



Camden Council

Business Paper

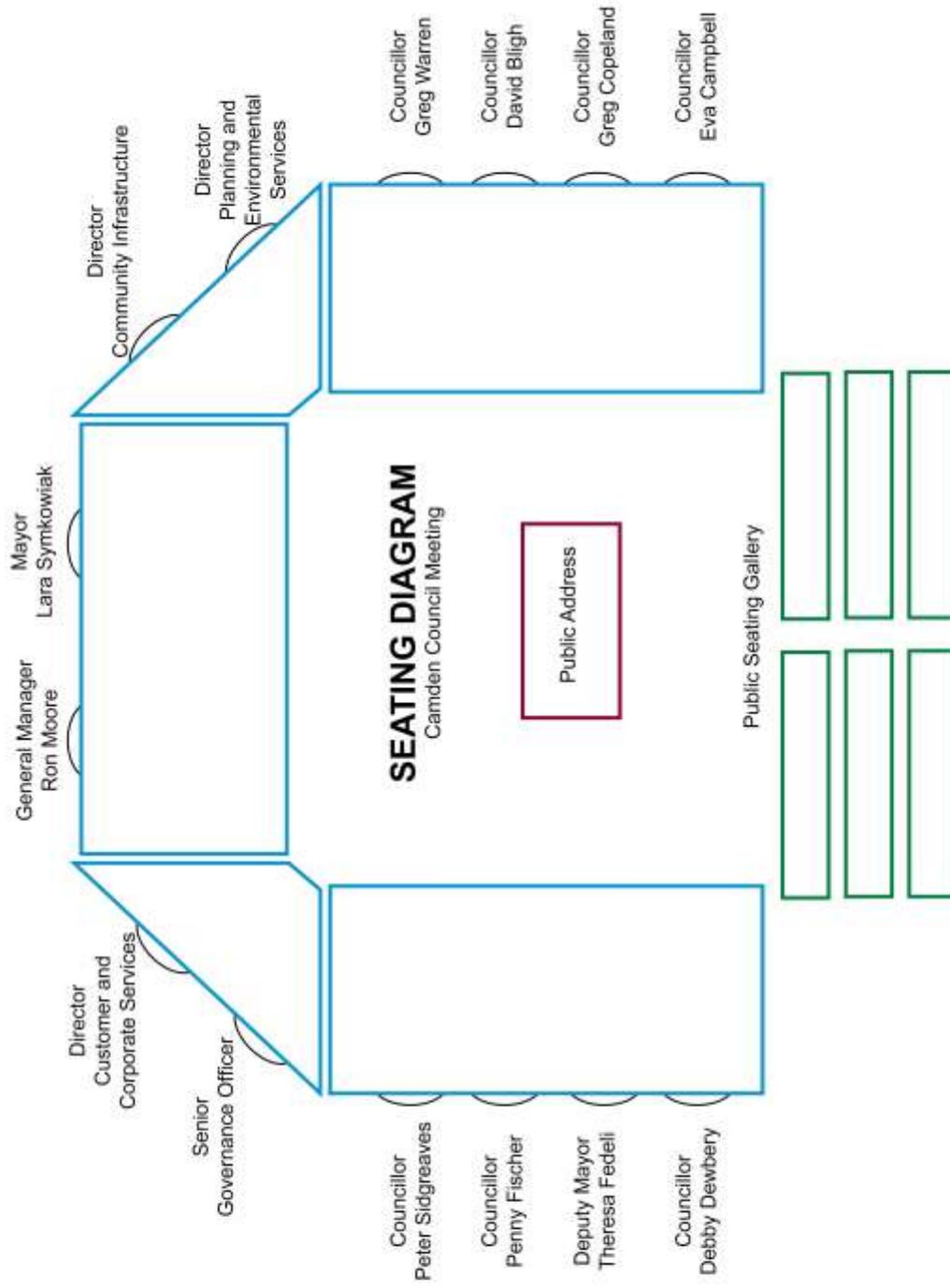
Ordinary Council Meeting
28 April 2015

Camden Civic Centre
Oxley Street
Camden



COMMON ABBREVIATIONS

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



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



ORDINARY COUNCIL

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ORDINARY COUNCIL

SUBJECT: PRAYER

PRAYER

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

Amen

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

Amen

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

Amen

AFFIRMATION

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

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

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

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

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



ORDINARY COUNCIL

SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

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



ORDINARY COUNCIL

SUBJECT: RECORDING OF COUNCIL MEETINGS

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



ORDINARY COUNCIL

SUBJECT: APOLOGIES

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

RECOMMENDED

That leave of absence be granted.



ORDINARY COUNCIL

SUBJECT: DECLARATION OF INTEREST

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

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

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

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

RECOMMENDED

That the declarations be noted.



ORDINARY COUNCIL

SUBJECT: PUBLIC ADDRESSES

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

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

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

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

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

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

RECOMMENDED

That the public addresses be noted.



ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 14 April 2015

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 14 April 2015, copies of which have been circulated, be confirmed and adopted.



ORDINARY COUNCIL

SUBJECT: MAYORAL MINUTE

Consideration of Mayoral Minute (if any).



ORD01

ORDINARY COUNCIL

ORD01

SUBJECT: SUBDIVISION TO CREATE 2 RESIDUE LOTS - DENBIGH, 421D THE NORTHERN ROAD, COBBITTY

FROM: Director Planning & Environmental Services

TRIM #: 15/43474

APPLICATION NO: 1170/2014
PROPOSAL: Subdivision to create 2 residue lots
PROPERTY ADDRESS: 421D The Northern Road, Cobbitty
PROPERTY DESCRIPTION: Lot 2007, DP 1162239
ZONING: SEPP (Growth Centres): B1 Neighbourhood Centre, E2 Environmental Conservation, R1 General Residential, and E4 Environmental Living; and Camden LEP: RU1 Primary Production
OWNER: McIntosh Bros Pty Ltd
APPLICANT: Calibre Consulting (NSW) Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for a subdivision to create 2 residue lots at 421D The Northern Road, Cobbitty.

The DA is referred to Council for determination as there remain unresolved issues received in one submission from the public.

SUMMARY OF RECOMMENDATION

That Council determine DA 1170/2014 for a subdivision to create 2 residue lots pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for a subdivision to create 2 residue lots at 421D The Northern Road, Cobbitty.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies.

The DA was publicly notified for a period of 14 days in accordance with the Camden DCP. One submission was received (objecting to the proposed development). **A copy of the submission is provided with the Business Paper supporting documents.**

Council staff contacted the submission writer to discuss their concerns, however were unsuccessful in resolving the issues raised.

The issues raised in the submission relate to the need for a total catchment management study at the precinct planning stage, land use conflicts between residential development and rural land uses, the proposal not being in accordance with



THE SITE

The site comprises property that is commonly known as 421D The Northern Road, Cobbitty and legally described as lot 2007, DP 1162239.

The site has a frontage of approximately 945m to The Northern Road, maximum depth of approximately 1.89 kilometres and an overall area of approximately 164ha. The site is characterised by a mix of trees, bush and grass lands with undulating topography.

There are no existing dwellings on the site. The site contains a number of watercourses with the majority of the site mapped as bush fire prone land. The majority of the site is located within the Oran Park urban release area.

The site is adjacent to the Denbigh Homestead which is listed on the NSW State Heritage Register. The subject site forms part of the Denbigh heritage curtilage pursuant to the Indicative Layout Plan for the Oran Park Precinct.

The area of the smaller proposed residue lot will be 12.9ha and will be located towards the south of the subject site. The remaining larger proposed residue lot will be 151.4ha.

The site is bounded by The Northern Road to the east and rural land to the north and west. Land directly to the south has been subdivided for residential allotments in accordance with DA 436/2011. The subject site is within 1.3km of the Oran Park Town Centre to the east.

HISTORY

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

Date	Development
17 February 2015	Approval of S96 (1A) application 436(2)/2011 for modified lot layout and subdivision
15 October 2012	Approval of S96 (1A) application 775(3)/2008 for modification to realign a right of access easement
6 September 2012	Council rejection of S96 (1A) application 775(2)/2008 for modification to amend access easement on plan of subdivision
14 April 2011	Approval of development application 436/2011 for staged subdivision to create 136 residential lots, 1 open space/drainage lot, 2 residue lots, construction of bulk earthworks, roads, drainage, services, landscaping and open space
4 November 2010	Approval of development application 1288/2010 for 3 residue lot subdivision and heritage agreement
2 September 2008	Approval of development application 775/2008 for 6 lot subdivision in 4 stages

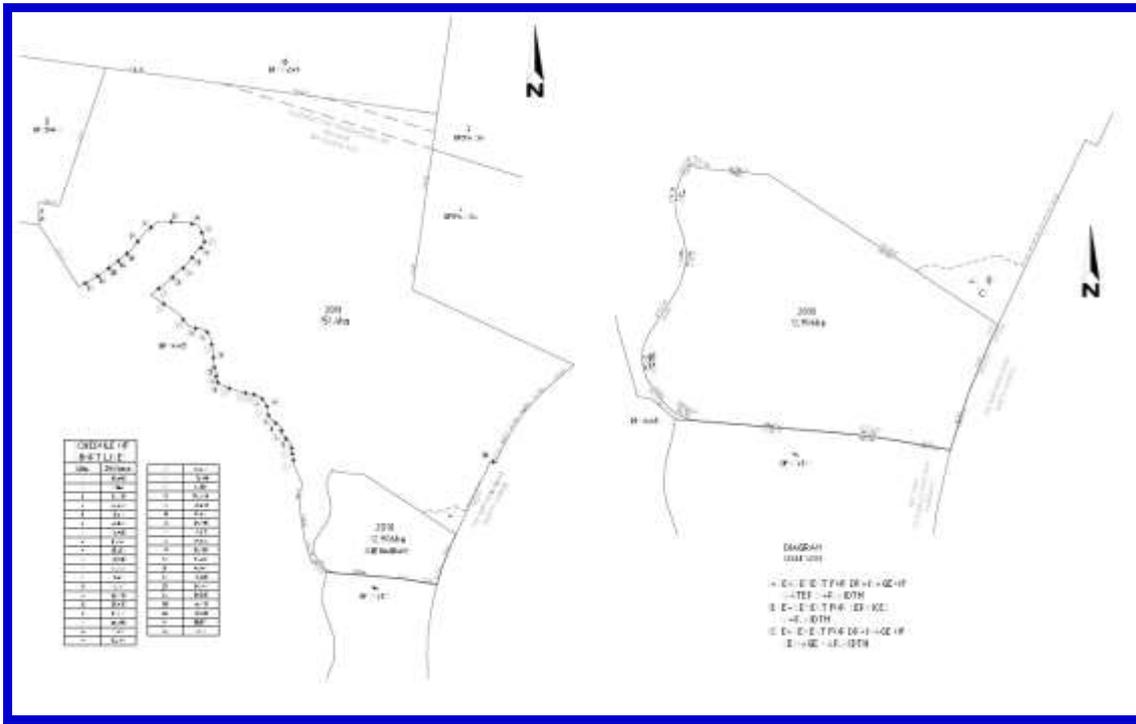
THE PROPOSAL

DA 1170/2014 seeks approval for a subdivision to create 2 residue lots.

Specifically the proposed development involves subdivision of a portion of the parent lot to create a 12.906ha residue lot. There are no construction works proposed as part of this development application.

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

PROPOSED SUBDIVISION PLAN



ASSESSMENT

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

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

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

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

- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- Camden Local Environmental Plan 2010

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

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

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

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. No construction works are proposed as part of this DA and the proposed subdivision does not significantly intensify the use of the land.



Any future development of the proposed residue lots will need to demonstrate compliance with the deemed SEPP.

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

Permissibility

The subject site is zoned B1 Neighbourhood Centre, E2 Environmental Conservation, R1 General Residential and E4 Environmental Living under the provisions of the SEPP. The subdivision of land is permitted with consent in these zones.

Zone Objectives

In terms of the proposed development's consistency with the R1 General Residential and E4 Environmental Living zone objectives, the relevant objectives of these zones seek to "provide for the housing needs of the community", to "provide for a variety of housing types and densities", to "preserve and maintain the natural values of core riparian areas and to allow development where it can be demonstrated that the development will not destroy, damage or have any other adverse effect on those values".

The proposal is for a subdivision to create 2 residue lots that will facilitate future residential subdivision (subject to future development applications), which will provide a variety of housing types and densities consistent with the R1 and E4 zones.

In terms of the proposed development's consistency with the B1 Neighbourhood Centre zone objectives, the relevant objectives of this zone are to "provide a range of small-scale retail, business and community uses which serve the needs of people who live or work in the surrounding neighbourhood", "allow for residential development that contributes to the economic and social vitality of the neighbourhood centre", "promote retail activities in accessible locations that encourage walking" and "promote a sense of place and focal points for the local community".

The proposal is for a subdivision to create 2 residue lots that will facilitate future development (subject to future development applications), which will provide a variety of uses consistent with the B1 zone.

In terms of the proposed development's consistency with the E2 Environmental Conservation zone, the relevant objectives of these zones are to "protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values" and "prevent development that could destroy, damage or otherwise have an adverse effect on those values".

No construction works are proposed in the E2 zone and the proposed subdivision will not impact upon the E2 zone.

Relevant Clauses

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

Clause	Requirement	Provided	Compliance
2.6 Subdivision – consent	Subdivision requires development consent	Consent has been sought for the proposed subdivision as part of this	Yes



Clause	Requirement	Provided	Compliance
requirements		DA	
4.1 Minimum Lot Size	The minimum lot size for the proposed southern residue is 125m ²	The proposed southern residue lot is 12.906ha	Yes
	The minimum lot size for the proposed northern residue is 1000m ²	The proposed northern residue lot is 151.4ha	Yes
4.1B Residential Density – Oran Park Precinct	The delivery of 7,540 new dwellings within the Oran Park Precinct is required	The proposal will facilitate future residential subdivision that will contribute to the residential density target for the Oran Park Precinct	Yes
5.10 Heritage Conservation	Consider the impact on the heritage significance of a heritage item resulting from development within the vicinity of that item	The site is adjacent to the Denbigh Homestead which is listed on the NSW State Heritage Register. The proposed development will not have an adverse impact on the heritage item. No construction works are proposed as part of this DA and the proposed subdivision does not significantly intensify the use of the land	Yes

Camden Local Environmental Plan 2010 (LEP)

Permissibility

The northern portion of the site is zoned RU1 Primary Production under the provisions of the LEP. The subdivision of land is permitted with consent in the RU1 zone.

Zone Objectives

The relevant objectives of the RU1 Primary Production zone are “to encourage sustainable primary industry production by maintaining and enhancing the natural resource base”, “to minimise the fragmentation and alienation of resource lands”, “to minimise conflict between land uses within this zone and land uses within adjoining zones and “to maintain the rural landscape character of the land”.

Officer comment:

The land zoned RU1 will remain unchanged and can be maintained for primary industry production. No construction works are proposed as part of this DA. The proposal does not result in the fragmentation of any rural land. The proposal will not give rise to conflicts between residential and rural land.



Relevant Clauses

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

Clause	Requirement	Provided	Compliance
2.6 Subdivision requires consent	Subdivision requires development consent	Consent has been sought for the proposed subdivision as part of this DA	Yes
4.1 Minimum Lot Size	Minimum 40ha lot area for land zoned RU1 Primary Production	The proposed residue lot located in the RU1 zone is 151.4ha	Yes

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

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

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

Oran Park Development Control Plan (DCP)

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

Control	Requirement	Provided	Compliance
2.1 Indicative Layout Plan	Development is to be consistent with the broad level development outcomes for the Oran Park Precinct in accordance with the Indicative Layout Plan (ILP)	The proposed residue lots will facilitate future development consistent with the ILP as part of a future DA	Yes
2.2 Vision and Development Objectives	The Oran Park Precinct will facilitate high quality and sustainable urban development	The proposed 2 lot residue subdivision will facilitate future residential subdivision that will contribute to the urban development of Oran Park	Yes
2.3 Residential Density Targets	Residential development is to meet the minimum residential density targets for the Oran Park Precinct	No residential subdivision is proposed, however the proposed residue lots will facilitate future residential subdivision that will contribute to the minimum density targets for the Oran Park Precinct	Yes



Control	Requirement	Provided	Compliance
5.10 Heritage Conservation	Consider the impact on the heritage significance of a heritage item resulting from development within the vicinity of that item	The site is adjacent to the Denbigh Homestead which is listed on the NSW State Heritage Register. The proposed development will not have an adverse impact on the heritage item. No construction works are proposed as part of this DA and the proposed subdivision does not significantly intensify the use of the land	Yes
6.5 Bushfire Hazard Management	Asset Protection Zones (APZ) are to be provided in accordance with Figure 26 Reticulated water is to be provided and buildings are to be constructed to mitigate bushfire risk	No residential subdivision is proposed as part of this DA. Future residential subdivision will need to comply with this control A referral was made to the Rural Fire Service, who provided general terms of approval requiring the DA to comply with the proposed residue lot subdivision layout. Future residential subdivision will need to comply with this control	Yes

Camden Development Control Plan 2011 (DCP)

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

Control	Requirement	Provided	Compliance
B1.7 Riparian Corridors	Riparian corridors are to be protected	No works are proposed as part of this DA. Any future works on land zoned RU1 within or near to an identified watercourse will need to be referred to the NSW Office of Water	Yes
B1.10 Bushfire Risk Management	A Bushfire Protection and Attack Assessment Report must be provided with any DA on land identified as bushfire affected. APZ must be provided to protect habitable buildings or storage	There are no residential lots or works proposed as part of this DA. Nonetheless a referral was made to the Rural Fire Service who provided general terms of approval requiring the DA to comply with the proposed residue lot subdivision layout. Future DAs on the RU1 land will need to comply with this control	Yes



ORD01

Control	Requirement	Provided	Compliance
C2 General Subdivision Requirements	Any proposed subdivision must address environmental, infrastructure and other design considerations	There are no residential lots or works proposed as part of this DA. Future residential subdivision on the RU1 land will need to comply with this control	Yes

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

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

(a)(iv) The Regulations

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

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

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

(c) The suitability of the site

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

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

The DA was publicly exhibited for 14 days in accordance with the DCP. The exhibition period was from 6 February 2015 to 20 February 2015. One submission was received (objecting to the proposed development). **A copy of a public exhibition and submissions map is provided with the Business Paper supporting documents.**

Council staff contacted the submission writer to discuss their concerns, however were unsuccessful in resolving the issues raised.

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

1. *Proposal is inconsistent with the aims of the Growth Centres SEPP – Oran Park Precinct Plan which includes the creation of quality environments and sustainable development.*



Officer Comment:

The proposed development is consistent with the Growth Centres SEPP and fully complies with all applicable development controls. No construction works are proposed as part of this DA.

2. *Proposed development lacks consideration of total catchment management in accordance with deemed SEPP No. 20 Hawkesbury-Nepean River, in particular, Part 2, Section 6.*

Officer Comment:

Part 2, Section 6 of the deemed SEPP No 20 requires consideration of the impact of the development on the catchment and the cumulative environmental impact of the development. In this regard, no construction works are proposed as part of this DA and the proposed subdivision does not significantly intensify the use of the land. Any future development of the proposed residue lots will need to be consistent with the water cycle management plan for the Oran Park Precinct.

3. *The proposal conflicts with the Environmental Planning and Assessment Act 1979, the Camden LEP, Camden Council's Natural Assets Policy and the s117 Ministerial directions which seek to ensure a holistic approach to development and to protect and conserve natural resources including, amongst other things, agricultural land.*

Officer Comment:

The proposed development fully complies with the objectives and controls of the relevant planning legislation as outlined by this report. No construction works are proposed as part of this DA and the proposed subdivision does not significantly intensify the use of the land. The proposal does not result in the fragmentation of any rural land.

4. *Total catchment analysis was not conducted at the precinct planning stage resulting in land use conflicts which need to be resolved prior to the determination of this DA.*

Officer Comment:

The proposed development fully complies with all applicable development controls as outlined by this report. No construction works are proposed as part of this DA and the proposed subdivision does not significantly intensify the use of the land. The proposal does not result in the fragmentation of any rural land.

The DA, being a 2 lot residue subdivision, will not result in any land use conflicts between residential and rural land. Future residential subdivision of the proposed residue lots will be subject to separate DAs and will be assessed on an individual basis. Further, the proposed 12.9ha residue lot is separated from the submitter's property by approximately 1.4km.

A map showing the proximity of the submitter's property to the location of the residue lot is provided with the Business Paper supporting documents.



ORD01

5. *The Oran Park Precinct has isolated and alienated the rural land located between the Oran Park Precinct and the ridgeline to the west and as such the zone of the rural land needs to be revised.*

Officer Comment:

This is not a matter for consideration as part of this DA.

6. *The buffer between the rural areas and the residential areas is not sufficient resulting in land use conflicts.*

Officer Comment:

The proposed development fully complies with all applicable development controls as outlined by this report. No construction works are proposed as part of this DA and the proposed subdivision does not significantly intensify the use of the land. The proposal does not result in the fragmentation of any rural land. Therefore this DA will not result in any land use conflicts between residential and rural land.

7. *A holistic approach needs to be taken when planning the area having regard to the State and Federal initiatives such as Badgery's Creek Airport, the South West Rail Link Extension Corridor, the Broader Western Sydney Employment Area and the Outer Sydney Orbital Corridor.*

Officer Comment:

This is not a matter for consideration in the assessment of this DA.

8. *Land owners have not been adequately informed of planning applications and have subsequently not been able to contribute to planning decisions.*

Officer Comment:

The subject DA was publicly exhibited for 14 days in accordance with the DCP.

Community consultation was conducted by the Department of Planning and Environment, with Council involvement, during the precinct planning stage.

Any future residential subdivision of the proposed residue lots will trigger further notification to surrounding land owners, providing an opportunity for public comment.

9. *Urban development will expand westwards beyond the existing boundary of the Oran Park Precinct into the submitter's property. Easements for services should be provided as well as necessary infrastructure to the submitter's property to facilitate future urban development.*

The procurement of easements for services and road connections are a civil matter and not a matter for consideration as part of this DA. Further, the submitter's site does not currently form part of the South West Growth Centres. Any potential future expansion of the South West Growth Centre will need to consider connections to services and the provision of infrastructure.



(e) *The public interest*

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

EXTERNAL REFERRALS

NSW Rural Fire Service (RFS)

The development proposes the subdivision of residential zoned bush fire prone land and therefore requires a bush fire safety authority pursuant to Section 100B of the *Rural Fires Act 1997* from the RFS. The proposed development is therefore classed as Integrated Development.

The RFS raised no objection to the proposed development and recommended a condition relating to compliance with the subdivision layout provided as part of the application. Compliance with these general terms of approval is a recommended condition.

TransGrid

The development proposes the subdivision of residential zoned land comprising an easement for transmission line 68m wide and therefore requires a referral to TransGrid pursuant to Clause 45 of State Environmental Planning Policy (Infrastructure) 2007.

TransGrid raised no objection to the proposed development on the basis that TransGrid are notified of any modification to the proposed subdivision and that they are formally notified of any future development on the proposed lots.

Pursuant to Clause 120 of the *Environmental Planning and Assessment Regulation 2000*, modification to DA consents must be referred to any external parties referred to as part of the original DA. Any development on land within proximity to the transmission line will also be referred to TransGrid.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 1170/2014 is recommended for approval subject to the conditions contained in this report.

CONDITIONS

1.0 - General Conditions of Consent

- (1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:



Plan / Development No.	Description	Prepared by	Dated
Sheet 01 of 01	Plan of Subdivision of Lot 2007 in DP1162239	Unknown	Unknown

Document Title	Prepared by	Dated
Statement of Environmental Effects	Brown Consulting	Dec 2014

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

2.0 - Prior to Issue of a Subdivision Certificate

The following conditions of consent shall be complied with prior to the Council or an Accredited Certifier issuing a Subdivision Certificate.

- (1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) 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) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed, unless otherwise approved in writing by the PCA.
- (4) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
 - a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development.
 - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development.
 - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (5) **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) Easement for services
 - b) Easement to drain water.
- (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 DP&E.

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

- (7) **Bushfire Safety** - Prior to the Issue of a Subdivision Certificate, the applicant must provide to the Certifying Authority, written confirmation that the development proposal is compliant with all requirements of the Rural Fire Service's General Terms of Approval for Development Consent No 1170/2014.

RECOMMENDED

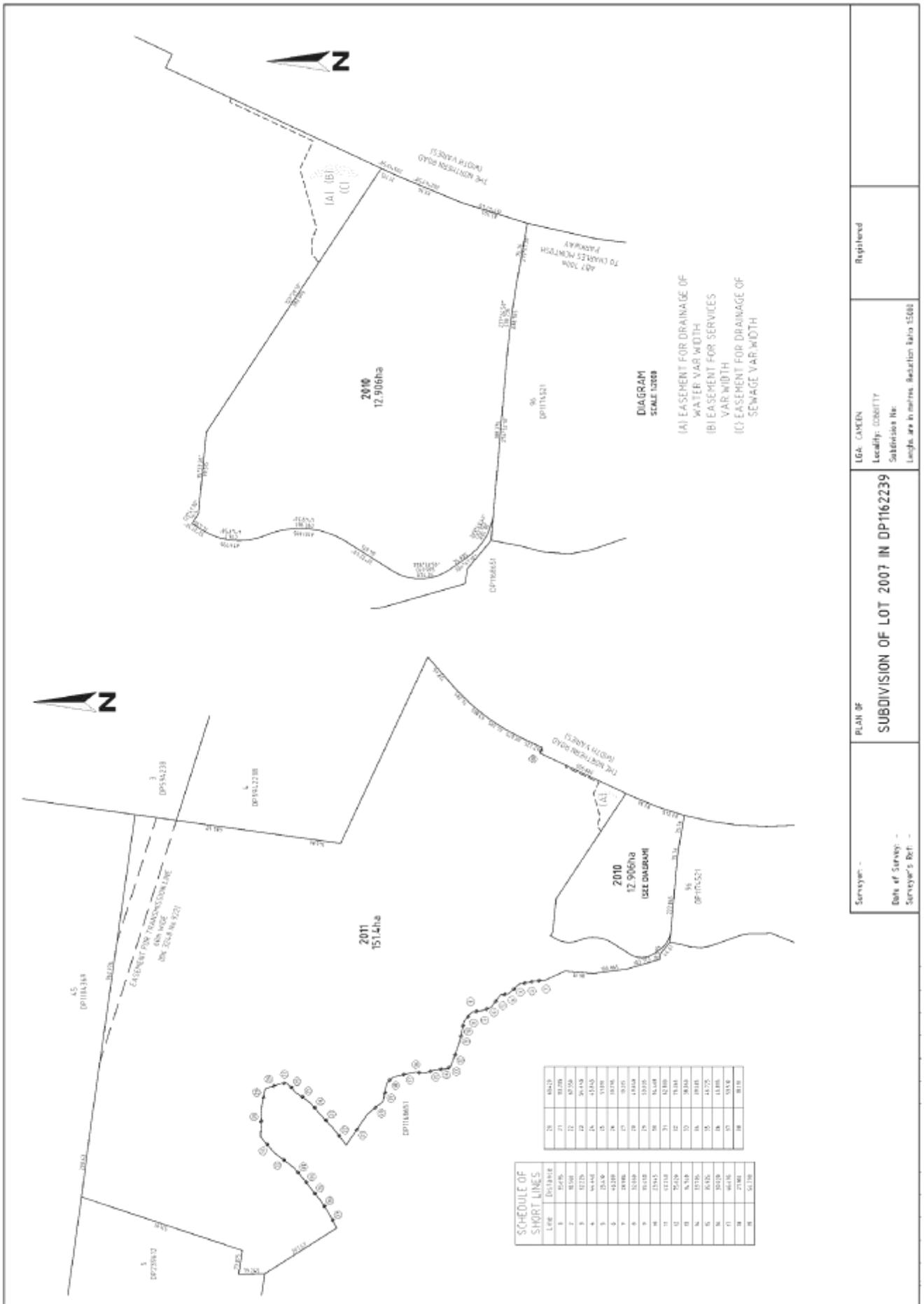
That Council approve DA 1170/2014 for a subdivision to 2 residue lots at 421D The Northern Road, Cobbitty subject to the conditions listed above.

ATTACHMENTS

1. Proposed Plan
2. Map showing proximity - submittor to residue lot - *Supporting Document*
3. Submissions - *Supporting Document*
4. Public Exhibition and Submissions Map - *Supporting Document*

ORD01

Attachment 1





ORDINARY COUNCIL

ORD02

ORD02

**SUBJECT: RIPARIAN LANDS PLANNING PROPOSAL - TURNER ROAD
PRECINCT**

FROM: Director Planning & Environmental Services

TRIM #: 15/81462

PURPOSE OF REPORT

The purpose of this report is for Council to consider a Planning Proposal to rezone E2 Environmental Conservation and E4 Environmental Living lands to a combination of R1 General Residential and RE1 Public Recreation, and to seek a resolution from Council to forward the Planning Proposal to the Department of Planning and Environment (DoPE) for Gateway determination. The draft Planning Proposal is included as **Attachment 1 to this report**.

BACKGROUND

A Planning Proposal for the subject land was submitted to Council 9 July 2013 by Design and Planning on behalf of Dartwest Developments and Greenfields Development Corporation (GDC). The proposal included riparian lands in both the Turner Road and Oran Park development precincts.

Councillors have been briefed on the proposal on three occasions since its original lodgement. These briefings occurred on 22 October 2013, 22 July 2014 and 10 March 2015.

Following the July 2014 briefing, the Oran Park landowners (GDC) withdrew from the joint application. A revised Planning Proposal was lodged on behalf of Dartwest on 17 October 2014.

The land subject to this Planning Proposal is shown in **Figure 1**. The subject site incorporates land along the upper extent of South Creek and an associated southern tributary. The subject lands currently contain limited existing remnant vegetation.

As part of the initial Turner Road rezoning process in 2007, riparian corridors were mapped in accordance with the legislation and guidelines in place at the time. In 2011, the NSW Government commenced a review relating to riparian lands, including the appropriate widths of corridors based on stream classification, and the types of uses permitted within such areas.

In July 2012, the NSW Office of Water (NOW) released "Guidelines for Riparian Corridors on Waterfront Land", which amended riparian corridor widths that apply to watercourses and provided greater flexibility in how riparian corridors can be used for public recreation.

The revised guidelines provide a reduction in riparian corridors of up to 60 metres in some areas of Gregory Hills, and the ability to provide online detention basins (i.e. within the corridor), thus removing the need for offline detention basins.

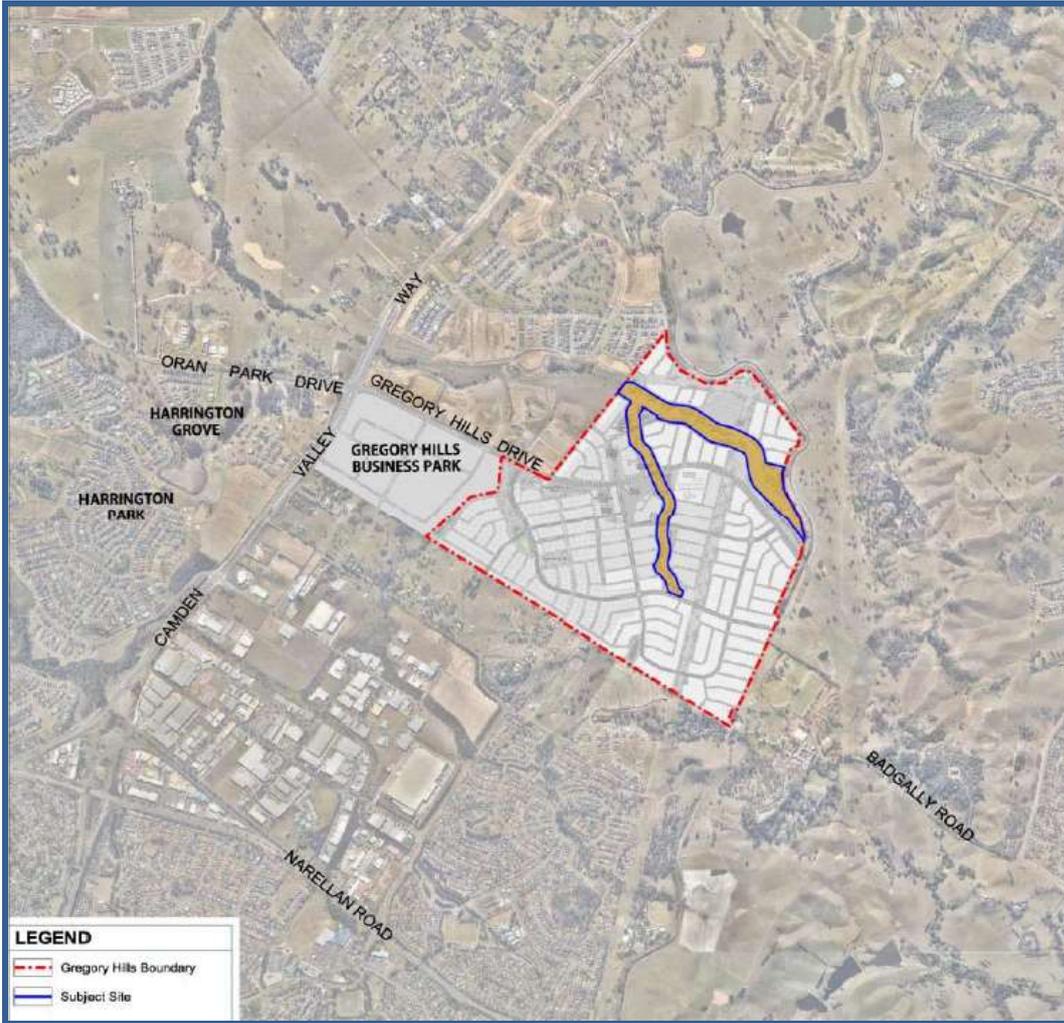


Figure 1 – Site Location – Gregory Hills Riparian Proposal

Source – Design + Planning – Gregory Hills Planning Proposal (October 2014)

MAIN REPORT

The Proposal

The Planning Proposal seeks to rezone land previously identified as part of a network of riparian corridors to R1 General Residential and RE1 Public Recreation under the State Environmental Planning Proposal (Sydney Region Growth Centres) 2006. In summary, the key points of this proposal are as follows (Refer **Attachment 2 to this report**):

- Removal of 64,513m² of future revegetated riparian corridor along the southern and eastern tributaries of the upper South Creek Catchment;
- Rezone 43,300m² of land previously identified as riparian corridors to R1 General Residential (land shown in pink on Attachment 2);
- Provision of 21,213m² of passive open space and associated embellishments such as cycleways and seating (land shown as Areas 1, 2, and 3 of Attachment 2);
- Creation of an additional 60 residential lots within the proposed additional R1 lands;
- Provision of 4155m² for an embellished town park adjacent to the Gregory Hills Town Centre and future primary school (land shown as Area1 on Attachment 2);
- Retention of a 4,292m² revegetated riparian corridor along the southern tributary (land shown as Area 4 on Attachment 2); and



- Retention of a combined 14.8ha riparian corridor on the northern most end of the southern tributary and eastern tributary.

Discussion

Community Benefit

The Planning Proposal reduces the width of existing riparian corridors and converts this land to useable open space, rather than for bushland or drainage purposes. This will provide benefit to the community in the following ways:

- Provision of over 21,213m² of useable and connected passive open space areas;
- Provision of a town centre park that is centrally located and within close proximity to local amenities (i.e. proposed shopping centre, schools);
- Retention of the riparian function of the southern tributary;
- Reduced bushfire risk through the reduction of planted riparian corridor areas;
- The additional open space adds to an overall provision of 49 hectares of green space across a total development area of 235 hectares.

Community Expectations

Since the initial lodgement of the Planning Proposal in July 2013, the developer has ensured all sales and marketing material for developments in the vicinity of the subject lands have included a disclaimer that acknowledges the Planning Proposal is currently being considered by Council.

The proponent has also advised that they have amended the staging of their development to ensure they are not developing land adjacent to the land proposed to be rezoned, in order to allow consideration of the draft planning proposal.

Additional Developable Area

The proposed rezoning will generate additional residential development. The Gregory Hills portion of the Turner Road precinct is currently planned at 2422 dwellings which equates to approximately 15 dwellings per hectare over the 161.5 hectares of net developable area of the entire site.

The Planning Proposal seeks to increase the net developable area by 43,300m², which will deliver approximately 60 additional residential lots. The dwelling density will be approximately 14.9 dwellings per hectare over a new net developable area of 165.8 hectares. Thus, there is no increase to the dwelling density rate of the entire Gregory Hills development as a result of the additional developable area.

Environmental Impacts

Council officers have reviewed the Planning Proposal to ascertain the environmental impacts of removing the requirement to revegetate the riparian corridors as required under the previous guidelines for riparian management.

Eastern Tributary (of South Creek)

The proposal will not result in the loss of any additional existing native vegetation in this area and will re-establish a more naturalised stream alignment than currently required.



It is also noted that the remnant vegetation at the eastern end of the tributary is proposed to be included within the riparian corridor under the draft proposal. Currently this vegetation is not included in the riparian corridor and as bio-certified land this vegetation could be removed.

Southern Tributary (of South Creek)

The riparian lands along the southern tributary are proposed to be replaced by passive open space and a 10 metre wide riparian corridor. There is currently limited riparian function at this extent of the tributary. In addition, it is noted that this portion of the riparian corridor is able to be completely removed under offsetting provisions in the current NSW Office of Water Riparian Guidelines.

However, the proponent intends to retain the naturalised stream bed as part of future open space rather than piping in this location, including the restoration of a 10m wide riparian corridor. This will ensure that the southern tributary retains its environmental value and riparian functionality, in addition to providing improved connectivity to the wider open space network in Gregory Hills.

It is noted that should this proposal receive support from Council and a subsequent favourable gateway approval, Council officers will require additional information in regards to the design and embellishments of both the riparian and open space areas, and detailed flood and drainage modelling to reflect the proposed changes.

Maintenance Costs

The changes proposed by the Planning Proposal would provide a saving to Council of approximately \$12,000 per annum. The savings as demonstrated in **Table 1** is a result of the reduction in land required to be maintained by Council.

The cost of maintaining open space is on average slightly more than that of established riparian lands. However, the overall reduction of “managed lands” will reduce the overall maintenance cost to Council.

Item	Proposed land area (m ²)	Maintenance Rate (\$ per m ²)	Maintenance Cost/Saving
Riparian (New Development)	43,300	0.35	-\$15,155
Riparian (10m Retained Buffer)	4,292	0.35	No change
Open Space (Formerly Riparian Land)	21,213	0.15	+\$3,181.95
TOTAL			-\$11,973.05 (total saving to Council per annum)

Table 1: Riparian and Open Space Maintenance Costs

It is noted that the cost of maintaining riparian lands is estimated at \$0.35/ha. The cost of maintaining open space is estimated at \$0.50/ha. The \$0.15 used in Table 1 is the difference between maintaining open space and riparian land.

Amendments Required

Should the Planning Proposal receive Council support and a favourable gateway determination, a number of concurrent amendments will be required to other instruments and agreements applying to the subject land.

SEPP Growth Centres

- Rezone the subject lands as shown in **Figure 2** from E2 Environmental Conservation and E4 Environmental living to R1 General Residential and RE1 Public Recreation.
- Amendments to height and lot size maps will also be required. The Planning Proposal recommends adopting the current height and minimum lot size of the adjacent R1 zone under the Growth Centres SEPP.

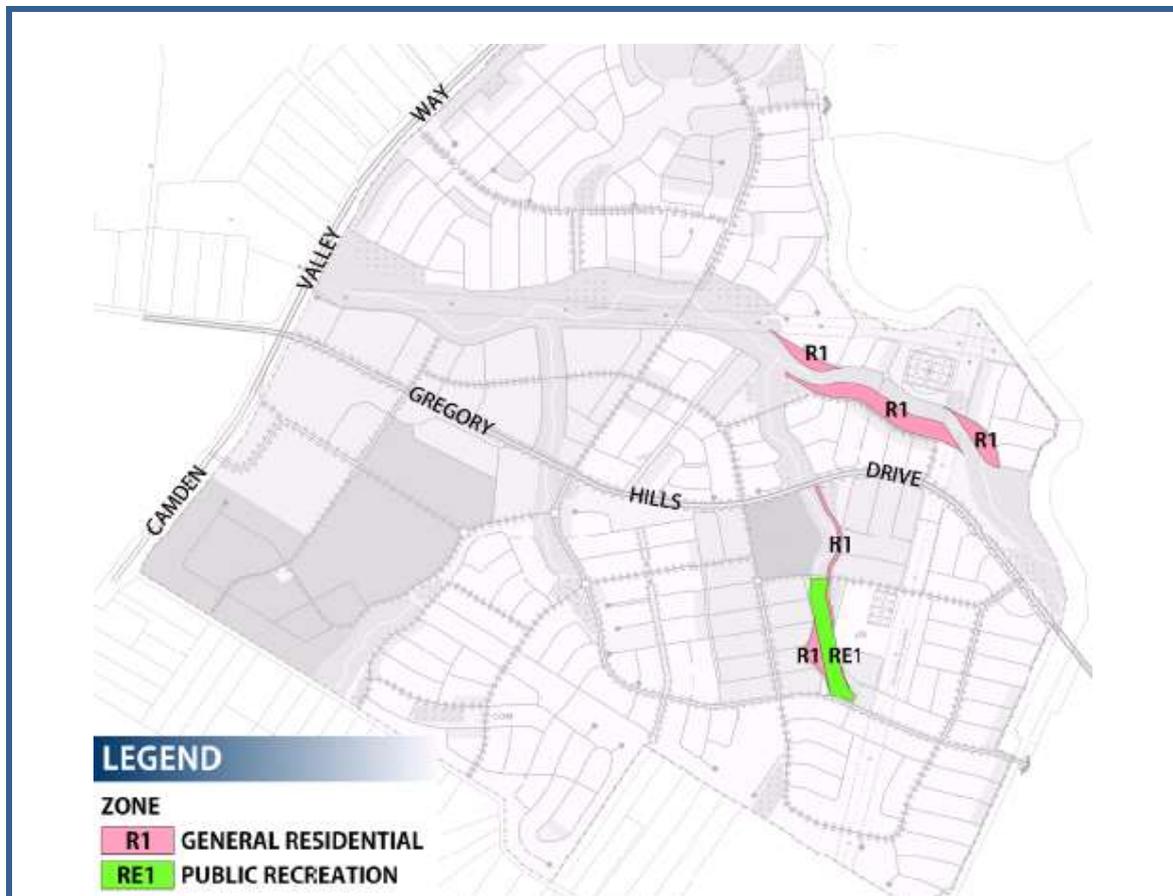


Figure 2 – Proposed Rezoning – Gregory Hills Riparian Lands Planning Proposal

Source – Design + Planning – Gregory Hills Riparian Land Planning Proposal - October 2014

Oran Park Turner Road DCP

- Inclusion of the subject land within the DCP and amendment of the associated Indicative Layout Plan (ILP).



Gregory Hills VPA

- Removal of the requirements relating to the embellishment and dedication of the current riparian corridor, which are currently part of the VPA;
- Inclusion of requirements to provide the embellishment of the additional open space;
- Provision of other local infrastructure and monetary contributions relating to the increased dwelling yield within the Gregory Hills development; and
- It is noted that the detailed VPA amendments and DCP amendments have not yet been fully negotiated and will be subject to a further report to Council should the proposal receive a Gateway determination and subsequently be publicly exhibited.

Additional Studies Post Gateway

Subject to Council support and a favourable gateway determination Council officers will request additional detailed studies and designs to enable the finalisation of the Planning Proposal and other key documents such as the Turner Road DCP and the VPA applying to the site. These studies/detail designs will include:

- Drainage and flood modelling;
- Concept design for the Town Park;
- Concept design for the additional open space areas; and
- Concept design for the riparian corridor along the southern tributary.

Public Agency Consultation

Subject to Council support and a favourable gateway determination, the draft Planning Proposal will be referred to a number of public agencies either prior to, or during the public exhibition period, depending upon the circumstances of the Gateway determination.

Council will recommend that the following key agencies be consulted, however, it is recognised that the Department of Planning and Environment may add additional agencies to be consulted, as part of any gateway approval.

- NSW Office of Water;
- Office of Environment and Heritage (Environment Branch);
- Rural Fire Service;
- Sydney Water; and
- Endeavour Energy.

Where to from here?

If Council resolves to send the Planning Proposal to the Department of Planning and Environment, for Gateway determination the following steps will occur:

1. Following Gateway approval draft studies and detailed designs to be undertaken by the proponent;
2. Staff will consider additional reports and amend the Planning Proposal, relevant DCP and the VPA as necessary;
3. Report to Council prior to public exhibition; and



4. Public exhibition of the Planning Proposal, Draft DCP amendments and Draft VPA amendments
5. Report back to Council on the outcomes of the public exhibition process.

Should the Planning Proposal not be supported by Council, or the Department of Planning and Environment, then the proponent will be notified accordingly.

FINANCIAL IMPLICATIONS

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

CONCLUSION

This report outlines the draft Planning Proposal to rezone lands within the Gregory Hills portion of the Turner Road precinct from E2 Environmental Conservation and E4 Environmental Living to R1 General Residential and RE1 Public Recreation.

This application is in response to the changes to State Government policy with regards to the use and management of riparian lands. The draft proposal is compliant with the revised State Government policy and has the support of the NSW Office of Water.

The Planning Proposal would result in a total of 43,300m² (4.3ha) of additional residential land (60 dwellings), provision of 21,213m² of passive open space, and restoration of over 15ha of riparian corridor.

The proposal will provide additional useable open space to the community and will continue to provide an appropriate riparian function on both tributaries of the South Creek catchment.

Should the Planning Proposal proceed concurrent amendments will be required to the Turner Road DCP and the Gregory Hills VPA.

RECOMMENDED

That Council:

- i. **endorse the Planning Proposal for the rezoning of riparian lands within the Gregory Hills portion of the Turner Road precinct;**
- ii. **forward the Planning Proposal to the Department of Planning & Environment for Gateway determination and advise that the matter be placed on public exhibition for 28 days;**
- iii. **require a further report to allow consideration of the planning package including the Planning Proposal, draft DCP and draft VPA prior to public exhibition; and**
- iv. **prepare a further report for Council consideration at the conclusion of the public exhibition period.**

ATTACHMENTS

1. Revised Planning Proposal - Turner Road Precinct - April 2015
2. Revised Planning Proposal - Riparian Corridors Areas Map

ORD02

Attachment 1



**GREGORY HILLS RIPARIAN LAND REVIEW
PLANNING PROPOSAL**

**APPENDIX 1 – TURNER ROAD PRECINCT PLAN
SEPP (Sydney Region Growth Centres) 2006**

April 2015



APRIL 2015**Prepared for: Dart West Developments**

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Revision H	Final Planning Proposal	D+P	MJR	17/09/2014	MJR	23/09/2014
Revision I	Final Lodgement	D+P	MJR	02/10/2014	MJR	02/10/2014
Revision J	Revised Lodgement	D+P	MJR	09/04/2015	MJR	09/04/2015

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- Attachment 1 Gregory Hills Proposed Riparian Corridor Amendments
- Attachment 2 Landscape Connectivity Principles Plan
- Attachment 3 Gregory Hills Riparian Corridor Review – Eco Logical Australia
- Attachment 4 Gregory Hills Biodiversity Certification Review – Eco Logical Australia
- Attachment 5 Closest Lot to Riparian Corridor Width Change
- Attachment 6 NSW Office of Water Letter
- Attachment 7 Proposed amendments to the South West Growth Centre Land Zoning Maps
- Attachment 8 Proposed amendments to the South West Growth Centre Lot Size Maps
- Attachment 9 Proposed amendments to the South West Growth Centre Special Areas Maps
- Attachment 10 Proposed amendments to the South West Growth Centre Height of Buildings Maps
- Attachment 11 Proposed amendments to the South West Growth Centre Riparian Protection Area Maps
- Attachment 12 Additional VPA Facilities



EXECUTIVE SUMMARY

The Turner Road Precinct was one of the first release precincts zoned in the South West Growth Centre to facilitate the coordinated growth of housing and employment in the region, with Camden Council, the landowners and the Department of Planning and Environment (formerly Department of Planning and Infrastructure) pioneering the Growth Centres rezoning process working closely and collaboratively to achieve rezoning in record timeframes for NSW.

As part of the initial rezoning process in 2007, riparian corridors were mapped and zoned in accordance with the relevant NSW Government guidelines in place at the time. The corridors form the upper reaches of the South Creek corridor, with many of the corridor areas forming the end of the creek line.

In 2012, the NSW State Government identified a number of issues relating to housing delivery that complicate planning processes and add unnecessary time and cost to the housing supply pipeline. The four major issues identified are riparian corridors, bush fire planning, biodiversity and Aboriginal cultural heritage.

As part of a package to address these issues, in July 2012, the Office of Water (NOW) and Department of Planning and Environment presented the new guidelines to Councils and the development industry. This presentation acknowledged that the previous approach to riparian corridors (which was in place in 2007 when Turner Road was rezoned) was **"delivering unrealistic and unjustifiably large riparian corridor zones in urban areas" and that "the (previous) guidelines delivered poor urban development, social and environmental outcomes"**.

As a result the NSW Government and NOW announced significant reform to the manner in which Riparian Corridors were classified and mapped, and developed a new, flexible approach for regulating controlled activities in riparian corridors.

NOW developed new rules to provide more flexibility in how riparian corridors can be used and make it easier for applicants to determine controlled activity approval requirements. Key aspects of the changes include:

- provision of greater flexibility in the allowable uses and works permitted within riparian corridors,
- the core riparian zone and vegetated buffer were combined into a single vegetated riparian zone,
- the width of the vegetated riparian zone within the riparian corridor has been pre-determined and standardised,
- non-riparian corridor works or development are permissible within the outer 50 per cent of a riparian zone (offset area),
- a new Riparian Corridor Matrix enables applicants to determine what activities can be considered in riparian corridors.

These changes simplify the controlled activities application and assessment process, provide greater flexibility, help make more land available for housing, support floodplain, stormwater and bush fire management, and allow riparian corridors to be used for public amenity, whilst continuing to deliver environmental outcomes required under the WM Act.

This Planning Proposal has been prepared on behalf of Dart West Developments in response to the modified "Guidelines for Riparian Corridors on Waterfront Land" (Riparian Guidelines) released by the NOW in July 2012. The Planning Proposal seeks Council's support to rezone land no longer required to be reconstructed and delivered as Riparian Corridors under current NSW Government policies.

One of the key principles of this Planning Proposal is to provide a greater sense of connectedness between parts of the future communities by reducing riparian corridor widths. The Landscape Connectivity Principles Plan prepared in association with this proposal demonstrates the benefits of adopting the current riparian guidelines in delivering enhanced landscape and pedestrian connections throughout Gregory Hills. The key benefits of this Planning Proposal include:

- **Delivery of additional high amenity embellished parkland within the medium density precinct for Gregory Hills through conversion of southern tributary to a combination of new open space and retained riparian corridor.**
- **Provision of over 2.12 ha of additional useable open space areas in total across the community**
- **Achieve enhanced connectivity through and across open space areas**
- **Delivery of additional developable land and opportunity for increased housing supply**
- **Reduced on-going maintenance costs for Council through a reduction in Riparian Corridor areas**
- **Reduced bushfire risk throughout the Gregory Hills community**

A detailed review of Riparian Corridor mapping and classification has been undertaken by Eco Logical Australia in consultation with the NOW and the land owners, to understand the current guidelines for corridors and explore opportunities for delivery of enhanced passive recreation facilities and modified corridor mapping (Refer Attachment 1).

The reduction in the corridor widths will enhance pedestrian accessibility to key community facilities and place making elements within the community including the planned playing fields to the north of the corridor, neighbourhood centre to the south and proposed primary school site adjacent to Gregory Hills Drive.

As part of this proposal, Dart West has included an offer to dedicate and embellish two additional open space areas. In total, an additional 21,213m² is proposed in two locations as shown on the plan. This amount exceeds the provision rate required for open space in the Section 94 Plan of 2.81 hectares per 1,000 people (5,603m² required) to the extent that an additional 15,610m² of open space is proposed over and above the standard provision rate.

This additional open space is proposed to be located in areas where they are able to be integrated into the existing open space network, ensuring sufficient scale is achieved in individual parks to enable efficient layouts and appropriate facilities. The additional open space is also able to be provided in close proximity to the areas where the additional dwellings will be situated.

The proposed amendments will ensure a consistent Riparian Corridor mapping regime is implemented throughout the South West Growth Centre Precincts.

We believe that this proposal provides an overall net benefit to the community, and we respectfully request that Council consider supporting this Planning Proposal, and allow progression to the Gateway Panel for determination.

1. INTRODUCTION

1.1. Background to Riparian Review

The Gregory Hills community forms part of the Turner Road release area which was rezoned in December 2007 to deliver a variety of residential housing, employment lands, open space and recreational areas, a local Neighbourhood Centre and other community facilities.

Urban development of the Gregory Hills community commenced in 2009, and has now grown to incorporate the 45 hectare Central Hills Business Park, delivery of over 1,000 new home sites, delivery and dedication of significant open space areas on behalf of Camden Council, display villages to assist home buyers in the region and completion of the earthworks for the Neighbourhood Centre.

As part of the initial rezoning process in 2007, riparian corridors were mapped and zoned in accordance with the relevant NSW Government guidelines in place at the time. At this time, funding for Riparian Corridors was not able to be incorporated in the adopted Section 94 Contributions Plan, creating uncertainty regarding the delivery and future ownership of the corridors. The corridors form the upper reaches of the South Creek corridor, with many of the corridor areas forming the end of the creek line.

The developer of the Gregory Hills community, Dart West, recognises that Riparian Corridors provide an important part of an overall open space and ecological network within the planned new suburbs, delivering key passive recreation and pedestrian movement's opportunities, while also forming urban ecological linkages.

In this context Dart West committed to a Voluntary Planning Agreement (VPA) with Council in 2012 which will deliver road, open space and recreational facilities for new residents in shorter timeframes than would be capable under the Section 94 Contributions funding arrangements.

In addition to delivering community and open space facilities, Dart West have committed to providing additional open space areas over and above those to be provided in the Section 94 Plan and also commits to delivering and dedicating Riparian Corridor areas to Council as community open space. This dedication was agreed with Council on the basis that this land would be restored as riparian corridors in accordance with the guidelines at the time.

In 2012, the NSW State Government through the NOW undertook an extensive review of the design and delivery of Riparian Corridors in urban developments across NSW. In consultation with other NSW Government agencies, local government and the development industry, the NOW developed new Riparian Corridor rules to help make more land available for housing, provide more flexibility in how riparian corridors can be used.

The review was undertaken to deliver enhanced community benefit in terms of community access and facilities able to be included in corridor areas, improve housing affordability and reduce bushfire impacts in urban areas. A more detailed summary of the changes to corridor requirements is outlined in section 2 below.

As a result, the NSW Government and NOW announced significant reform to the manner in which Riparian Corridors were classified and mapped, and developed a new, flexible approach for regulating controlled activities in riparian corridors.

A detailed review of Riparian Corridor mapping and classification has been undertaken by Eco Logical Australia in consultation with the NOW and the land owners, to understand the current guidelines for corridors and explore opportunities for delivery of enhanced passive recreation facilities and modified corridor mapping (Refer Attachment 1).

This review has formed the basis of an Open Space Principles Analysis which is discussed in Section 3 and has informed the land use outcomes incorporated in this Planning Proposal. This Planning Proposal has been prepared on behalf of Dart West Developments in response to the modified "Guidelines for Riparian Corridors on Waterfront Land" released by the NOW in July 2012.

1.2. The Planning Proposal

This Planning Proposal seeks to implement amendments to the land use mapping under 'Appendix 1 Oran Park and Turner Road Precinct Plan' *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to align the mapping of Riparian Protection Areas and associated zoning boundaries with the current NOW guidelines released in 2012 as identified by Eco Logical Australia. There are no amendments to the text of the SEPP under this proposal.

This will involve the rezoning of land no longer required to be delivered as a restored corridor, to allow for residential housing and areas of useable open space.

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

1.3. Council Negotiations

As discussed above, this Planning Proposal has been prepared on behalf of Dart West Developments in response to the modified "Guidelines for Riparian Corridors on Waterfront Land" released by the NOW in July 2012.

A previous draft Planning Proposal was submitted to Camden Council for consideration in September 2013, which has been discussed and presented to Council Staff and Councillors. The previous draft sought to review corridor and land use arrangements over both the Gregory Hills and Oran Park Town projects.

As a result of the review of the original proposal, Council had requested a number of amendments to land use outcomes, as well as additional information which had been provided in separate packages. Accordingly, this Planning Proposal has been modified to include the additional information required by Council to provide a concise and consolidated package to support the proposed rezoning.

It now only seeks to address corridor mapping within Gregory Hills, and no longer incorporates any amendments relating to the Oran Park Town project.

Following further internal review by Council staff, a further change to the proposal was made. A 10m wide riparian style strip will be retained in the centre of the southern tributary park. This version of the Planning Proposal now incorporates this request.

1.4. The Site and Local Context

Gregory Hills is located within the Camden Council Local Government area approximately 6km northeast of the Camden town site, 20km southwest of the Liverpool CBD and 50km southwest of the Sydney CBD. The future South West Growth Centre regional centre of Leppington is approximately 7.5km to the northeast.

The Gregory Hills community is being delivered as part of a Joint Venture between the Trustees of the Marist Brothers and Dart West Developments. St Gregory's College, operated by the Marist Brothers, was opened in 1926, establishing a boarding College for boys to help students learn farming skills to enable them to have careers on the land. Thomas Donovan provided use of the Campbelltown property where the College is currently located to the Marist Brothers, as well as the name of the new College, St Gregory's.

The Gregory Hills community forms part of the former college operational land, with the development reflecting the history of the site through a variety of urban design and place making elements, including naming of the first park delivered being named Thomas Donovan Park.

The land which forms part of this Planning Proposal incorporates land along the upper extent of South creek and an associated southern tributary within Gregory Hills.

ORD02

Attachment 1

FIGURE 1: LOCALITY PLAN

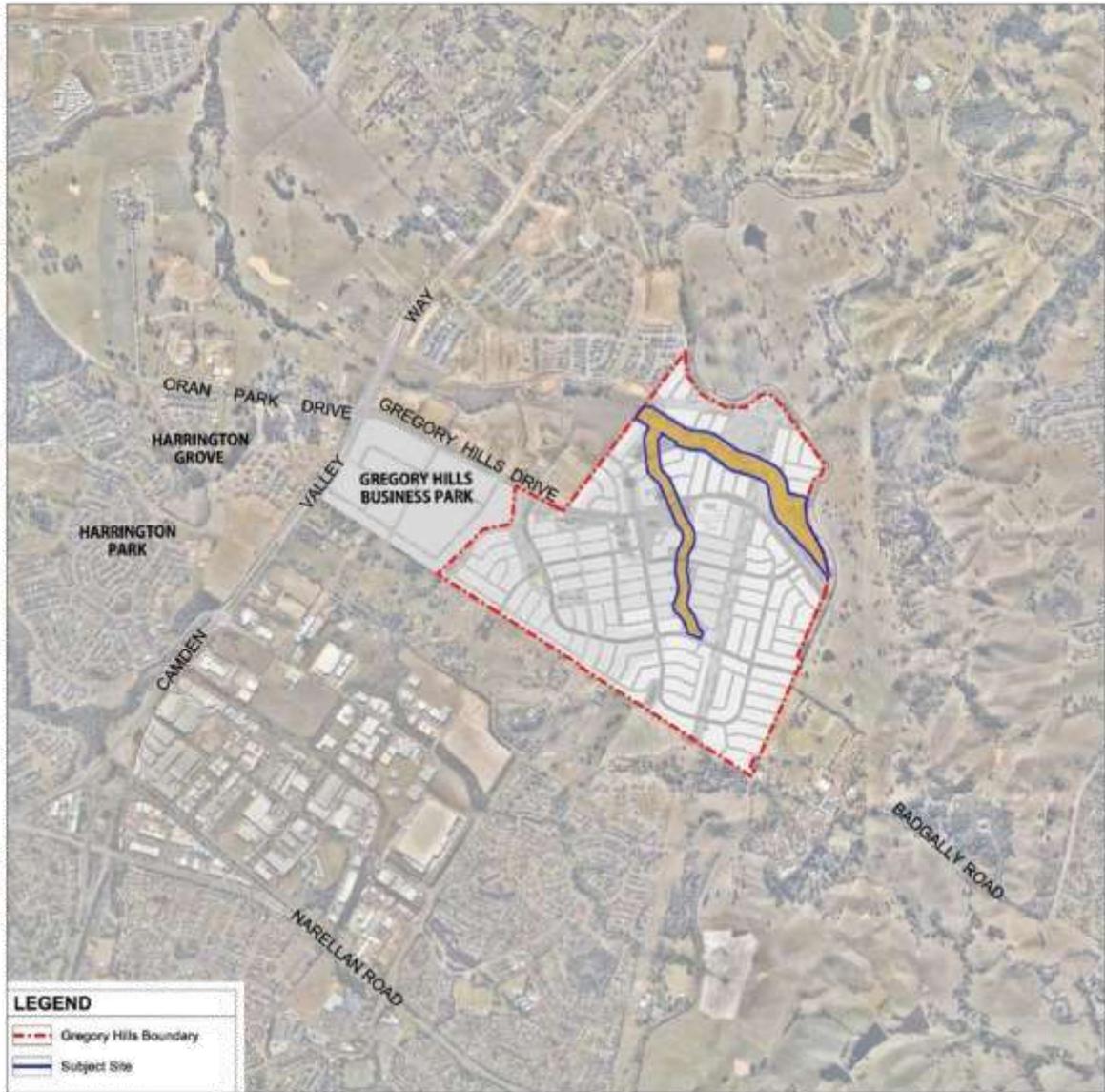
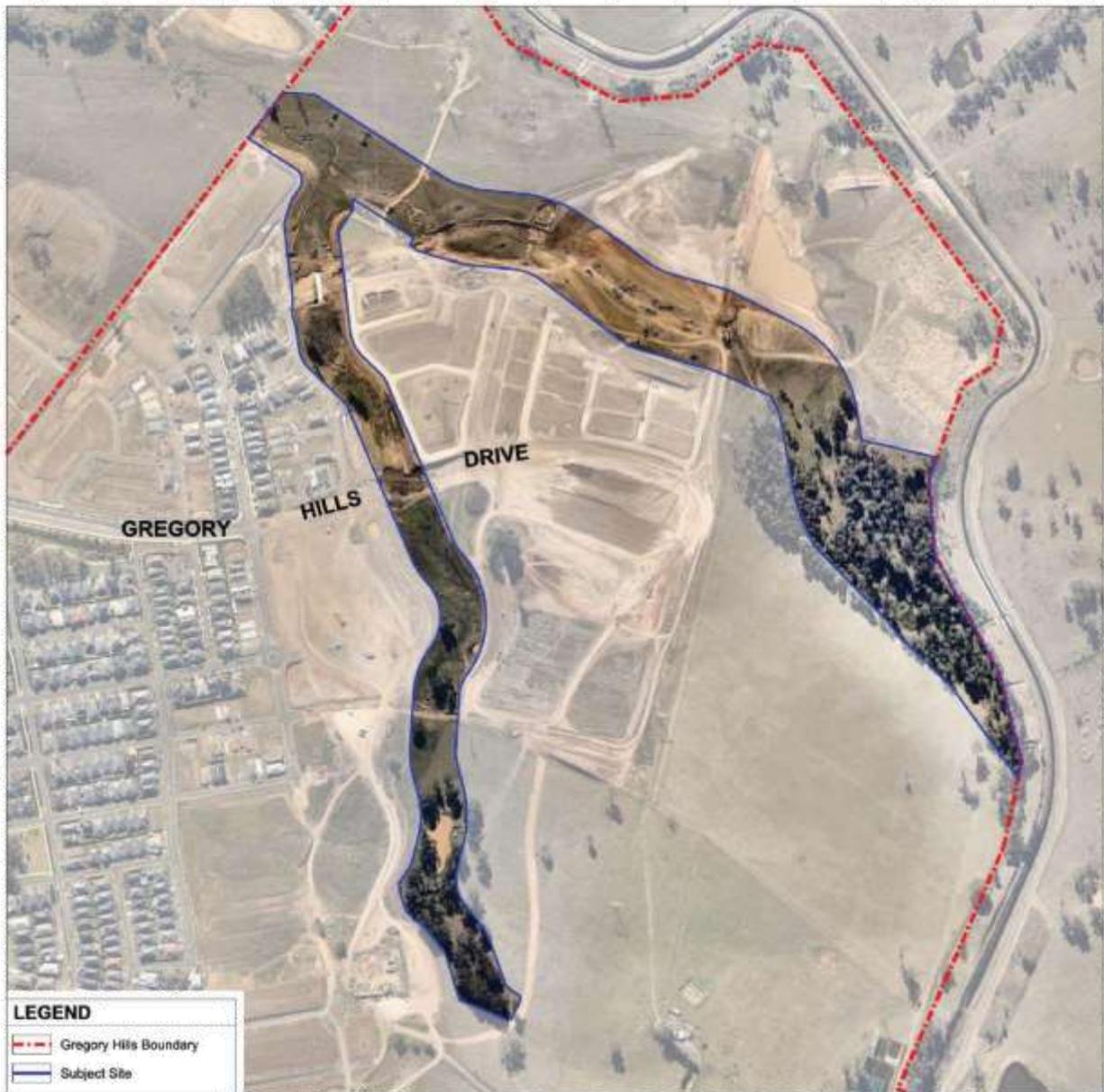


FIGURE 2: SITE PLAN



ORD02

Attachment 1



2. DELIVERY OF RIPARIAN CORRIDORS

2.1. Riparian Corridors Currently Provided

As discussed in the introduction, the configuration of Riparian Corridor areas across the Turner Road Precinct was established as part of the initial re-zoning, which was Gazetted on 21 December 2007.

The classification, mapping and treatment of Riparian Corridors was based on the relevant guidelines in force at the time, which had been prepared by the then NSW Department Infrastructure Planning and Natural Resources (DIPNR) in 2004 (over 10 years ago). These guidelines allowed for limited flexibility in the delivery of corridors and the level of passive recreational facilities able to be included.

The classification of Riparian Corridors was limited to the following three Categories:

- Category 1 – 80m Core Riparian Zone (exclusive of channel width) + 10m Buffer either side
- Category 2 – 40m Core Riparian Zone (exclusive of channel width) + 10m Buffer either side
- Category 3 – 20m Core Riparian Zone (exclusive of channel width)

It is important to note that these previous guidelines were prepared prior to the current Planning for Bushfire Protection (2006) requirements.

The rezoning of the Turner Road Precinct and the preparation of their associated Indicative Layout Plans provided the NSW Government with on-ground examples of how the 2004 Riparian Corridor requirements actually influenced the creation of communities.

The NSW Government in 2012 identified that these corridor arrangements were not delivering an appropriate outcome within an urban context for new release areas. The corridors were not producing the envisaged urban design outcomes with their widths and planting regimes dividing communities and creating bush fire risks.

In response, the NSW Government and NOW introduced new corridor planning guidelines which are discussed below.

2.2. Current Riparian Corridor Guidelines

In 2012, the NSW State Government identified that “The size of corridors and types of uses allowed in them affect housing supply by impacting on the amount of land available for development and on the type of infrastructure located within or crossing the corridors”.

On 12 July 2012, the NOW and Department of Planning and Environment presented the new guidelines to Councils and the development industry. This presentation acknowledged that the previous approach to riparian corridors (which was in place in 2007 when Turner Road was rezoned) was “**delivering unrealistic and unjustifiably large riparian corridor zones in urban areas**” and that “**the (previous) guidelines delivered poor urban development, social and environmental outcomes**”.

As a result the NSW Government and NOW announced significant reform to the manner in which Riparian Corridors were classified and mapped, and developed a new, flexible approach for regulating controlled activities in riparian corridors.

NOW developed new rules to provide more flexibility in how riparian corridors can be used and make it easier for applicants to determine controlled activity approval requirements. Key aspects of the changes include:

- provision of greater flexibility in the allowable uses and works permitted within riparian corridors

- the core riparian zone and vegetated buffer have been combined into a single vegetated riparian zone
- the width of the vegetated riparian zone within the riparian corridor has been pre-determined and standardised for first, second, third and fourth order and greater watercourses
- where suitable, applicants may undertake non-riparian corridor works or development within the outer 50 per cent of a vegetated riparian zone, as long as they offset this activity by connecting an equivalent area to the riparian corridor within the development site
- a new Riparian Corridor Matrix enables applicants to determine what activities can be considered in riparian corridors
- a new controlled activities approval fee schedule that enables applicants to take advantage of a priority assessment fee.

These changes simplify the controlled activities application and assessment process, provide greater flexibility, help make more land available for housing, support floodplain, stormwater and bush fire management, and allow riparian corridors to be used for public amenity, whilst continuing to deliver environmental outcomes required under the WM Act.

Riparian Corridors are now classified under the NOW 'Guidelines for Riparian Corridors on Waterfront Land' (June 2012) (Riparian Guidelines). These guidelines are based on the classification of streams under the "Strahler Stream Order" and identify a matrix of permissible works and activities for each stream order. Classification of Riparian Corridors are now addressed under four classes as follows:

- Fourth Order Stream – 80m Core Riparian Zone (exclusive of channel width)
- Third Order Stream – 60m Core Riparian Zone (exclusive of channel width)
- Second Order Stream – 40m Core Riparian Zone (exclusive of channel width)
- First Order Stream – 20m Core Riparian Zone (exclusive of channel width)

The key benefits of the new Riparian Guidelines are listed on the NOW website as follows:

The community will benefit from:

- *new riparian corridor width and allowable uses rules that make it easier for applicants to determine controlled activity approval requirements, thereby reducing red tape and saving landholders, businesses and developers time and money*
- *greater flexibility and innovation in the use of riparian corridors for public recreation and amenity in new housing release areas*
- *potential increased land availability and decreased development costs - initial assessments for one site in South West Sydney indicate that the new riparian corridor rules will potentially make an additional 16 lots available for housing development and decrease development costs for some lots by up to \$5,000*
- *greater consistency and transparency in how riparian corridor rules are applied across the State*
- *a streamlined controlled activity approval assessment process and priority assessment fee.*

The environment will benefit from:

- *clear, consistent riparian corridor width and allowable uses rules that provide appropriate transition zones in order to maintain or improve the shape, stability and ecological functions of a watercourse*
- *continued implementation of the strong environmental objectives of the WM Act; no amendments have been made to the WM Act as part of these changes, which relate to policy and practice only*

- a continued commitment to best practice riparian corridor management; the NSW Office of Water has a range of guidelines to assist landowners and managers to protect, restore and maintain riparian corridors.*

A detailed review of Riparian Corridor mapping and classification within Gregory Hills has been undertaken by Eco Logical Australia in consultation with the NOW as part of this Planning Proposal (refer Attachment 1). Eco Logical Australia undertook the original riparian corridor mapping for the rezoning in 2007. They are uniquely qualified to provide guidance on how to best implement the current guidelines as the project progresses.

In their review, they have concluded:

"The development of the WFLS reflected riparian policy at the time of the rezoning of Oran Park and Turner Road. Significant advancements in the approach to riparian corridors and mechanisms to streamline assessment and approvals processes have been made since this time.

Bringing this site into line with the current approach to riparian corridors would meet current riparian policy and is consistent with the approach being applied at precincts that are currently going through the rezoning process including East Leppington and Catherine Fields South.

It is recommended that the riparian corridors on the site are brought into line with current government policy. Dialogue with NSW Office of Water, Camden Council and Department of Planning should be furthered, with specific consideration of the most practical way of implementing the new policy, whilst maintaining some of the streamlined approvals processes contained with the Oran Park and Turner Road Waterfront Land Strategy."

This Planning Proposal seeks Council support to modify the mapped Riparian Corridors on site to bring them into line with current government policy as recommended by Eco Logical Australia. These amendments will bring the widths and passive recreation arrangements within corridors in to line with current land release areas be planned and delivered within Camden LGA and the South West Growth Centre.

3. OBJECTIVES AND INTENDED OUTCOMES

The Planning Proposal seeks Council support for amending the Maps under Appendix 1 of the SEPP to reconfigure a limited number of Riparian Protection Areas within Gregory Hills to reflect the current NOW Riparian Guidelines. There are no amendments proposed to the text of the SEPP in this proposal.

The Riparian Corridor review prepared by Eco Logical Australia has identified that the stream classification of the upper tributaries of South Creek within Gregory Hills under the current NOW guidelines are different to those mapped in the SEPP and identified as Riparian Protection Areas. The proposed outcomes for each tributary are discussed below.

Eastern Tributary

The Eastern Tributary represents the upper extent of South Creek, and is characterised by highly modified agricultural grazing lands and a former dam structure.

The Ecological Australia report prepared and submitted in association with this proposal identifies that under the "Strahler Stream Order" classification, this stream would be classified as a Second Order Stream to the upper end of a former Dam, and a First Order Stream for the area upstream of the former dam.

These classifications require significantly reduced riparian zones to be provided in relation to the existing Riparian Protection Areas mapped under the Growth Centres SEPP.

In response, this proposal seeks to modify the mapped Riparian Protection Areas and associated zoning boundaries to more accurately reflect the current NOW guidelines. In this regard, we note that a portion of this stream was originally occupied by a large farm dam. This proposal therefore seeks to re-establish a stream alignment which provides a more naturalised outcome.

Of particular importance, this Planning Proposal does not seek to modify any portion of the mapped Riparian Protection Area at the eastern end of the stream which currently incorporates an Aboriginal Heritage Conservation Area under Aboriginal Heritage Impact Permit No. 101808.

This will ensure that a large area of existing significant vegetation will be retained and protected in accordance with the existing planning outcomes for the Gregory Hills project and will also provide a riparian off-set area if required.

Southern Tributary

The Southern Tributary is similarly characterised by highly modified agricultural grazing lands, an existing farm dam and this area also adjoins the future Gregory Hills Village Centre which will be a highly urbanised heart of the Gregory Hills project.

The Ecological Australia report prepared and submitted in association with this proposal identifies that under the "Strahler Stream Order" classification, this stream would be classified as a Second Order Stream to the upper end of the existing Dam, and a First Order Stream for the area upstream of the dam.

These classifications require significantly reduced riparian zones to be provided in relation to the existing Riparian Protection Areas mapped under the Growth Centres SEPP.

This proposal seeks to modify the northern portion of this riparian corridor to more accurately reflect the current NOW guidelines. In this regard, we note that a small portion (2,033m²) of this riparian corridor will form residential land. The remaining riparian corridor will be retained and restored in accordance with the current guidelines.

Importantly, the current guidelines permit the inclusion of an on-line stormwater detention basin adjacent to the future Gregory Hills Village Centre. This will be delivered as a vegetated dry basin, with water quality treatment provided outside of the corridor area as required under the guidelines. It is proposed that any required riparian off-set areas will be provided within the upper reach of the Eastern Tributary which is proposed to be wholly retained as discussed above.

The southern portion of the stream is proposed to be retained as open space with a 10m riparian style corridor running through the centre. This corridor will contain riparian style vegetation but will also link passive recreational uses, providing both environmental value and usable open space for future residents of Gregory Hills.

The removal of this portion of the corridor will be offset with the retention of riparian and vegetated areas along the South Creek Eastern Tributary. The plans shown on the following pages demonstrate that the corridor proposed to be treated as Open Space has a total area of 2.1ha, with 3.7 ha of offset lands available on site.

Land Use Arrangements

Rezoning of the land areas as described under this Planning Proposal will result in a number of additional areas of residentially zoned land being delivered within the Gregory Hills Project.

It is estimated that the additional residential land proposed under this application would yield approximately 60 additional lots within the Gregory Hills Project.

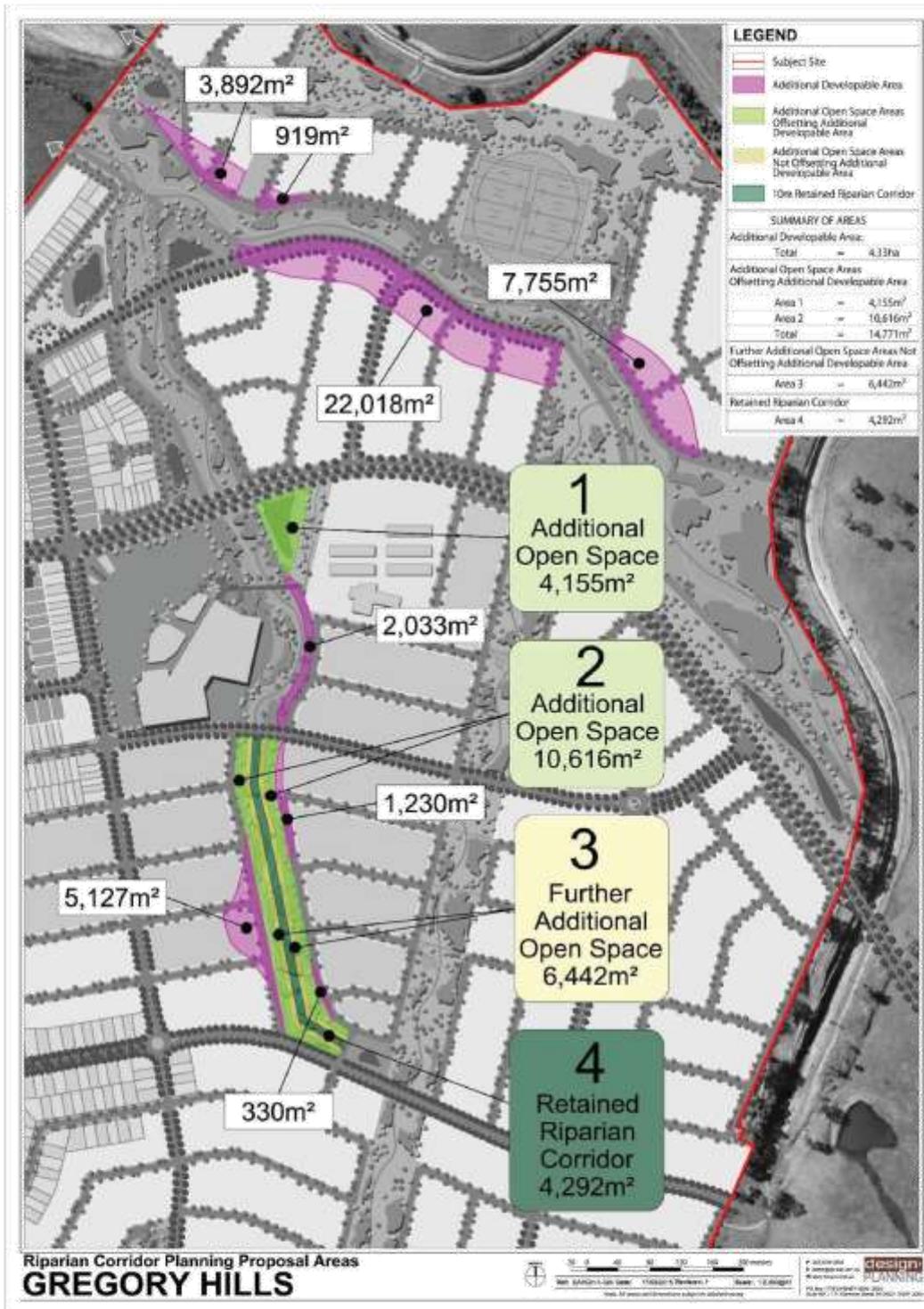
Biodiversity Certification

As part of this proposal, Eco Logical Australia have reviewed the Growth Centres Biodiversity Certification mapping in relation to the modified mapping.

Eco Logical Australia have confirmed that no additional vegetation off-set areas are required to be provided (Refer Attachment 4)

As outlined above, this Planning Proposal will result in 2.1ha of riparian land being rezoned as open space within the Gregory Hills site, which will be offset within additional riparian areas to be retained on site. A 10m wide riparian corridor is to be retained within the Southern Tributary Park. A total of 3.7ha of additional riparian lands (predominantly along the South Creek –Eastern Tributary Corridor) will be utilised as offset lands for both the open space proposed and future possible on-line basins within the riparian corridors.

FIGURE 3: RIPARIAN COORIDOR REVIEW MAP



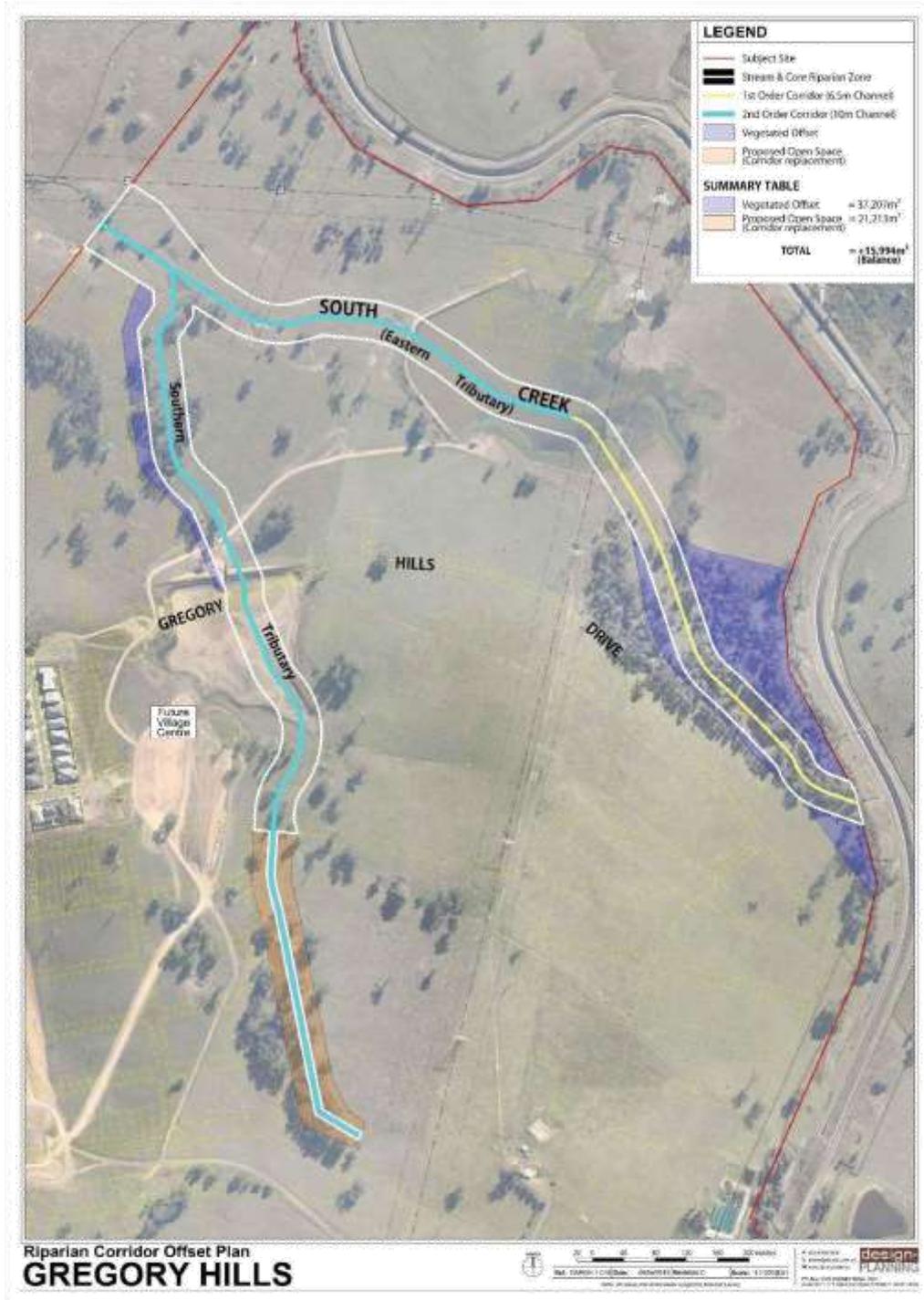
ORD02

Attachment 1

ORD02

Attachment 1

FIGURE 4: CORRIDOR OFFSETS MAPPING



4. COMMUNITY OUTCOMES

As outlined in the executive summary, one of the key principles of this Planning Proposal is to provide a greater sense of connectedness between parts of the future communities by reducing Riparian Corridor widths. The Landscape Connectivity Principles Plan prepared in association with this proposal demonstrates the benefits of adopting the current Riparian Guidelines in delivering enhanced landscape and pedestrian connections throughout Gregory Hills.

The key benefits of this Planning Proposal include:

- Delivery of additional high amenity embellished parkland within the medium density precinct for Gregory Hills through conversion of southern tributary to useable open space
- Provision of over 2.12 ha of additional useable open space areas in total across the community
- Achieve enhanced connectivity through and across open space areas
- Delivery of additional developable land and opportunity for increased housing supply
- Reduced on-going maintenance costs for Council through a reduction in Riparian Corridor areas
- Reduced bushfire risk throughout the Gregory Hills community

These benefits are discussed in more detail below. We acknowledge that any proposal for rezoning needs to be able to demonstrate that there is a net community benefit, and believe that the following sections detail the net community benefit of this proposal.

4.1. Enhanced Open Space

The former Riparian Corridor planting requirements and zoning arrangements largely prohibited the introduction of passive recreational areas in these corridors. Planting within the corridors were restricted to dense native vegetation, with core areas not to incorporate any pathways or facilities.

FIGURE 5: ENHANCED OPEN SPACE MASTERPLAN



The Enhanced Open Space Masterplan demonstrates enhanced connectivity with additional opportunities for useable space with the provision of the proposed open space corridor design.

As part of this proposal, Dart West will be able to provide higher amenity facilities and land scape spaces for future residents. These areas of enhanced open space are outlined below:

Neighbourhood Centre Corridor Park

This Planning Proposal includes the provision of a new neighbourhood park area, located adjacent to the proposed future Gregory Hills Primary School and the Riparian Corridor area.

FIGURE 6: NEIGHBOURHOOD CENTRE CORRIDOR CONCEPT



This area was previously identified to accommodate a drainage basin, which is now able to be constructed as an on-line basin in the corridor area under the new NOW Riparian Guidelines.

Should Council support this Planning Proposal, this area is able to be converted to a park and dedicated to Council. This park, will have a number of planning benefits, including:

- increasing the supply of open space in the medium density precinct of Gregory Hills;
- providing a park in close proximity to the proposed primary school;
- joining with a thin narrow strip of open space which is already proposed in the section 94 plan and VPA and which would otherwise be left isolated;
- further reinforcing the landscape character of this section of Gregory Hills Drive, which will function as a key entry point to the Camden LGA once Gregory Hills Drive is connected through to Campbelltown; and
- integrating a quality park with the riparian corridor and proposed open air plaza located on the north-eastern corner of the future Gregory Hills Town Centre.

The delivery of the neighbourhood park as a high quality landscaped open space area will maintain and enhance the open landscape regional entry to the Camden area along Badgally Road and Gregory Hills Drive.



The Badgally Road connection to Gregory Hills Drive delivers a grand landscaped entry to the Camden LGA passing the St Gregory's College and traversing the SCA Canal, before entering Gregory Hills framed by large open space areas on the northern side of the roadway. Travelling through Gregory Hills, the roadway passes the large open planned school site, with the proposed adjoining high quality neighbourhood park continuing the landscaping framework to the Town Centre.

The landscaping outcomes incorporated in this Planning Proposal enhance the open landscaped entry vista to Camden LGA through Gregory Hills.

Southern Tributary

Under the current NOW Riparian Guidelines, the portion of the southern tributary proposed to be rezoned for open space is able to be completely removed under offsetting provisions to accommodate residential development. Notwithstanding Dart West are committed to retaining this link. By retaining the open space corridor for passive recreational uses and retaining a 10m riparian corridor through the centre, this space offers dual functionality for the benefit of future residents both environmentally and socially.

FIGURE 7: SOUTHERN TRIBUTARY CONCEPT



Under the current NOW Riparian Guidelines, if retained, this tributary would have an area of 1.07ha. Instead, this proposal seeks to retain the original riparian width, but convert the entire area to open space measuring a total of 2.13ha. This 2.13ha therefore comprises the 1.07ha which would have been required for riparian under the new guidelines, and an additional 1.06 of additional useable open space. For the purposes of the calculations of additional open space to offset additional developable area identified in this proposal, only the net gain of 1.06ha is calculated because this is the open space able to be provided over and above the reduced riparian corridor width which would have been provided under the new guidelines.

Subject to review by Council, the portion of the southern tributary proposed to be rezoned as open space would be able to include:

- Enhanced Pedestrian pathways crossing the open space corridor;
- Informal kick-a-bout spaces;
- Passive recreational areas; and
- Seating facilities.



ORD02

Attachment 1

The result would be a much higher value and amenity space which is able to accommodate a wide range of recreational uses for future residents demonstrating a net community benefit. The image below depicts how these areas could be delivered if this proposal was supported.

FIGURE 8: EXAMPLE OF PROPOSED SOUTHERN TRIBUTARY LANDSCAPE OUTCOMES



4.2. Enhanced Open Space Connectivity

The riparian corridors currently planned for Gregory Hills range from 60m to over 100m in width. Under the existing Waterfront Land Strategy, and as reflected in the Gregory Hills Voluntary Planning Agreement executed by Dart West and Camden Council, these are required to be fully vegetated corridors, with limited or no pedestrian linkages and passive recreation areas restricted to parts of the previously identified riparian buffer areas. Under this framework, these corridors would create physical barriers within the community. The new guidelines allow for reduced riparian corridor width as sought in this proposal.

One of the key principles of this Planning Proposal is to provide a greater sense of connectedness between parts of the future communities by reducing riparian corridor widths. The Landscape Connectivity Principles Plan prepared in association with this proposal demonstrates the benefits of adopting the current Riparian Guidelines in delivering enhanced landscape and pedestrian connections throughout Gregory Hills.

This proposal includes narrowing of the South Creek corridor from over 100m to a width of approximately 60m, approximately half the length of regular football field. The reduction in width of this corridor will result in less segregation of the community between the northern and southern sides of the corridor.

The reduction in the corridor width will enhance pedestrian accessibility to key community facilities and place making elements within the community including the planned playing fields to the north of the corridor, neighbourhood centre to the south and proposed primary school site adjacent to Gregory Hills Drive.

The proposed reduced width reduces the visual and perceived barrier dividing the northern and southern areas of the Gregory Hills community. This will encourage interaction between residents, fostering neighbourhood development and sense of place. This connectivity is important in this location because the northern part of Gregory Hills is bound by the Upper Sydney Canal, where no crossings are possible, thus providing a barrier between this part of Gregory Hills and development proposed to the north.

The proposal also seeks to amend a portion of the southern tributary area to an open space zoning, allowing for the delivery of an attractive urban landscaped corridor. At present, the current zoning and Waterfront Land Strategy requirements, prohibit the delivery of any recreational facilities in this corridor, with a fully native planting regime required to be implemented.

Further to this proposal, Dart West intends to create two additional links to enhance open space connectivity. Firstly, Council is already considering a planning proposal for land adjoining the Upper Sydney Canal. Additional development proposed in this planning proposal will be complemented by additional open space shown in the Landscape Principles Plan, but not take into account in calculations outlined in this Planning Proposal. This additional open space is located at the very south-eastern end of the proposed linear open space corridor and linking through to the linear park in the transmission line easement. Secondly, an additional pedestrian bridge is proposed across South Creek in the transmission line easement to enhance connectivity. This bridge is not contained in the Section 94 Plan for Gregory Hills VPA.

Support of this Planning Proposal will allow for the delivery of additional pedestrian pathways through this area, and a landscape outcome which pedestrians can traverse and engage with. This will facilitate greater pedestrian connectivity and engagement within this part of the Gregory Hills community.

ORD02

Attachment 1

FIGURE 9: LANDSCAPE CONNECTIVITY PRINCIPLES PLAN



4.3. Increased Housing Supply

One of the outcomes of this rezoning proposal is the increase in the developable land area within Gregory Hills, allowing for increased housing yield.

In 2012, the NSW State Government identified a number of issues relating to housing delivery that complicate planning processes and add unnecessary time and cost to the housing supply pipeline. The four major issues identified are riparian corridors, bush fire planning, biodiversity and Aboriginal cultural heritage.

The provision of additional housing supply, particularly within already identified growth areas, was one of the key benefits outlined by the NSW Government in their review of Riparian Corridor widths.

The NSW Department of Planning Circular PS 12-003 was released in June 2012 and advised councils and industry about proposed reforms to policy, practice and legislation in relation to the way riparian corridors, bush fire planning, biodiversity, and Aboriginal cultural heritage are to be considered in the planning and development process.

This Planning circular noted that:

"The NSW Government is strongly committed to increasing the supply of housing.

The state's housing production is low. This has a major impact on housing affordability and the performance of the state's economy generally. Sydney needs a minimum of 25,000 additional dwellings per year. In 2009-10 dwelling production was about 14,000.

While the delivery of new housing is already well underway in a range of existing release areas, a number of system-wide issues have been identified that complicate planning processes and add unnecessary time and cost to the housing supply pipeline.

The four major issues identified are riparian corridors, bush fire planning, biodiversity and Aboriginal cultural heritage.

To ensure the reforms target the right issues, agencies industry and local government have been consulted in the development of the package."

The provision of additional developable land within Gregory Hills will positively benefit the community through providing additional housing supply to meet housing production targets, in an identified release area, where infrastructure, community facilities, open space and services are existing or under development.

4.4. Reduced Maintenance Costs

As outlined in this proposal, the existing planned Riparian Corridors within Gregory Hills are typically 60m to over 100m wide, and are required under the terms of the VPA to be fully vegetated corridors, with limited pedestrian linkages and opportunities for passive recreation areas.

The current planned corridor areas occupy large tracts of land which have been agreed to be dedicated to Council, for the long term maintenance and ecological outcomes of these corridors. The relevant Vegetation Management Plans required to be prepared for these areas outline in detail the on-going maintenance regimes

Dart West and Council have recognised through the VPA that the dedication of these land areas to Council as future public land represents a net community benefit to the future population.

The Riparian Corridor widths currently prescribed under NSW Government Policy, and proposed to be adopted under this rezoning, are narrower than currently planned. The reduction in corridor widths would directly reduce Council's long term maintenance costs associated with the Riparian Corridor areas.

This would deliver a net community benefit through reducing Councils ongoing maintenance obligations and costs allowing savings to be directed towards the provision of other Council services and facilities.

ORD02

4.5. Reduced Bushfire Risk

While not a driving principle in the preparation of this Planning Proposal, bush fire risk generated under the current Riparian Corridor requirements is significantly reduced under the 2012 Riparian Guidelines.

The dense native planting regime currently required within wide corridor areas create bushfire threats in urban neighbourhoods which increase housing costs by around \$10,000 per dwelling.

Should Council support this proposal, both the number of dwellings affected by bushfire threat from the corridor areas, and the severity of bushfire threat for those affected dwellings would be reduced.

Attachment 1



5. SUMMARY OF RESPONSES TO COUNCIL CONSIDERATIONS

A previous draft Planning Proposal was submitted to Camden Council for consideration in September 2013, which has been discussed and presented to Council Staff and Councillors.

As a result of the on-going review of the proposal and the land use outcomes, this Planning Proposal has been modified to include the additional information submitted to Council to provide a concise and consolidated package. We have provided below a summary of the responses provided to Council in relation to key matters discussed during review of the former proposal.

5.1. Open Space Provision

As part of the discussions with Council to date, Dart West has acknowledged that there is a need to provide additional dedicated open space within the project which is commensurate with the possible increase in dwelling yield should the proposal be supported.

As part of this proposal, Dart West has included an offer to dedicate and embellish two additional open space areas. In total, an additional 21,213m² is proposed in two locations as shown on the plan. This amount exceeds the provision rate required for open space in the Section 94 Plan of 2.81 hectares per 1,000 people (5,603m² required) to the extent that an additional 15,610m² of open space is proposed over and above the standard provision rate.

Dart West acknowledges that the design and embellishment works for any proposed open space areas will need to be undertaken in a collaborative manner with relevant Council staff, and would be subject to separate approval processes by Council, already established under the existing VPA. The agreed process involves the following steps:

- Brief of required facilities and design outcomes provided by Council Officers
- Draft landscape / facility design prepared by Dart West in response to Council brief
- Draft landscape / facility plan provided to Council Recreation Working Group for review
- If satisfactory, Recreation Working Group provide initial letter of endorsement allowing a DA to be lodged
- DA prepared and lodged for landscape area / facility
- DA assessed by Council under normal assessment procedures
- DA approval granted by Council

As demonstrated in the Open Space Principles Plans this additional open space is proposed to be located in areas where they are able to be integrated into the existing open space network, ensuring sufficient scale is achieved in individual parks to enable efficient layouts and appropriate facilities. The additional open space is also able to be provided in close proximity to the areas where the additional dwellings will be situated.

The proposed areas of additional open space are described as follows:

- **Additional Open Space 1 (4,155m²)**

This area was previously identified as accommodating a drainage basin, which is now able to be delivered as an on-line basin within the riparian corridor.

The land is located between proposed open space, a primary school site and the riparian corridor and adjoins the future proposed school site. Should Council support this Planning Proposal, this area is able to be converted to a park and dedicated to Council. This park, will have a number of planning benefits, including:

- increasing the supply of open space in the medium density precinct of Gregory Hills;
- providing a park in close proximity to the proposed primary school;

- joining with a thin narrow strip of open space which is already proposed in the section 94 plan and VPA and which would otherwise be left isolated;
- further reinforcing the landscape character of this section of Gregory Hills Drive, which will function as a key entry point to the Camden LGA once Gregory Hills Drive is connected through to Campbelltown; and
- integrating a quality park with the riparian corridor and proposed open air plaza located on the north-eastern corner of the future Gregory Hills Town Centre.

- **Additional Open Space 2 (10,616m²)**

As noted in Section 3.1 – Southern Tributary, a total of 2.13ha of open space is proposed to be provided in this location. This comprises 1.07 ha of space which would meet the new riparian width requirements, and an additional 1.06ha over and above that requirement.

This area is able to be provided as part of the southern tributary open space area, delivering a linear north-south open space link for future residents. This area has been selected as an opportunity to achieve a continuous linear green link of approximately 50m in width which would be fully useable and accessible to future residents.

Subject to review by Council, this area may incorporate multiple pedestrian pathways and crossing, passive recreation areas, semi-active kick-a-bout spaces and associated attractive landscape planting.

If this area was delivered as a fully revegetated corridor based on the previous corridor guidelines, there would be limited pedestrian access and no passive or semi-active areas would be able to be provided.

- **Further Additional Open Space 3 (6,442m²) and Retained Riparian Corridor**

As detailed in section 1.3, this portion of the southern tributary was originally proposed as useable open space. This revised proposal is Dart West's commitment to retaining a riparian corridor with a width of 10m. This allows for the environmental value of the site to be retained and the remaining land either side to be dedicated as additional useable open space for future residents.

5.2. Community Expectations

Dart West, as long term developer of Gregory Hills, take particular care to ensure all marketing material is accurate and reflective of the future intentions of the community outcomes.

Significant effort is put into informing buyers about the broader project, and their individual lot, right down to details of site grades, service locations, tree locations and footpaths, as well as any easements. The ability to continue selling land in the medium to longer term is dependent on every customer having access to a complete package of information.

In the case of Gregory Hills, the primary marketing tool for the wider project is the Gregory Hills Master Plan. This Master Plan is available in a consistent manner across a wide variety of formats, including online, through hard copies provided to customers in the sales office and also via the project model on display in the sales office. The Gregory Hills Master Plan is based directly on the Turner Road Indicative Layout Plan, and therefore closely reflects the development intentions envisaged by Council in the Turner Road Development Control Plan.

The Master Plan and Project Model are regularly updated to reflect any changes which occur as a result of more detailed planning undertaken through the development application process for a particular stage. As soon as a DA approval is received, the model is updated to reflect the street layout, park locations and each individual lot is then able to be identified on both the master plan and model. In this way, customers are able to precisely identify where their land is located relative to other features of the project, such as parks, the future town centre and the riparian corridor network.

To assist in providing certainty to buyers, Dart West does not market individual stages until development consent is obtained from Council. This ensures that accurate information is able to be provided based on approved plans.

The closest occupied home in proximity to the proposed change in the width of the Riparian Corridor at Gregory Hills is approximately 190m away. This lot is located in the northeast corner of Stage 10A and is highlighted on the plan in Attachment 5. For development stages which are close to or adjoining the proposed changes, such as stage 11, a detailed disclaimer and description of the proposed corridor has been included in all of the sales documentation provided to customers. In all instances, future residents have been made aware that the corridor areas may be adjusted subject to resolution of the Planning Proposal.

Another factor which will ensure that no buyer is or feels disadvantaged is that the main corridor which is proposed to be modified (South Creek) is currently a highly disturbed landscape bearing little resemblance to the planned outcomes. The corridor currently features a dismantled farm dam, a construction water tank, a 330kv power line and various farm operations associated with its former use as part of St Gregory's College. A comprehensive riparian restoration process will be undertaken to present this land in accordance with the planning requirements and Dart West's landscape intentions. In other words, even with the reduced width, the riparian corridor will significantly improve in terms of visual amenity compared to what is currently visible on the site.

The Planning Proposal also addresses a tributary of South Creek, although no reductions in width of open space/riparian corridor are proposed here. Instead, the proposal mainly relates to the location of water detention basins and the conversion of a section of riparian land at the upper reaches of the catchment to more usable open space and parkland to be eventually owned by Council. It is worth noting that Dart West could have, under the NSW Government's policy on riparian land, significantly further reduced the width of this corridor, but chose not to because of the proximity to areas already under construction.

Dart West believes that the change proposed on the tributary creek will provide a better outcome for residents of Gregory Hills, with a centrally located high quality park featuring the retention of a significant number of existing mature gum trees. As with South Creek, the closest sold block of land is 119m away at the eastern edge of Stage 9.

It is also worth noting that the closest occupied home to the South Creek changes is more than 650m away. On the tributary creek, where no reduction in width is proposed, the closest lot is more than 300m away at the southern end and 380m at the northern end. In the case of all occupied homes, their closest parks are already established and in close proximity than the proposed areas of change.

Dart West is very confident that no buyer has been disadvantaged by the proposed changes.

5.3. Additional Commitments

Dart West are committed long term developers in the Camden community who deliver new communities that both Council and our future residents can be proud of. To achieve these ambitions, we consistently and voluntarily meet or exceed the requirements outlined as baseline standards in the Turner Road Section 94 Contribution Plan and our respective VPAs with Council.

Additional open space of 21,213m² is proposed to be dedicated to Council and embellished to exceed (by 15,610m²) the demand generated by an additional 4.33 hectares of developable area.

At one point in time during discussions, information was sought by Council on commitments being made that were over and above the VPA requirements. While these are not directly relevant to this Planning Proposal, works to the value of \$2.1 million are already proposed. These are listed in Attachment 12.

This is in addition to the additional open space already proposed to offset the additional developable area.

The following table summarises the open space outcomes applicable Gregory Hills should this Riparian Corridor Planning Proposal be implemented.

FACILITY	AREAS
Proposed Section 94 Open Space	188,989m ²
Current Riparian Corridor Area	195,000m ²
Current Powerline Easement Open Space	93,700 m ²
Proposed Additional Open Space (Riparian Planning Proposal)	21,213m ²
Total Open Space (All Categories)	498,902m ²
Proposed Riparian Corridor Reduction	39,008m ²

5.4. Proposed Additional Open Space

As outlined above, Dart West have proposed to dedicate an additional 2.12ha of land for open space purposes as part of this Planning Proposal.

During discussions with Council staff and elected representatives, Council has raised the question as to whether the additional developable area should be offset by the additional open space gained through the reduction in riparian corridor width given that this land is already proposed to be dedicated to Council under the existing VPA.

It is acknowledged that some of the open space areas referred to above were already proposed to be dedicated to Council, however, land which has previously been identified for stormwater management purposes is now proposed to be converted to a high quality park. This is possible because the new Riparian Guidelines allow detention basins to be located within the Riparian Corridor.

The land previously shown as accommodating water cycle management facilities is no longer required for Section 94 purposes, and in theory becomes available as developable land.

The land in question is landlocked between current proposed open space, a primary school site and the Riparian Corridor. It is also not accessible by any proposed road. Its triangular shape would result in lot shapes that do not comply with the Turner Road DCP requirements and cannot therefore be developed for residential land in any practical sense.

Given that it would no longer be required for Section 94 purposes for water cycle management, and is not able to be developed as residential land, it is proposed that it be converted to a park and dedicated to Council, and thus included in calculations of additional open space to offset the additional developable area.

This approach is consistent with the open space provision standards embedded in Council's Section 94 Contributions Plan and reflected in the Gregory Hills VPA. Should Council not allow this land to be calculated as additional open space, it would represent a "double dipping" relative to the open space provision rates in the Section 94 plan because Council would be requiring that the land be retained as open space (even though its original purpose was for water cycle management) and also requiring additional offset open space in another location.

5.5. Additional Developable Land

This Planning Proposal seeks to rezone land to reflect the current Riparian Guidelines which will reduce Riparian Corridor widths and result in an increase in the net developable land area within Gregory Hills.

The existing Voluntary Planning Agreement for Gregory Hills included dedication of proposed Riparian Corridor areas to Council. The width of corridors and associated land areas were based on the NSW Government guidelines for Riparian Corridors which were in force at the time.

The width of the corridors and their associated land areas, where not associated with any open space provision requirements, which are fully met through the provision of other dedicated open space areas within the project.

As outlined in this Planning Proposal, the Riparian Guidelines were introduced in 2012. This was post the preparation of the Gregory Hills VPA. Given that the Riparian Guidelines have been amended, it is appropriate that the land areas associated with corridor dedication reflect the current NSW Government guidelines.

Land located on the main part of South Creek which is no longer required as riparian corridor is proposed for conversion to residential. Dart West believes this is appropriate, notwithstanding that it was previously identified in the VPA for dedication to Council. When the VPA was executed, Council and Dart West mutually agreed that this land was being dedicated for riparian purposes only under the riparian guidelines in place at the time. It is not considered appropriate to simply convert this to open space when more than sufficient additional open space is proposed to be provided elsewhere in Gregory Hills under this proposal to offset the additional developable area being sought.

5.6. NSW Government Support

Dart West and their project team have worked closely with the NOW in the preparation of this Planning Proposal to ensure consistency with the current adopted Riparian Guidelines. The new guidelines for Riparian Corridors which came into effect on 1 July 2012 were jointly prepared by the NSW Office of Water and the then NSW Department of Infrastructure and Planning and were endorsed by Land and Housing Supply Sub-committee of Cabinet.

The overriding objective of the reforms was to increase the supply of housing by reducing Riparian Corridor widths. This is reflected in the NOW letter contained at Attachment 6. This letter was published at the time the new guidelines were released.

The objectives outlined in the letter from the NOW were reinforced in a Planning Circular issued by the then NSW Department of Planning and Infrastructure on 6 June 2012. This circular emphasised that the new Riparian Guidelines were aiming to see more land available for urban development.

Council also sought clarification at a recent meeting with Dart West as to whether the Government intended to apply the Riparian Guidelines to precincts which had already been rezoned. In that regard, Dart West has consulted further with the NOW, the responsible regulatory agency, and they have confirmed in an email dated 4 June 2014 their support for the proposal and advised as follows:

"As outlined in our previous discussions regarding the subject sites the NSW Office of Water has no objections to the reassessment of undeveloped recent rezoned sites using the July 2012 Guidelines for riparian corridors on waterfront land. This commitment was also made for all similar cases during the industry workshops held when the guidelines were introduced.

Please note that the guidelines are to be applied without reference to any previous negotiated offsets that may have been made under previous riparian mapping arrangements."

Dart West have also undertaken discussions with the Department of Planning and Environment to ensure that the proposal correctly reflects the current adopted approach to the delivery of riparian corridors within release areas. The Department of Planning and Environment have also confirmed their indicative support and advised as follows:

"support the approach of applying the new riparian corridor guidelines to Precincts that have already been rezoned. There is no reason I can see to rely on guidelines and approaches that have been superseded by new requirements, providing the planning and design of development can be adapted to implement the new guidelines without any adverse impacts on the development outcome or environmental outcomes."

The advice provided by NOW and the Department of Planning and Environment clearly confirms that the new approach can be applied to Gregory Hills and that the riparian reforms which Dart West are seeking to implement have support within the relevant NSW Government agencies.

5.7. Ecological Outcomes

This Planning Proposal has been prepared in close consultation with ecological consultants to ensure the outcomes achieve relevant biodiversity targets

All of the creek lines discussed in this proposal are currently degraded drainage lines within site that was previously used for agricultural purposes associated with the St Gregory's College.

As part of this proposal, Eco Logical Australia undertook a Biodiversity Review (Refer Attachment 4). This review has concluded that there are no impacts on environmentally protected species or land under the proposed corridor arrangements. The review states as follows:

"The majority of the proposed changes are located on 'certified land' that is exempt from the TSC and EPBC Act.

A small section of the proposed changes is located on non-certified land. The certification boundary in this area has been determined based on regional flood modelling and is not related to biodiversity values. This area of land will continue to be subject to the TSC and EPBC Acts, however field validation has determined that the land affected is exotic pasture that does not contain any ecosystems or species protected under these Acts, as such there will be no implications under biodiversity legislation.

This area of land does not contain 'ENV', as such there are no additional implications under the Growth Centres Biodiversity Certification Order. It is worth noting that the Department of Planning and Infrastructure has made non-certified land available for development if it does not contain ENV at other precincts within the Growth Centres (e.g. Catherine Fields South)."

Retention of a 10m riparian corridor in the southern tributary park has also been proposed in consultation with council. This will provide a range of important environmental benefits to the ecological value of the locality including, local biodiversity, habitat connectivity, conveying flood flow and erosion control.

5.8. Stormwater / Flood Management

The Riparian Corridors within Gregory Hills form part of the overall stormwater management strategy, conveying stormwater flows and accommodating local minor flood conveyance.

Stormwater and flood management is able to be contained within the proposed corridors as modified under this Planning Proposal, with no impact outside of the corridor areas.

An existing Development Consent (1128/2013) granted approval for bulk earthworks and removal of the existing farm dam along South Creek. Plans and reports submitted with this application demonstrated that the reconstructed South Creek corridor, which reflects the proposed width under this Planning Proposal, would accommodate all stormwater management and localised flood conveyance.

More detailed stormwater and flood modelling will be undertaken for the Southern Tributary area in conjunction with future Development Applications.

This is appropriate for this tributary as the overall width is generally consistent with the width modelled under the overall stormwater strategy for Gregory Hills, and the tributary is at the upper reaches of the catchment and conveys minimal stormwater flows. The NOW has also advised that they would support this corridor being eliminated, with a piped drainage outcome, further demonstrating the low scale stormwater and flood conveyance in this portion of the tributary.



6. EXPLANATION OF PROVISIONS

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

The specific amendments to the SEPP Maps are included in Attachments 7 to 11 and a summary of the Maps to be amended under this proposal are outlined below.

1. Amendment to the following South West Growth Centre Land Zoning Maps:

Land Zoning Map - Sheet LZN_009

2. Amendment to the following South West Growth Centre Lot Size Maps:

Lot Size Map - sheet LSZ 009

3. Amendment to the following South West Growth Centre Special Areas Maps:

Special Areas Map - Sheet SAM 009

4. Amendment to the following South West Growth Centre Height of Building Maps:

Height of Buildings Map - Sheet HOB_009

5. Amendment to the following South West Growth Centre Riparian Protection Area Maps:

Riparian Protection Area Map - Sheet RPN 009

In addition to amending the Appendix 1 of the Growth Centres SEPP, amendment to the Turner Road Development Control Plan 2007 would be necessary if Council were to support this proposal.

Currently both DCPs include mapping that replicates the zoning from the SEPP, and therefore, the mapping in the DCPs will need to be amended to ensure consistency between the documents. These amendments are relatively minor, and include:

Part A Precinct Wide DCP

- Figure 16: Open Space Network Plan mapping.

Part B Site Specific DCPs – B2 Controls for Land Containing a Riparian Protection Area

- Figure 1 – Riparian Protection Areas.

7. JUSTIFICATION FOR THE PLANNING PROPOSAL

7.1. Section A - Need for the planning proposal.

Is the planning proposal a result of any strategic study or report?

This Planning Proposal has been prepared on behalf of Dart West Developments in response to the modified "Guidelines for Riparian Corridors on Waterfront Land" released by the NSW Office of Water (NOW) in July 2012.

The Turner Road Precinct was one of the first release precincts in the South West Growth Centre which was zoned in December 2007. Urban development of the Turner Road Precincts physically commenced in 2008 and 2009 respectively, and now both Precincts are delivering a significant amount of new residential housing and employment generating development to the South West of Sydney.

As part of the initial rezoning process in 2007, riparian corridors were mapped and associated zonings applied in accordance with the relevant NSW Government guidelines in place in 2007.

In 2012, the NSW State Government identified that "The size of corridors and types of uses allowed in them affect housing supply by impacting on the amount of land available for development and on the type of infrastructure located within or crossing the corridors".

As a result the NSW Government and NOW announced significant reform to the manner in which Riparian Corridors were classified and mapped, and developed a new, flexible approach for regulating controlled activities in riparian corridors.

A detailed review of Riparian Corridor mapping and classification has been undertaken by Eco Logical Australia in consultation with the NOW and the land owners, which has formed the basis of this Planning Proposal (Refer Attachment 1)

This Planning Proposal seeks to implement amendments to the land use mapping under 'Appendix 1 Oran Park and Turner Road Precinct Plan' *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to align the mapping of Riparian Protection Areas and associated zoning boundaries with the current NOW guidelines released in 2012 as identified by Eco Logical Australia.

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

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

Is there a net community benefit?

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

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

Net Community Benefit Evaluation Criteria	Response
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	The proposal is consistent with the State and regional strategic direction for development relating to housing growth in the area. The subject land forms part of an identified urban growth area for employment lands and residential development over a 30 year period.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/ subregional strategy?	<i>A Plan For Growing Sydney</i> was released on December 2014 as a strategic plan guiding planning decisions for Sydney's future population growth for the next 20 years. The subject site for this Planning Proposal is within a proposed urban area within the South West Growth Centre, which forms part of the South West Subregion under this plan. Accordingly, the proposed amendments are consistent with the strategic plans for the area.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	The Planning Proposal is in accordance with outcomes in other release areas within Sydney's Growth Centres and the current NSW Office of Water guidelines for Riparian Corridors. The proposal will not create a precedent or change land owner expectations of development.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The proposal will not result in any increase, or decrease in the existing quantum of zoned employment lands within the Turner Road Precinct.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	The Planning Proposal will impact positively on the supply of residential land. The Planning Proposal will assist housing supply through ensuring that land delivery outcomes within the Gregory Hills project represent current NOW guidelines.
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	The subject site forms part of the Turner Road Precinct release area. Detailed planning and provision of public infrastructure has been undertaken as part of the rezoning process and the wider Growth Centres release area. In addition, this proposal will maintain and enhance the provision of an extensive public accessible cycling and pedestrian pathway network throughout the Precincts.

Net Community Benefit Evaluation Criteria	Response
	Accordingly, there is adequate public infrastructure to accommodate the proposed amendments.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	The proposal will not result in any modifications to the planned road network and will therefore have nil impact on travel distances, times and road safety matters.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	There are significant investments in infrastructure in the locality, however there will be no expected impacts resulting from this proposal.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	<p>Part of the proposal relates to existing riparian protection areas under the Growth Centres SEPP.</p> <p>This Planning Proposal seeks to ensure that mapped Riparian Protection Areas are consistent with current NSW Government policies in relation to corridor widths and permissible development.</p> <p>The Eco Logical Australia report submitted with this application has demonstrated that the corridor arrangement under this Planning Proposal will not have a detrimental effect on the ecology of the streams.</p> <p>Critically, the riparian protection areas retained will remain zoned E2 Environmental Conservation. This will ensure a high level of environmental protection for the riparian areas.</p> <p>There are no other environmental constraints associated with this proposal.</p>
Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The proposal is compatible and desirably complementary with adjacent land uses, which includes industrial, residential and riparian lands. There will be no impacts on amenity or the broader community.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	The proposal does not incorporate any modifications to retail or commercial land uses that will impact on the number of retail and commercial premises operating in the area.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	<p>There are three main public interest reasons for progressing the Planning Proposal, including:</p> <ol style="list-style-type: none"> 1. It will provide a more consistent statutory mapping outcome for riparian corridor lands within the Turner Road Precinct in relation to current Precinct Planning work being undertaken in surrounding release precincts. 2. The Planning Proposal will ensure that the provision and treatment of riparian corridors across the Gregory Hills project is consistent with current NSW State Government guidelines.

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Net Community Benefit Evaluation Criteria	Response
	<p>3. The Planning Proposal will allow for a more efficient and cost effective delivery of riparian corridor areas and surrounding housing outcomes. This will facilitate a minor increase in the number of homes able to be delivered for future residents, enhancing dwelling supply within the South West Growth Centre.</p>

7.2. Section B - Relationship to strategic planning framework.

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

A Plan For Growing Sydney

The NSW Government released the *A Plan For Growing Sydney* was released on December 2014. This plan sets the framework for Sydney’s population growth for the next 20 years.

The South West Subregion Plan identifies the subject site as being within the South West Growth Centre. The Growth Centre has been established to provide for rapid urban growth and work is currently being undertaken to deliver residential and employment development.

This Planning Proposal will provide greater certainty for development outcomes throughout the Turner Road Precinct through delivering riparian corridor mapping which is consistent with current NSW Office of Water guidelines.

The Planning Proposal is consistent with the objectives and direction of *A Plan For Growing Sydney*.

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

South West Growth Centre

The subject land is located within the South West Growth Centre, which incorporates a strategic planning framework to guide the location of residential, business, industrial and recreational land uses.

This Planning Proposal will assist in the on-going delivery of housing within the South West Growth Centre.

Attachment 1



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

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

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

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

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

The key strategies to meet the above challenges include:

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

The measure for success for the above strategies will be represented by ensuring that there is certainty and consistency in the delivery of urban growth areas within Camden.

The proposal will contribute to Council achieving these objectives through providing a consistent mapping regime for Riparian Corridor areas across the South West Growth Centre Precincts.

Is the planning proposal consistent with applicable state environmental planning policies?

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

Relevant SEPP/Deemed SEPP	Consistency of Planning Proposal
SEPP (Sydney Region Growth Centres) 2006	<p>The Turner Road Precinct is located within the South West Growth Centre. The Planning Proposal seeks to amend Appendix 1 and associated mapping of this SEPP.</p> <p>The proposal is consistent with the aims of the SEPP to coordinate the release of land for employment generation in the in the South West Growth Centre.</p>
SREP No 20—Hawkesbury-Nepean River	<p>The land subject to this Planning Proposal is within the SREP No 20 applicable area. Future detailed development proposals will comprehensively consider the requirements of SREP No 20 to ensure appropriate environmental considerations to water quality, heritage, flora and fauna, etc. are undertaken. Accordingly, the Planning Proposal is consistent with SREP No 20.</p>

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

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

s.117 Direction Title	Does this Direction Apply?	Consistency of Planning Proposal
1.1 Business and Industrial Zones	Yes	<p>The proposal will not adversely impact on viability of business zones in the region.</p> <p>The Planning Proposal is consistent with this Ministerial Direction.</p>
1.2 Rural Zones	Not Applicable	This direction is does not apply as the Planning Proposal does not affect land within an existing or proposed rural zone.
1.3 Mining, Petroleum Production and Extractive Industries	Not Applicable	This direction does not apply as the Planning Proposal does not propose any modification to the permissibility or operational restrictions relating to extractive industries.
1.4 Oyster Aquaculture	Not Applicable	This direction does not apply as the Planning Proposal does not incorporate any land within a Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area as identified in the NSW Oyster Industry Sustainable Aquaculture Strategy (2006) ("the Strategy").
1.5 Rural Lands	Not Applicable	This direction does not apply to land within the Camden Local Government Area.

s.117 Direction Title	Does this Direction Apply?	Consistency of Planning Proposal
2.1 Environment Protection Zones	Yes	<p>The Planning Proposal is consistent with this direction in that it seeks to align the mapping of Riparian Protection Areas and associated zoning boundaries with the current NOW guidelines released in 2012.</p> <p>The Planning Proposal does not propose any modification to the land use controls within the E2 zone.</p>
2.2 Coastal Protection	Not Applicable	This direction is does not apply as the Planning Proposal does not affect land within a coastal zone.
2.3 Heritage Conservation	Yes	The Planning Proposal is consistent with this direction as it maintains all areas of environmental heritage identified under the existing planning controls for the site.
2.4 Recreation Vehicle Areas	Yes	The Planning Proposal is consistent with this direction as it does not enable land to be developed for the purpose of a recreation vehicle area.
3.1 Residential Zones	Yes	<p>The Planning Proposal is consistent with this Ministerial Direction as there is no proposed amendment to the land use controls within the residential zonings.</p> <p>All provisions relating to facilitating the provision of housing are retained.</p>
3.2 Caravan Parks and Manufactured Home Estates	Yes	The Planning Proposal is consistent with this direction as it does not modify provisions relating to the permissibility of caravan parks and the like.
3.3 Home Occupations	Yes	The planning proposal is consistent with this direction as it does not modify provisions relating to the permissibility of home occupations within dwellings.
3.4 Integrating Land Use and transport	Yes	<p>The Planning Proposal is consistent with this Ministerial Direction.</p> <p>The Proposal will not result in any modifications to the adopted road and transport network infrastructure across the Turner Road Precinct.</p>
3.5 Development Near Licensed Aerodromes	Not Applicable	This direction is not applicable as the planning proposal will not create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.
3.5 Shooting Ranges	Not Applicable	This direction is not applicable as the Planning Proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
4.1 Acid Sulphate Soils	Not Applicable	This direction is not applicable as detailed planning relating to acid sulphate soils has been undertaken under the rezoning of the site under the Growth Centres SEPP.

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s.117 Direction Title	Does this Direction Apply?	Consistency of Planning Proposal
4.2 Mine Subsidence and Unstable Land	Not Applicable	This direction is not applicable as the land is not identified as being within a Mine Subsidence area.
4.3 Flood Prone Land	Not Applicable	This direction is not applicable as the Planning Proposal does not remove or alter provisions relating to flood prone land.
4.4 Planning for Bushfire Protection	Not Applicable	This direction is not applicable as detailed planning for bushfire guidelines has been undertaken under the rezoning of the site under the Growth Centres SEPP.
5.1 Implementation of Regional Strategies	Yes	The Planning Proposal is consistent with this direction as the land is located within the South West Growth Centre and has been identified to accommodate urban expansion under the relevant Regional Strategies.
5.2 Sydney Drinking Water Catchments	Not Applicable	This direction is not applicable to the subject land.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable	This direction is not applicable to the subject land.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable	This direction is not applicable to the subject land.
5.8 Second Sydney Airport: Badgerys Creek	Not Applicable	This direction is not applicable to the subject land.
6.1 Approval and Referral Requirements	Yes	The Planning Proposal is consistent with this direction as it does not alter any approval or referral requirements.
6.2 Reserving Land for Public Purposes	Not Applicable	This direction is not applicable as it does not affect land identified under the SEPP to be reserved for public purposes.
6.3 Site Specific Provisions	Not Applicable	This direction is not applicable as it does not propose any site specific provisions.
7.1 Implementation of the Metropolitan Strategy	Yes	The Planning Proposal is consistent with this direction as it meets objectives of the <i>A Plan For Growing Sydney</i> through implementing identified urban growth lands.

7.3. Section C - Environmental, social and economic impact.

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

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

A detailed review of Riparian Corridor mapping and classification has been undertaken by Eco Logical Australia in consultation with the NOW and the land owners, which has formed the basis of this Planning Proposal (Refer Attachment 1).

The Riparian Corridor report notes that the proposed stream widths will either meet or exceed minimum Strahler widths required to be delivered under current design guidelines.

This Planning Proposal seeks to implement amendments to the land use mapping under 'Appendix 1 Oran Park and Turner Road Precinct Plan' *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to align the mapping of Riparian Protection Areas and associated zoning boundaries with the current NOW guidelines released in 2012 as identified by Eco Logical Australia.

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

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

This Planning Proposal seeks to implement amendments to the land use mapping under 'Appendix 1 Oran Park and Turner Road Precinct Plan' *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to align the mapping of Riparian Protection Areas and associated zoning boundaries with the current NOW guidelines released in 2012 as identified by Eco Logical Australia.

Environmental functionality of the creek system will be retained. As outlined above, the Riparian Corridor report notes that the proposed stream widths will either meet or exceed minimum Strahler widths required to be delivered under current design guidelines.

Accordingly, there are no likely environmental effects from this proposal.

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

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

The proposed modifications will assist in providing consistency in the delineation of Riparian areas across the Growth Centre Precincts. As such, the only economic and social effects are considered to be desirably positive for existing and future communities within the region.

7.4. Section D - State and Commonwealth interests.

Is there adequate public infrastructure for the planning proposal?

The subject site is within a major urban growth area of South West Sydney. Comprehensive assessment on infrastructure needs was undertaken at the Precinct Planning stages of planning for the Turner Road Precincts and public infrastructure needs to accommodate the demands of an increased urban development have been determined. The Planning Proposal will not create any additional needs for public infrastructure for the locality.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

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

7.5. Part 4 – Community Consultation

The Planning Proposal is considered to be "low impact" as it is consistent with surrounding land uses and the strategic planning framework, and presents no infrastructure issues. Accordingly, an exhibition period of the amended SEPP documentation should extend for a maximum of 14 days.

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

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

8. SUMMARY

The Turner Road Precinct was one of the first release precincts zoned in the South West Growth Centre to facilitate the coordinated growth of housing and employment in the region, with Camden Council, the landowners and the Department of Planning pioneering the Growth Centres rezoning process working closely and collaboratively to achieve rezoning in record timeframes for NSW.

As part of the initial rezoning process in 2007, riparian corridors were mapped and zoned in accordance with the relevant NSW Government guidelines in place at the time. The corridors form the upper reaches of the South Creek corridor, with many of the corridor areas forming the end of the creek line.

In 2012, the NSW State Government identified a number of issues relating to housing delivery that complicate planning processes and add unnecessary time and cost to the housing supply pipeline. The four major issues identified are riparian corridors, bush fire planning, biodiversity and Aboriginal cultural heritage.

This Planning Proposal has been prepared on behalf of Dart West Developments in response to the modified "Guidelines for Riparian Corridors on Waterfront Land" released by the NOW in July 2012. The Planning Proposal seeks Council's support to rezone land no longer required to be reconstructed and delivered as Riparian Corridors under current NSW Government policies.

These changes simplify the controlled activities application and assessment process, provide greater flexibility, help make more land available for housing, support floodplain, stormwater and bush fire management, and allow riparian corridors to be used for public amenity, whilst continuing to deliver environmental outcomes required under the WM Act.

The key benefits of this Planning Proposal include:

- **Delivery of additional high amenity embellished parkland within the medium density precinct for Gregory Hills through conversion of southern tributary to a combination of new open space and retained riparian corridor.**
- **Provision of over 2.12 ha of additional useable open space areas in total across the community**
- **Achieve enhanced connectivity through and across open space areas**
- **Delivery of additional developable land and opportunity for increased housing supply**
- **Reduced on-going maintenance costs for Council through a reduction in Riparian Corridor areas**
- **Reduced bushfire risk throughout the Gregory Hills community**

A detailed review of Riparian Corridor mapping and classification has been undertaken by Eco Logical Australia in consultation with the NOW and the land owners, to understand the current guidelines for corridors and explore opportunities for delivery of enhanced passive recreation facilities and modified corridor mapping (Refer Attachment 1).

As part of this proposal, Dart West has included an offer to dedicate and embellish two additional open space areas. In total, an additional 21,213m² is proposed in two locations as shown on the plan. This amount exceeds the provision rate required for open space in the Section 94 Plan of 2.81 hectares per 1,000 people to the extent that an additional 15,610m² of open space is proposed over and above the standard provision rate.

This additional open space is proposed to be located in areas where they are able to be integrated into the existing open space network, ensuring sufficient scale is achieved in individual parks to enable efficient layouts and appropriate facilities. The additional open space is also able to be provided in close proximity to the areas where the additional dwellings will be situated.

We believe that this proposal provides an overall net benefit to the community, and we respectfully request that Council consider supporting this Planning Proposal, and allow progression to the Gateway Panel for determination.

ORD02

Attachment 1

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PLANNING
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SYDNEY NSW 2000
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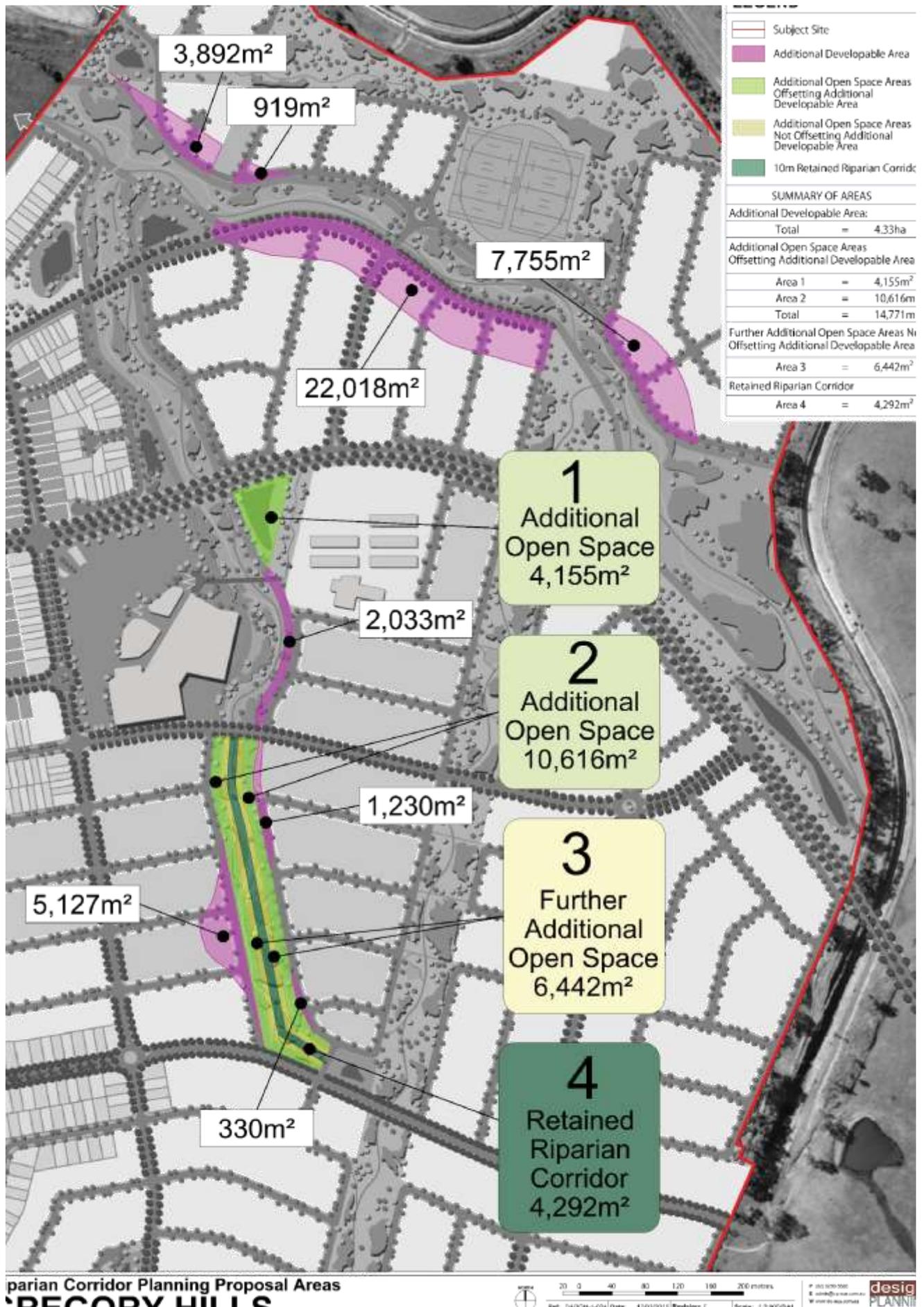
ATTACHMENT 1

Gregory Hills Proposed Riparian Corridor Amendments



ORD02

Attachment 1



ATTACHMENT 2

Landscape Connectivity Principles Plan



ORD02

Attachment 1



andscape Principles Plan
GREGORY HILLS



Ref: DARGH-1-037 Date: 09/04/2015 Revision: 0 Scale: 1:100

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ATTACHMENT 3

Gregory Hills Riparian Review – Eco Logical Australia



ORD02

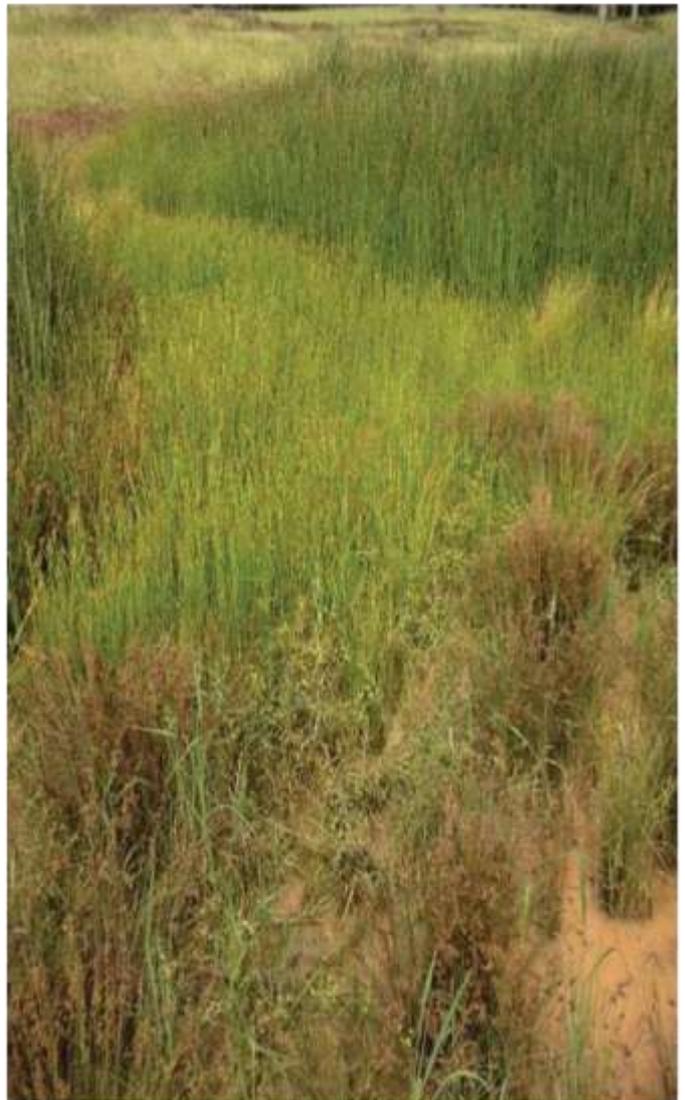
Attachment 1

eco logical
AUSTRALIA

Gregory Hills Riparian Corridors
Strahler Assessment

Prepared for
Dart West Developments

June 2013



DOCUMENT TRACKING

ITEM	DETAIL
Project Name	Gregory Hills Riparian Corridors Strahler Assessment
Project Number	12WOLPLA-0047
Project Manager	Steven House
Prepared by	Sally Perry, Steven House
Approved by	Steven House
Status	Final
Version Number	5
Last saved on	25 June 2013

This report should be cited as 'Eco Logical Australia March 2013. *Gregory Hills Riparian Corridors Strahler Assessment*. Prepared for Dart West Developments.'

Cover Photos: Clockwise from top left. 1. Retained first order stream at Oran Park. 2. Man-made wetland, Oran Park. 3. South Creek, Gregory Hills

ACKNOWLEDGEMENTS

This document has been prepared by Eco Logical Australia Pty Ltd.

Disclaimer

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Abbreviations

ABBREVIATION	DESCRIPTION
CRZ	Core Riparian Zone
DoP	(Former) Department of Planning
DIPNR	(Former) Department of Planning Infrastructure and Natural Resources
DP&I	Department of Planning and Infrastructure
NOW	NSW Office of Water
RCMS	Wollongong Riparian Corridor Management Strategy
VB	Vegetated Buffer
WFLS	Oran Park and Turner Road Waterfront Land Strategy

1 Introduction

Dart West Developments commissioned Eco Logical Australia Pty Ltd (ELA) to assess riparian corridors within the Gregory Hills Estate (See Figure 2) in accordance with the current NSW Office of Water 'Guidelines for riparian corridors on waterfront land' (NOW, June 2012). This assessment is intended to inform a planning proposal to rezone land within Gregory Hills that will bring the extent of riparian corridors in line with current government policy.

Gregory Hills is located within the Turner Road Precinct, within the South-west Sydney Growth Centre. Riparian Corridors within the broader precinct were assessed as part of the rezoning of these lands based on a methodology known as the 'RCMS', which in itself was an adaptation of the Wollongong Riparian Corridor Management Strategy (DIPNR, 2004).

One of the outcomes of the Turner Road Precinct study was the preparation of the Oran Park and Turner Road Waterfront Land Strategy (DoP, 2009) (hereon referred to as the 'WFLS'). The WFLS redefined the extent of waterfront land across the precinct, which in effect provided an exemption from the *Water Management Act, 2000* for mapped watercourses which during field survey were identified as not being present or of little hydrological or environmental value.

For the remaining riparian corridors, the WFLS strategy identified a suite of activities that were exempt from the requirement to obtain Controlled Activity Approval (CAA) under the *Water Management Act, 2000* and effectively transferred approval for these activities to Camden Council.

The overall effect of the WFLS is to exempt certain land from CAA and for the remaining riparian areas, to exempt a suite of activities from CAA.

In 2012, the NSW Office of Water published new guidelines for riparian corridors that based the classification of streams on their Strahler Stream Order and identified a matrix of permissible works and activities for each stream order. The new guidelines also introduced the 'averaging rule' that allows encroachment into the outer 50% of the riparian corridor providing such encroachment is offset.

This report assesses the agreed riparian corridors against the new guidelines and the associated 'Frequently asked questions' published by the NSW Office of Water (2012 & 2012a).

2 Stream Order and Urban Design

An assessment of stream order was undertaken using the existing mapped hydrolines. Pursuant to the methodology outlined in the *Frequently asked questions* (NOW 2012a), stream order was allocated to all mapped creeks, regardless of whether or not they actually meet the definition of a 'river' in the field.

The relevant riparian buffer was then applied to the existing field validated Top of Bank (TOB). Where there was no mapping available, principally due to the presence of online farm dams or no discernible channel with this highly modified agricultural environment, a total channel width of 6.5 metres and 10 metres has been allocated to first order and second order streams respectively.

The results of the stream order assessment are provided in Figure 1 for the entire precinct and Figure 2 for the site.

The information from this assessment has been incorporated into the urban design for the site (see Figure 3). This map shows the proposed changes in relation to the existing riparian areas identified in the Waterfront Land Strategy. The information contained in Figure 3 is proposed to be used as the base for any agreed changes.

Figure 3 also identifies two proposed offset areas. One area of 30,040sqm is located in the vegetated area at the headwaters of South Creek, the second area of 6,796sqm is located along the southern tributary. The total offset area is therefore 36,836sqm. This offset area will compensate for any potential online wet basins in the southern tributary and the proposed non-riparian uses in the area marked as 'open space' in Figure 3. The intention of the offset area is to meet or exceed the requirements of the 'averaging' rule.

This offset area is also compensating for the loss of the first order streams identified on the site. These streams, with a 10 metre buffer either side total 12,605sqm in area. This leaves a balance 24,231sqm to offset non-riparian corridor uses elsewhere on the site.

Gregory Hills Riparian Corridors Strahler Assessment

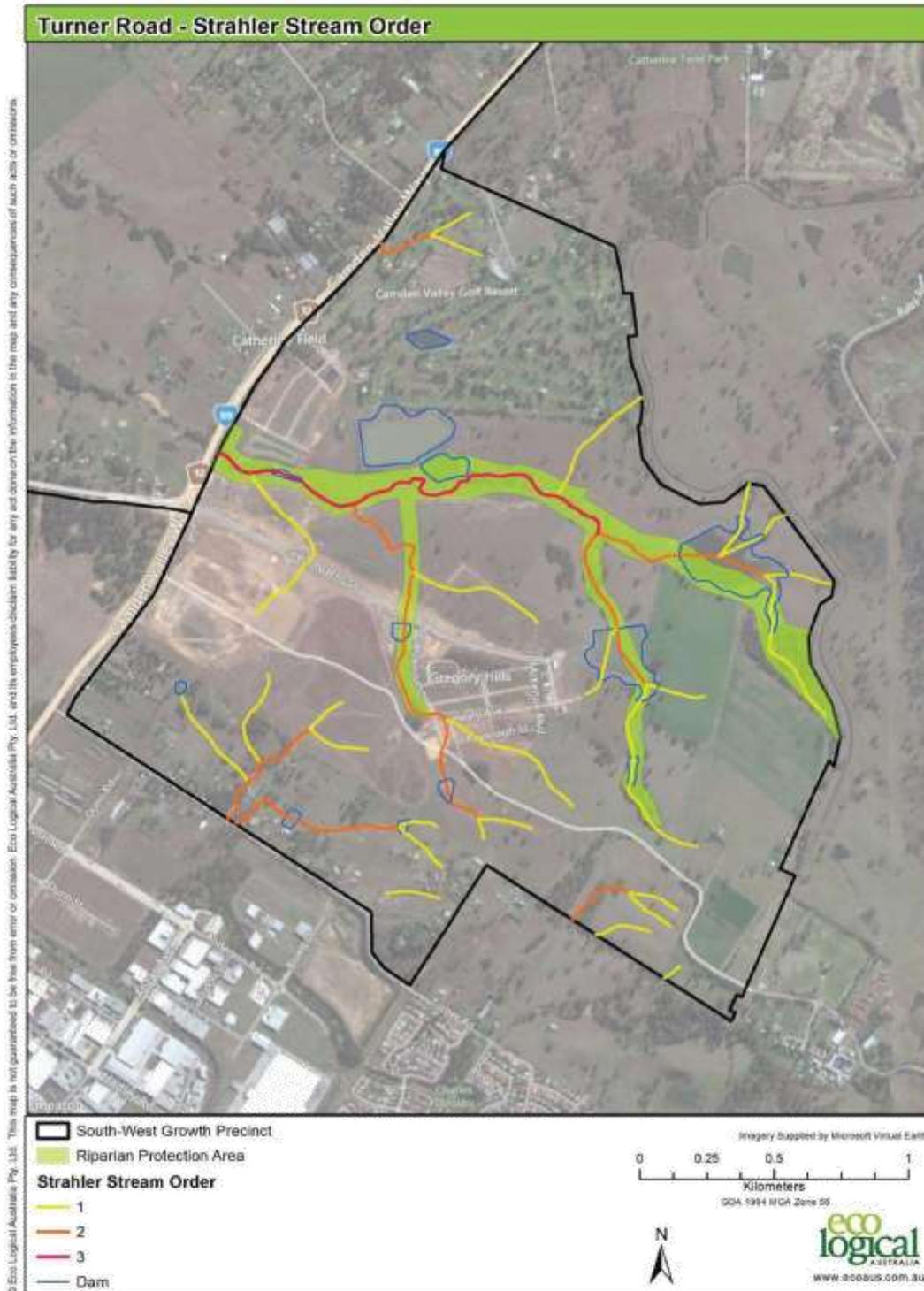


Figure 1. Turner Road Precinct Strahler Stream Order

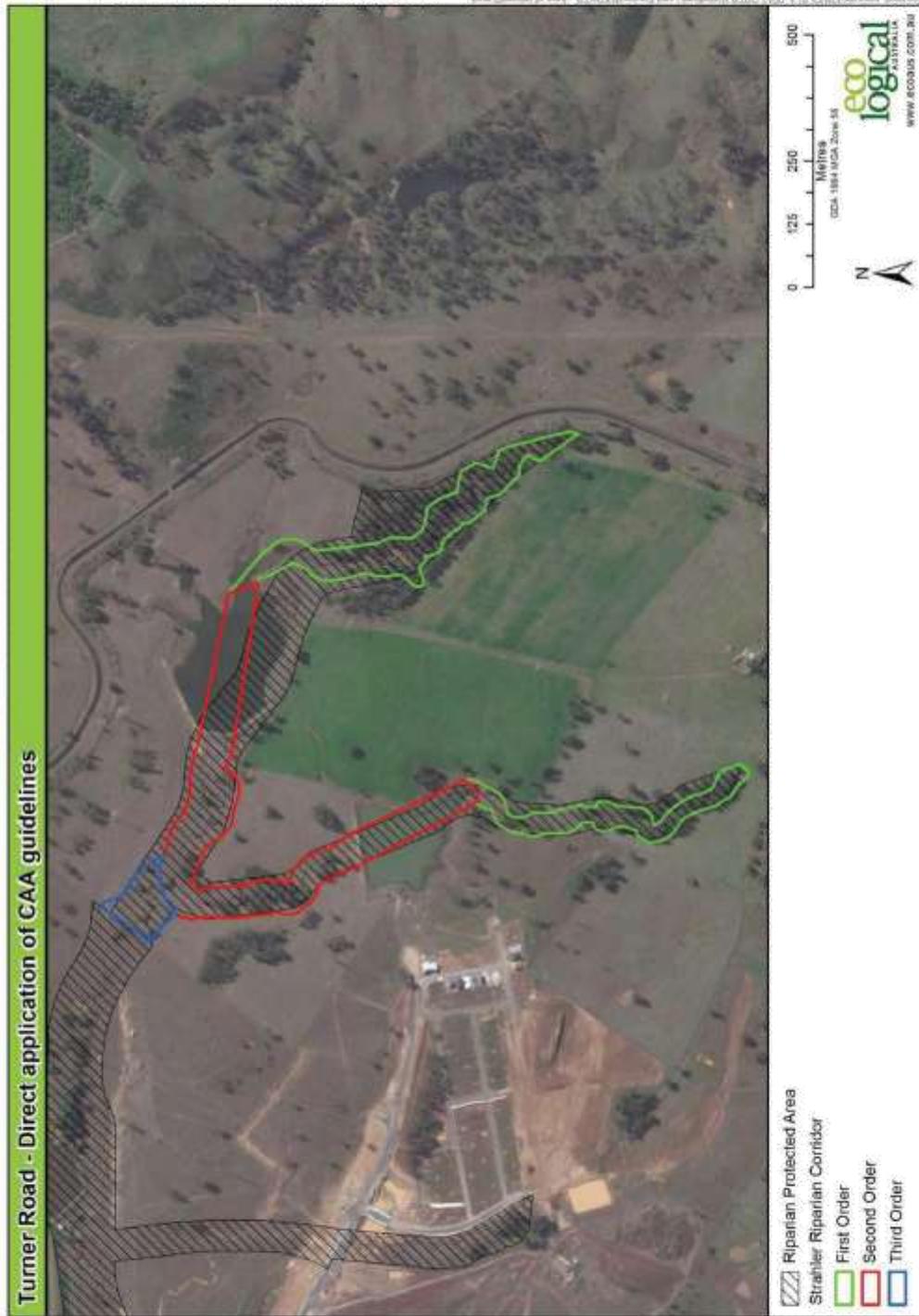


Figure 2. Gregory Hills Strahler Assessment with indicative buffer location

Gregory Hills Riparian Corridors Strahler Assessment

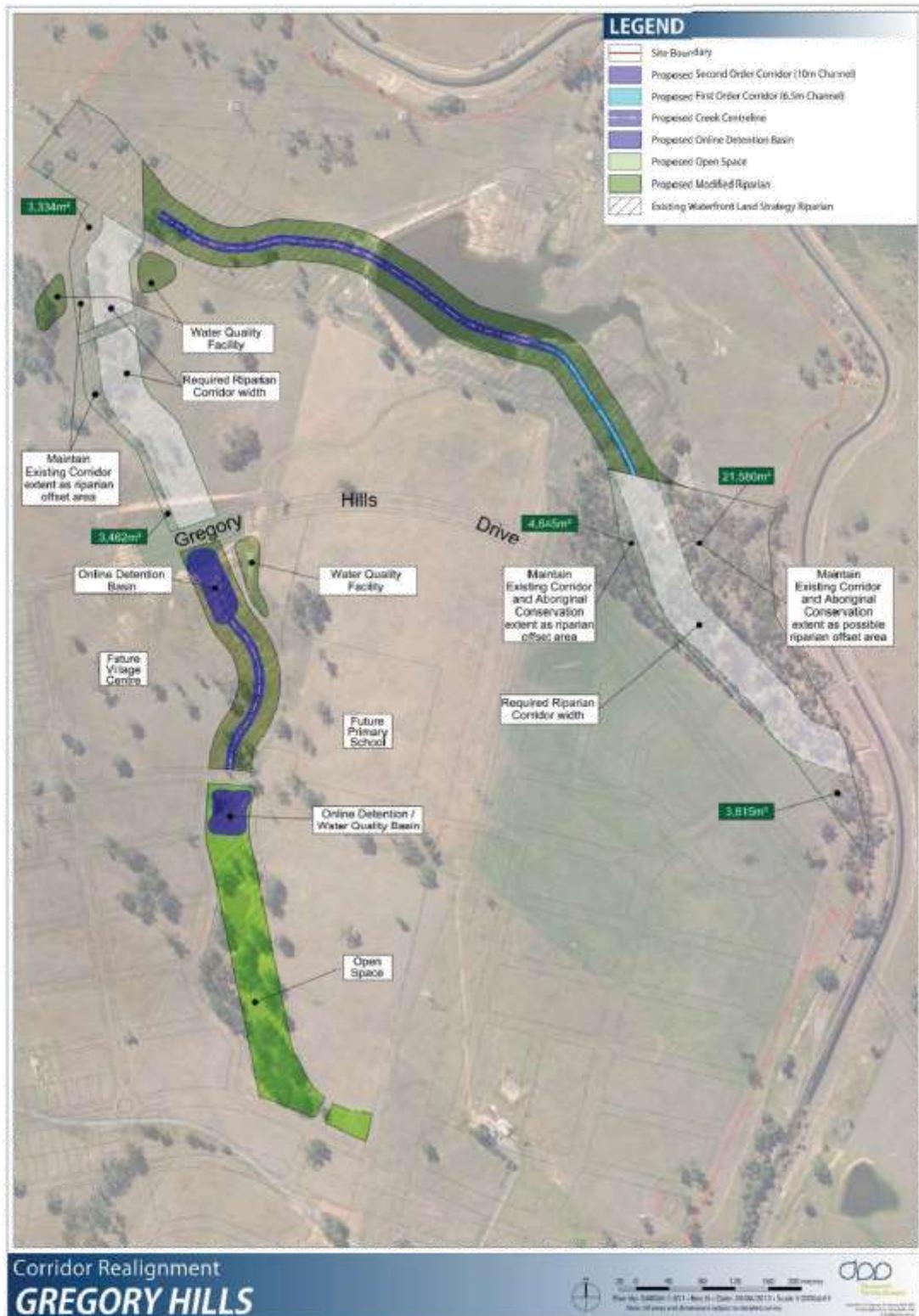


Figure 3. Detailed Riparian Design (Source: DPS)

Attachment 1 ORD02

3 Permissible Activities

The WFLS included the following activities that are permissible within the Core Riparian Zone (CRZ):

- Environmental protection works
- Drainage
- Crossings (Eg. Roads, service utilities, paths)

In addition, the following activities are permissible within the Vegetated Buffer (VB):

- Environmental protection works
- Drainage
- Water quality features
- Service utilities
- Crossings (eg. Roads, service utilities, paths)
- Passive recreation use, or open space uses (eg walking and cycle paths, seating, interpretive signage). These uses cannot exceed 40% of the area of the VB and must be designed to ensure no reduction in the function of the CRZ. Generally these uses should be contained within the roadside edge of the VB (the 40% rule is to be applied on an individual DA basis and is not to be accumulated across DAs)

The new *Guidelines for riparian corridors on waterfront land* (NOW, June 2012) include the following matrix identifying what is permissible within the various stream orders.

Stream order	Vegetated Riparian Zone (VRZ)	RC off-setting for non RC uses	Cycleways and paths	Detention basins		Stormwater outlet structures and essential services	Stream realignment	Road crossings		
				Only within 50% outer VRZ	Online			Any	Culvert	Bridge
1 st	10m	•	•	•	•	•	•			
2 nd	20m	•	•	•	•	•	•			
3 rd	30m	•	•	•		•			•	•
4 th +	40m	•	•	•		•			•	•

The matrix identified a suite of uses that is broadly in line with the WFLS, the major differences being:

1. The matrix does not differentiate CRZ and VB
2. The matrix allows online basins within 1st and 2nd order streams, but only allows detention basins within the outer 50% of 3rd and 4th order streams whereas vegetated dry basins are permissible within the CRZ under the WFLS
3. The averaging rule allows non-riparian uses to occur within the riparian corridor providing that such uses are offset. The WFLS has fixed locations and widths

An area of 36,836sqm in addition to the riparian corridor is proposed to be protected at the headwaters of South Creek and along a section of the southern tributary. Part of this will be used to offset the loss of first order streams, whilst the remainder (24,231sqm) would be available as an offset for any 'non-RC' uses that occur on the site. In order to monitor this, it is proposed that each Development Application would include a section that identifies the area of non-RC uses and the cumulative area of any non-RC uses from previous development applications at the site.

4 Proposed Variation to Standards

A workshop was undertaken with the developers, urban designers and project engineers to assess the implications of implementing the new *Guidelines for riparian corridors on waterfront land* (NOW, June 2012). It was identified during the workshop that it would be beneficial for the development if the upper reach of the southern-most creek (unnamed creek) was used for passive open space. Under the guidelines such a use would only be permissible within the outer 50% of the riparian corridor and would need to be offset.

Allowing open space uses along the full width of the 'open space' area identified in Figure 3 would provide for a better landuse outcome in this area. As these sort of uses are only permissible in the outer 50%, a variation to this standard would be required to enable this approach to be undertaken. It is noted that page 5 of the *Guidelines for riparian corridors on waterfront land* (NOW, June 2012) allows for such a merit based assessment. Given that this section of 1st order stream is highly disturbed and would need to be rehabilitated and revegetated we believe there is merit in considering a holistic approach in this area.

The design of this area would include an open vegetated channel, a path meandering through the riparian corridor and a series of recreational facilities including seating and tables. All revegetation would incorporate locally indigenous native species, however it is proposed that a more formal landscape approach to planting would be undertaken rather than more random planting typically used in revegetation works.

To compensate for passive open space use, any areas that were used for non-RC uses within both the inner and outer riparian corridor would be offset utilising the remaining 24,231sqm of offset area at the head of South Creek.

5 Options for Implementation

There are a number of options for implementing the *Guidelines for riparian corridors on waterfront land* (NOW, June 2012) at this site. The two most practical options are discussed below.

Modify Waterfront Land Strategy

The WFLS could be modified to bring it into line with the *Guidelines for riparian corridors on waterfront land* (NOW, June 2012). As the WFLS is a gazetted document it is likely that it would need to be reviewed/approved by NSW Office of Water, Camden Council, Department of Planning and Infrastructure and potentially Parliamentary Council. Given the complexity involved it is unlikely that modifying the WFLS would be supported.

Follow the Controlled Activity Approval Process

Given the low likelihood of the WFLS being modified, future Development Applications will need to go through the CAA process for any development that is inconsistent with the current WFLS. Providing the WFLS is maintained in its current form, the exemptions applying to many of the smaller streams across the Oran Park and Turner Road precincts would remain in place.

For the retained streams assessed herein, the *'Guidelines for riparian corridors on waterfront land'* (NOW, June 2012) and merit-based assessment identified in this report would be applied.

In going through the CAA process, landholders will lose the exemption from bonds. However it is noted that it is not compulsory to have bonds, and that it may not be necessary to have bonds for the full amount of riparian work. Also of note, Camden Council have in place a *'Dedication of Riparian Corridors Policy'* that ties dedication of riparian corridors to Council with satisfactory establishment of riparian vegetation and instream works. This dedication can only occur through a legally binding Voluntary Planning Agreement (VPA). Given the security provided via the VPA it is recommended that bonds under the *Water Management Act* are not required for developments where the landholder has entered into a VPA that includes the dedication of riparian corridors to Council.

Landuse Zones

In order to align riparian corridors with landuse zones it is advised that the changes identified in this document are reflected in the zoning of the site. This will require an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

6 Conclusion and Recommendations

The development of the WFLS reflected riparian policy at the time of the rezoning of Oran Park and Turner Road. Significant advancements in the approach to riparian corridors and mechanisms to streamline assessment and approvals processes have been made since this time.

Bringing this site into line with the current approach to riparian corridors would meet current riparian policy and is consistent with the approach being applied at precincts that are currently going through the rezoning process including East Leppington and Catherine Fields South.

It is recommended that the riparian corridors on the site are brought into line with current government policy. Dialogue with NSW Office of Water, Camden Council and Department of Planning should be furthered, with specific consideration of the most practical way of implementing the new policy, whilst maintaining some of the streamlined approvals processes contained within the Oran Park and Turner Road Waterfront Land Strategy.

The landuse changes identified in this report should be reflected in the landuse zones at this site, requiring an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This will ensure that the SEPP is streamlined with the requirements of the *Water Management Act, 2000*.

References

Department of Planning, 2009. *Oran Park and Turner Road Waterfront Land Strategy*.

Department of Infrastructure, Planning and Natural Resources (2004). *Wollongong Riparian Corridor Management Study*.

NSW Office of Water, June 2012. *Guidelines for riparian corridors on waterfront land*.

NSW Office of Water, June 2012a. *Controlled activities in riparian corridors – frequently asked questions*.

.

ORD02

Attachment 1

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ATTACHMENT 4

Biodiversity Certification Review – Eco Logical Australia



ORD02

Attachment 1



ECO LOGICAL AUSTRALIA PTY LTD

ABN 87 096 512 088

www.ecoaus.com.au

Dean Golding
 Dart West
 Via email; Dean.Golding@dartwest.com.au

12WOLPLA-0047

30 August 2013

Dear Dean,

Oran Park and Gregory Hills – Riparian Corridors and Biodiversity Certification

As requested, please find below an explanation of the relationship between the riparian corridors and the Growth Centres Biodiversity Certification and any implications of the proposed changes to the riparian corridors.

Biodiversity Certification Overview

The Growth Centres SEPP has been 'bio-certified' by the order of the Minister for the Environment under s.126G of the TSC Act. The Mechanism for achieving this is outlined in the *Growth Centres Conservation Plan* (Eco Logical Australia, 2007) and the conditions for the bio-certification are documented in the Ministers order for consent. Bio-certification negates the requirement for the impact assessment under s.5A of the *Environmental Planning and Assessment Act, 1979* thus turning off the requirements for seven part tests or species impact statements.

On Tuesday, February 28th 2012, the Commonwealth Minister for the Environment announced that the program of development activities within the Growth Centres has now been approved under the EPBC Act Strategic Assessment process. Specifically, all actions associated with the development of the Western Sydney Growth Centres as described in the Sydney Growth Centres Strategic Assessment Program Report (Nov 2010) have been assessed at the strategic level and approved in regards to their impact on the following matters of NES:

- World Heritage Properties,
- National Heritage Places,
- Wetlands of International Importance,
- Listed threatened species and communities, and
- Listed migratory species.

The biodiversity certification identifies two categories of land across the growth centres;

1. Certified – exempt from the TSC and EPBC Acts
2. Non-certified – continues to be subject to the TSC and EPBC Acts plus has additional requirements under the Growth Centres Biodiversity Certification Order in relation to impacts on 'ENV'¹

¹ ENV – Existing Native Vegetation as mapped in the Biodiversity Certification Order

SUITE 204 LEVEL 2 62 MOORE STREET AUSTINMER NSW2515 T | 02 4201 2200F | 02 4268 4361

ARMIDALE | BRISBANE | CANBERRA | COFFS HARBOUR | DARWIN | GOSFORD | MUDGEE | NAROOMA | NEWCASTLE
 PERTH | ST GEORGES BASIN | SUTHERLAND | SYDNEY | WOLLONGONG

Implications in relation to proposed changes*Oran Park*

All of the proposed changes are located on 'certified land' that is exempt from the TSC and EPBC Acts (see Maps 1, 2 & 3).

A small area of certified ENV will be removed (see figure 3). As this ENV is on certified lands there are no implications with its removal.

Gregory Hills

The majority of the proposed changes are located on 'certified land' that is exempt from the TSC and EPBC Act (see Map 4).

A small section of the proposed changes is located on non-certified land. The certification boundary in this area has been determined based on regional flood modelling and is not related to biodiversity values. This area of land will continue to be subject to the TSC and EPBC Acts, however field validation has determined that the land affected is exotic pasture that does not contain any ecosystems or species protected under these Acts, as such there will be no implications under biodiversity legislation.

This area of land does not contain 'ENV', as such there are no additional implications under the Growth Centres Biodiversity Certification Order. It is worth noting that the Department of Planning and Infrastructure has made non-certified land available for development if it does not contain ENV at other precincts within the Growth Centres (eg. Catherine Fields South).

Conclusion

All of the proposed changes at Oran Park are located on 'certified land' and there are no implications for the proposed changes under the Biodiversity Certification Order, Threatened Species Conservation Act, 1995 or Environmental Protection and Biodiversity Conservation Act, 1999.

Within Gregory Hills the majority of the changes are located on 'certified land'. Within the small area located on 'non-certified land' there is no ENV and there is no vegetation, species or habitat protected by the above legislation.

If you require any further information please contact me on (02) 4201 2201.

Yours Sincerely



Steve House
Director

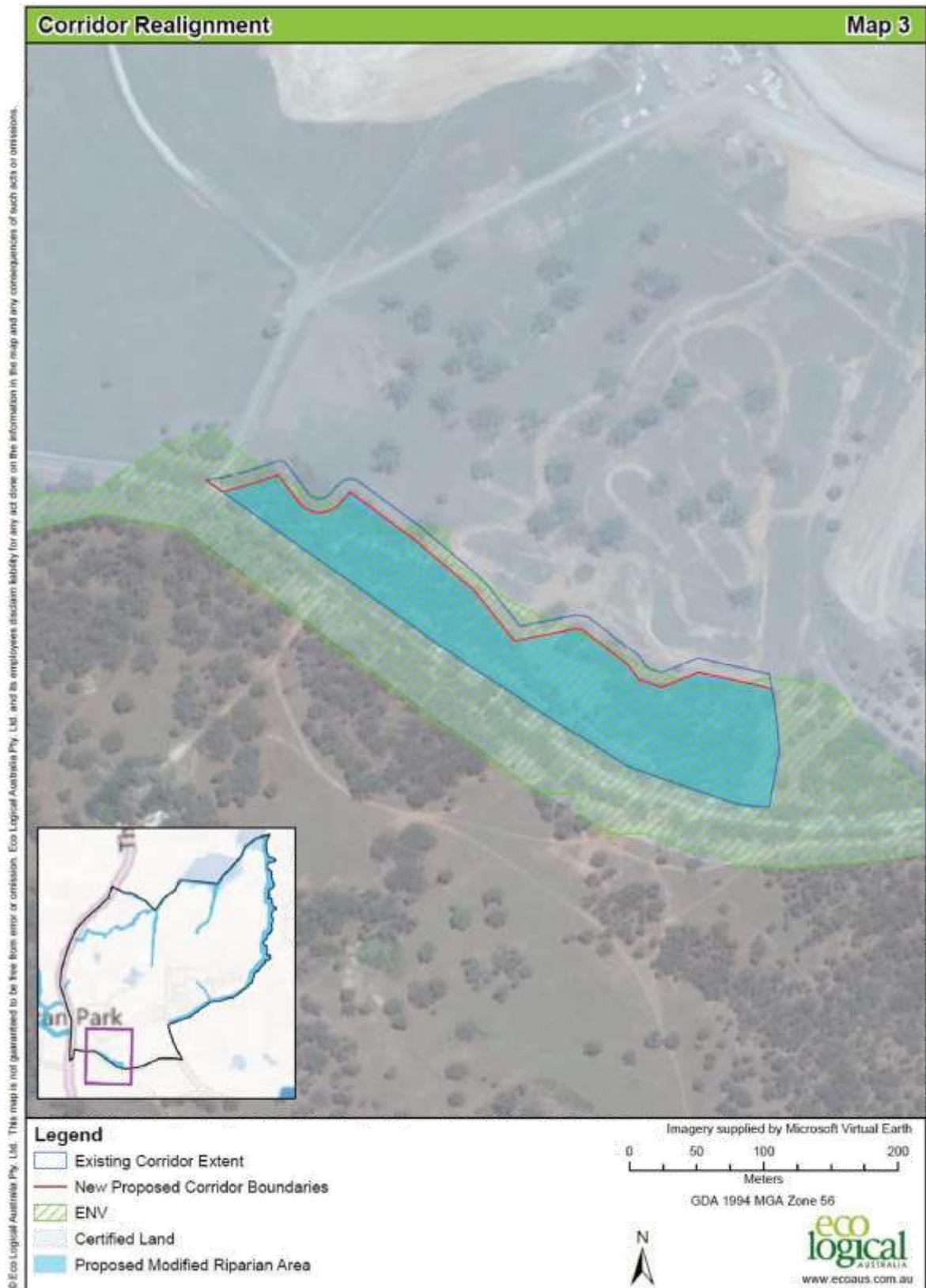
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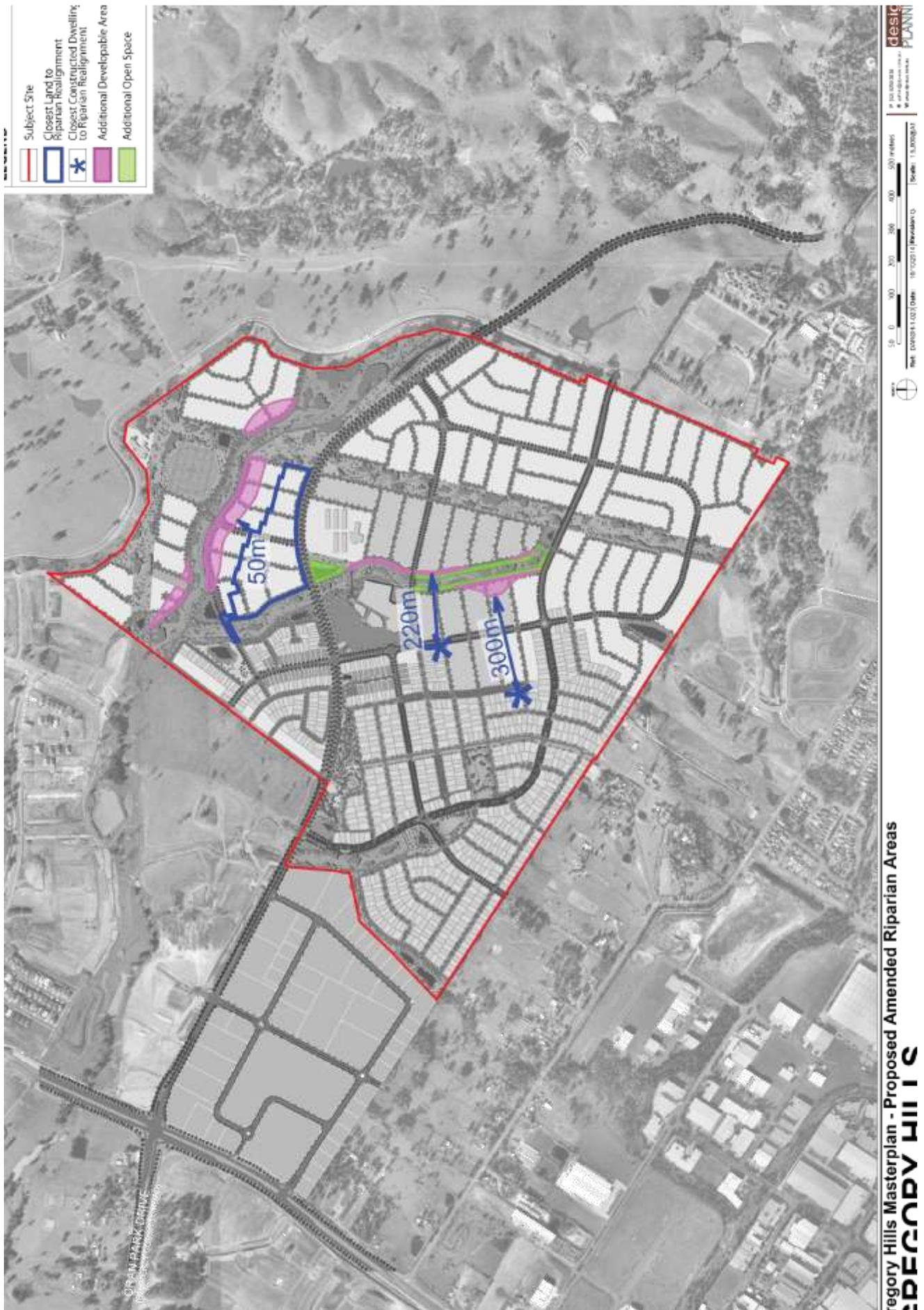
ORD02

Attachment 1

ATTACHMENT 5

Closest Lot to Riparian Corridor Width Change





ORD02

Attachment 1

ORD02

Attachment 1

ATTACHMENT 6

NSW Office of Water Letter



David Taylor

From: Jeremy Morice <Jeremy.Morice@water.nsw.gov.au>
Sent: Wednesday, 4 June 2014 3:27 PM
To: David Taylor
Subject: Re: Riparian Land Planning Proposal - Gregory Hills and Oran Park Town
Attachments: Jeremy Morice.vcf

Hi David,

As outlined in our previous discussions regarding the subject sites the NSW Office of Water has no objections to the reassessment of undeveloped recent rezoned sites using the July 2012 Guidelines for riparian corridors on waterfront land. This commitment was also made for all similar cases during the industry workshops held when the guidelines were introduced.

Please note that the guidelines are to be applied without reference to any previous negotiated offsets that may have been made under previous riparian mapping arrangements.

As suggested in your email any new rezoning of the subject sites will require assessment by the NSW Office of Water to ensure compliance with the guidelines and to consider any variations based on merit.

Please contact me on the below if you require any further assistance with this matter.

Regards,

Jeremy Morice | Water Regulation Officer
 NSW Department of Primary Industries | NSW Office of Water
 Level 0 | 84 Crown Street | Wollongong NSW 2500
 PO Box 53 | Wollongong NSW 2520
 T: 02 4224 9736 | F: 02 4224 9740 | E: jeremy.morice@water.nsw.gov.au
 W: www.dpi.nsw.gov.au | www.water.nsw.gov.au

>>> David Taylor <David.Taylor@dartwest.com.au> 03/06/2014 17:30 >>>
 Paul and Jeremy,

For some time, I have been negotiating a planning proposal with Camden Council which seeks to implement the 2012 amendments to riparian corridor planning guidelines. The proposal relates to both Gregory Hills and Oran Park Town and is a joint proposal which I am coordinating on behalf of both developers.

Jeremy, you may recall that I had some informal consultation with yourself about 12 months ago prior to lodging the planning proposal with Council. Steve House (Eco Logical Australia) and myself met you at your office in Wollongong.

I need some assistance from both of you if possible.

In discussions with Council about the planning proposal, I have been requested by the General Manager of Camden Council to seek some evidence of support from both the Department of Planning and Environment and the NSW Office of Water for the fact that the new guidelines can be applied to land which had already been rezoned but not yet developed.

ORD02

Attachment 1

In seeking this support, I am not seeking any formal indication of specific support for our planning proposal. I recognise that this would be dealt with through the gateway process should Council support the planning proposal. All I am looking for at this stage is a statement that both your departments have no in-principle objection to the guidelines being implemented in existing precincts, and not just in future precincts.

Would it be possible for you to provide such an indication by return email at your earliest opportunity? The proposal is likely to be reported to Council in the next couple of weeks and your emails would form part of the reporting. To reiterate, I am comfortable if you feel the need to qualify your email by noting that you reserve the right to consider the detail of the specific planning proposal at the gateway stage.

Please feel free to call me if you have any questions.

David

David Taylor
General Manager



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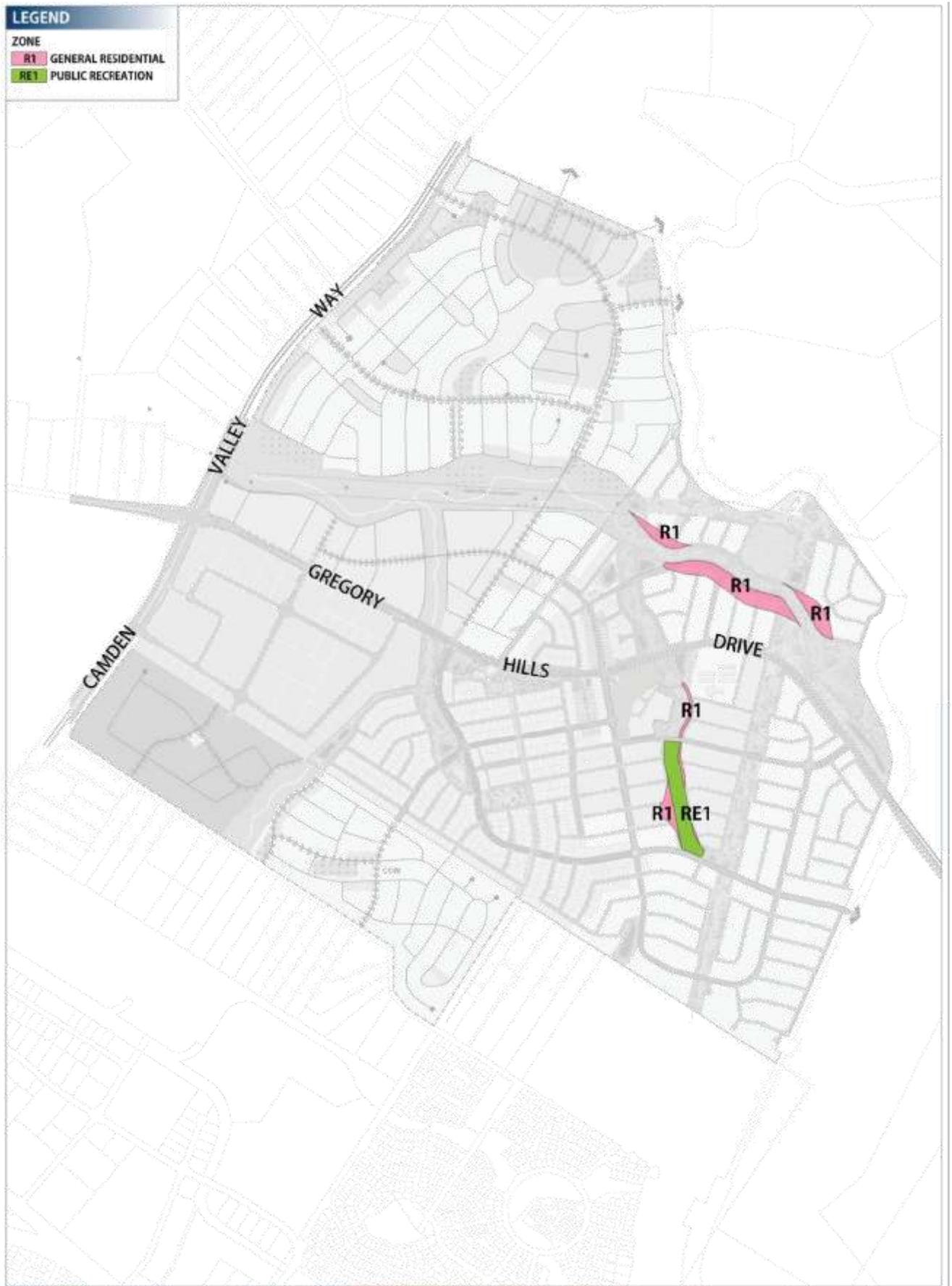
ATTACHMENT 7

Proposed amendments to South West Growth Centre Land Zoning Maps



ORD02

Attachment 1



Proposed Amendments to Land Zoning Map
GREGORY HILLS



0 60 120 240 360 480 600 meters

Plan No. DARGH-2-001 - Revision: E - Date: 6/10/2014 - Scale: 1:6000 @ A1
 Note: All areas and dimensions subject to detailed survey.

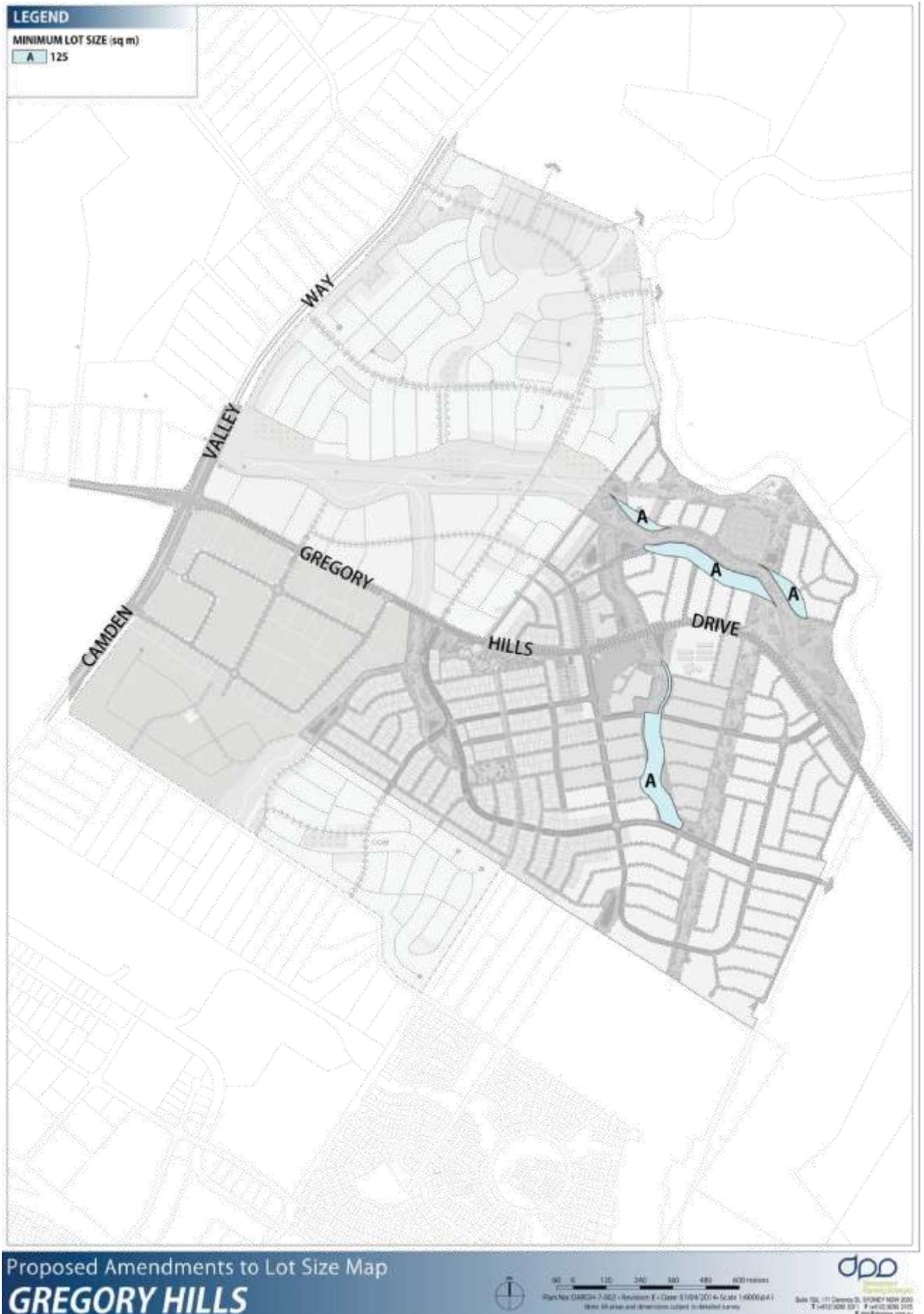


ATTACHMENT 8

Proposed amendments to South West Growth Centre Lot Size Maps



ORD02
Attachment 1



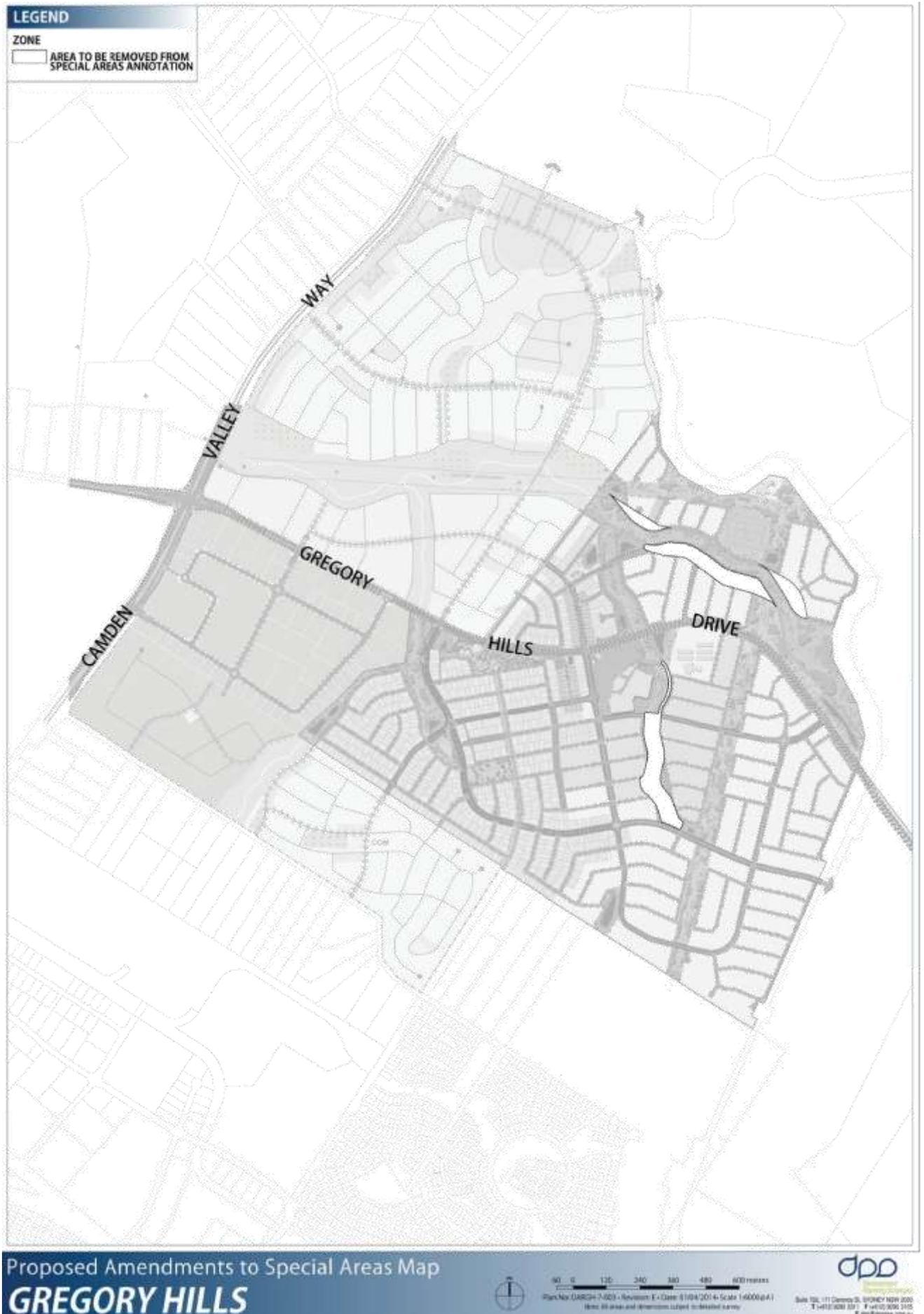
ATTACHMENT 9

Proposed amendments to South West Growth Centre Special Areas Maps



ORD02

Attachment 1



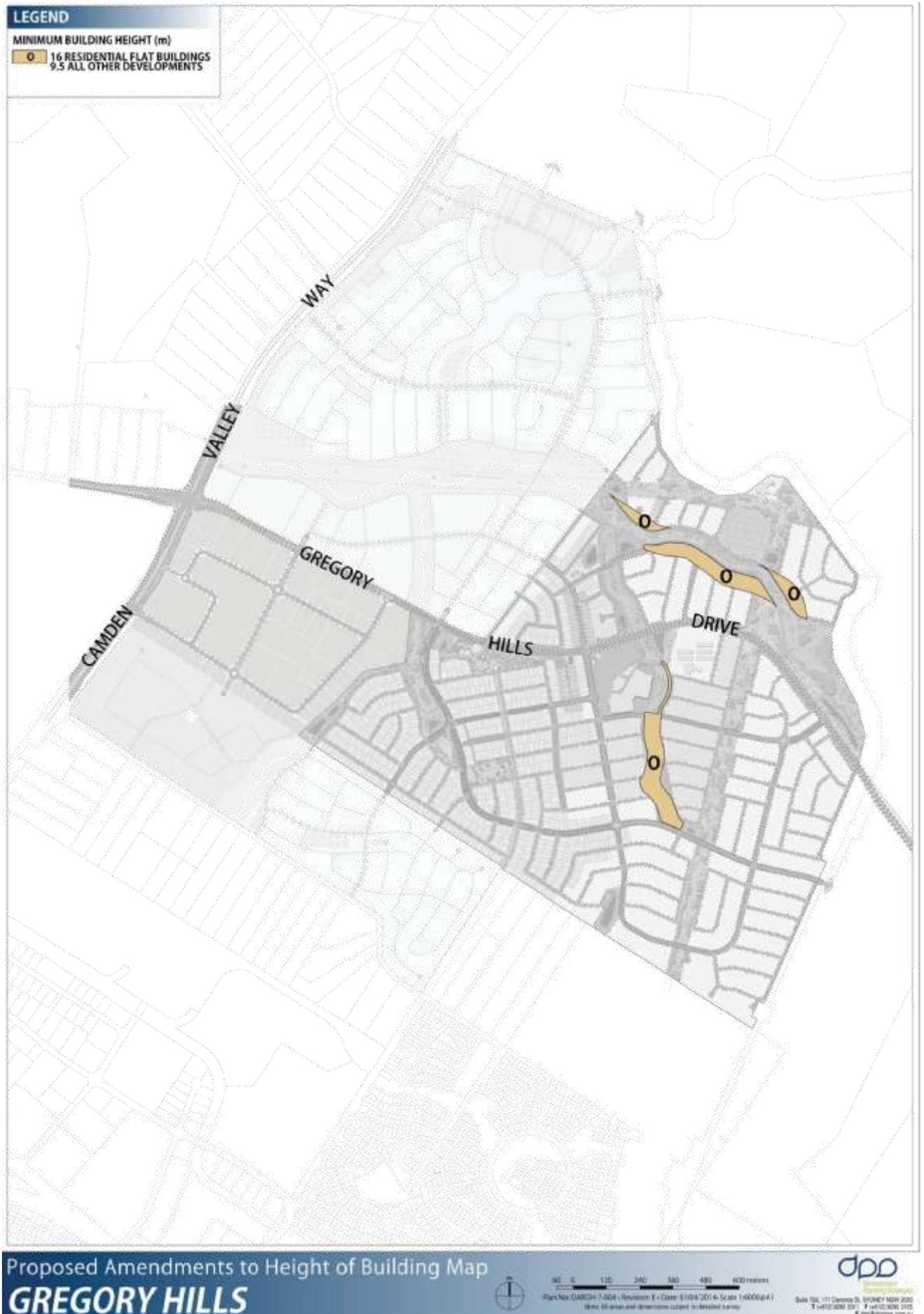
ATTACHMENT 10

Proposed amendments to South West Growth Centre Height of Buildings Maps



ORD02

Attachment 1



ATTACHMENT 11

Proposed amendments to South West Growth Centre Riparian Protection Area Maps



ORD02

Attachment 1



ATTACHMENT 12

Additional Commitments

In addition, Dart West are voluntarily providing additional facilities to Council, over and above significant commitments made in our existing VPAs. At Gregory Hills, a number of commitments over and above existing requirements outlined in the VPA or Section 94 Contributions Plan are either proposed or have already been delivered.

Some of the commitments being delivered over and above the VPA and Section 94 obligations include:

Dog off leash area

Dart West has committed in writing to the delivery of a dog off leash area. Dart West has already commenced preliminary discussions with Council's staff about this proposal. While no firm design parameters have been established at this stage, Dart West expects to invest up to \$100,000 in this facility.

Public Art Strategy

Dart West has committed to the delivery of a comprehensive public art strategy for Gregory Hills. The strategy has already been reviewed and endorsed by Council staff and it will be progressively rolled out as Gregory Hills is developed. A budget of \$500,000 has been set aside. There was no requirement for this investment in either the Section 94 plan or the VPA.

Three Pedestrian Bridges

Dart West has also delivered one existing pedestrian bridge over a riparian corridor linking Stages 1 and 2 at Gregory Hills, and will deliver a second bridge linking the proposed town centre and primary school in the coming years. A third bridge is also proposed to link the two sections of the transmission line easement park both north and south of South Creek. This crossing will align with the proposed signalised pedestrian crossing on Gregory Hills Drive, providing a convenient link to the ovals from the areas south of South Creek. The three bridges were not included in the VPA or Section 94 Plan, but represent a commitment by Dart West to providing high quality and convenient path networks. The two bridges represent a total investment of \$260,000.

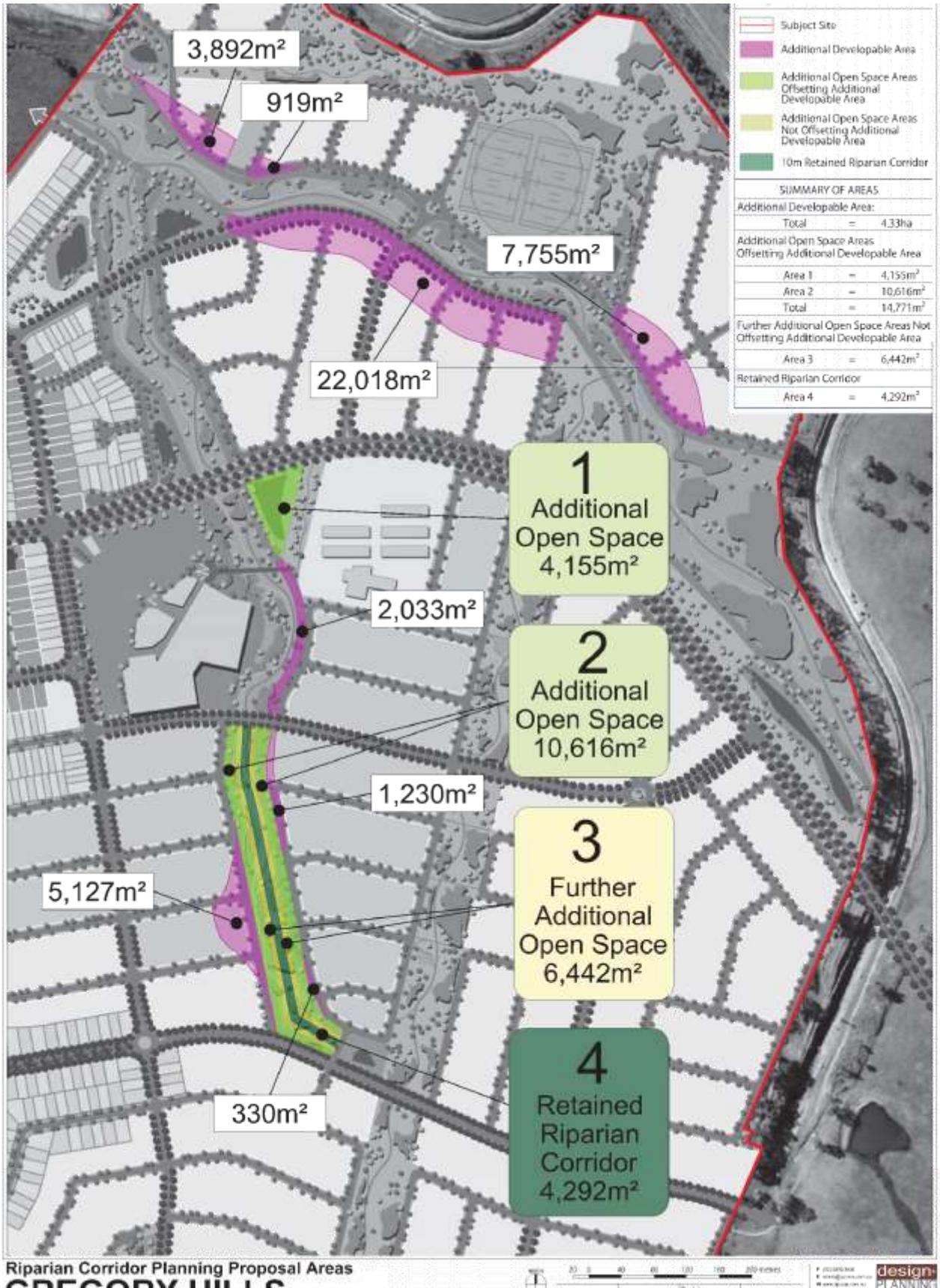
Additional Landscape Embellishment under this Proposal

If Dart West is able to convert one section of the riparian corridor to open space, as outlined in the planning proposal, this area will be embellished to the much higher standard expected for open space. This would represent an additional investment of approximately \$1.2m in open space embellishment, over and above what would have been invested in the riparian corridor under the current VPA.

Dart West recognises that in seeking an open space zoning for this land, an obligation to embellish it to open space standards is appropriate. We note however, that we are seeking an open space zoning to enable more usable and higher quality open space to be provided to Council, and thus we feel the over and above embellishment costs warrant inclusion in this discussion.

ORD02

Attachment 2





ORDINARY COUNCIL

ORD03

ORD03

SUBJECT: INVESTMENT MONIES - MARCH 2015
FROM: Acting Director Customer & Corporate Services
TRIM #: 15/72818

PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the Local Government (General) Regulation 2005, a list of investments held by Council as at 31 March 2015 is provided.

MAIN REPORT

The weighted average return on all investments was 3.84% p.a. for the month of March 2015. The industry benchmark for this period was 2.44% (Ausbond Bank bill Index).

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

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

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

RECOMMENDED

That Council:

- i. **note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act*, Regulations, and Council's Investment Policy;**
- ii. **note the list of investments for March 2015 and;**
- iii. **note the weighted average interest rate return of 3.84% p.a. for the month of March 2015.**

ATTACHMENTS

1. Investment Report - March 2015

ORD03



Attachment 1

Monthly Report

Camden Council

March 2015

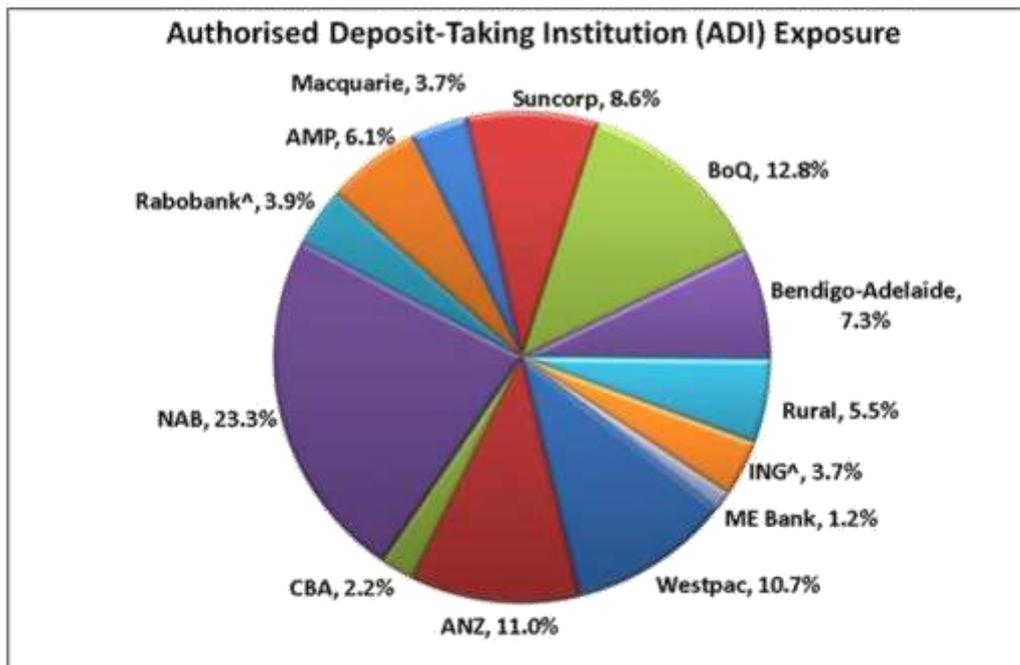
Investment Exposure

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

ADI	Exposure \$M	Rating	Policy Limit	Actual	Capacity
Westpac	\$8.70M	A1+	25.0%	10.7%	\$11.73M
ANZ	\$9.00M	A1+	25.0%	11.0%	\$11.43M
CBA	\$1.82M	A1+	25.0%	2.2%	\$18.61M
NAB	\$19.00M	A1+	25.0%	23.3%	\$1.43M
Rabobank^	\$3.20M	A1	5.0%	3.9%	\$0.89M
AMP	\$5.00M	A1	15.0%	6.1%	\$7.26M
Macquarie	\$3.00M	A1	15.0%	3.7%	\$9.26M
Suncorp	\$7.00M	A1	15.0%	8.6%	\$5.26M
BoQ	\$10.50M	A1	15.0%	12.8%	\$1.76M
Bendigo-Adelaide	\$6.00M	A1	15.0%	7.3%	\$6.26M
Rural	\$4.50M	A1	15.0%	5.5%	\$7.76M
ING^	\$3.00M	A2	5.0%	3.7%	\$1.09M
ME Bank	\$1.00M	A2	10.0%	1.2%	\$7.17M
Total	\$81.72M			100.0%	

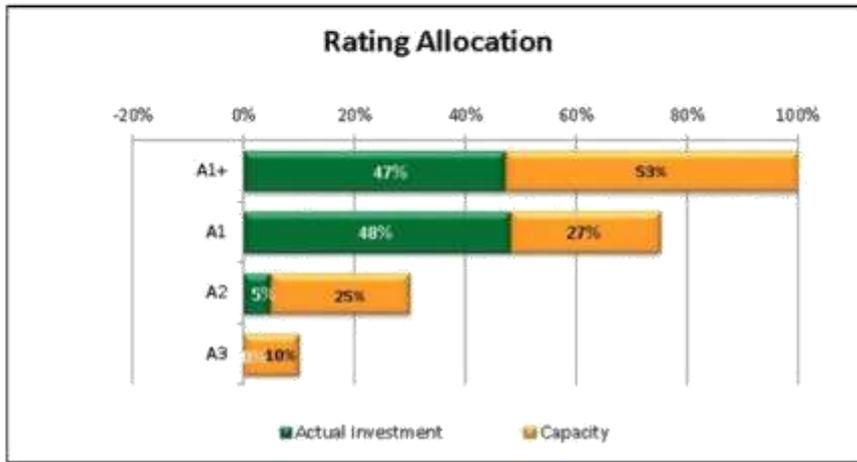
^Foreign subsidiary banks are limited to 5% of the total investment portfolio as per Council's investment policy.

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



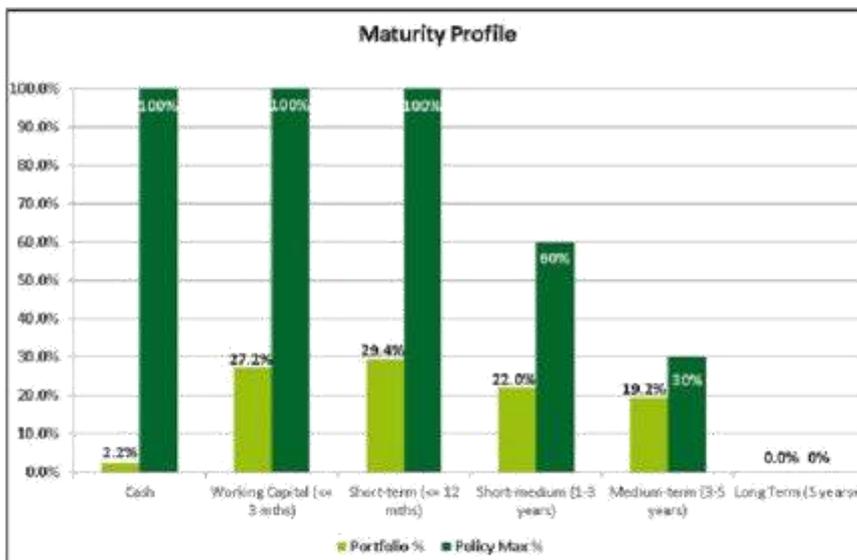
Credit Quality

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



Term to Maturity

The portfolio remains adequately liquid with approximately 2% of investments at-call and around another 27% of assets maturing within 3 months. There is still substantial capacity to invest in terms greater than 1 year. In consultation with its investment advisors, Council has strategically diversified its investments across various maturities up to 5 years.



In the current low interest rate environment, as existing deposits mature, they will generally be reinvested at much lower rates than preceding years. A larger spread of maturities in medium-term assets would help income pressures over future financial years. This is becoming increasingly difficult with the RBA recommencing its easing cycle through further interest rate cuts.

2014-15 Budget

Current Budget Rate	3.50%
Source of Funds Invested	
Section 94 Developer Contributions	\$38,109,000
Restricted Grant Income	\$471,400
Externally Restricted Reserves	\$8,765,000
Internally Restricted Reserves	\$26,362,300
General Fund	\$8,012,300
Total Funds Invested	\$81,720,000

Council's investment portfolio has increased by \$0.88m since the February reporting period. The increase in investment funds relates to operating revenues received for Council's operations and services, and Section 94 cash receipts received for the March period.

INTEREST RECEIVED DURING 2014/15 FINANCIAL YEAR				
	March	Cumulative	Revised Budget	*Original Budget
General Fund	\$131,263	\$992,032	\$1,101,100	\$899,200
Restricted	\$149,515	\$1,309,861	\$1,405,400	\$871,900
Total	\$280,778	\$2,301,893	\$2,506,500	\$1,771,100

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

Interest Summary

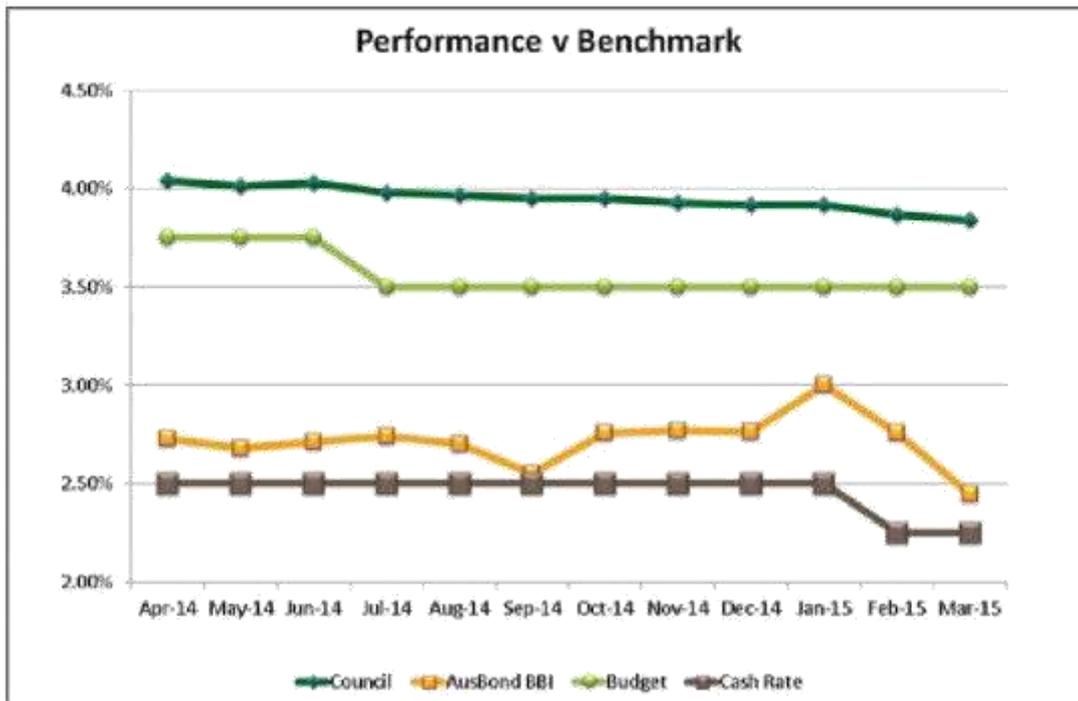
The portfolio's interest summary as at 31 March 2015 is as follows:

NUMBER OF INVESTMENTS	64
AVERAGE DAYS TO MATURITY	531
AVERAGE PERCENTAGE	3.84% p.a.
WEIGHTED PORTFOLIO RETURN	3.84% p.a.
CBA CALL ACCOUNT *	2.20% p.a.
HIGHEST RATE	5.10% p.a.
LOWEST RATE	3.05% p.a.
BUDGET RATE	3.50% p.a.
AVERAGE BBSW (30 Day)	2.27% p.a.
AVERAGE BBSW (90 Day)	2.29% p.a.
AVERAGE BBSW (180 Day)	2.34% p.a.
AUSBOND BANK BILL INDEX	2.44% p.a.

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

ORD03

Attachment 1



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

With the adoption of a longer term strategy, the FY15 budget return of 3.50% should be achieved. However with the RBA likely to cut interest rates up to two times by the end of calendar year, FY16 budgets and beyond should be adjusted to reflect a longer period of low interest rates.

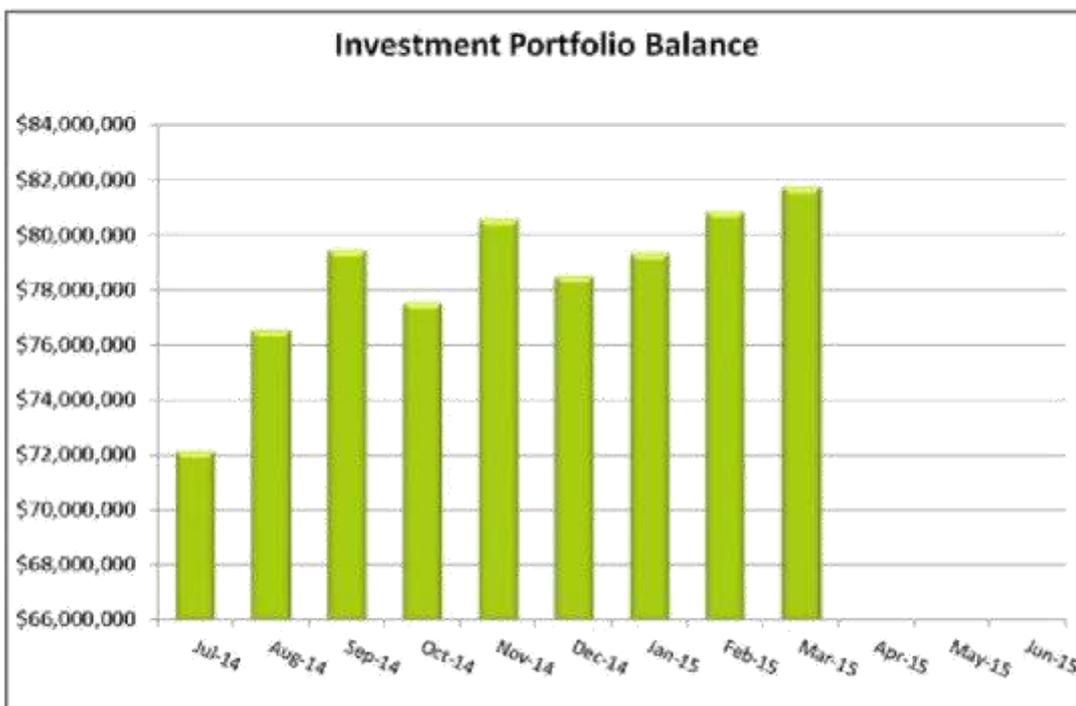
Appendix A – List of Investments

Camden Council Investment Portfolio as at 31 March 2015								
Investment	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 31/03/2015
Westpac	TD	\$700,000.00	4.35%	1/05/2013	7/05/2015	736	37	\$27,947.26
Westpac	TD	\$3,000,000.00	4.35%	6/05/2013	14/05/2015	736	44	\$78,657.53
Westpac	TD	\$500,000.00	4.35%	17/05/2013	21/05/2015	734	51	\$19,009.90
Westpac	TD	\$500,000.00	4.55%	17/05/2013	19/05/2016	1098	415	\$19,982.88
BOQ	TD	\$2,500,000.00	5.00%	4/11/2013	1/11/2016	1023	1311	\$50,604.93
BOQ	TD	\$4,500,000.00	4.50%	7/11/2013	27/11/2016	1091	582	\$26,915.07
BOQ	TD	\$1,000,000.00	5.10%	25/11/2013	22/11/2018	1823	1350	\$17,745.21
ING Bank	TD	\$1,000,000.00	4.63%	28/11/2013	29/11/2017	1496	969	\$15,729.32
BOQ	TD	\$1,000,000.00	4.85%	28/11/2013	29/11/2017	1456	969	\$16,475.71
BOQ	TD	\$1,000,000.00	4.50%	28/11/2013	24/11/2016	1092	604	\$15,287.67
Macquarie Bank	TD	\$1,000,000.00	4.15%	20/01/2014	20/01/2016	736	295	\$8,372.60
BOQ	TD	\$1,000,000.00	4.65%	27/02/2014	22/02/2016	1456	1059	\$4,204.11
Rabobank	TD	\$1,000,000.00	5.00%	28/02/2014	26/02/2019	1826	1430	\$4,246.50
Rabobank	TD	\$1,200,000.00	5.00%	3/03/2014	6/03/2019	1829	1436	\$4,767.12
Westpac	TD	\$1,500,000.00	4.55%	15/03/2014	15/03/2019	1826	1504	\$60,022.60
Westpac	TD	\$1,500,000.00	4.35%	21/03/2014	22/03/2019	1827	1511	\$58,903.69
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.05%	22/03/2014	24/03/2017	1099	785	\$52,261.64
Bendigo Adelaide Bank	TD	\$1,000,000.00	4.05%	27/03/2014	31/03/2017	1100	792	\$34,286.30
Bendigo Adelaide Bank	TD	\$2,000,000.00	4.05%	30/03/2014	31/03/2017	1097	792	\$67,906.95
NAB	TD	\$2,000,000.00	4.00%	5/04/2014	7/04/2017	1098	799	\$65,759.42
Macquarie Bank	TD	\$1,000,000.00	4.00%	31/07/2014	31/07/2017	1096	953	\$26,739.73
BOQ	TD	\$1,000,000.00	4.15%	5/08/2014	1/08/2018	1457	1213	\$27,179.97
ANZ	TD	\$1,000,000.00	3.55%	14/08/2014	1/04/2015	230	1	\$72,369.86
NAB	TD	\$1,500,000.00	3.60%	20/08/2014	8/04/2015	231	8	\$33,139.73
ANZ	TD	\$2,000,000.00	3.55%	22/08/2014	15/04/2015	236	15	\$49,189.56
ANZ	TD	\$1,000,000.00	3.55%	26/08/2014	22/04/2015	237	22	\$42,015.44
NAB	TD	\$2,000,000.00	3.61%	1/09/2014	29/04/2015	240	29	\$41,935.34
ANZ	TD	\$2,000,000.00	3.64%	1/09/2014	2/09/2015	365	155	\$42,064.30
NAB	TD	\$1,500,000.00	3.61%	3/09/2014	6/05/2015	245	36	\$31,154.79
ANZ	TD	\$1,000,000.00	3.64%	10/09/2014	9/09/2015	364	162	\$20,244.90
ANZ	TD	\$1,000,000.00	3.64%	16/09/2014	16/09/2015	365	169	\$19,546.03
NAB	TD	\$1,000,000.00	3.56%	17/09/2014	20/05/2015	245	99	\$19,116.71
Suncorp Metway	TD	\$1,000,000.00	3.50%	1/10/2014	27/05/2015	238	57	\$17,452.85
NAB	TD	\$1,000,000.00	3.50%	8/10/2014	9/05/2015	239	64	\$16,703.82
NAB	TD	\$1,000,000.00	3.53%	22/10/2014	10/06/2015	231	71	\$15,482.47
Suncorp Metway	TD	\$1,000,000.00	3.45%	29/10/2014	17/06/2015	231	78	\$14,956.16
Westpac	TD	\$1,000,000.00	3.45%	29/10/2014	17/06/2015	231	78	\$14,956.16
Suncorp Metway	TD	\$1,000,000.00	3.50%	7/11/2014	24/06/2015	229	85	\$13,904.11
AMP	TD	\$1,000,000.00	3.50%	13/11/2014	18/09/2015	275	135	\$13,328.77
ME Bank	TD	\$1,000,000.00	3.55%	20/11/2014	24/06/2015	216	85	\$12,938.36
Rural Bank	TD	\$1,000,000.00	3.50%	26/11/2014	17/06/2015	203	78	\$12,082.19
AMP	TD	\$2,000,000.00	3.40%	28/11/2014	19/09/2015	264	141	\$23,103.37
Rabobank	TD	\$1,000,000.00	4.10%	27/11/2014	27/11/2019	1826	1701	\$14,048.10
ING Bank	TD	\$1,000,000.00	3.55%	27/11/2014	1/07/2015	216	92	\$12,294.52
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.25%	20/11/2014	4/12/2019	1892	1709	\$21,657.53

ORD03

Attachment 1

Camden Council Investment Portfolio as at 31 March 2015								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 31/03/2015
AMP	TD	\$1,000,000.00	3.40%	4/12/2014	28/01/2015	267	190	\$10,991.78
BDO	TD	\$1,500,000.00	3.60%	3/12/2014	8/02/2015	217	99	\$17,605.48
AMP	TD	\$1,000,000.00	3.40%	11/11/2014	5/12/2015	363	293	\$10,395.73
NAB	TD	\$1,500,000.00	4.00%	16/12/2014	11/11/2015	1821	1716	\$17,424.66
Macquarie Bank	TD	\$1,000,000.00	3.85%	19/12/2014	19/12/2015	1826	1724	\$10,864.38
ING Bank	TD	\$1,000,000.00	3.50%	8/01/2015	15/02/2015	108	106	\$7,958.98
Rural Bank	TD	\$2,000,000.00	3.70%	9/01/2015	9/01/2018	1036	1015	\$16,624.66
Rural Bank	TD	\$1,500,000.00	3.70%	14/01/2015	15/01/2018	1097	1021	\$11,708.22
NAB	TD	\$900,000.00	3.45%	28/01/2015	22/02/2015	175	113	\$2,977.48
Westpac	TD	\$1,000,000.00	3.90%	2/02/2015	2/02/2018	1826	1769	\$6,197.26
NAB	TD	\$1,500,000.00	3.20%	4/02/2015	29/02/2015	175	120	\$7,364.38
NAB	TD	\$1,500,000.00	3.20%	11/02/2015	5/08/2015	175	127	\$6,443.84
Suncorp Metway	TD	\$1,000,000.00	3.10%	19/02/2015	23/03/2015	217	136	\$3,967.11
NAB	TD	\$1,000,000.00	3.15%	25/02/2015	2/03/2016	371	337	\$3,020.55
NAB	TD	\$1,000,000.00	3.14%	25/02/2015	30/03/2015	217	183	\$1,610.56
NAB	TD	\$1,000,000.00	3.15%	27/02/2015	1/03/2017	733	701	\$2,847.95
Suncorp Metway	TD	\$1,500,000.00	3.00%	2/03/2015	3/10/2015	219	190	\$1,772.68
NAB	TD	\$1,000,000.00	3.15%	4/03/2015	14/10/2015	224	187	\$2,401.18
Suncorp Metway	TD	\$1,500,000.00	3.05%	12/03/2015	21/10/2015	229	204	\$2,906.85
#TD Investments	64	\$79,900,000.00	3.84%					\$1,367,165.73
CSA	Call Account	\$81,728,000.00	2.20%					
		\$81,728,000.00						



Appendix B – Ratings Definitions

Standard & Poor's Ratings Description

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

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

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

S&P Short-Term Obligation Ratings are:

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

S&P Long-Term Obligations Ratings are:

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

Fitch and Moody's have similar classifications.

Appendix C – Recently Invested ADIs

Rural Bank

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

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

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

Financial Results

As at 30 June 2014, Rural Bank's Tier 1 Capital Ratio stood at 11.70% and its Total Capital Ratio at 13.26%, well above Basel III minimum capital requirements.

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

Rabobank Australia

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

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

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

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

ORD03

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

Attachment 1



ORDINARY COUNCIL

ORD04

ORD04

SUBJECT: RE-ESTABLISHMENT OF ALCOHOL FREE ZONES - CAMDEN LGA
FROM: Director Community Infrastructure
TRIM #: 15/55056

PURPOSE OF REPORT

To assess and determine the re-establishment of Alcohol Free Zones in Camden, Currans Hill, Harrington Park, Mount Annan, Narellan and Narellan Vale suburbs.

BACKGROUND

Alcohol Free Zones prohibit the consumption of alcohol on roads and roadways and can be established for a maximum period of four years in accordance with the Local Government Act, Ministerial Guidelines and Council's adopted procedure. Council must re-assess the situation prior to expiration to determine whether it is appropriate to re-establish the area as an Alcohol Free Zone.

Council at its meeting on 14 June 2011 resolved to re-establish existing Alcohol Free Zones on selected roads and roadways in the Camden CBD, Harrington Park, Mount Annan and Currans Hill. Old Hume Highway, Camden was re-established for one year at Council's meeting of 24 June 2014.

New Alcohol Free Zones were established on roads in Narellan Vale at Council's meeting of 29 January 2013 and extended in Currans Hill on 23 July 2013.

Most of these Alcohol Free Zones are approaching expiry and the appropriate consultation and evaluation has been undertaken to assess whether to re-establish the zone.

MAIN REPORT

According to Ministerial Guidelines, the principal objective of an Alcohol Free Zone is to *"prevent disorderly behaviour caused by the consumption of alcohol in public areas in order to improve public safety"* and they are to be used as *"an early intervention measure to prevent the escalation of irresponsible street drinking to incidents involving serious crime"*.

Alcohol Free Zones are enforced by Police and provide them with the powers to confiscate and tip out or otherwise dispose of alcohol without the need to issue a warning.

Alcohol Free Zones are required to be re-established if they are to continue beyond their original approved term. In the first instance the sites must be reassessed prior to re-establishment to determine whether the areas are required to continue to act as Alcohol Free Zones. This reassessment process takes into consideration Ministerial Guidelines, the Local Government Act and Camden Police recommendations.

Evaluation criteria for the re-establishment of Alcohol Free Zones include:

- The factors which originally supported a zoning in that area;



- How successful the previous Alcohol Free Zone was in achieving a reduction in unacceptable street drinking; and
- An indication from Police statistics about the value of re-establishing an Alcohol Free Zone in that area

Statistics regarding alcohol related incidents are an essential tool used in the assessment, determining whether Police believe an Alcohol Free Zone will achieve a reduction in un-acceptable street drinking and whether they can effectively enforce the zone.

Existing Alcohol Free Zones in the Camden Local Government Area are in the following suburbs (street listings and plans are provided in **Attachment 1**):

- Camden – expiry June 2015
- Currans Hill – expiry June 2015 and June 2017
- Harrington Park – expiry June 2015
- Mount Annan – expiry June 2015
- Narellan – expiry June 2015
- Narellan Vale – expiry January 2017

Early re-establishment of the zones in part of Currans Hill and Narellan Vale is being sought in order to bring them into the timeline of all the other Alcohol Free Zones in the Camden Local Government Area. This is to facilitate a uniform expiration date in the future which will assist with the management of the process.

Ministerial Guidelines and the Local Government Act require Council to undertake community consultation prior to the re-establishment of Alcohol Free Zones. Information regarding this matter was advertised in the Camden Council press advertisement in the Camden Advertiser for four weeks in February / March 2015 advising residents of the proposed re-establishment and inviting submissions for or against re-establishment. No submissions were received from members of the public by the end of this consultation period.

Additionally, letters were sent to all licensed premises within or adjoining the Alcohol Free Zones informing them that the zones were currently under assessment for re-establishment, seeking submissions for or against. A written submission from Narellan Motel was received supporting the re-establishment of the Alcohol Free Zone in Narellan (provided in **Supporting Documents**). The proposal was also tabled at the Camden Liquor Accord meeting of 17 February 2015. No objections were made by any members of the Camden Liquor Accord at this meeting.

Camden Police recommendations were sought for all the Alcohol Free Zones under consideration. Police recommended that all existing Alcohol Free Zones be re-established for a further four (4) years.

Copies of the Police recommendations for all the zones seeking re-establishment are provided in the **Supporting Documents**.

After complying with internal procedures, Ministerial Guidelines, the Local Government Act, Police recommendations and giving proper consideration to the submission received from a local business, Council may, by resolution, adopt the proposal to re-establish the subject Alcohol Free Zones.



Following resolution, Council must advise by publication of a notice in a newspaper of the re-establishment of the Alcohol Free Zone. An Alcohol Free Zone will not operate until seven (7) days after the publication of the notice and until the roads, footpaths and public car park affected are adequately and appropriately signposted. Signs at all existing Alcohol Free Zones do not need to be replaced. Existing signs will have new date stickers installed displaying the current four year period, being July 2015 to June 2019.

FINANCIAL IMPLICATIONS

Funding for the replacement date stickers and installation of stickers is sought from the existing Community Safety Project Implementation budget. The total cost is estimated to be \$3,500 (excluding GST) for replacement stickers and labour.

CONCLUSION

The re-establishment of the Alcohol Free Zones at all locations is supported by Camden Local Area Command and the submission received from a local business also supports re-establishment.

This re-establishment will assist Police in addressing alcohol related anti-social behaviour and prevent the escalation into serious crime.

The re-establishment of all Alcohol Free Zones has followed internal Council procedures, Ministerial Guidelines and the Local Government Act, and it is appropriate that Council re-establish all subject Alcohol Free Zones in Camden, Currans Hill, Harrington Park, Mount Annan, Narellan and Narellan Vale.

RECOMMENDED

That Council:

- i. re-establish the Alcohol Free Zones in Camden, Currans Hill, Harrington Park, Mount Annan, Narellan and Narellan Vale in accordance with the provisions of Section 644B of the Local Government Act and the attached map for a period of four (4) years, effective from July 2015 to June 2019;**
- ii. advise the Camden Local Area Command and all parties as required as per Ministerial Guidelines and the Local Government Act;**
- iii. ensure that all Alcohol Free Zone signage is current and reflects the current term, being July 2015 to June 2019; and**
- iv. advertise by publication of a notice in a newspaper of the re-establishment of the subject Alcohol Free Zones.**

ATTACHMENTS

1. Alcohol Free Zones - Street Listings and Maps
2. Narellan Motel Supporting Submission 2015 - *Supporting Document*
3. Police Recommendation - Applications for the Re-Establishment of Alcohol - *Supporting Document*



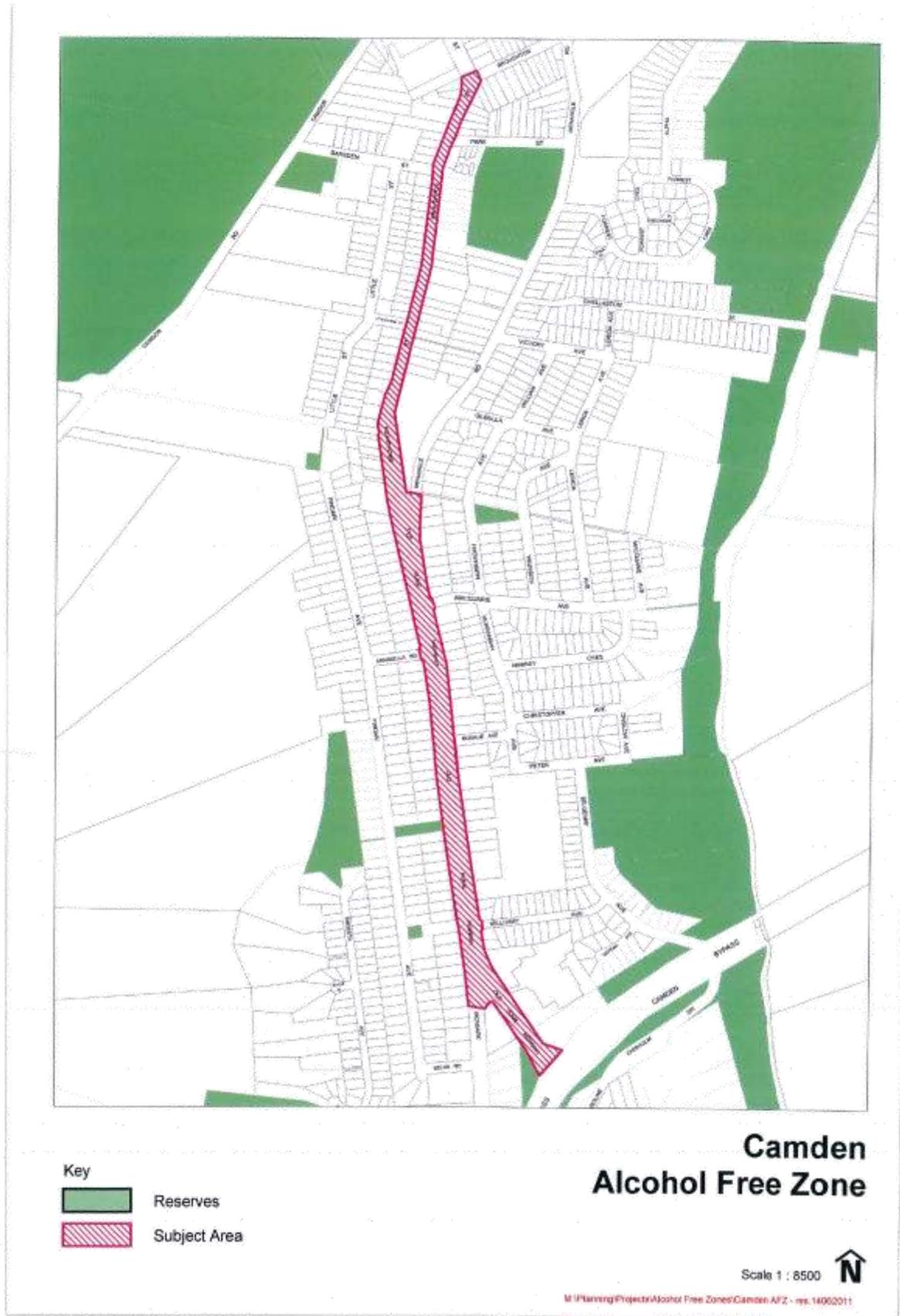
Camden Council
37 John Street, Camden NSW 2570 DX 25807
PO Box 183, Camden 2570 ABN: 31 117 341 764
Telephone: 02 4654 7777 Fax: 02 4654 7829
Email: mail@camden.nsw.gov.au

CAMDEN – ALCOHOL FREE ZONES

- John Street, Camden
- Mitchell Street, Camden
- Elizabeth Street, Camden
- View Street, Camden
- Hill Street, Camden
- Oxley Street, Camden
- Argyle Street, Camden
- Murray Street, Camden
- Broughton Street, Camden
- Menangle Road, Camden
- Station Street, Camden
- Larkin Place, Camden
- Old Hume Highway, Camden

ORD04

Attachment 1





Camden Council
37 John Street, Camden NSW 2570 DX 25807
PO Box 183, Camden 2570 ABN: 31 117 341 764
Telephone: 02 4654 7777 Fax: 02 4654 7829
Email: mail@camden.nsw.gov.au

CURRANS HILL – ALCOHOL FREE ZONES

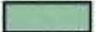
- Currans Hill Drive, Currans Hill, between Hartley Road and William Mannix Avenue
- McGrath Place, Currans Hill
- Thow Place, Currans Hill
- Nash Way, Currans Hill
- Kitching Way, Currans Hill
- Munday Place, Currans Hill
- Tramway Drive, between Currans Hill Drive and Moore Place
- Iando Way, Currans Hill

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ORD04

Attachment 1



- Key**
-  Reserves
 -  Walkways
 -  Subject Area

**Currans Hill
Alcohol Free Zone**

Scale 1 : 5000 

M:\Planning\Projects\Alcohol Free Zones\Currans Hill\APZ - res.14092011



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HARRINGTON PARK – ALCOHOL FREE ZONES

- Lakeview Court, Harrington Park
- Fairwater Drive, Harrington Park, between Lakeview Court and Harrington Parkway

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MOUNT ANNAN – ALCOHOL FREE ZONES

- Main Street, Mount Annan
- Waterworth Drive, Mount Annan, between Narellan Road and Ibis Way
- Ibis Way, Mount Annan
- Welling Drive, Mount Annan, between Waterworth Drive and Birriwa Circuit
- Birriwa Circuit, Mount Annan
- Lochview Crescent, Mount Annan
- The Cascades, Mount Annan
- Fitzpatrick Road, Mount Annan

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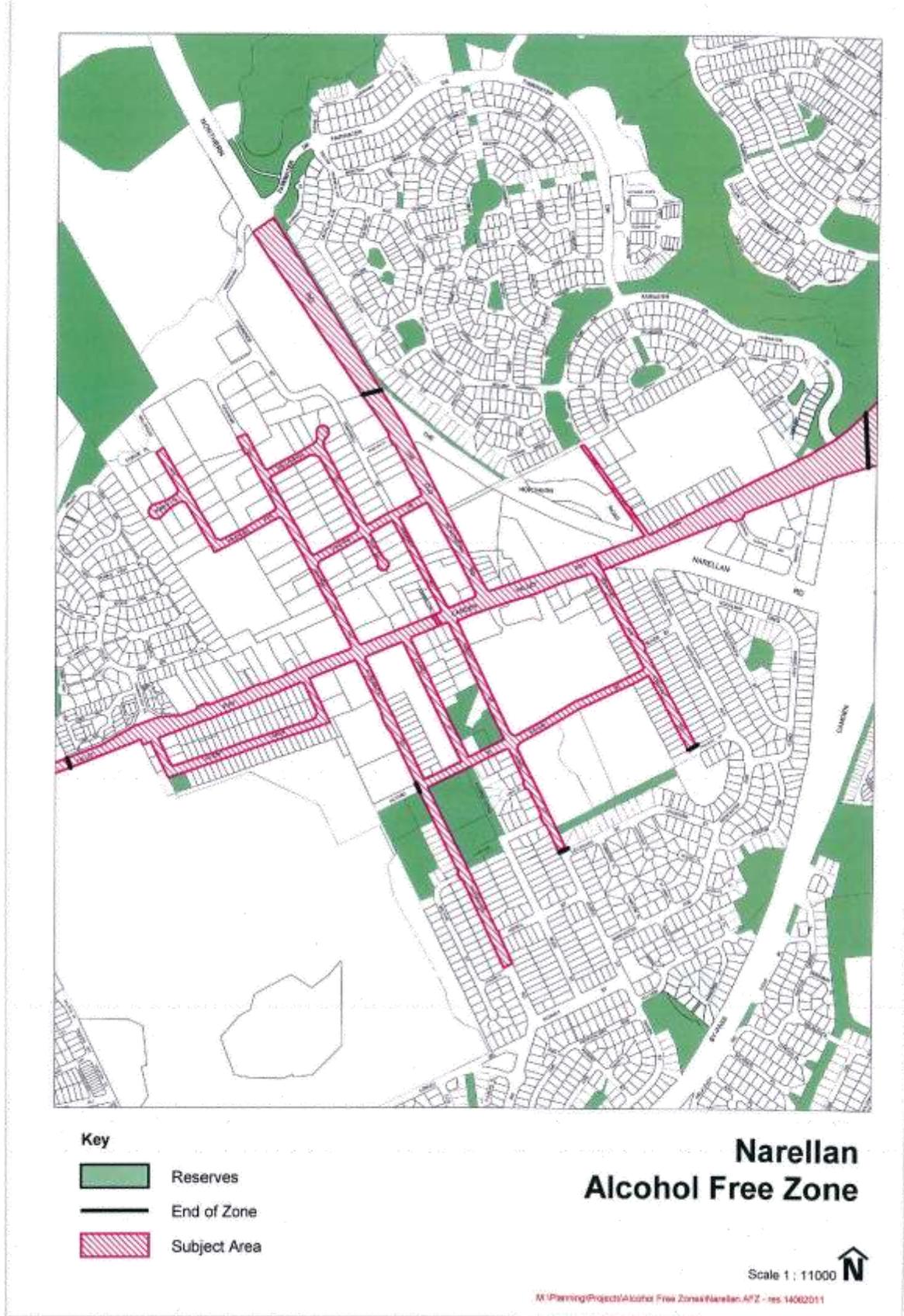
NARELLAN TOWN CENTRE – ALCOHOL FREE ZONES

- Camden Valley Way, Narellan, as denoted on map
- Wilson Crescent, Narellan
- Richardson Road, Narellan
- Grahams Hill Road, Narellan
- Millwood Avenue, Narellan
- Kibble Place, Narellan
- Bellingham Street, Narellan
- Fox Street, Narellan
- Kirkham Street, Narellan
- The Northern Road, Narellan, as denoted on map
- Campbell Street, Narellan, between Kirkham Street and Camden Valley Way
- Queen Street, Narellan, between Camden Valley Way and Leicester Street
- Coghill Street, Narellan
- Elyard Street, Narellan
- Somerset Avenue, Narellan

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ORD04

Attachment 1





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Telephone: 02 4654 7777 Fax: 02 4654 7829
Email: mail@camden.nsw.gov.au

NARELLAN VALE – ALCOHOL FREE ZONES

- Liquidamber Drive, Narellan Vale – between Holdsworth Drive and Acacia Court

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ORD04

Attachment 1





ORDINARY COUNCIL

ORD05

ORD05

**SUBJECT: CAMDEN TOWN CENTRE DESIGN AND CONSTRUCTION WORKS
PETITION TO COUNCIL**

FROM: Acting Director Customer & Corporate Services

TRIM #: 15/74585

PURPOSE OF REPORT

The purpose of this report is to consider and respond to a petition lodged with Council on 7 April 2015.

BACKGROUND

On 7 April 2015, Council received a petition submitted by residents and others. The covering letter states that the first stage of the petition, to 31 March 2015, contains 1,432 signatures which support the Camden Community Alliance's request. It is noted that a second stage will be submitted in the near future. As at the date of finalising this report, the second stage of the petition has not been received by Council.

The petition's request states *"The Alliance [Camden Community Alliance Inc.], supported by the following Camden residents, calls on Camden Council to urgently defer current Camden Town Centre design and construction works until a joint review of the proposal is undertaken by Council engaging with the Camden Community, the Camden Chamber of Commerce and the Alliance as provided for in the Council's Draft Community Engagement Strategy and Policy endorsed by Council on 10.3.15"*.

A copy of the petition received is attached in **Supporting Documents**.

A Notice of Motion is also to be considered by Council following this report calling for Council to:

- i. place a moratorium on the design and construction of the works currently approved under the Camden Town Centre Enhancement Plan;
- ii. conduct a joint review of the proposals with the Camden Community, Camden Chamber of Commerce and Camden Community Alliance; and
- iii. this review follow the Draft Community Engagement Strategy Plan (endorsed 10/03/2015 for public exhibition).

MAIN REPORT

The Petition

The petition states that the Alliance [Camden Community Alliance Inc] supported by a number of listed Camden residents, calls on Camden Council to urgently defer current Camden Town Centre design and construction works until a joint review of the proposal is undertaken by Council engaging with the Camden Community, the Camden Chamber of Commerce and the Alliance as provided for in the Council's Draft Community Engagement Strategy and Policy endorsed by Council on 10 March 2015.



Whilst the petition states that the Alliance, supported by the following “Camden residents” calls on Camden Council to urgently defer the works, it is noted that approximately 369 signatories are from outside of the local government area. It is also generally accepted that a petition should contain the name, address and signature of those people who support the petition. In this instance, Council has received a petition with names and addresses but no signatures. In any event, the petition has been presented to Council for its consideration.

Community Consultation

On 25 November 2014, Council endorsed the public domain enhancement works following an extensive public consultation process. On 14 April 2015, Council endorsed a Camden Town Centre vision report, noting that a further report be presented to Council on the implementation and timing of the initiatives contained within the report and that all Council assets in Camden remain in Council ownership as a result of the vision.

Prior to making these decisions, Council consulted widely within the community over an eight week period from 23 July until 17 September 2014 to seek feedback and ideas on the proposed public domain and enhancement works. Council consulted with the community through online surveys, newspaper advertisements, information and regular updates on Council’s Facebook page and media releases, letter box drops throughout the town centre, roadside banners, visits to service clubs, community organisations and chambers of commerce, on-street surveys as well as information displays at Council offices, libraries and Council’s website throughout the period. Three community forums were also held by Council during this period with over 200 people in attendance.

Throughout the consultation period, Council conducted the following events:

- Community Workshop 1 – 29 July 2014 – Introduction and overview of proposed public domain works capturing people’s issues and aspirations.
- Community Workshop 2 – 27 August 2014 – Main focus of the workshop was on the Retail and Commercial Study with an update provided on the progress of the public domain improvements considering preliminary feedback.
- Community Workshop 3 – 3 November 2014 – Workshop was focused on the Retail and Commercial Study with an update providing the community with final preliminary consultation results.
- BIBS and Storytime Camden Library
- BIBS and Storytime Narellan Library
- Camden Senior Citizen’s Centre
- Harrington Park Over 55’s
- Carrington Retirement Village
- Narellan Probus
- Chamber of Commerce Camden and Narellan
- Historical Society
- Camden Youth Council
- Access Community Advisory Group
- Camden Rotary

Messages seeking submissions from the public were conveyed via Council’s full page weekly advertisements in local papers on 30 July 2014, 6 August 2014, 13 August 2014, 20 August 2014, 27 August 2014, 3 September 2014, 10 September 2014 and 17 September 2014. There were also individual quarter page advertisements on 28



July 2014, 5 August 2014, 12 August 2014, 19 August 2014, 26 August 2014, 2 September 2014, 9 September 2014 and 16 September 2014.

Furthermore, the Community Forums were advertised in quarter page advertisements on 22 and 23 July 2014 (first community event), 19 and 20 August 2014 (second community event) and 28 and 29 October 2014 (third community event) and on Council's website.

During the process, Council engaged with over 600 people from a broad cross section of the community and 587 submissions were received with over 3,000 individual comments. The submissions received were carefully analysed and reported to Councillors at the 25 November 2014 Council meeting. The submissions indicated strong support for the proposed public domain enhancement works. As such, on 25 November 2014, Council endorsed the public domain enhancement works.

The consultation undertaken as outlined above, gave the community an extensive opportunity to provide feedback and input. It was also consistent with the guidelines and principles contained in Council's currently adopted Community Consultation Policy and Resource Kit and Council's proposed Community Engagement Policy which was recently placed on public exhibition and referred to in the petition.

Community Infrastructure Implications

As previously reported to Council, the specific timing for the project is based on avoiding disruption to key community event dates such as Light Up Camden (late November) and Australia Day (late January), and to avoid impacting on the key Christmas retail period, together with investing in the Camden Town Centre.

If Council was to defer the design and construction works as requested by the petition, the following consequences may occur:

- A delay could jeopardise both the current grant of \$2.1m and future grant funding due to non-compliance with agreed timeframes.
- Delay in progressing the delivery of the traffic facilities at the Oxley Street intersection and the pedestrian signals between John Street and Hill Street, exposing pedestrians to the risk of injury at these locations.
- Delay in progressing the rectification of the failing pavers on the footpaths which contain trip hazards.
- Delay in rectifying the excessive crossfalls on the footpath which are difficult for the elderly and disabled pedestrians to navigate.

FINANCIAL IMPLICATIONS

A delay to the public domain enhancement works in Camden may jeopardise both the current grant funding of \$2.1m and future grant funding due to non-compliance with agreed timeframes.

CONCLUSION

Council is in receipt of a petition calling for Council to "urgently defer current Camden Town Centre design and construction works until a joint review of the proposal is undertaken by Council engaging with the Camden Community, the Camden Chamber of Commerce and the Alliance as provided for in the Council's Draft Community Engagement Strategy and Policy endorsed by Council on 10 March 2015".



ORD05

As outlined in the report, Council has undertaken an extensive program of community consultation and deferral of works will impact upon Council and the community as discussed above. As such, it is recommended that Council proceed with the works in accordance with its previous resolution of 25 November 2014.

It is however noted that consideration of the petition is a matter for Council to determine.

RECOMMENDED

That Council:

- i. determine the matter; and**
- ii. advise the head petitioner of Council's decision.**

ATTACHMENTS

1. Attachment - Petition Camden Town Centre Stage 1 - *Supporting Document*



ORDINARY COUNCIL

ORD06

ORD06

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - CAMDEN TOWN CENTRE ENHANCEMENT PLAN
FROM: Cr Campbell
TRIM #: 15/77536

“I, Councillor Eva Campbell hereby give notice of my intention to move the following at the Council Meeting of 28 April 2015:

That the Council of Camden:

- i. place a moratorium on the design and construction of the works currently approved under the Camden Town Centre Enhancement Plan;*
- ii. conduct a joint review of the proposals with the Camden Community, Camden Chamber of Commerce and Camden Community Alliance; and*
- iii. this review follow the Draft Community Engagement Strategy Plan (endorsed 10/03/2015 for public exhibition).”*

RECOMMENDED

That Council:

- i. place a moratorium on the design and construction of the works currently approved under the Camden Town Centre Enhancement Plan;**
- ii. conduct a joint review of the proposals with the Camden Community, Camden Chamber of Commerce and Camden Community Alliance; and**
- iii. this review follow the Draft Community Engagement Strategy Plan (endorsed 10/03/2015 for public exhibition).**