recreational Trails Network Strategy as presented to Council at the meeting of 25 May 2010.

The applicant has agreed to this approach and has requested Council to include them as part of a consultation process for the design and location of the bike path when this section is being delivered.

As previously stated the construction of the landscaping and bike path was a development consent requirement for the subdivision development application and was subsequently bonded to ensure the works were delivered. As part of this revised agreement the cash contribution being held would be allocated to the cost of works for the construction of the bike path and landscaping (as was originally intended).

In addition, the terms of the easement as shown within the deposited plan will need to be extinguished as part of this development application. The deposited plan states the authority whose consent is required to release, vary or modify the easement is the Council of Camden. Therefore, it is recommended that Council endorse the extinguishment of the easement based on the above information and this is formally sought under the recommendations heading contained within this report.

*Part G: Site Specific Controls; Chapter 22 Narellan*

This chapter identifies 10 specific places within the township of Narellan, which are supported by various place statements unique to each area.

The subject site is located within the 'Narellan Industrial Area'. Apart from the landscape and bike path requirement outlined above, no other control is relevant for this development proposal.

With respect to the desired future character statement the chapter describes the area as a place *'derived from its mix of uses and the visual backdrop of the adjoining Narellan Creek floodplain. The interface between (the) industrial development and the Narellan Creek Floodplain will remain an area with significant environmental sensitivity, which must be respected by any development in this Place.'*

*The immediate proximity of the adjoining residential Place requires development to have regard to and not detract from the amenity of the Place. The northern boundary of this Place provides an opportunity for pedestrian and cycle linkages to be provided to and from adjoining Place '.*

Apart from the bike path link, the construction of the proposed club would provide a vital design interface between the industrial area and floodplain located further north-west. It will provide a transition between the industrial buildings, rural flood plains and future open space area.

**Any planning agreements**

There are no planning agreements subject to the development application.

**The likely impacts of the development**

Stormwater management

The site is burdened with two easements for drainage purposes. These include an easement to identify a stormwater detention basin and also an overland drainage easement. The overland drainage easement is approximately 15m wide and 140m long and transverses the site starting from Grahams Hill Road. The basin has an approximate radius of 25m and is located on the north eastern section of the site.

This drainage is an operational system which captures the stormwater from the upper catchment area and directs it into the existing basin/dam. At the time of the master planning Council advised the proponents that any development would need to maintain the function of this easement and water quality feature.

Given the restrictions imposed on trying to develop around the overland drainage easement, the applicant proposed to pipe the existing overland flow path and in addition, provide an overland stormwater open channel to accommodate the 1% AEP storm event.

As a result, all water will be disposed at the existing basin which would perform a water quality and quantity facility for the upper catchment stormwater. The pre-development stormwater flow from the club site will be treated separately and the existing basin as described above will receive the overflow from the club on-site detention facility.

The conceptual design is able to be supported however is subject to detailed design at the Construction Certificate stage. The requirement for this is reflected in the draft development consent condition following this report.

To ensure the function and purpose of the existing drainage system is not compromised at any time into the future, the applicant is required to produce both a general maintenance strategy for the existing facility in addition to a plan of management for the maintenance of water quality and quantity treatments within the detention system for water generated from the site.

The construction, maintenance and cost of the drainage infrastructure to service the site will be the land owner's responsibility. With respect to piping of the overland flow path and associated works, this will also be at the owner's cost.

Apart from general maintenance requirements for the existing stormwater facility for the upper catchments, longer term maintenance of the existing stormwater system will continue to be Council's responsibility. The draft development consent conditions reflect this.

#### Traffic and parking impacts

The applicant commissioned Varga Traffic Planning to undertake the traffic and parking assessment for the club. The report concluded that 'the proposed development will not have any unreasonable traffic implications in terms of road network capacity'. This is further supported by the concurrence received from the Roads and Traffic Authority.

Additionally, the development has necessitated alterations to the current road design of Porrende Street and Grahams Hill road layout.

Such changes include:

- a right turn bay with associated line marking and no stopping signs to be constructed on Porrende Street. This is necessary to ensure the impact of the Bunnings Warehouse delivery dock is minimised for delivery trucks entering that site;

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- no stopping lanes on the western side of Porrende Street to minimise traffic congestion; and
- construction of a mountable roundabout at the Grahams Hill Road entry to ensure safe entry into the site and to minimise traffic impacts.

These works will be at full cost to the developer and these requirements are included in the draft development consent conditions.

With respect to the parking, as discussed, a merit assessment was made based on another similar club and it was determined that 318 car spaces were required. In addition, given the large area yet to be developed on the subject land, the applicant is now proposing an additional 125 contingency spaces should it be deemed that such spaces are required after 12 months of the club's operations. As a result, the impact of the development with respect to additional vehicle movement is considered acceptable.

#### Noise

A noise assessment report was produced which analysed the possible impacts of the proposed club on the residential areas of Harrington Park south and The Links estate. As a result of the report, noise mitigation on the western boundary was required to protect the residences within The Links estate. To achieve this, it was deemed a noise barrier should be constructed.

The total height of the barrier is to be 3m, measured from ground level and will be made up of earth mounding in conjunction with timber fencing. The length of the barrier will be approximately 16m.

Apart from the above, no other negative noise impacts were identified for residential areas.

#### Safety, Security and Crime Prevention

A Safer by Design report was produced which focused on four common principles relating to surveillance, access control, territorial reinforcement and space management.

The following aspects of the design of the building, carpark and landscaping complement these principles:

- External lighting – External lighting of the car park and pedestrian pathway are key areas to be lit to ensure maximum safety for patrons. In addition, lighting of service areas and more remote areas are also proposed.
- Landscaping – The proposed landscape strategy has been designed to ensure unobstructed sightlines through the main car park and manoeuvring area.
- Car Park – The on-grade car park will be illuminated and this lighting designed and installed in accordance with the Australian Standards. The lighting will be designed to be illuminated for the effective operation of the CCTV camera.
- Load dock/service area - The loading dock is located in a highly visible and pedestrian traffic area, which provides for increased opportunities for casual surveillance. In addition, this area will be under CCTV camera surveillance.

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As part of Council's policy (No. 1.13) for assessment of Safer by Design Guidelines, the application was referred to Camden Police. As a result various conditions relating to operational and design requirements have been imposed by the police and would form part of any development consent conditions.

#### Economic

The Statement of Environmental Effects states that *'the proposed development will potentially have an impact upon the trade of existing clubs and licensed premises in Camden, Narellan and Mount Annan'*. However the statement also concludes that *'the extent of the possible impact is considered to be acceptable having regard to:*

- *The nature of local disposal incomes.*
- *The projected significant growth in the nearby urban release areas of Elderslie, Spring Farm, Mount Annan, Harrington Grove, Oran Park and Gregory Hills.*
- *Financial support of local community and sporting groups.*
- *The projected permanent and part time workforce of ultimately approximately 100 positions.*
- *The positive local construction industry impacts.'*

Further, it is acknowledged that the development of the club may result in some short term impacts, however these impacts reduce as the population projections are realised.

#### Social

The applicant commissioned Urbis to undertake the Social Impact Assessment. The methodology of the study had three key objectives in understanding the social impact of the proposed club operation:

- *"Examine any changes to the Camden community and potential issues arising from the design, layout and operations of the proposed Country Club (the Venue).*
- *Identify the social changes or impacts (either direct or indirect) that are likely to occur to the environment as a result of the proposal.*
- *Evaluate the magnitude and extent of social impacts (positive and negative) and identify potential mitigating measures to address these".*

In anticipating the benefits and impacts, Urbis stated the following potential benefits of the proposed development:

- *The venue will provide a number of new facilities currently unavailable or limited within the suburb of Narellan and the wider Camden LGA. Demand for leisure and entertainment facilities in the locality are expected to increase as the suburb is within one of Sydney's designated population growth areas.*
- *The scheme has the potential to enhance the local amenity and character of the area through the activation of what is currently largely vacant land within an area primarily characterised by industrial development.*
- *The proposed development has the potential to provide significant stimulus to the local economy and lead to employment creation within the community, both during the construction process (expected to start in 2011) and in coming years.*

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Further, in anticipating any potential adverse impacts Urbis concluded the following:

- *Crime and public health – an increased incidence of alcohol related violence and vandalism in the locality and other forms of anti-social behaviour.*
- *Safety and security – increased risks to community and patron safety in proximity to the development, including in surrounding open space and light industrial areas and along pedestrian routes to Harrington Park to the east across The Northern Road.*

As a result, the report analysed these issues and recommended mitigation measures which "will lead to the maximisation of community benefits and minimise risks to public health, safety and well-being". These include:

- *The implementation of a clear and comprehensive management plan for the premises to address a range of community and patron health and safety issues, including the responsible service of alcohol.*
- *The provision of private transport by the venue management, to facilitate the safe removal of patrons away from the venue, particularly during late night and early morning hours.*
- *The implementation of adequate active and passive crime reduction measures such as venue security personnel and adequate lighting in carparks and other locations around the venue.*
- *Security personnel and adequate lighting in carparks and other locations around the venue.*
- *Genuine and ongoing engagement with key stakeholders within the community to develop and implement community safety measures, in cooperation with local schools, police and council representatives.*
- *Commitment to the principles and activities of the Camden Liquor Accord, which aims to enhance community cohesion through better management of alcohol issues through cooperation between the police, licensees and other community stakeholders.*

The above measures were produced and based on liaison with stakeholders including Camden Police, NSW Department of Health and WILMA Woman's Health Centre, as well as data profiling analysis. The report concludes that through the implementation of operational strategies above, the possible negative amenity social impacts could be managed and minimised.

With respect to alcohol related crime and anti-social behaviour, many of the above strategies help minimise possible amenity impacts to the local community. However with respect to the impact in the increase of alcohol consumption and gambling, the club is required to enforce and maintain the Responsible Service of Alcohol (RSA) practice and Responsible Conduct of Gaming (RCG) as required by the licensing authority, NSW Office of Liquor, Gaming and Racing (OLGR).

Adding to this, the assessment analysed a report provided by the OLGR in relation to a social profiling report for the Camden LGA relating to population, liquor licences and crime and health data. The Statement states that:

*"According to the report, there are a total of four premises with club licences within the Camden LGA (5.7% of the total number of liquor licences). None of these*

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*clubs have licences with authorised extended business hours. There are a total of 70 premises within LGA with liquor licenses, including liquor shops. The majority of licensed premises are located within Camden Town Centre.*

*Based on the OLGR's estimated population of the LGA, 49,647, the total number of licensed premises equates to 141 per 100,000 people. This is significantly lower than the NSW state average of 220 licensed premises per 100,000 people."*

With respect to the social impact of gambling, the OLGR website classifies each local government area into three different categories for the purpose of new hotel and club operators, to undertake Local Impact Assessments (which are part of the licensing requirements for the hotels and/or club obtained by the OLGR).

These classifications are based on an area's gaming machine density, gaming machine expenditure and Socio Economic Indexes for Areas.

For Camden LGA the classification is Band 1. The website defines this classification as 'typically having low numbers of gaming machines, low gaming machine expenditure or a high index of relative socio-economic disadvantage'.

In accordance with this classification, the current number of gaming machines in the Camden LGA is considered to be low. With the expected rapid growth in population in the Camden LGA over the next 30 years, the density of gaming machines in the area as a result of additional machines associated with any approval of this application, is not expected to adversely impact on the social effects of gambling.

#### **The suitability of the site for the development**

The site for the proposed development is considered suitable in terms of both the setting of the building and the location.

The reasons for this determination are based on:

- the site is set amongst predominately light industrial, commercial and a future open space precinct, which will contribute to a diverse land use precinct, as well as being away from any immediate residential areas;
- the building has an ability to 'open up' on to the floodplain landscape to the north, while locating the utility aspects of the development closer to the industrial interface;
- the use of the building will activate passive surveillance in the area during hours not generally subject to pedestrian and vehicle traffic; and
- the location of the site is not only amongst a commercial and industrial precinct but also its location serves a convenient patron catchment area which includes both existing and future residential areas.

As part of the operational requirement of the club, the operators have agreed to provide a transfer mini bus services to residential areas in local suburbs. This service is outlined in the Plan of Management and would be required by the draft development consent conditions.

#### **Any submissions made**

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One submission was received during the notification period. The submission relates to an objection about the increase in gaming machines, increase in licensed venues and increase in anti-social behaviour and traffic.

As discussed in this report, there are negative social impacts related to increased opportunity for alcohol consumption and gambling with development applications of this nature. However it is considered that through the conditions of development consent and through the implementation of mitigation strategies, such negative social impacts to the community could be minimised. Specific operational requirements have also been produced in consultation with the applicant and form part of the Plan of Management to further minimise impacts. This Plan of Management would be approved and imposed by way of conditions of development consent.

With respect to traffic impact, an assessment was made on the expected increase of traffic as a result of the club. This assessment found that the peak traffic generation for the club will not adversely impact on the surrounding network and locality, particularly given the peak traffic times for the club would generally be outside the day time traffic period of the surrounding land uses.

#### **The public interest**

This proposal will provide evening and night entertainment as well as offer social and economic benefits through the services provided. Additionally, the proposed club will contribute to much sought after local employment.

While it is acknowledged there may also be some negative social impacts related to the increased opportunity for alcohol consumption and gambling, appropriate management practices and support programs will be implemented to reduce the possible anti-social elements attributed to the club.

The location of the club, being substantially away from any residential area, will minimise any adverse impact on nearby residences, which is in the public interest. It is also believed that locating of the facility adjoining an industrial backdrop is desirable in preference to locating this type of facility in an area that provides more direct access to well developed residential areas.

#### **CONCLUSION**

Council has received a development application to construct a building to be used for the purpose of a registered club with associated facilities. Works are to also include the construction of a car park, site landscaping, acoustic wall, fencing and stormwater drainage works.

During the notification period, an objection was received which related to the increase in gaming machines, increase in licensed venues and increase in anti-social behaviour and traffic. These concerns have been assessed and are mitigated by implementing operational requirements and strategies which form part of the Plan of Management of the club. This would be formally imposed through the development consent conditions attached to this business paper.

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The applicant has requested that Council endorse the extinguishment of a bike path and landscape easement located at the north western boundary. The purpose of this easement was to ensure land is set aside for the future construction of a bike path which is reflected in the prevailing DCP and Council's Bike Plan adopted in 1996. The extinguishment of this easement will see the bike path located away from private land and will be designed and constructed concurrently with the adjoining sites when demand for this link increases. In this regard, the request for the extinguishment of the easement is able to be supported.

The development will see a shortfall of up to 282 vehicle parking spaces as required by Camden Development Control Plan (DCP). The DCP car parking formula was based on surveys conducted by the then Traffic Authority of NSW in March 1979, prior to the advent of random breath testing.

As a result, Council has undertaken an assessment based on comparison with a similar operating club with a view to providing benchmark information which, in turn, was used to rationalise the parking requirements for the Narellan Club.

The application has now been considered on its merits and is able to be recommended to Council for approval, subject to the draft development consent conditions which have been designed to mitigate any negative consequences arising from the development of the club.

#### **DRAFT CONDITIONS OF CONSENT**

##### **1.0 - General Requirements**

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

(1) **Approved Plans** – The development must be carried out strictly in accordance with the following approved plans or other documentation:

- Site & Site Analysis Plan; Drawing No: DA 100; Issue 3; Date 21.04.09;
- Ground Floor Plan; Drawing No: DA 101; Issue 3; Date 21.04.09;
- Roof Plan; Drawing No: DA 102; Issue 2; Date 21.04.09;
- Elevations; Drawing No: DA 200; Issue 2; Date 21.04.09;
- Sections and Signage; Drawing No: DA 300; Issue 2; Date 21.04.09;
- Acoustic Boundary Treatment; Drawing No: SK120; Rev 1; Date 29.04.10.
- Concept Design Road Works and Stormwater Drainage Plans (Preliminary);
- Drawing No. 21-17211-C050; Revision C dated 22 April 2009

The development must also comply with the conditions of approval imposed by Council hereunder.

Where there is an inconsistency between the approved plans/documentation and conditions of consent, the conditions of consent take precedence to the extent of the inconsistency.

Amendments or modification of the approved development requires the written

prior approval of Camden Council.

- (2) **Trial Period for Car Parking Spaces** – As part of this approved development consent, the applicant shall fully construct and permanently retain 318 car parking spaces, designed in accordance with AS 2890.1, on this site.

Notwithstanding this, the applicant may construct 125 car parking spaces in the arrangement shown on the approved plans as future additional car spaces. The applicant may operate the approved registered club for a maximum period of 12 months from the date of the issue of a final Occupation Certificate for this development. After the expiration of this trial period the applicant must construct and permanently retain the balance of the 125 car parking spaces on this site.

Prior to the expiry of this 12 month trial period, the applicant may lodge a Section 96 Modification to this development consent with Camden Council in order to remove the requirement to construct and retain the balance of the 125 car parking spaces. This Section 96 Modification must be accompanied with a traffic and parking analysis regarding the performance of the approved 318 car parking spaces during its operational lifespan for a minimum of nine months. These details must fully justify that having only 318 on-site car parking spaces has not resulted in adverse impact to on-street parking on the surrounding local street network by users of this club and surrounding businesses.

In determining such a Section 96 Modification Council will have regard to the performance of the approved club during its operational lifespan to date and any complaints received from the public regarding on-street parking by users of this development and surrounding businesses.

The applicant is advised to lodge such a Section 96 Modification with Council at least 2 months prior to the expiry of this 12 month trial period.

- (3) **Selling and Preparation of Food** – The preparation and selling of food on the premises is prohibited. Where there is a requirement to prepare and sell food on the premises a separate Development Application must be lodged with Camden Council (The Consent Authority) and be approved.
- (4) **Building Code Of Australia** - All works must be carried out in accordance with the requirements of the *Building Code of Australia* .
- (5) **Disability Discrimination Act** - This approval does not necessarily guarantee compliance with the Disability Discrimination Act 1992, and the owner is therefore advised to investigate their liability under the Act.

Your attention is drawn to AS1428 parts 2, 3 and 4 inclusive. This may be used as a comprehensive guide for disability access.

- (6) **Fencing** - Any fence erected on the property boundary or within the allotment must comply with *Camden Council Development Control Plan 2006 (DCP 2006)*.
- (7) **Landscaping Maintenance & Establishment Period** - All Landscaping works

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associated with this Consent are to be maintained for a period of 24 months from the Date of Practical Completion.

At the completion of the 24 month landscaping maintenance period, all areas of lawn and plantings, including any nature strip/road verge areas and garden bed areas, shall have signs of healthy and vigorous growth. Any trees, shrubs, grasses, nature strip/road verge areas, garden areas or lawn areas in a state of decline, damaged or missing are to be replaced or restored to a healthy and vigorous condition.

At the completion of the 24 month landscaping maintenance period, the landscaping works must comply with the Consent approved Landscaping plans.

Any landscaping that requires repair or replacement is to be repaired or replaced prior to the end of the 24 month maintenance period.

- (8) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this Consent.
- (9) **Protection of adjoining Bushland and/or Waterfront Areas** - To limit the potential for damage to any adjoining Bushland areas and/or Waterfront areas, the boundaries to these areas must be fenced prior to the commencement of any earthworks, demolition, excavation or construction works.

The fencing must be kept in place until the completion of development and maintenance works and be marked by appropriate signage notifying all site visitors that the subject areas are protected. The fencing should be a minimum of a 1.8 metres high chain link or welded mesh fencing.

- (10) **Salinity Management Plan** - All proposed works that includes earthworks, imported fill and landscaping, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with Report "Re: Narellan Country Club Lot 1 DP 1093264 Grahams Hill Road and Porrende Street Narellan NSW – Generic Saline Soil Management Plan, Prepared for Altis Architecture Pty Ltd, Prepared by Consulting Earth Scientists, Ref No CES090304-ALT-150410-AB, Dated 28/04/10" and report "Re: Narellan Country Club Lot 1 DP 1093264 Grahams Hill Road and Porrende Street Narellan NSW – Generic Saline Soil Management Plan Information Requested by Council Piled Footings, Prepared for Altis Architecture Pty Ltd, Prepared by Consulting Earth Scientists, Ref No CES090304-ALT-150410-AC, Dated 20/5/10."
- (11) **Approvals and Licences from Other Authorities** – It is the applicant's responsibility to acquire all other necessary approvals/permits and licences from all other approval authorities as required, prior to the commencement of any work and/or operation of the club.
- (12) **Work to existing stormwater system** – Prior to the commencement of any

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works associated to the building or associated car park and landscape, the works to the existing water management facility (including easement adjustments on the deposited plan) must be undertaken in accordance with this development consent and approved plan and must be to the satisfaction of the beneficiaries of the facility and easement, Camden Council. All such works shall be at no cost to Camden Council.

## 2.0 - Construction Certificate Requirements

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

- (1) **Detailed Landscaping Plans** - Prior to the issue of the Construction Certificate (CC), detailed Landscaping Plans, prepared by a qualified Landscape Architect or qualified Landscape Designer, must be submitted with the Construction Certificate application.

The detailed Landscaping Plans must include (but not limited to):

- (a) If there are any proposed or existing permanent water bodies, that will end up in Council ownership, then clear details of the positioning and construction of installed access areas for on going maintenance must be shown.
- (b) The detailed landscaping plans must clearly show that the Eucalyptus trees, proposed for the Nature Strip/Road Verge areas, have been deleted from the plans and replaced with *Pyrus calleryana* 'Chanticleer' or *Pyrus calleryana* 'Glens Form'. (Note: Eucalyptus trees are no longer installed in the road verge/nature strip areas).
- (c) The *Pyrus* trees are to be used as street trees in those areas of the nature strip not impacted by any overhead powerlines and other services. Any area of the nature strip that is impacted by overhead powerlines or other services, is to have the *Callistemon* plantings continued, as existing, in adjoining nature strip areas.
- (d) The *Callistemon* and *Pyrus* street trees are to be shown clearly in the detailed landscaping plans as minimum 45lt container size and are to be installed with appropriate tree guard protection.
- (e) The detailed landscaping plans must clearly indicate the proposed planting schedules, positioning, numbers, sizes, anticipated mature heights and sizes, installation procedures, protection and establishment procedures to employ.
- (f) Any proposed lighting for paths, parks and any other open space areas.
- (g) All landscape amenity elements such as boardwalks, lookouts, seating, playgrounds, picnic facilities, bubblers, signage, shade structures, paths, cycle ways, dog and litter bins and furniture elements.
- (h) Clearly detail how controlled accessibility to all open space areas for maintenance and emergency vehicles will be achieved.
- (i) That the proposed landscaping is consistent with the Cultural, Ecological, Heritage and existing amenity of the area.

- (2) **Civil Engineering Plans** – Civil Engineering Plans shall be submitted indicating drainage, roads, accessways, earthworks, pavement design, details of

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linemarking and traffic management, which must be prepared strictly in accordance with Camden Council's Development Control Plan and Engineering Specifications and are to be submitted for approval to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Please note that under the Roads Act 1993, only the Council can issue a Construction Certificate for works within an existing road reserve.

- (3) **Environmental Management Plan** - An Environmental Site Management Plan must be submitted to the Principal Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 - 2005 and must address, but not be limited to, the following issues:

- (a) All matters associated with Council's Erosion and Sediment Control Policy;
- (b) All matters associated with Occupational Health and Safety;
- (c) All matters associated to the Waste Minimisation for the Construction Phase;
- (d) All matters associated with Traffic Management/Control;
- (e) All other environmental matters associated with the site works such as noise control, dust suppression, waste management and the like;
- (f) Appropriate Traffic Control Plans shall be submitted for all stages of construction including the use of Council's road and footpath for any construction purpose. The use of the public road/footpath for construction work is subject to a Public Road Activity Application to be approved by the Road Authority (Camden Council) prior to the issue of a Construction Certificate.

- (4) **Traffic Management Procedure** - Traffic management procedures and systems must be introduced during the construction phase of the development to ensure safety standards are maintained and to minimise any impact on adjoining pedestrian and traffic systems. Such procedures and systems must be in accordance with AS1742.3 1985 Manual of Uniform Traffic Control Devices and must be approved by Camden Council. The Plan must address the following:

- (a) location and access of the storage area for materials;
- (b) location of the fill materials;
- (c) location of site offices;
- (d) location of the preferred turning area for the delivery vehicles;
- (e) location of the parking for construction staff, any casting and erection of building components;
- (f) matters relating to Traffic Control on a public road; and
- (g) use of equipment and other matters which has an impact on the road network or immediate environment.

It is the applicant's responsibility to provide an educative session for construction workers and supervisors to ensure that the objectives and procedures of the Traffic Management Procedures are maintained at all times.



- (5) **Soil Erosion and Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with the Camden Council's "Soil Erosion and Sediment Control Policy".

Control measures must be maintained during the entire development procedure and can only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised.

Plans containing a minimum of four (4) sets of the undementioned information must be prepared and submitted to the Principal Certifying Authority for approval prior to a Construction Certificate being issued:

- (a) existing and final contours
  - (b) the location of all earthworks including roads, areas of cut and fill and re-grading
  - (c) location of impervious areas other than roads
  - (d) location and design criteria of erosion and sediment control structures
  - (e) location and description of existing vegetation
  - (f) site access (to be minimised)
  - (g) proposed vegetated buffer strips
  - (h) catchment area boundaries
  - (i) location of critical areas (vegetated buffer strips, drainage lines, water bodies, unstable slopes, flood plains and seasonally wet areas)
  - (j) location of topsoil or other stockpiles
  - (k) signposting
  - (l) diversion of uncontaminated upper catchment around areas to be disturbed
  - (m) proposed techniques for re-grassing or otherwise permanently stabilising all disturbed ground
  - (n) procedures for maintenance of erosion and sediment controls
  - (o) details for staging of works
  - (p) details and procedures for dust control
- (6) **Construction Management Plan** – Prior to the issue of a Construction Certificate, a detailed Construction Management Plan shall be submitted to the Consent Authority (Camden Council) indicating the construction staging and management of the stormwater during storm events while the new drainage system are being constructed. Appropriate construction strategies shall be employed to prevent the pollution and silting of the existing water management facility. Full details shall be submitted to Council prior to the approval of the Component Construction Certificate for the work associated with trunk drainage.
- (7) **Construction Standards** - All civil engineering work associated with the development must be carried out strictly in accordance with Camden Council's current Development Control Plan and Engineering Specifications for roadworks, drainage and other works associated with the development.
- (8) **Stormwater Drainage Design** - A stormwater management plan is to be prepared prior to the issue of a Construction Certificate. The Plan shall demonstrate that:

- (a) the final stormwater flow rate off the site is no greater than the maximum flow rate currently leaving the development site for all storm events for the ultimate development of the site; and
- (b) the floor level of the proposed building to be a minimum of 300 mm above the water level (at 1% AEP) of the peak storage level of the OSD system and the 600mm above the 1% AEP Flood level in the Creek; and
- (c) the design must demonstrate that future developments of adjoining downstream sites and overland flow from adjoining properties are not impacted upon by this development.

Note 1: This plan must be submitted and approved by the Principal Certifying Authority and a copy provided to Camden Council.

Note 2: All works associated to the existing and proposed stormwater drainage works shall be at full cost to the applicant.

- (9) **Stormwater Design and Management** - Total management of the water from the site shall be based on the Water Sensitive Urban Design principles.
- (10) **Pre-Treatment Of Surface Water** - The external ground surface of the site must be graded to a collection system and covered with a suitable hard surface, unless otherwise approved by the Landscape Plan. The drainage system must flow to a suitable pre-treatment device prior to discharge. The applicant is advised to contact the Appropriate Regulatory Authority for the design criteria.  
  
Such pre-treatment devices shall control the discharge of hydrocarbon and heavy metals to Council's storm water system and also it shall be kept in good order with regular removal of pollutants and maintenance.
- (11) **Water Quality Facility** - The proposed on-site detention system shall be checked for its role as a water quality facility based on the submitted Music Modelling in terms of its surface area and capacity. Any changes to the facility will require Council approval.
- (12) **Work on dam of existing water management facility** - The repositioning of the existing spillway shall be located to connect with the overland flow path on the western side of the dam and shall be designed and constructed with adequate transition to the existing flow path. All works shall be at the applicant's cost.
- (13) **Works for the proposed overland flow path** - The proposed overland flow path adjoining Porrende Street and Grahams Hill Road and the eastern property boundary shall have a type of batter construction which can support any surcharge loads expected from maintenance vehicles and industrial activity. All batters shall have stable slopes which can be easily maintained. All works shall be at the applicant's cost.
- (14) **Maintenance Management Plan for the existing water management facility** Prior to the issue of a Construction Certificate, a Maintenance Management Plan shall be developed and approved by Camden Council for the maintenance

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of the existing (as amended) water management facility identifying the level, frequency and method for maintenance required and the responsibility of each stakeholder. This Plan must be produced in consultation with Camden Council. The applicant must prepare a Section 88b Instrument for the approval of the Principal Certifying Authority which incorporates a Positive Covenant which details the following:

- (a) general maintenance strategies the club will undertake to ensure the operation of overland flow path is not impacted upon by the operation of the club. This is to include, general debris collection, weeding (including grass cutting) and general maintenance of the batter; and
- (b) short and long term maintenance strategies in the event of an unforeseen failure; and
- (c) a schedule of maintenance to ensure that no activities of the club are polluting the stormwater system.

Note: Works associated to the maintenance of the existing (as amended) water management facility shall be at full cost to the applicant.

- (15) **Maintenance access for the existing water management facility** - Maintenance vehicle access shall be provided for Council vehicles with appropriate turning area for a Medium Rigid Truck in accordance with the AS 2980.2 at critical locations in the stormwater drainage system as required by Camden Council.
- (16) **Component Construction Certificate** - The design of the proposed piping of the existing open drain, amendment to the spillway and associated dam embankment adjustments, overland flow path and all infrastructure covered by current and future drainage easements shall be submitted to the Consent Authority (Camden Council) for approval as a component Construction Certificate. All drainage structures with maintenance access shall be located outside the carriageway for safety and to facilitate a suitable working area. All inspections related to such shall be done by Council or jointly with Council.
- (17) **Evacuation Plan for Probable Maximum Flood (PMF)** - A detailed plan must be submitted to Council indicating that permanent, fail-safe maintenance free measures are incorporated in the development to ensure that timely, orderly and safe evacuation of people and potential pollutant material from the buildings on-site can take place, should a flood occur.
- (18) **Stormwater Detention** - The capacity of the existing stormwater drainage system must be checked to ensure its capability of accepting the additional run-off from this development. If necessary, an on-site detention system must be provided to restrict stormwater discharges from the site to pre-development flows. The system is to provide for all storms up to and including the 1% AEP event. Engineering details and supporting calculations must be prepared by a qualified Hydrology Engineer and submitted to the PCA for approval prior to the issue of a Construction Certificate.

On completion of any on-site detention system, Works-as-Executed plans are to be prepared by a registered surveyor or the design engineer and submitted to

the Principal Certifying Authority. If Camden Council is not the Principal Certifying Authority, a copy is to be submitted to the Council prior to the issue of the Occupation Certificate. The plans are to be in hard copy and in .dwg form and are to be certified by the designer and are to clearly make reference to:

- the works having been constructed in accordance with the approved plans,
- actual storage volume and orifice provided,
- the anticipated performance of the system with regard to the design intent.

The applicant must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:

Restriction as to user indicating that the on-site detention basin must be maintained at all times to a level sufficient to ensure efficient operation of the basin and that the Consent Authority (ie Camden Council) must have the right to enter upon the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency) to:

- (a) view the state of repair of the basin;
- (b) to execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within fourteen (14) days of the date of receipt by the proprietor of written notice from the Council, requiring remedy of a breach of the terms of this covenant, taken steps to remedy the breach and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith upon demand.
- (c) Restriction as to user indicating that the on-site detention basin must not be altered, or removed in part, or structures erected thereon without the prior consent of Council.

- (19) **Internal Road design** - The road designed shall be carried out to Council's Engineering Design Specifications with a Traffic Loading of ESA 5x10<sup>5</sup> and a single coat 10mm flush seal prior to placement of 25mm of AC 10 or Rigid Pavement.
- (20) **Plan of internal traffic devices** - A comprehensive plan of directional signs, parking signs, line marking etc shall be provided with the Construction Certificate application for approval. The plan must also illustrate provisions for the parking of a bus, coach and taxi.
- (21) **Design Vehicle** - The driveway and the turning path within the development shall comply with the movement of a Medium rigid truck in accordance with AS 2890.2.
- (22) **Local Traffic Committee Approval** – Notwithstanding any condition of this development consent, the applicant is required to construct a mountable roundabout at the club's entry on Grahams Hill Road and a right turn bay at the club's entry on Porrende Street with associated line marking and sign posting. Such works (including footpath work) shall be subject to approval by the

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Camden Local Traffic Committee **prior to the issue of any Construction Certificate**. All works and dedication of any land required as part of such works shall be at full cost to the applicant.

- (23) **Works on Grahams Hill Road and Porrende Street** – The detailed design plans for works on the public road as required by condition number 2.22 shall include the following:
- (a) a detail design plan including, but not limited to, proposed line marking, sign posting, adjustments required to the existing signage and any adjustments to the kerb and gutter which are required to accommodate the roundabout and right turn lane;
  - (b) detailed construction materials which include reinforced concrete for the round-about;
  - (c) details on how the roundabout shall be designed to comply with the through movement of the B-Doubles;
  - (d) details of a standard concrete footpath which shall be provided from the entrance on Porrende Street towards Northern Road up to a suitable crossing point to be determined by Council so as to provide access to the existing footpath on the eastern side of Porrende Street;
  - (e) an assessment of the existing street lighting to be undertaken to determine if any improvements are necessary as required by Australian Standard 1158; Lighting for roads and public spaces;
  - (f) details of the Traffic Control Plan (TCP). The plan shall provide details of Traffic Control measures which need to be installed to ensure the safety and unobstructed flow of vehicular and pedestrian traffic are achieved. The TCP must be prepared by a Roads and Traffic Authority Accredited Certifier; and
  - (g) an approval under Public Road Act shall be obtained from the Roads Authority (Camden Council) prior to the commencement of any work, including a road crossing in a public road, subject to lodgement of application and relevant fees.
- (24) **Construction details for works on Grahams Hill Road and Porrende Street** - The detailed construction plans of the roundabout, staging of construction and Traffic Control Plan for each stage of construction, street lighting, line marking and signage shall be submitted to Council for approval. All Traffic Control Plans must be prepared by a RTA Accredited person who has experience in such work which must cover the day time traffic flows during construction activity and night time use of the road.
- (25) **Public Road Activity Approval** - The construction and dedication of the proposed roundabout and works on Porrende Street shall be completed prior to the occupation of the development. All work associated with the construction of the proposed roundabout shall be approved by the Council under the Public Road Activity Application, in accordance with the Roads Act 1993 and prior to any Construction Certificate being issued.
- Such application must include an appropriate Traffic Control Plan (TCP).
- (26) **Waterfront Construction Works** - The Construction Certificate will not be

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issued over any part of the site requiring an Office of Water, Controlled Activity Approval (CAA) until a copy of the CAA issued by DWE has been provided to the Camden Council.

- (27) **Fire Safety Measures** – Prior to the issue of the Construction Certificate, the following information is to be submitted to the certifying authority:
- (a) A list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and
  - (b) If the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of those measures currently implemented in the building or on the land on which the building is situated.
- (28) **Crime Prevention Through Environmental Design** – The applicant is to submit to Council a schedule of measures proposed to be implemented in the construction of the development in order to minimise the risk of crime. Details are to be provided prior to the release of the Construction Certificate. Such measures are to be consistent with the conditions outlined in the recommended conditions of consent noted by the NSW Police Camden Local Area Command assessment dated 4 June 2009 attached to this development consent.
- (29) **Parking Spaces** – Notwithstanding condition number 1.0 (2), a minimum of 318 car parking spaces must be provided on site. These spaces and associated access driveways and manoeuvring areas must conform with Camden Council's Car Parking Development Control Plan (DCP) 2006, and must be designed in accordance with a pavement design prepared by a Geotechnical Engineer and the Camden Council's standard. Documentary evidence of compliance from an Accredited Certifier/Suitably qualified person must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.
- All parking allocation for people with disabilities must be designed and constructed to comply with AS 2980.6
- (30) **External Materials and Finishes** - The building must be constructed using materials and colours that are compatible with the amenity of the surrounding area having regard to the adjoining rural landscape and Architectural Design Statement, dated 04.04.09 produced by Altis Architecture Pty Ltd and perspectives plan, Drawing No. DA 000, Issue 03; Date 21.04.09. Details of proposed colours and materials must be submitted with the construction certificate.
- (31) **Bar Details** – Detailed design plans for all drinking bars must be provided to the consent authority for approval prior to the issue of the construction certificate. Suitable handwash basins and equipment washing facilities must be demonstrated in the plans.
- (32) **Performance/Maintenance Bond** - Prior to the issue of the Construction Certificate a performance bond of \$50,000 must be lodged with Camden Council. Should any of Council's property sustain damage, or the development

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place the environment or public at risk, Council will perform any works necessary on behalf of the applicant to rectify these works. The applicant must be responsible for any damage caused to existing public utilities, footpaths or public roads during construction works.

Once all works have been completed to the satisfaction of Council and no damage or risk sustained then this bond may be refunded.

In accordance with Council's Fees and Charges a non refundable administration fee of \$110 for cash/cheque bonds and \$220 for bank guarantees must be paid to Council upon lodgement of such bond.

It should be noted that Council will not refund/release the performance/maintenance bond unless a suitable replacement bond is submitted.

- (33) **Public Risk Insurance Policy** - Prior to the issue of the Construction Certificate, the owner or contractor is to take out Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve. The Policy is to note Council as an interested party and a certificate of currency from the issuer of such policy must be submitted to the Council as evidence of such policy. Where the coverage of such policy expires during the period of construction of the works, the policy must be renewed prior to the expiration of the policy and a Certificate of Currency from the insurer provided.

Failure to keep the works insured shall be reason for Council to make the works safe and all costs associated with making the works safe shall be a cost to the owner of the land.

- (34) **Section 94 Contribution** - Prior to the issue of any Construction Certificate, the following Section 94 contributions shall be paid at Camden Council. Documentary evidence must be provided to the Principal Certifying Authority that the below payments have been made;

- (a) Pursuant to **Contributions Plan No. 3** amended in February 1998, a contribution must be paid to Council of \$4,143.00 per hectare, total \$13,664.00, for **Trunk Drainage, Water Quality Facilities and Professional Services**.

The contribution must be indexed to the Road Cost Index, **paid prior to issue of any Construction Certificate**.

The monetary contribution for Trunk Drainage and Water Quality Facilities may be offset at the sole discretion of Council by the value of land transferred to Council or by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such an agreement is to be undertaken, it must be signed **prior to the issue of any Construction Certificate**.

- (b) Pursuant to **Camden Contributions Plan** amended in July 2004, a

contribution must be paid to Council of \$8.96 per square metre, total \$39,702.00 for **Community Facilities**.

The contribution must be indexed by the methods set out in Paragraph 2.4 of the plan paid **prior to issue of the Construction Certificate**.

The monetary contribution for Community Facilities may be offset at the sole discretion of Council by the value of land transferred to Council or by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such an agreement is to be undertaken, it must be signed **prior to the issue of any Construction Certificate**.

- (c) Pursuant to **Camden Contributions Plan** amended in July 2004, a contribution must be paid to Council of \$4,120.00 per hectare, total \$13,588.00 for **s.94 Administration and Management**.

The contribution must be indexed by the methods set out in Paragraph 2.4 of the plan and paid **prior to issue of any Construction Certificate**

### 3.0 - Prior To Works Commencing

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

- (1) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (2) **Notice Of Commencement Of Work** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act, 1979* and Clause 103 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building works.
- (3) **Payment of Long Service Levy** - The Long Service Levy payment must be paid prior to works commencing.
- (4) **Dilapidation Report/Survey** - Prior to the commencement of any works a photographic dilapidation survey of:
  - a) The existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site.
  - b) The existing storage dam and existing batters.

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A copy of the survey must be submitted to Camden Council prior to any works commencing. The survey must include descriptions of each photo and the date when each individual photo was taken. Any damage must be repaired at the applicant's expense.

- (5) **Access From Public Places** - Construction access from public places (reserves, parks, walkways and the like) other than roads shall not occur without the prior consent of Camden Council. Bonds or legal agreements may be required to protect Council's assets if access from these places is approved.
- (6) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point.
- (7) **Toilet Facilities** - Toilet facilities must be provided at the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

- (8) **Signs To Be Erected On Building And Demolition Sites** – Under Clause 98A of the *Environmental Planning and Assessment Regulation 2000*, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) showing the name, address and telephone number of the Principal Certifying Authority (PCA) for the work, and
  - (b) showing the name of the 'principal contractor' (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work carried out inside an existing building that does not affect the external walls of the building.

Note: The PCA and principal contractor must ensure that signs required by this condition are erected and maintained.

- (9) **Soil Erosion And Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site and must be in accordance with condition number 2.0 (5).

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Soil erosion and sediment control measures must be maintained during construction works and must 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 Construction

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

- (1) **Construction Noise Levels** – Noise levels emitted during remediation works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

*Construction period of 4 weeks and under:* The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

*Construction period greater than 4 weeks:* The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- (2) **Hours Of Work** – The hours for all construction and demolition work are restricted to between:

- (a) 7am and 6pm Monday to Friday (inclusive);
- (b) 7am to 4pm Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8am to 4pm;
- (c) work on Sunday and Public Holidays is prohibited.

- (3) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:

- (a) The delivery of material shall only be carried out between the hours of 7am - 6pm Monday to Friday, and between 8am - 4pm on Saturdays.
- (b) Stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb, footpath or road surface and shall have measures in place to prevent the movement of such material off the site.
- (c) Builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner.
- (d) Waste must not be burnt or buried on site, nor should wind blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot.
- (e) A waste control container shall be located on the development site.
- (f) There is to be no storage of materials (i.e. building materials) or spoil on

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public land adjoining this property.

- (4) **Nature Strip/Road Verge, Street Trees and Street Tree protective guards -** Any nature strip/road verge area, street tree/s, lawn area, tree guards if applicable, protective bollards if applicable which are disturbed, removed or damaged during the development and/or the Landscaping 24 month maintenance period, shall be repaired or replaced.

The tree/s, lawn area, bollards, tree guards, nature strip/road verge area to be repaired or replaced with the same type, species and maturity prior to the completion of the 24 month maintenance period.

- (5) **Disposal of Stormwater -** Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.

- (6) **Retaining Walls -** If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided, and adequate provision must be made for drainage.

The following restrictions apply to any retaining wall erected within the allotment boundaries:

- (a) where the height of an approved retaining wall exceeds 600mm above or below natural ground level, structural engineering details must be obtained prior to any works commencing on the site.
  - (b) adequate provisions must be made for surface and subsurface drainage of retaining walls and all water collected must 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 by the easement or entitled to release or vary the restrictions applying to the easement (electrical easement and the like), or if the erection of the retaining wall makes the purpose of the easement inconvenient or redundant (such as, easements for support and maintenance).
- (7) **Asbestos -** Should any materials be found on site which contain asbestos then it shall be removed in accordance with the guidelines of the WorkCover Authority (telephone 9370 5099) and requirements of the Environmental Protection Authority.
- (8) **Demolition Australian Standard -** Demolition or removal of any existing material on site shall be carried out in accordance with the requirements of Australian Standard 2601 - 1991 where applicable.
- (9) **Compaction -** Any filling up to 1.0m on the site must be compacted to 95% standard compaction and be tested in accordance with Camden Council's Engineering Construction Specification and AS 1289 by a NATA registered

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laboratory.

- (10) **Fill Material for Development Site** - Prior to the importation and/or placement of any fill material on the subject site a validation report and sampling location plan for such material must be submitted to the Principal Certifying Authority for approval and concurrence. The validation of the fill material must be done prior to use of any fill material being imported and a validation report must be submitted to the Principal Certifying Authority **prior to the issue of the Construction Certificate.**

The validation report and sampling location plan must be prepared:

- a) by a practising engineer with National Professional Engineering Registration and with a Specific Area of Practice in Subdivisional Geotechnics, and
- b) in accordance with:
  - 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".
- c) and 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;
  - iv) is suitable for its intended purpose and land use, and
  - v) has been lawfully obtained.
- d) with respect to the existing fill, a validation of the existing fill shall also be carried out prior to the importation of any fill material and shall be validated in accordance with (ii).

The sampling for salinity of fill volumes less than 6000m<sup>3</sup> must provide for 3 sampling locations; fill volumes exceeding 6000m<sup>3</sup>, require one sampling location for each additional 2000m<sup>3</sup>. A minimum of 1 sample from each sampling location must be provided for assessment.

The sampling for Contamination should be undertaken in accordance with the following table:

Classification of Fill Material	No. of Samples per Volume or part thereof	Volume of fill (m <sup>3</sup> )
Virgin excavated Natural material	1 (see note 1)	1000

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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.

- (11) **Survey reports** – At various stages of the development a survey report must be produced by a registered land surveyor and submitted to the Principal Certifying Authority:
- (a) *Peg Out* - The building must be set out by a registered land surveyor. A survey report detailing the siting of the building in relation to the allotment boundaries shall be submitted to the Principal Certifying Authority (PCA) prior to the placement of any concrete.
  - (b) *Finished Floor Level* – Prior to construction proceeding past each floor level, a survey report prepared by a registered land surveyor must be submitted to PCA verifying the finished floor level of the building. Finished floor levels must conform to levels approved by the development consent.
  - (c) *Building Completion* - A survey report prepared by a registered land surveyor shall be provided upon completion of the building. The survey report shall be submitted to the PCA upon completion of the building and prior to the issue of an Occupation Certificate.
- (12) **Excavation And Backfilling** – All excavations and backfilling associated with the erection of a building must be executed safely and in accordance with appropriate professional standards. All excavations associated with the erection of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- (13) **Protection of Public Places** – If the work involved in the construction of the building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or the building involves the enclosure of a public place then a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with the work, falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

#### 5.0 - Prior To Issue Of Occupation Certificate

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

- (1) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

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The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- (2) **Fire Safety Certificates** – A Fire Safety Certificate is to be submitted to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*. The Fire Safety Certificate is to certify that each fire safety measure specified in the current fire safety schedule for the building to which it relates:
- (a) has been assessed by a properly qualified person; and
  - (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

As soon as practicable after the Final Fire Safety Certificate has been issued, the owner of the building to which it relates:

- (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
  - (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- (3) **Acoustic Barriers** – Prior to the issue of an occupation certificate an acoustic mound / wall of total height of 3 metres high is to be constructed along the Western Boundary and be located with reference to "Appendix B – Figure 2" of the *"Narellan Country Club: Development Application Environmental Noise Assessment, Prepared for ALTIS Architecture, Prepared by Acoustic Logic Consultancy, Ref No. 2008237/1702AIR4/HM, Dated 20 April 2009."* The mound / wall must be consistent with Plan approved by condition number 1.0 (1). The timber barrier must be colour treated consistent with colours used on the building.
- (4) **Works of Public Road** - The following works must be constructed prior to the issue of the Occupation Certificate for the building. Such works must be approved under the Roads Act 1993 by Camden Council the Roads Authority:
- (a) provision of a heavy duty industrial gutter crossing at all points of ingress and egress; and
  - (b) all services within the 1.0m of the crossing and all affected services due the proposed work shall be adjusted in consultation with the appropriate Service Authority. A minimum splay of 1.0m shall be provided on either side of the proposed driveways at the gutter.

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All works must be carried out strictly in accordance with Camden Council's specifications and at no cost to Camden Council. Prior to works commencing the applicant must contact Council on (02) 4654 7777 to arrange payment of fees and inspection of the works.

- (5) **Redundant gutter crossings** – At the completion of construction all redundant gutter crossings and footpath crossing must be reinstated to the existing standards on the road.
- (6) **Footpath Crossing Construction** - Prior to the issue of any Occupation Certificate a footpath crossing must be constructed in accordance with Camden Council's issued footpath crossing information.

To obtain such information a Public Road Activity application must be submitted to Camden Council with the appropriate fee. Applications forms are available from Council's Customer Service Centre or website [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au)

- (7) **Works as Executed Plan** - Prior to the Occupation Certificate being issued for the building, a works-as-executed drawing signed by a registered surveyor must be submitted to the Principal Certifying Authority and Camden Council showing that the stormwater drainage and finished ground levels have been constructed as approved.

Two separate Works-As-Executed plans must be prepared utilising the approved design plans as the base plan. The plan should give details of all the construction and any variation to the construction details shall be shown clearly in different colour. The Work as Executed plans for Council assets shall also include an electronic version based on .dwg format for Council's Asset Management Programme.

- (8) **Details of Dedication** - The land occupied by the proposed roundabout and the footway (3.5m) adjoining the roundabout up to a length of 12m outside the edge of the traffic turning path, shall be dedicated as Public Road prior to the release of the Occupation Certificate.
- (9) **Structural Certification (Completed Building)** – Prior to the issue of an Occupation Certificate, a certificate prepared by a practising structural engineer, certifying the structural adequacy of the building, shall be submitted to the Principal Certifying Authority (PCA).
- (10) **Damaged Assets** – All engineering works and public utility relocation shall incur no cost to Camden Council. Any damage to Camden Council's assets shall be rectified prior to the commencement of use or occupation of a building.
- (11) **Maintenance Bond** - A maintenance bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works must be lodged with Council prior to the release of the Occupation Certificate. This bond is to cover the maintenance of civil works constructed during construction works and any damage to existing roads, drainage lines, public reserves or other Council property or works required as a result of work not in accordance with Council's

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standards, and/or development consent conditions.

The maintenance bond shall be for (12) twelve months or such longer period as determined by Council's engineer, and shall commence on the date of release of the linen plan or the date of the issue of the compliance certificate in the case of development works.

Note 1: In accordance with Council's current Fees and Charges an administration fee for processing of bonds in the form of cash or bank guarantees is applicable.

Note 2: It should be noted that Council will not refund/release the maintenance bond, unless a suitable replacement bond is submitted.

- (12) **Value of Works** - Prior to release of the Occupation Certificate, the applicant must submit an itemised data and value of civil works in a form acceptable to Council for the inclusion in Council's Asset Management System. The applicant can obtain a valuation sheet from Council upon request.
- (13) **Waste Contractor** - Prior to an Occupation Certificate being issued and/or commencement of the use, whichever is earlier, of the building the owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste and Council must be notified of the arrangement made. Alternatively, should Council be the appointed contractor, the following minimum requirements apply:
- (a) A covenant must be created entitling the Camden Council, its servants, agents, and persons authorised by it, to enter upon the subject land and to operate thereon vehicles and other equipment for the purpose of collecting refuse and recycling matter should Council be the contractor utilised.
  - (b) An Indemnity Agreement will need to be carried out if waste management vehicles are to enter the premises.
- (14) **Extinguishment and Creation of Easement** – Notwithstanding any other condition of development consent, prior to the Occupation Certificate being issued for the building the developer must prepare a Section 88b and Deposited Plan for the site for the approval by the Principal Certifying Authority which incorporates the following:
- (a) Terms of Easement for Landscaping 3m wide firstly referred to in Deposited Plan 1048551 and 88b Instrument shall be appropriately extinguished; and
  - (b) Terms of Easement for Drain Water 15m wide secondly referred to in Deposited Plan 1048551 and 88b Instrument shall be appropriately amended to identify the new location of that easement to drain water as inferred by this easement, including the new overland spillway and relevant conditions of development consent; and
  - (c) Terms of Easement for Drain Water variable wide thirdly referred to in Deposited Plan 1048551 and 88b Instrument shall be appropriately

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amended to identify the new location of that easement and relevant conditions of development consent. Such easement shall also include the overland flow path; and

- (d) A positive covenant to be included in the 88b Instrument which refers to the Maintenance Management Plan as required by condition number 2.(14) for the purpose of maintenance of assets described in (c) and (b) above; and
- (e) Restriction as to user as outlined in condition number 2.0 (18); and
- (f) Reference to be made in the 88b Instrument which stipulates the following: All proposed works that includes earthworks, imported fill and landscaping, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with Report "Re: Narellan Country Club Lot 1 DP 1093264 Grahams Hill Road and Porrende Street Narellan NSW – Generis Saline Soil Management Plan, Prepared for Altis Architecture Pty Ltd, Prepared by Consulting Earth Scientists, Ref No CES090304-ALT-150410-AB, Dated 28/04/10." and Report "Re: Narellan Country Club Lot 1 DP 1093264 Grahams Hill Road and Porrende Street Narellan NSW – Generis Saline Soil Management Plan Information Requested by Council Piled Footings, Prepared for Altis Architecture Pty Ltd, Prepared by Consulting Earth Scientists, Ref No CES090304-ALT-150410-AC, Dated 20/5/10."
- (g) Such easement creation must state that Camden Council is the Authority whose consent is required to a release, vary, or modify the easement or restriction is stipulated above.

#### 6.0 - Operational Conditions

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

- (1) **Hours of Operation** - The hours of operation of the Club premises are restricted to:
  - (a) Open everyday at 09:00am and close 03:00am; Monday to Sunday; and
  - (b) Restricted trading hours (as defined in the Liquor Act) in accordance with the requirements of the Liquor Act or;
  - (c) If amended, for a shorter period by the liquor and gambling license authority, Office of Liquor, Gaming and Racing.

All commercial vehicle movements, (including deliveries) associated with the operation of the premises are restricted to the hours of 07:00am – 16:00pm Monday to Friday and should be scheduled outside of the peak day time trading of the club,

Any alteration to these hours will require the prior approval of the Consent Authority.

- (2) **Reviewable Condition for Hours of Operation** - Camden Council may review condition number 6.(1) and condition number 6.(5) at any time and this reviewable condition may be changed on any such review. Pursuant to Section

80 (A) of the Environmental Planning and Assessment Act, 1979, Subsection 10 (D), a decision by Camden Council to review and consequentially change the subject condition on any such review, will be taken to be a determination of a development consent for the purposes of the Act.

- (3) **Litter Control** – A Plan of Management for litter control must be produced and implemented for the club's operations. In particular, the plan must identify how litter will be controlled and managed in and around the building and property. This section of the plan must address:
- (a) The scheduling times for the litter management and
  - (b) A map illustrating the area that will be managed. In this regard, the area must include areas outside of the property boundary (including areas adjacent to the boundary and public footpath areas).
- (4) **Plan of Management for the registered / licensed club** - Notwithstanding any other condition of this development consent, the operation of the Club premises must comply at all times with the approved Plan of Management (titled Narellan Country Club Plan of Management; produced by Lawler Partners). The Plan of Management shall be submitted to Council prior to the opening of the club and shall be amended to include the following:
- (a) Litter Management Control requirements;
  - (b) Any additional requirements imposed by the Office of Liquor, Gaming and Racing;
  - (c) A section for the handling of incidents or legitimate complaints associated with the operation of the premises. This shall include a separate Complaints and Incidents Register which includes:
    - i. complaint or Incident date and time;
    - ii. name, contact and address details of person(s) making the complaint or involved in incident;
    - iii. nature of complaint or incident;
    - iv. name of staff on duty; and
    - v. action taken by premises to resolve the complaint or incident.
  - (d) A section which provides opportunities to amend the Plan and that such modification shall be made only with the consent of Council and/or the Office of Liquor, Gaming and Racing.
- (5) **Patronage number** – The maximum number of people (including staff and members) in the club shall be no more than 586 people at any one time.
- (6) **Prescribed condition for maximum patronage signage** - A sign must be displayed at the main entry point to the building in a prominent position stating the maximum number of persons, as specified in this development consent, that are permitted in the building.

Note: Clause 98D of the Environmental Planning and Assessment Regulation 2000 requires a sign specifying maximum number of persons permitted in the building to be displayed in a prominent position for the following types of premises:

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- (i) entertainment venue;
- (ii) function centre;
- (iii) pub;
- (iv) registered club;
- (v) restaurant

- (7) **Noise Management Controls** – All noise management controls for the operation of the club must be in accordance with "Section 6" of the *"Narellan Country Club: Development Application Environmental Noise Assessment, Prepared for ALTIS Architecture, Prepared by Acoustic Logic Consultancy, Ref No. 2008237/1702AIR4/HM, Dated 20 April 2009."*
- (8) **Offensive Noise** - The use and occupation of the premises, including all plant and equipment installed thereon, must not give rise to any offensive noise within the meaning of the Protection of the Environment Operations Act, 1997.
- (9) **Mechanical Plant and Operational Noise Restriction** - The level of total continuous noise emanating from the operation of all the plant or processes in all buildings (LAeq) (measured for at least 15 minutes) must not exceed the background level by more than 5dB(A) when measured at any point on any residential boundary and must also comply with the acoustic criteria contained within Camden Council's Environmental Noise Policy and Liquor Administration Board criteria.
- (10) **Emission Requirements** - All gases, odours, fumes, steam, moisture and particulate matter generated by the use of the premises must be collected into approved stacks for discharge to the atmosphere. The quality of the discharges from the stack system must comply with the requirements of the Protection of the Environment Act, 1997 as amended and Regulations made thereunder.
- (11) **Trade Waste Bins** – Trade waste bins must be stored in a designated area on the premises and be emptied on a regular basis.
- (12) **Waste Storage and Labelling** – To ensure compliance with environmental legislation all waste containers are to be labelled with waste stored in a manner that prevents the escape of pollutants to the environment.
- (13) **General Waste Service Contract** - The business proprietor shall enter into a commercial contract for the collection of trade waste and recycling. A copy of this agreement shall be held on the premises at all times.
- (14) **Waste Management Plan post construction phase** – A waste minimisation strategy and collection strategy (Waste Management Plan) shall be submitted to Camden Council prior to the opening of the Club. The Waste Management Plan shall be in accordance with the Waste Management Plan produced by WasteTech Engineering; dated 3 April 2009 and shall include the following;
- (a) A statement which reserves Council the right to conduct random inspections to ensure that no public health risks exist as a result of the waste removal facility/storage area.
  - (b) A statement which allows Council the right to request copies of receipts

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and a signed collection contract where an alternate contractor (other than Council) is utilised and that should Council is to be informed of any changes to the terms of the waste service agreements.

- (15) **Waste removal requirements** – The removal of waste shall also comply with the following:
- (a) Caution Trucks or similar signage shall be installed at the entrance to access ways where vision is impaired by a building and/or landscaping (or the like) to alert pedestrians and other motorists of trucks' presence/movement
  - (b) The waste management area should be well ventilated. However, where appropriate natural ventilation cannot be provided, it may be necessary to install mechanical ventilation. In such situations, the applicant is required to engage the services of an appropriately qualified ventilation consultant to ensure that the waste management area is ventilated in accordance with the Building Code of Australia and relevant Australian Standards.
- (16) **Fire safety measures** - The essential fire safety measures must be maintained in accordance with clause 182 of the Environmental Planning and Assessment Regulation 2000.
- (17) **Amenity** - The business shall be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, adjoining occupations, and residential premises.
- (18) **Bunting** - Bunting must not be used to attract customers.
- (19) **Lighting** - All external and internal lighting for roads, parking and essential areas shall be provided in accordance with the Australian Standard 1158. At no time shall the lighting of the compound exceed the limits of the Australian Standard 4282-1997 Control of the Obtrusive effects of outdoor lighting.

#### END OF DRAFT CONDITIONS

#### RECOMMENDED

##### That Council:

- i. grant consent to Development Application No 349/2009 to construct a building to be used for the purpose of a registered club with associated facilities and works at No 2A (Lot 1 DP 1093264) Porrende Street, Narellan subject to the draft conditions of consent contained in this report;
- ii. endorse the extinguishment of the Terms of Easement for Landscaping 3m wide referred to in Deposited Plan No 1048551;
- iii. infer the term of this easement to be incorporated within the adjoining land known as Lot 8 DP 1132349; and
- iv. allocate all bonds relating to works for the delivery of the infrastructure as

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required by Development Consent No. 69/2001 to such works on the adjoining land in (iii.) above.

### ATTACHMENTS

1. Locality Plan
2. Proposed Plans
3. Submission (Sup.Doc)


  
 Location Plan - LT1 DP1093264 Porrende St Narellan.pdf Proposed Plans DA349.2009.pdf

  
 Submission\_DA\_349.2009.pdf

### RESOLUTION

#### CHAIRMANSHIP OF MEETING

The Mayor, Councillor Patterson, having previously declared his intention to leave the Chamber in Item ORD01, vacated the Chair and left the Chamber, the time being 6.21pm.

Councillor Warren assumed the role of Chairperson.

#### MOTION

Moved Councillor Symkowiak, Seconded Councillor Dewbery that Council:

- i. grant consent to Development Application No 349/2009 to construct a building to be used for the purpose of a registered club with associated facilities and works at No 2A (Lot 1 DP 1093264) Porrende Street, Narellan subject to the draft conditions of consent contained in this report with the additional requirement that a second public disabled toilet be provided and added to the plans prepared for construction purposes;
- ii. endorse the extinguishment of the Terms of Easement for Landscaping 3m wide referred to in Deposited Plan No 1048551;
- iii. infer the term of this easement to be incorporated within the adjoining land known as Lot 8 DP 1132349; and
- iv. allocate all bonds relating to works for the delivery of the infrastructure as required by Development Consent No. 69/2001 to such works on the adjoining land in (iii.) above.

THE MOTION ON BEING PUT WAS **CARRIED**.

*(Councillors Anderson, Dewbery, Symkowiak, Warren, Cottrell and Campbell voted in favour of the Motion.*

*Councillor Cagney voted against the Motion).*

**CHAIRMANSHIP OF MEETING**

The Mayor returned to the Chamber and resumed the Chair, the time being 6.50pm.

ORD163/10

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**CLUB MARCONI OF BOSSLEY PARK SOCIAL RECREATION & SPORTING CENTRE LTD**  
t/as CLUB MARCONI

on behalf of

**MACARTHUR COMMUNITY AND SPORTING CLUB**

**CLASS 1 LOCAL IMPACT ASSESSMENT OF ADDITIONAL GAMING MACHINES**

**November 2017**

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### EXECUTIVE SUMMARY

- Application is made by *Club Marconi of Bossley Park Social Recreation & Sporting Centre Limited* (hereafter 'the Applicant') in respect to the proposed new club venue to be known as Macarthur Community and Sporting Club at 2a Porrende Street, Narellan, NSW ('the Proposed Club'), to increase its electronic gaming machine ('EGM') threshold from nil to 150. This application is available for public inspection at the Applicant Club's premises free of charge for periods determined by Liquor and Gaming NSW ('LGNSW'), as well as on LGNSW's website.
- The Proposed Club is situated in the Camden Local Government Area ('LGA'). The Proposed Club's local community is defined as suburbs situated within 5 kilometres of the Proposed Club's premises. This local community comprises people and groups who are likely to use the Proposed Club's facilities or those likely to derive benefits and detriments from the application. A list of those suburbs is provided in Table 1.
- This application, if approved, will provide an extensive range of services and facilities at the Proposed Premises which will assist in accommodating the needs of the increasing population including a significant sporting, cultural and community centre with facilities and services to cater for families, seniors, young

<sup>1</sup> Trading as *Club Marconi*.



people and community groups. The facilities will include gymnasium, bars, lounge areas, dining facilities, balcony area, community and private function areas.

4. The Proposed Club is committed to act above and beyond its legislative obligations in providing responsible service of gambling. This is evidenced by the Applicant's implementation of extra responsible gaming and counselling measures, through ClubSafe, one of the most widely-used and established responsible gambling schemes in NSW. Those additional measures include (but are not limited to – see Section 4.a for details):
  - Multi-venue self-exclusion – a patron may elect to self-exclude from multiple venues, not limited to the Proposed Club;
  - Patrons may self-exclude online, thus not required to attend any gaming venue to do so. Participants may discuss their self-exclusion with qualified counsellors (no such assessment required under legislation);
  - Afflicted patrons' families may also seek assistance through ClubSafe;
  - Compulsory RCG training for all gaming staff.

The Proposed Club will thoroughly comply with all responsible conduct of gambling provisions as set out in The Regulation, which are detailed in this application. Additionally, there are numerous gambling counselling services in south-western Sydney should any individual require further specialised assistance.

5. The Proposed Club is situated in an adjacent area to a new development area and meets the other requirements permitting an application for 150 entitlements.
6. In conclusion, this application will provide a real and sustainable benefit towards the Proposed Club's local community. Furthermore, the Proposed Club will act above and beyond its legislated minimum requirements in providing responsible gaming services. As such the application should be approved.

**1. BACKGROUND**

Club Marconi (hereafter 'the Applicant') is applying to increase the gaming machine ('EGM') threshold of the proposed new club venue at 2a Porrende Street, Narellan, NSW, by 150, from its current level of nil. The Proposed Club will be situated in the Camden local government area ('LGA'). This threshold increase application requires a *Class 1 Local Impact Assessment* ('LIA') pursuant to the *Gaming Machines Regulation 2010 (NSW)* ('the Regulation')<sup>2</sup>. This application is available for public inspection at the Applicant Club's premises, as well as on LGNSW's website, at no cost for no fewer than 32 days after its initial submission as required by LGNSW.



Figure 1-1: The Proposed Club's location, relative to the Sydney Metropolitan Area. (Source: Google Maps.)



Figure 1-2: The Proposed Club's location, relative to the Camden-Narellan-Harrington Park area. (Source: Google Maps.)

The main requirements which this application must satisfy are outlined in the *Gaming Machines Regulation 2010 (NSW)* cl 38 and cl 40A.

<sup>2</sup> The Regulation cl 40A(2)

We will demonstrate that this application satisfies all three requirements of cl 38 of the Regulation; namely, 'a map showing the Club's location in relation to schools, places of public worship, or hospitals'; the proposed additional EGMs will provide benefit to the Club's local community; and that the Club has implemented gaming harm minimisation measures above and beyond legislated requirements.

We will demonstrate that this application satisfies all three requirements of cl 40A of the Regulation; namely, that it is in a Band 1 LGA; is within 1 kilometre of a new development area; and does not have the full benefit of the services and facilities of the kind provided by clubs.

## 2. THE PROPOSED CLUB AND ITS COMMUNITY

### a. Definition of the Local Community

The Proposed Club will provide a wide variety of hospitality services, such as being a community meeting venue, affordable food & beverage, entertainment (live and televised), in addition to its responsible gaming services. The Proposed Club will play a significant role in providing a safe and convenient community centre for local residents.

The following definition is for the purposes of a Class 2 LIA<sup>3</sup>, however it is also informative for a Class 1 LIA – an applicant venue's **local community** shall consist of the following:

- (a) the people in the area (or in the group) from which the persons using the services and facilities of the venue concerned are likely to be drawn,
- (b) the people in the area (or in the group):
  - (i) that is to derive, or that the Authority considers is likely to derive, social or economic benefit if the threshold increase application is approved, or
  - (ii) that is to suffer, or that the Authority considers is likely to suffer, social or economic detriment if the threshold increase application is approved.

With respect to (a) above, residential distribution of the Proposed Club's potential membership was analysed to determine the likely geographical source of the Proposed Club's service-users as shown in Table 1.

SUBURB	POPULATION <sup>4</sup>	DISTANCE FROM CLUB (Kilometres) <sup>5</sup>
COBBITY	2,063	6.4
ORAN PARK	4,765	4.8
CATHERINE FIELD	1,657	9.6
GLEDSDOOD HILLS	22	9.1
ELLIS LANE	857	10.4
KIRKHAM	699	3.7
NARELLAN	3,616	1.8
HARRINGTON PARK	10,663	0.8
SMEATON GRANGE	15	4.1
CURRANS HILL	5,309	5.8

<sup>3</sup> The Regulation cl 39(6)

<sup>4</sup> Sourced from Australian Bureau of Statistics, 2016 Census: 'Quick Stats'

<sup>5</sup> Based on Google Maps. Distances refer to road distance (not straight line) to the centre of the suburb.

GREGORY HILLS	4,985	6.8
GRASMERE	1,963	8.7
CAMDEN	3,230	4.9
ELDERSLIE	6,005	3.6
NARELLAN VALE	7,193	5.1
MOUNT ANNAN	11,703	6.6
CAWDOR	434	8.6
CAMDEN SOUTH	4,539	10.7
CAMDEN PARK	2,238	11.5
<b>Total</b>	<b>71,956</b>	
CAMPBELLTOWN	12,566	10.2

Table 1: Potential Proposed Club's members sourced from suburbs within five kilometres road distance from the Club.

Some of these suburbs on the south-western outskirts of the five-kilometre catchment area are serviced by existing registered clubs with similar (but inferior) services, and that are located more than five kilometres. There is only one club within five kilometres of the proposed Club, Camden Golf Club which is 2.6 kilometres to the south of the proposed club. However, it is a smaller club, with inferior services to the Proposed Club.

Given the above analysis, the Club's local community, for the purpose of this application, is defined as people and/or groups situated **within five kilometres of the Proposed Club** as shown in Table 1. According to the Australian Bureau of Statistics' ('ABS') 2016 census, the Proposed Club's local community has a population of 71,956 (see Table 1).



Figure 2: The Proposed Club's local community 5-kilometre map. (Source: Google Maps.)

**b. Map showing the location of nearby schools, places of worship and hospitals**

The Regulation<sup>6</sup> requires a map showing the Club's location in relation to schools, places of public worship, or hospitals within 200 metres of the venue. Figure 3 shows that the closest school (Harrington Park Public School) is approximately 1 kilometre north east of the proposed club. The nearest places of public worship and hospitals are further than 1 kilometre from the proposed club.

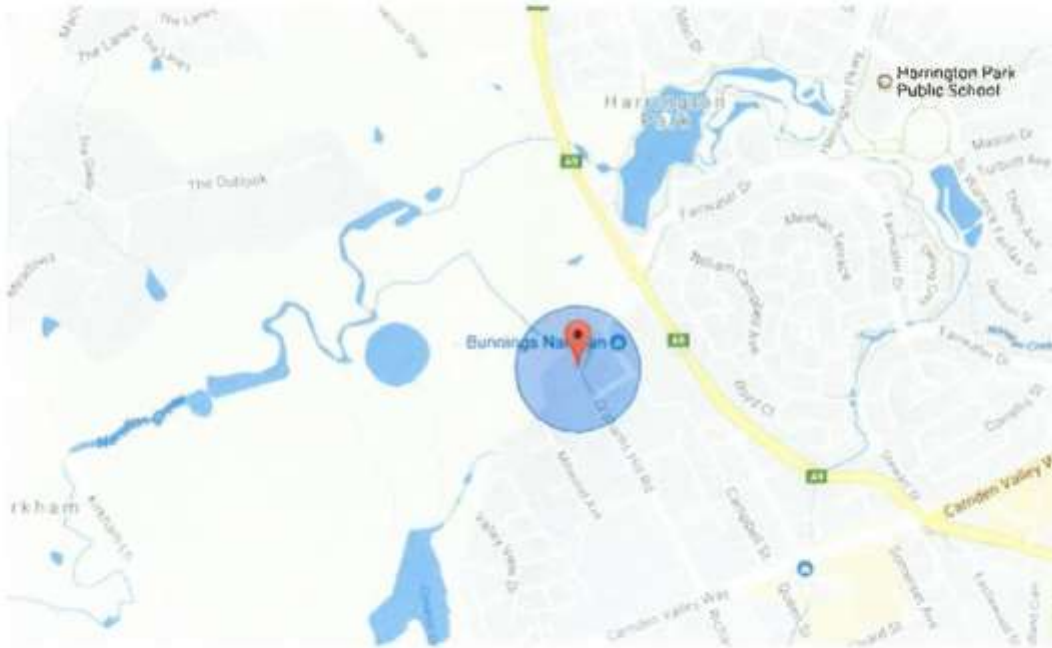


Figure 3: The Proposed Club's 200 metre map and closest school. (Source: Google Maps.)

**3. BENEFITS TO BE DERIVED FROM THIS APPLICATION**

**a. Details of benefit**

Camden Council's projected annual population growth for the Narellan-Smeaton Grange area and the Camden LGA are 3.7% p.a. and 8.7% p.a. respectively for the period 2016-2021 and this equates to an increase of 41,692 people over the 5-year period.

The Applicant has both the financial capacity and willingness to provide an extensive range of services and facilities at the Proposed Premises which will assist in accommodating the needs of the increased population. Additionally, the Applicant will provide significant contributions (financial and otherwise) to the local community and the Camden LGA outside of the actual operation of the Proposed Premises.

The Proposed Premises will provide a significant sporting, cultural and community centre with facilities and services to cater for families, seniors, young people and community groups.

The Proposed Premises will offer a variety of facilities and services, including but not limited to gymnasium, bars, lounge areas, dining facilities, balcony area, community and private function areas.

If the Application is not granted, the above benefits will not be available to the residents of Narellan and the Camden LGA. Other small clubs in the Camden LGA to date have failed to provide those services or facilities. In the absence of this Proposed Club being developed, the local community and broader

<sup>6</sup> cl 38(a)

community will not have access to such facilities and services at all within the context of a registered club which is a not-for-profit entity.

The Applicant submits that the Proposed Club is likely to contain the following types of facilities upon its establishment:

- Outdoor café, dining restaurant, and lounge
- Children's playground and play facility
- Family 'all you can eat' style buffet
- Meeting rooms for community organisations, e.g. sporting bodies
- EGMs, with ClubGrants contribution towards community organisations.

In the medium to long term, the Proposed Club plans to establish a childcare centre, fitness centre and aged care facilities. The Applicant submits that they will make a high priority in training and employing local residents in these facilities.

Furthermore, the Applicant has been in talks with Camden Council to establish the Narellan Sports Hub – intended to be the major Camden Council sporting facilities. The Council expressed interest in investing approximately \$5 million, and the Applicant will pledge an appropriate level of capital investment as well as management expenses. The successful establishment of the Proposed Club, and the gaming threshold, will be pivotal towards the success of these projects.

**b. Details of the Proposed Club's current and anticipated ClubGRANTS contribution**

If this application is approved, based on detailed financial modelling we forecast that after 12 months of operations the Proposed Club's EGMs will generate sufficient revenue to provide ClubGRANTS of \$36,038. These grants will be directed to Priority Areas as identified by the Camden Council.

**4. DETAILS OF HARM MINIMISATION AND RESPONSIBLE GAMBLING MEASURES**

Pursuant to the Regulation<sup>7</sup>, this application is to outline 'details of harm minimisation and responsible gambling measures that are in place at the venue'. The Proposed Club is strongly committed to responsible conduct of gambling, by implementing measures above and beyond legislatively-required minimums.

**a. The Club's additional Responsible Gambling Program**

The Proposed Club will provide a comprehensive responsible gambling program through ClubSafe. ClubSafe is a responsible conduct of gambling program developed and maintained by ClubsNSW. It has been in operation for over 13 years and is used by over 950 clubs in NSW<sup>8</sup>. The Applicant Club has, and the Proposed Club will, implement the following measures provided by ClubSafe, noting specifically parts that go above and beyond legislative minimums (all references are made with respect to the Regulation unless otherwise specified).

- Multi-venue self-exclusion protocol - in addition to being fully compliant to the *NSW Gaming Machines Act 2001 (NSW)* ('the Act') (s 49) and the Regulation (cl 53), this protocol offers more robust protection for self-excluded members. Patrons can elect to self-exclude from multiple venues (not just from the Applicant Club), and does so with the assistance of a ClubSafe counsellor<sup>9</sup>. Participants may also elect to self-exclude from the whole venue, not just the gaming area (as opposed to no such requirements being mandated by legislations).

<sup>7</sup> cl 38(c).

<sup>8</sup> <http://www.clubsnsw.com.au/members/clubsafe/what-is-clubsafe>

<sup>9</sup> <http://www.clubsnsw.com.au/members/clubsafe/multi-venue-self-exclusion>

- Patrons may apply for self-exclusion online, without needing to attend the Applicant Club or any other gaming venue<sup>16</sup>.
- The Club clearly displays and makes available ClubSafe publicity material relating to problem gambling services.
- 24/7 phone counselling service, therefore afflicted persons do not need to attend the Club to receive assistance.
- Support to family members of problem gamblers, not only problem gamblers themselves.
- Support to non-English speaking patrons.
- Critical incident response reporting by phone.
- Phone support for Club staff and management.
- The Club has a daily and weekly auditing process to ensure that it complies with both legislative and extra responsible gambling measures.
- All staff members, including senior management, will obtain Responsible Conduct of Gambling (RCG) certification as approved by LGNSW. This goes beyond standards required by the Regulation (cls 59-60) where only gaming-related staff are required to hold RCG. All RCG certifications are kept by the Club and made available for inspection by relevant authorities (cl 61).

**b. Other responsible gambling measures**

(All references are made with respect to the Regulation unless otherwise specified.)

- Chances of winning, gambling warning, and problem gambling notices: The Club displays notices supplied by LGNSW, providing information about chances of winning a major prize from playing gaming machines, in conspicuous areas in the gaming area as well as clearly displayed on each approved EGM (cl 21). Each of the Club's EGMs also conspicuously carry LGNSW-approved notices regarding gambling warning and problem gambling (as defined under cl 25), as well as LGNSW-approved player contact cards relating to self-exclusion and problem gambling help contacts (cl 54).
- Player information brochures: The Club makes readily available player information brochures (as defined under cl 22), approved by LGNSW, in EGM-playing areas of the Club (cl 23). The Club also makes available these brochures in other community languages as soon as practicable if requested (cl 24).
- Problem gambling helpline and counselling services: The Club displays, conspicuously at its main entrance (cl 26) and automatic teller machines (cl 27), notices regarding the "Gambling Help" helpline. The Club also provides contact information of approved problem gambling counselling services (as defined under cl 52) whenever requested, and to self-exclusion participants (cl 52(2)-52(3)). The Club also displays notices, conspicuously in gaming areas, contact details of such services, as well as availability and relevant contact person of a self-exclusion scheme (cl 52(4)-52(5)). As stated in Section 4.a, the Club's self-exclusion scheme (administered by ClubSafe) is more robust than that required by the Regulation (cl 53).
- Clocks: The Club displays functioning, accurate (to ten minutes) clocks in its gaming areas, that can be readily viewed by any EGM players at the Club (cl 28);
- Cheque- and cash-handling: The Club declines all requests to cash cheques. This is above and beyond legislative requirements (i.e. cheque can be cashed as long as it is made out to the venue; that are below \$400; that do not come from the same person more than once on a single day; and that had not previously been dishonoured [cl 29]). The Club also presents all prizes

<sup>16</sup> <http://www.clubsnsw.com.au/members/clubsafe/multi-venue-self-exclusion>

exceeding \$5,000 in value in cheque form (cl 30); and the Club does not place any cash dispensing machines within gaming machine areas (cl 32).

- **Promotional material:** All outbound promotional material sent by the Club to its members comply with cl 46(4), namely, each members' expressed consent is obtained; contains material other than gaming machine advertising; and contains information relating to availability of player activity statement, problem gambling notice (see cl 25), and permission to withdraw consent;
- **Gaming machine and link advertising:** The Club does not carry gaming machine advertising outside the Club's premises (cl 46(6) and 47); or any monitors relating to linked gaming systems other than in areas permitted under cl 57;
- **Player activity statements:** The Club makes available, free of charge, upon requests by participants of its player reward scheme, the participant's own player activity statements (cl 48(2)), containing information as required by cl 48(3)-48(5) and a problem gambling notice (cl 48(7)). Player reward scheme participants are made aware of such statements' availability upon initial participation in the scheme and through subsequent promotional material relating to the scheme (cl 48(6)). The Club keeps records of any player activity statement made available (cl 50). The Club does not supply such statements, or disclose information related therein, other than to persons to whom the information relates or who is lawfully entitled to access the information (cl 51).
- **Promotions, prizes, and inducements:** The Club does not offer any promotional prizes that are offensive or indecent (cl 49); or provide any inducements to play EGMs in the form of free/discounted liquor, free credits, or prize/give-aways that are indecent or offensive (cl 55);
- **Preventing under-age gambling:** The Club displays, conspicuously at its gaming areas, signs that comply with the *Liquor Regulation 2008* (NSW) cl 33 (relating to non-admittance of persons under 18) (cl 56);
- **Gaming prize-winners' identity suppressed:** The Club does not publish identity of winners of gaming machine-related prizes valued above \$1,000, or any prize-winners who make written requests to suppress publication of their identity (cl 58);

#### **c. Problem Gambling Counselling**

The following is a non-exhaustive list of problem gambling counselling services that provide services in areas surrounding the Proposed Club listed under Gambling Help<sup>11</sup>:

- Multicultural Problem Gambling Service (Chinese Specific) (Parramatta)
- Western Sydney Local Health District (Parramatta)
- Vietnamese Community in Australia (Cabramatta)
- Mission Australia (Campbelltown)
- Uniting Gambling Help Unifam (Campbelltown)
- University of Sydney Gambling Treatment Clinic (Campbelltown)
- University of Sydney Gambling Treatment Clinic (Outreach) (Tahmoor)
- Wesley Mission Legal Service (Sydney)

#### **d. Conclusion of Responsible Gaming Measures**

The Proposed Club will be strongly committed to providing a responsible gambling environment. The Club not only complies fully with all responsible gambling measures required by law, but its commitment to providing a responsible gambling environment is evidenced by adopting additional measures

<sup>11</sup> <https://gamblinghelp.nsw.gov.au>



(through ClubSafe) that are above and beyond legislative requirements. ClubSafe's self-exclusion scheme is stronger than legally-required minimum by virtue of its multi-venue exclusion mechanism, and provision of counselling support for self-excluded patrons. Furthermore, there are numerous gambling counselling services, catering for various multicultural groups and languages, should patrons feel they require assistance.

## 5. ADJACENT TO NEW DEVELOPMENT AREA

Pursuant to the Regulation<sup>12</sup> this application seeks to demonstrate that the premises of the Proposed Club are situated in an "adjacent area" to a new development area<sup>13</sup> that does not have the full benefit of the services and facilities of the kind provided by clubs

### a. Adjacent area

The Proposed Club is located in the suburb of Narellan, part of the Camden Local Government Area ('LGA'), which is classified as 'Band 1' by the Authority<sup>14</sup>.

The *Camden Local Environment Plan 2010* ('LEP') sets out Camden LGA's urban release areas. The LEP's accompanying maps (refer Annexure A) show that an urban release area has been established at Harrington Grove West, to the west of The Northern Road. The southern boundary of this area is less than one kilometre from the centre of the Proposed Club's premises. This, prima facie, satisfies the requirement set out in The Act s 37A(1)(a) and The Regulation cl 40A(1)(a).

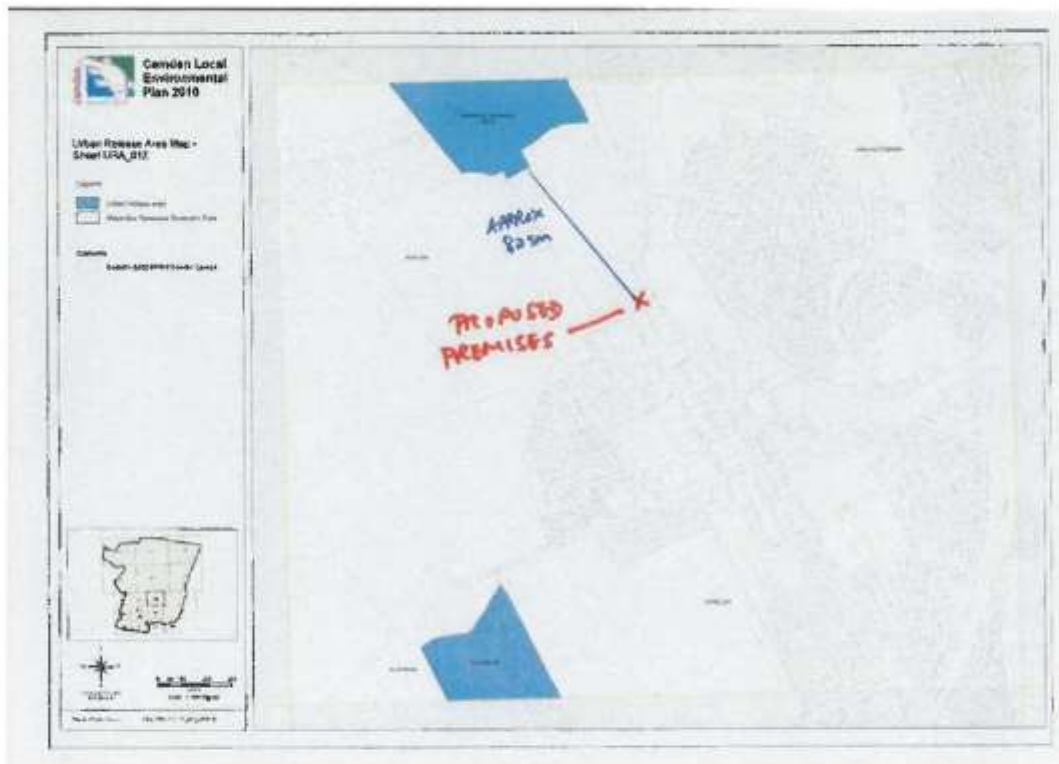


Figure 3 - Relative distance between Proposed Club's premises and Harrington Grove West new development area, approximately 825 metres away. A higher resolution map without annotations can be found in Annexure A.

<sup>12</sup> cl 40A

<sup>13</sup> within the meaning of s 37A of the Act

<sup>14</sup> The Authority, 'Fact sheet - all LGAs by band', June 2017.

**b. Services and facilities of the kind provided by clubs**

The Proposed Club will provide much needed services to its immediately surrounding suburbs as well as to suburbs further away to the North, West and East of the Proposed Club which are not currently serviced by registered clubs. Details of the facilities and services to be provided by the Proposed Club are noted at Section 3 (a) above.

Harrington Grove Country Club is located 2.6 kilometres to the north-east of the Proposed Club. However, this is not a registered club, it is a private company with a misleading trading name whose service offering is limited to one fine-dining restaurant, two tennis courts, a pool and a gym. So-called "membership" is limited to residents of the residential estate "Harrington Grove". The website boasts of function facilities, but that web page is non-existent.

This venue is not a competitor to the Proposed Club as it does not offer the community facilities or services to the general public of the kind that the Proposed Club will offer.

There is only one other club within 5 kilometres of the proposed Club, Camden Golf Club which is 2.6 kilometres to the south of the proposed club. However, it is a smaller club, with inferior services to the Proposed Club.

The new development area, the adjacent area and the local community within 5 kilometres of the Proposed Club do not have the full benefit of the services and facilities of the kind provided by registered clubs.

**c. Density of gaming machines**

The Camden LGA is classified as Band 1 by the authority and has 376 gaming machines.<sup>15</sup> The neighbouring LGA, Liverpool is classified as Band 2 and has 1,092 gaming machines. Camden LGA has a higher SEIFA score (1,056) than Liverpool LGA (968) indicating the area is less disadvantaged.<sup>16</sup> The Camden LGA has 700 fewer gaming machines and a higher SEIFA score, so the Applicant is of the view that the proposed increase in threshold to the Camden LGA will not increase the density of gaming machines in the local government area to the extent that the classification of the area would change the band.

**6. GENERAL CONCLUSIONS**

This application, if approved, will provide the Proposed Club's local community significant benefit, through the provision of an extensive range of previously unavailable facilities and services. Furthermore, the Applicant Club has demonstrated a strong and thorough approach to responsible gambling, in conjunction with its service providers, which provides vital counselling support and multi-venue exclusion services to required patrons.

The Proposed Club has satisfied the Regulation's requirements relating to Class 1 LIA's, by demonstrating the proposed premises are not near any school, place of public worship or hospital<sup>17</sup>, the application's benefit to the local community<sup>18</sup>, and detail of harm minimisation and responsible gambling measures<sup>19</sup>. The Proposed Club has also satisfied the Regulation's requirements relating to Clubs establishing adjacent to new development areas by demonstrating the proposed premises are within 1 kilometre of a new development area<sup>20</sup>, the area does not have the full benefit of the services and facilities of the kind provided by registered clubs<sup>21</sup>, and the density of gaming machines will not increase to the extent that the Band 1 classification of the LGA would change<sup>22</sup>. As such the application should be approved.

<sup>15</sup> LGNSW State Rankings

<sup>16</sup> Australian Bureau of Statistics, ABS.Stat - SEIFA by Local Government Area

<sup>17</sup> Cl 38(a)

<sup>18</sup> Cl 38(b).

<sup>19</sup> Cl 38(c).

<sup>20</sup> Cl 40A(1)(a)

<sup>21</sup> Cl 40A(1)(b)

<sup>22</sup> Cl 40A(2)(b)

#### **Appendix A: Russell Corporate Advisory and Authors' Qualifications**

Russell Corporate Advisory (RCA) is a Chartered Accounting firm providing a wide range of services to the hospitality and gaming sector.

We have developed a particular expertise in the registered clubs and hospitality industries, having consulted to organisations in this sector for many years.

As the Principal, Greg Russell has been a Registered Liquidator since 1991 and with a wealth of experience in the hospitality and gaming sector, manages a team of qualified professionals to provide high level, effective, commercial solutions to our clients.

Our firm has an extensive network of contacts with other service providers to the industry, including solicitors, valuers, property consultants, construction and development companies, financiers, operations and facilities maintenance, insurers, suppliers and regulatory bodies who we are able to work with to provide creative and achievable solutions for our clients.

In conjunction with the University of Sydney, RCA have been awarded an Australian Research Council Linkage Grant to primarily identify and investigate whether gaming machine accessibility and gamblers' memory of previous gambling outcomes can cause irresponsible gambling. The research was completed with the Federal Government providing financial support of \$188,000 over three years. The results of the research assist in the preparation and evaluation of the impact of increasing the accessibility of gambling opportunities on local communities.

We provide a broad range of services to a broad spectrum of clubs throughout New South Wales and Victoria. We have acted in both a consulting and an insolvency capacity for clients ranging from small clubs to large multi-million-dollar enterprises and have the capability to undertake large scale appointments while providing regular and concise reports to stakeholders.

We provide services to a number of industries within the sector, including:

- Registered Clubs, Hotels and Bottle Shops
- Restaurants and Nightclubs
- Stand Alone Conference / Function Centres
- Accommodation Hotels and Motels

The major focus for our services is as follows:

**Corporate Consulting**

**Restructuring and Turnaround**

**Formal Insolvency Appointments**

**Accountancy Services**

**Research**

**Corporate Governance**

**Social Impact Assessments**

**Greg Russell**

Greg holds a Bachelor of Business degree majoring in Accounting with a sub major in Business Law. Greg practices as a Chartered Accountant and a Registered Liquidator.

Greg has a wide exposure to insolvency practice and to the hospitality industry, particularly dealing with clubs. He is currently involved in providing a broad range of consulting services to registered clubs, hotels and other sporting organisations, as well as providing general insolvency services.

Greg has extensive experience in feasibility studies, operational consulting, financial analysis and modelling, finance negotiations, strategic planning, management reporting, fraud investigation, amalgamations, financial hardship applications, social impact assessments, investigating accountants' reports, restructuring, insolvency and as an expert witness.

Greg is a member of the Institute of Chartered Accountants and a member of the Insolvency Practitioners Association of Australia. He has authored various support materials on the subject of Advanced Insolvency.

Greg has a wide range of experience in the hospitality industry, working with clubs in particular for the last 10 years. With 25 years' experience in general insolvency matters, Greg has acted in a diverse range of businesses ranging from oyster farms to major construction companies. He has also acted for major banks in restructuring, reporting and insolvency assignments, and for many clubs in restructuring their business.

**Appendix B: Statutory Declarations**

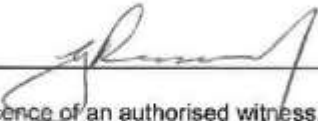
**STATUTORY DECLARATION (NEW SOUTH WALES)**

I, Gregory Alexander Russell, Partner of Russell Corporate Advisory Suite 302, Level 3, 53 Walker Street, North Sydney, NSW do solemnly and sincerely declare that:

- 1. I am the author of the Class 1 Local Impact Assessment - Gaming attached hereto in respect of Club Marconi.
- 2. In the preparation of the document I have relied on information supplied to me by Liquor & Gaming NSW, and Club Marconi.
- 3. To the best of my knowledge and belief the information contained in this document represents either an accurate restatement of data obtained from the sources noted above, or represents an opinion formed honestly after consideration of the information provided by those sources.

and I make this solemn declaration, as to the matter (or matters) aforesaid, according to the law in this behalf made – and subject to the punishment by law provided for any wilfully false statement in any such declaration.

Declared at North Sydney on

 \_\_\_\_\_ (Declarant's signature)

In the presence of an authorised witness, who states:

I, Deanne Furlong, a Chartered Accountant

certify the following matters concerning the making of this statutory declaration by the person who made it: [\* please cross out any text that does not apply]

- 1. \*I saw the face of the person ~~OR \*I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering, and~~
- 2. \*I have known the person for at least 12 months ~~OR \*I have confirmed the person's identity using an identification document and the document I relied on was~~ .....  
~~[describe identification document relied on]~~

 \_\_\_\_\_ (Witness' signature)

Date: 15 November 2017



## Appendix C: Glossary of Terms

Abbreviation	Full term
(the) Act	<i>Gaming Machines Act 2001 (NSW)</i>
(the) Authority	Independent Liquor and Gaming Authority, NSW
(the) Applicant/ Applicant Club	<i>Club Marconi of Bossley Park Social Recreation &amp; Sporting Centre Limited</i> trading as <i>Club Marconi</i>
(the) Council	Camden City Council
EGM	Electronic gaming machine
IPART	Independent Pricing and Regulatory Tribunal, NSW
LGA(s)	Local Government Area(s)
LGNSW	Liquor & Gaming NSW
LIA	Local Impact Assessment (as defined under <i>Gaming Machines Regulation 2010 (NSW)</i> )
NCOSS	Council of Social Services NSW
PC Report (1999)	Productivity Commission (1999). <i>Australia's Gambling Industries</i> , Report no. 10, Ausinfo, Canberra.
PC Report (2010)	Productivity Commission (2010). <i>Gambling</i> , Report no. 50, Canberra.
(the) Proposed Club	A new club venue located at 2a Porrende Street, Narellan, NSW
RCG	Responsible Conduct of Gambling
(the) Regulation	<i>Gaming Machines Regulation 2010 (NSW)</i>

# ANNEXURE A





**Camden Local Environmental Plan 2010**

**Urban Release Area Map - Sheet URA\_007**

**Legend**

- Urban release area
- Macarthur Resource Recovery Park
- BRDC

**Copyrights**

Copyright ©2014 Camden Council

Scale: 1:5000 @ A3

Map Information website: [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au)

Scale: 1:5000 @ A3

Map Information website: [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au)



**Camden Local Environmental Plan 2010**

**Urban Release Area Map - Sheet URA\_012**

**Legend**

- Urban release area
- Macarthur Resources Recovery Park

**Cartilage**

- Camden Council

**Scale**

0 50 100 200 400

Scale: 1:1000 @ A3

**North Arrow**

Project: URA 2010  
Date: 10/10/10

**Map Information**

1000 1000 1000 1000 1000 1000

ORD10

Attachment 2



# Camden Council Minutes

**Business Assurance and Risk Committee  
Meeting**  

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**22 November 2017**

**Executive Boardroom  
Camden Council  
Administration Building  
70 Central Avenue  
Oran Park  
5.30PM**



## **BUSINESS ASSURANCE AND RISK COMMITTEE**

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**Voting Members present:**

John Gordon	Independent Member (via tele-conference)
Bruce Hanrahan	Independent Member (Chair)
Elizabeth Gavey	Independent Member
Cr Peter Sidgreaves	Camden Council Councillor (arrived 5.43pm)
Cr Teresa Fedeli	Camden Council Councillor

**Attendees:**

General Manager  
 Chief Financial Officer  
 Internal Audit Coordinator  
 Risk Management Officer  
 Senior Governance Officer

**Invitees:**

Director Customer and Corporate Strategy  
 Director Community Assets  
 Director Planning and Environment  
 Director Sport, Community and Recreation  
 Manager Governance and Risk  
 Manager Civil Construction and Maintenance

The Committee members approved that Mr Hanrahan would Chair the Committee meeting prior to commencement of the meeting as a result of the appointed Chair, Mr Gordon, being unable to physically attend.

**BUS01 Apologies****RECOMMENDED**

That leave of absence be granted.

**DECISION**

There were no leaves of absence to be granted.

**BUS02 Declarations of Interest****RECOMMENDED**

That the Business Assurance and Risk Committee declarations be noted.

**DISCUSSION**

Ms Gavey advised she has been appointed to the Penrith City Council Audit Committee.

Mr Hanrahan advised he has been appointed as Director to the Camden Region Economic Taskforce.

Mr Gordon advised he has been appointed to the Audit Office of NSW (Auditor-General's) Audit Committee.

**DECISION**

That the Business Assurance and Risk Committee declarations be noted.

**BUS03 Minutes to the 12 October 2017 Business Assurance and Risk Committee Meeting****RECOMMENDED**

That the Business Assurance and Risk Committee:

- i. approve the minutes to the 12 October 2017 Business Assurance and Risk Committee meeting; and
- ii. note the status of actions included in the actions list.

**DECISION**

The Business Assurance and Risk Committee:

- i. approve the minutes to the 12 October 2017 Business Assurance and Risk Committee meeting; and
- ii. note the status of actions included in the actions list.

**Moved:** Ms Gavey  
**Seconded:** Mr Gordon

**BUS04 Enterprise Risk Management****RECOMMENDED**

That the Business Assurance and Risk Committee note the status update on the establishment of Council's Enterprise Risk Management Framework.

**DISCUSSION**

The Director Customer and Corporate Strategy provided an update on the status of the implementation of Enterprise Risk Management (ERM) software to support Council's ERM framework.

**DECISION**

The Business Assurance and Risk Committee note the status update on the establishment of Council's Enterprise Risk Management Framework.

**Moved:** Mr Hanrahan  
**Seconded:** Ms Gavey

**BUS05 Internal Audit Plan Status Update****RECOMMENDED**

That the Business Assurance and Risk Committee note the Internal Audit Plan Status Update.

**DISCUSSION**

The Internal Audit Coordinator provided an update on the Internal Audit Plan advising that the Section 355 and Project Management audits were in the final reporting phase and would be reported to a future Committee meeting.

It was noted that the Section 94 and Voluntary Planning Agreements audit will be outsourced and that planning for the Fraud and Corruption prevention audit was about to commence.

Mr Gordon requested that the total man days for each audit be included in the quarterly reports.

#### DECISION

The Business Assurance and Risk Committee:

- i. note the Internal Audit Plan Status Update; and
- ii. requested that future internal audit plan status updates include the total man days for each audit.

**Moved:** Mr Gordon  
**Seconded:** Ms Gavey

#### **BUS06 Other Audit and Risk Related Matters**

##### RECOMMENDED

That the Business Assurance and Risk Committee note the report on other audit and risk related matters.

##### DISCUSSION

The Internal Audit Coordinator provided an update on other audit and risk related matters to be brought to the attention of the Committee.

##### DECISION

The Business Assurance and Risk Committee note the report on other audit and risk related matters.

**Moved:** Mr Hanrahan  
**Seconded:** Ms Gavey

#### **BUS07 External Audit Update**

##### RECOMMENDED

That the Business Assurance and Risk Committee note the external audit update.

##### DISCUSSION

The Internal Audit Coordinator provided an update on the external audit of Council's financial statements. It was advised that Council received an unmodified audit opinion on the financial statements and that a management letter was received from the Audit Office of NSW advising there were "no matters identified during the audit or other matters" to report. The Committee congratulated the Chief Financial Officer and his team on the excellent results achieved during the year.

Mr Gordon also requested that a copy of the Conduct of the Audit report be circulated to the Committee.

### DECISION

The Business Assurance and Risk Committee:

- i. note the external audit update
- ii. requested a copy of the Conduct of the Audit report for the year ended 30 June 2017.

**Moved:** Mr Hanrahan

**Seconded:** Ms Gavey

**BUS08 Audit Report Recommendations - Implementation Status Update - October 2017**

### RECOMMENDED

That the Business Assurance and Risk Committee note the Implementation Status Update for October 2017.

### DISCUSSION

The Internal Audit Coordinator informed the Committee that the latest audit recommendations status update was included in the report and suggested each Director speak to the status of their recommendations.

The Director Customer and Corporate Strategy updated the Committee in relation to procurement and payroll audit recommendations.

The Director Community Assets updated the Committee on recommendations related to plant replacement and inventory.

The Director Sport, Community and Recreation updated the Committee in relation to the implementation of Civic Centre audit recommendations.

The Director Planning and Environment updated the Committee in relation to development applications audit recommendations.

Mr Gordon advised he was confident Council was making progress after hearing the Directors comments.

The Internal Audit Coordinator provided the Committee with an update on software being implemented to track the status of audit recommendations. It was advised that current recommendations were being uploaded to the system and intention was for the system to 'go live' on 31 January 2018.

The Internal Audit Coordinator advised that examples of reporting options from the software will be provided at the next Business Assurance and Risk Committee meeting to obtain feedback from the Committee and ensure the reporting meets the Committee's needs.

### DECISION

The Business Assurance and Risk Committee note the Implementation Status Update for October 2017.

**Moved:** Mr Hanrahan

**Seconded:** Mr Gordon



**BUS09 Work Health and Safety Statistics**RECOMMENDED

That the Business Assurance and Risk Committee note the WHS statistics report.

DISCUSSION

The Director Customer and Corporate Strategy spoke to the statistics, outlining the information within the graphs and the process for reporting to the Executive within Council.

The Committee praised the team for the great results and informative and well presented reporting.

Mr Gordon requested a one page summary be presented to a future Committee outlining how Council manages WHS requirements in relation to contractors.

Mr Gordon also requested that future WHS statistics reports include:

- the number of staff that have attended WHS training, including refresher training; and
- the nature of claims, including type of incident or accident.

Councillor Sidgreaves requested the inclusion of notifiable incidents be included with future WHS statistics reports.

DECISION

The Business Assurance and Risk Committee:

- i. note the WHS statistics report;
- ii. requested the following be included in future WHS reports:
  - statistics on the number of staff that have attended WHS training, including refresher training
  - statistics showing the nature of the claims, including the type of incident or accident
  - statistics showing the number of notifiable incidents;
- iii. requested a one page summary be presented to a future Committee meeting describing Council's process for managing WHS obligations in relation to contractors.

**Moved:** Mr Hanrahan

**Seconded:** Ms Gavey

**BUS10 Business Assurance and Risk Committee and Internal Audit Annual Report**RECOMMENDED

That the Business Assurance and Risk Committee approve the Business Assurance and Risk Committee and Internal Audit Annual Report for presentation to Council subject to the Chair's final review and update of the closing comment.

### DISCUSSION

It was noted that the Internal Audit Annual Report was provided in the same format as last year. Mr Gordon advised that his closing comment will be similar to last year and will be expanded to include the successful results from the first external audit undertaken under the oversight of the Audit Office of NSW.

The Internal Audit Coordinator also advised that the report will be updated on the Chair's request to indicate that a self-assessment of the Committee has now been undertaken and that an in-camera session with the internal auditor will occur early in the new year.

### DECISION

The Business Assurance and Risk Committee approve the Business Assurance and Risk Committee and Internal Audit Annual Report for presentation to a Councillor workshop in March 2018, subject to the Chair's final review and update of the closing comment.

**Moved:** Mr Hanrahan  
**Seconded:** Ms Gavey

### **BUS11 Business Assurance and Risk Committee Self-Assessment Results**

#### RECOMMENDED

That the Business Assurance and Risk Committee:

- i. Note the Business Assurance and Risk Committee self-assessment results; and
- ii. Identify any actions required in response to the self-assessment results.

### DISCUSSION

The Internal Audit Coordinator discussed the results of the self-assessment and noted the positive results. The Committee did not identify any specific actions for follow up.

The Internal Audit Coordinator advised that the results of the assessment identified the potential need for more meetings in the future with the increase in the Committee's obligations. The Internal Audit Coordinator also advised that training possibilities for the Committee could be investigated.

### DECISION

The Business Assurance and Risk Committee note the Business Assurance and Risk Committee self-assessment results.

**Moved:** Mr Hanrahan  
**Seconded:** Ms Gavey

### **BUS12 2018 Business Assurance and Risk Committee Calendar**

#### RECOMMENDED

That the Business Assurance and Risk Committee approve the forward meeting plan for the 2018 Business Assurance and Risk Committee meetings.

### DISCUSSION

The Internal Audit Coordinator advised that as the dates were not suited to all members, a list of potential dates will be circulated to the Committee via email. Mr Gordon recommended including an option for an additional meeting date between July and September 2018 that could be cancelled if it is not required.

### DECISION

The Business Assurance and Risk Committee be provided with a revised forward meeting plan for the 2018 Business Assurance and Risk Committee meeting.

**Moved:** Mr Hanrahan

**Seconded:** Ms Gavey

### **BUS13 General Business**

#### RECOMMENDED

That the Business Assurance and Risk Committee note any General Business items discussed.

### DISCUSSION

Mr Gordon referred to a recent article in the Sun Herald regarding the sale of personal information from the NSW Ambulance Service and raised a question regarding Council's current processes and/or systems that are in place to protect employees health records.

The Director Customer and Corporate Strategy outlined Council's current record keeping system and processes for protecting employee data.

Councillor Sidgreaves advised the Committee of the introduction of new Commonwealth legislation to report data breaches and the Manager Governance and Risk advised that the State Government was anticipating the introduction of similar legislation early next year that may include Local Government.

The Internal Audit Coordinator advised that she will be attending a meeting with the Audit Office of NSW as part of the Local Government Internal Audit Network (LGIAN) Executive to discuss the recent performance audits undertaken and the future program.

The Internal Audit Coordinator also advised that Camden Council will be hosting the next LGIAN meeting on 7 December 2017.

### DECISION

The Business Assurance and Risk Committee note the General Business items discussed.

**Moved:** Mr Gordon

**Seconded:** Cr Sidgreaves

**Next Meeting:**

The next meeting of the Business Assurance and Risk Committee will be held on a date to be determined.

The meeting closed at 6.43pm.