



Camden Council

Attachments

Ordinary Council Meeting
23 February 2016

Camden Civic Centre
Oxley Street
Camden



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

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ATTACHMENT 1 - RECOMMENDED CONDITIONS

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

- (1) **General Terms of Approval** - The General Terms of Approval from state authorities shall be complied with prior to, during, and at the completion of the development.

The General Terms of Approval are:

- Rural Fire Service, D15/2861 dated 16 October 2015.

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

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
1411/27H Sheet 1 of 4	Proposed Plan of Subdivision	YSCO Geomatics	12/08/15
1411/27H Sheet 2 of 4	Proposed Plan of Subdivision	YSCO Geomatics	12/08/15
1411/27H Sheet 3 of 34	Proposed Plan of Subdivision	YSCO Geomatics	12/08/15
1411/27H Sheet 4 of 4	Proposed Plan of Subdivision	YSCO Geomatics	12/08/15
X10266.09	Arcadian Hills Stage 9 & 10 Road, Drainage & Basin Design	Calibre Consulting	-
X10266.09	General Layout	Calibre Consulting	21/08/2015
X10266.09	Standard Notes and Legends	Calibre Consulting	21/08/2015
X10266.09	Sediment & Erosion Control Plan	Calibre Consulting	21/08/2015
X10266.09	Earthworks Plan	Calibre Consulting	21/08/2015
X10266.09	Site Regrading Sections Sheet 1 of 2	Calibre Consulting	21/08/2015
X10266.09	Site Regrading Sections Sheet 2 of 2	Calibre Consulting	21/08/2015
X10266.09	Civil Engineering Plan Sheet 1 of 2	Calibre Consulting	21/08/2015
X10266.09	Civil Engineering Plan Sheet 2 of 2	Calibre Consulting	21/08/2015
X10266.09	Longitudinal Sections & TYP Sections Sheet 1 of 8	Calibre Consulting	21/08/2015
X10266.09	Longitudinal Sections & TYP Sections Sheet 2 of 8	Calibre Consulting	21/08/2015
X10266.09	Longitudinal Sections	Calibre Consulting	21/08/2015

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	& TYP Sections Sheet 3 of 8		
X10266.09	Longitudinal Sections & TYP Sections Sheet 4 of 8	Calibre Consulting	21/08/2015
X10266.09	Longitudinal Sections & TYP Sections Sheet 5 of 8	Calibre Consulting	21/08/2015
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X10266.09	Catchment Plan	Calibre Consulting	21/08/2015
X10266.09	Temporary Bio Retention/Detention Basin Plan	Calibre Consulting	21/08/2015
X10266.09	Temporary Basin Standard Detail	Calibre Consulting	21/08/2015
86.15/260	Landscape Plan	iScape landscape architects	August 2015
86.15/261	Landscape Plan	iScape landscape architects	August 2015
-	Dam Dewatering Plan	Ecological	-

Document Title	Prepared by	Date
Arcadian Hills 2 - Stormwater Water Report	Calibre Consulting	3 June 2015
Arcadian Hills 2 – Traffic Noise Impact Assessment	Marshall Acoustics Day	29 May 2015
Addendum - Arcadian Hills 2 – Traffic Noise Impact Assessment	Marshall Acoustics Day	28 October 2015
Salinity Investigation and Management	Douglas Partners	26 June 2015
Bushfire Protection Assessment	Ecological	1 September 2015

- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (4) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.
- (5) **Temporary Stormwater Basin** – The approved temporary stormwater basin must remain in operation until such time as the permanent stormwater basin for the catchment is in operation.

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- (6) **Noxious Weeds Management** - Noxious weeds management shall occur in accordance with Camden Development Control Plan 2011.
- (7) **Waste Bin Collection Points** - A waste bin collection point that is clear from the positioning of driveways, tree plantings (or tree canopies), street lighting or other fixtures must be provided for each approved lot. This area is to be 3 metres long x 0.9 metres wide and provide a 3.9 metre clear vertical space to allow for the truck-lifting arm.
- (8) **Waste Bin Collection for Lots 912 and 913** - Bin collection points for Lots 912 and 913 must be provided at the frontage of Lots 911 and 914.
- (9) **Salinity Management Plan** - All proposed construction works that includes earthworks, imported fill, landscaping, roads, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the management strategies as contained within the relevant Salinity Management Plan/s titled *"Report On Salinity Investigation and Management Plan: Proposed Residential Subdivision Stages 9 and 10 Arcadian Hills 2 The Northern Road Cobbitty, Prepared by Douglas Partners, Project 34281.23, Dated June 2015."*
- (10) **Landscaping Maintenance and Establishment Period**- Commencing from the Date of Practical Completion (DPC), the Applicant will have for a 12 month period, the maintenance responsibility for all landscaping associated with this Consent.
- The Date of Practical Completion (DPC) is taken to mean completion of all plantings adjoining the acoustic wall fronting The Northern Road; all weed control, other planting's, turf installation and street tree installation.
- The Applicant is responsible for the successful establishment of all planting's and lawn during this 12 month maintenance and establishment period.
- At the completion of the 12 month maintenance period, all planting's, road verge areas and street trees, must be in an undamaged condition and display healthy and vigorous growth.
- (11) **No Parking on Laneways** – Parking on all laneways is prohibited. "No Parking" signs must be installed on both sides of the laneways at the expense of the developer.
- (12) **One way Restriction** – Laneways No. and No. must be restricted to one way traffic movement only. Appropriate signage must be installed at the expense of the developer.
- (13) **Aboriginal Heritage** – The development must be carried out in accordance with the Aboriginal Heritage Impact Permit (AHIP) No. 1116799 dated 7 July 2010, issued by the Office of Environment and Heritage.
- (14) **Acoustic Property Boundary Wall/ Barrier** – A 2.4 metre high acoustic rated boundary wall / barrier located on top of an engineered 600mm high earth mound (giving a total height of 3.0 metres) is required to be constructed along the entire eastern boundary (behind lots 912 – 926) running approximately parallel to The Northern Road.

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The wall / barrier and mound must be located consistent with the plan titled "*Northern Road 2026 Day 3.0m barrier Ground Floor*" identified in the "*Memo: Subject Addendum to Rp001 2015039SY – Traffic noise impact assessment, Prepared by Marshal Day Acoustics, Dated 28 October 2015.*"

The wall / barrier is to be constructed of either: masonry, aerated concrete, or concrete.

- (15) **Acoustic Property Boundary Fences** – A 3 metre high acoustic rated boundary fence is required on part of the northern (side) boundary for lot 926. The fence should be located consistent with the plan titled "*Northern Road 2026 Day 3.0m barrier Ground Floor*" identified in the "*Memo: Subject Addendum to Rp001 2015039SY – Traffic noise impact assessment, Prepared by Marshal Day Acoustics, Dated 28 October 2015.*"

The fence is to be constructed of either: masonry, aerated concrete, or concrete.

- (16) **Acoustic Barrier/Fencing** – The acoustic barrier and fencing must be constructed as specified in conditions 14 and 15 of this consent. This supersedes the acoustic barrier height as shown on the approved landscape plan.
- (17) **Approved Landscape Buffer** – The approved landscape buffer including the number of trees, species and pot size as specified on the plan and the schedule must be provided in accordance with the approved landscape plan prepared by iScape landscape architects dated August 2015.

2.0 – Prior to Issue of a Construction Certificate

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

- (1) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

Note. Under the *Roads Act 1993*, only the Council can approve commencement of works within an existing road reserve.

- (2) **Dilapidation Report – Council Property** - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.
- (3) **Traffic Management Plan** - A Traffic Management Plan (TMP) shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. Details

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

- (3) **Turning Facilities** - Turning facilities shall be provided at the end of Road No 903 between lots 926 and 979. Where a dedicated temporary turning head is required to facilitate staged road construction at the end of Proposed Road 903, full engineering details of this facility are to be included with the Construction Certificate documentation. All turning and manoeuvring facilities shall be designed in accordance with Council's Engineering Specifications.
- (4) **Stormwater Detention and Water Quality** – A permanent on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications. Detailed engineering plans are to be submitted with the documentation for a Construction Certificate application.
- (5) **Temporary Water Quality Facility** – Prior to commissioning of the permanent detention and water quality facility, a temporary water quality facility must be provided for the site. The facility shall be constructed at the location indicated in the approved plans, or as otherwise determined by Council, and adequately sized for the catchment area. Detailed engineering plans are to be submitted with the documentation for a Construction Certificate application.
- (6) **Soil, Erosion, Sediment and Water Management** - An Erosion and Sediment Control Plan (ESCP) shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (7) **Environmental Management Plan** - An Environmental Management Plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the Certifying Authority.

The Environmental Management Plan shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining landuses and the natural environment is not unacceptably impacted upon by the proposal. The Environment Management Plan shall include but not be necessarily limited to the following measures:

- a) Measures to control noise emissions from the site;
 - b) Measures to suppress odours and dust emissions;
 - c) Soil and sediment control measures;
 - d) Measures to control air emissions that includes odour;
 - e) Measures and procedures for the removal of hazardous materials that includes waste and their disposal;
 - f) Any other recognised environmental impact; and
 - g) Community Consultation.
- (8) **Water Quality Monitoring Plan** - A Water Quality Monitoring Plan (WQMP) shall be provided to the Certifying Authority. The WQMP shall include monitoring (this extends to water quality sampling and laboratory analysis) for all completed water quality treatment systems that provide water quality treatment to service the development both during the construction and post development stages. Only relevant water

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quality treatment systems that drain the development should be included in the WQMP.

The WQMP shall include:

- a) quarterly water sampling;
- b) reference to an approved sampling methodology;
- c) location plan of sampling;
- d) frequency of reporting of results to the Consent Authority;
- e) nomination of suitable water quality criteria (i.e., concentration values for pollutants expressed in mg/l) for the purpose of determining compliance.

- (9) **Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications.
- (10) **Regulatory Signage** – All regulatory signage must be reviewed by Council's Local Traffic Committee prior to the issue of a Construction Certificate.
- (11) **Landscaping and Habitat** - Prior to the issue of a Construction Certificate, the proponent will survey the proposed trees to be removed to identify whether tree hollows or active nests are present. If tree hollows nests and active nests are present, a Nest Box Installation and Active Nest Relocation Plan will be prepared and submitted.

The Nest Box Installation and Active Nest Relocation Plan shall provide fauna with short-term habitat requirements during vegetation clearance. Each individual tree hollow must be replaced at a minimum 1:1 ratio with nest boxes that will provide suitable short-term habitat requirements.

All hollow-bearing and active nest trees removed from the development site are to be inspected prior to removal. Measures must be taken to ensure that fauna inhabiting tree hollows or active nests are treated humanely and relocated before development activities commence. A qualified ecologist or wildlife carer will be present throughout vegetation clearing activities to relocate fauna, or take fauna into care where appropriate (i.e. juvenile or nocturnal fauna), and in line with the *National Parks and Wildlife Act 1974*

Any vegetation removals must be offset by replacement planting. Vegetation should be replanted at a minimum 1:1 ratio to ensure no net loss of Camden's biomass.

3.0 - Prior to Commencement of Works

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

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.
- (2) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:

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- a) a description of the work to be carried out;
- b) the address of the land on which the work is to be carried out;
- c) the registered number and date of issue of the relevant development consent;
- d) the name and address of the PCA, and of the person by whom the PCA was appointed;
- e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
- f) a telephone number on which the PCA may be contacted for business purposes
- (3) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
- b) a description of the work to be carried out;
- c) the address of the land on which the work is to be carried out;
- d) the registered number and date of issue of the relevant development consent and construction certificate;
- e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
- f) the date on which the work is intended to commence.
- (4) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Consent Authority;
- b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
- c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
- d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
- b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours;
- c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.



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- (6) **Performance Bond** - Prior to commencement of works a performance bond of 10% of the value of the civil works must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (7) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this Development Consent.

Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (8) **Construction Management Plan** - A Construction Management Plan that includes construction waste, dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the PCA.
- (9) **Provision of Temporary Water Quality Facility** – Prior to the commencement of any works, the temporary water quality facility must be constructed:
- (a) in accordance with the approved plans, and
- (b) to the requirements of the Principal Certifying Authority.

Any earth batters associated with such a facility must be compacted and stabilised to ensure that the integrity of the batters is continually maintained.

4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Traffic Management Plan Implementation** - All construction traffic management procedures and systems identified in the approved Construction Traffic Management Plan shall be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (3) **Site Management Plan** - The following practices shall be implemented during construction works:
- a) a sign shall be erected at all entrances to the subdivision site and be maintained until the subdivision has reached 80% occupancy. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

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"WARNING UP TO \$1,500 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution."

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

- (4) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the Erosion and Sediment Control Plan or Soil and Water Management Plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (5) **Dam Dewatering** – The dewatering of the dam affected by the construction works for the subdivision must be dewatered in accordance with Consent Authority approved "dam watering plan". An aquatic fauna ecologist is to be onsite to supervise and handle aquatic fauna collection and removal and relocation when dam water levels permit safe and effective fauna collection.
- (6) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (7) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (8) **Delivery Register**- The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Camden Council officers on request and be provided to the Council at the completion of the development.
- (9) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

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

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and

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

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m³ - 3 sampling locations,
- f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

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

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

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

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

- (10) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (11) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc) be encountered during any stage of works

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(including earthworks, site preparation or construction works, etc), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (13) **Air Quality** – Vehicles and equipment used on site must be maintained in good working order and be switched off when not operating. The burning of any waste material is prohibited.
- (14) **Construction Noise Levels** – Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

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

Construction period greater than 4 weeks:

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

5.0 - Prior to Issue of a Subdivision Certificate

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

- (1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(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) **Burdened Lots to Be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions shall also be suitably burdened.
- (4) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete, unless otherwise approved in writing by the PCA.

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- (5) **Fill Plan** - A Fill Plan shall be provided to the PCA prior to the issue of any Subdivision certificate. The plan must:
- a) Show lot boundaries
 - b) Show road/drainage/public reserves
 - c) Show street names
 - d) Show final fill contours and boundaries, and
 - e) Show depth in filling in maximum 0.5m Increments

It is to be provided electronically in Portable Document Format (.PDF) at 150dpi with a maximum individual file size not exceeding 2 megabytes and provide both on compact disk and an A1 paper plan.

- (6) **Incomplete Works** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a bond with Camden Council for the construction of incomplete works, including concrete footpath and/or pedestrian/cycle shared way, in accordance with Camden Council's current Engineering Construction Specifications.
- (7) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (8) **Value of Works** - Itemised data and value of civil works shall be provided to Council for inclusion in Council's Asset Management System in accordance with Council's Engineering Specifications.
- (9) **Street Lighting** - Street lighting shall be provided within the subdivision in accordance with the relevant AS and to the satisfaction of the PCA. All such work shall be complete and operative.
- (10) **Soil Classification** - A Soil Classification Report prepared by a suitable qualified person in accordance with the AS 2870 'Residential Slabs and Footings', detailing the general classification of soil type generally found within the subdivision, shall be provided to the PCA. A classification shall be provided for each lot within the subdivision. The Soil Classification Report shall also be provided to Council.
- (11) **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.

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- (12) **Works As Executed Plan** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications.

Digital data must be in AutoCAD .dwg or .dxf format, and the data projection coordinate must be in (GDA94.MGA zone 56).

- (13) **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;
- c) Easement for support and maintenance of retaining walls;
- d) Easement for support and maintenance of acoustic barrier within Lots 912 - 926 inclusive;
- e) Acoustic Property Boundary Wall/ Barrier – a 2.4 metre high acoustic rated boundary barrier located on top of an engineered 600mm high earth mound (giving a total height of 3.0 metres) is required to be constructed along the entire eastern boundary (behind lots 912 – 926) running approximately parallel to The Northern Road.

The wall / barrier and mound must be located consistent with the plan titled "*Northern Road 2026 Day 3.0m barrier Ground Floor*" identified in the "*Memo: Subject Addendum to Rp001 2015039SY – Traffic noise impact assessment, Prepared by Marshal Day Acoustics, Dated 28 October 2015.*"

The wall / barrier is to be constructed of either: masonry, aerated concrete, or concrete

- f) Acoustic Property Boundary Fences – A 3 metre high acoustic rated boundary fence is required on part of the northern (side) boundary for lot 926. The fence should be located consistent with the plan titled "*Northern Road 2026 Day 3.0m barrier Ground Floor*" identified in the "*Memo: Subject Addendum to Rp001 2015039SY – Traffic noise impact assessment, Prepared by Marshal Day Acoustics, Dated 28 October 2015.*"

The fence is to be constructed of either: masonry, aerated concrete, or concrete.

- g) Acoustic Property Boundary Fences – A 1.8 metre high acoustic rated boundary fence is required for the following lots:
 - part of the northern boundary and south eastern boundary of lot 1044;
 - part of the northern and south western boundary of lot 998;
 - all of the southern boundary and part of the south eastern boundary of lot 1018;
 - all of the northern and part of the western boundary of lot 927; and
 - part of the southern boundary of lot 964.

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The fences should be located consistent with the plan titled "Olive Hill Drive Peak Hour 1.8m Barriers Ground level" identified in the "Traffic Noise Impact Assessment: Arcadian Hills 2, Prepared by Marshall Day Acoustics, report No 001 R01 2012015039SY, Dated 29 May 2015."

The fence/s are to be constructed of either: double lapped and capped timber ensuring a 30mm continuous thickness, masonry, or aerated concrete

- h) Restriction to user for Lots 912 – 926 inclusive detailing that the retaining wall, acoustic barrier and planting must not be removed or altered without the prior written approval from Camden Council, and that, the landowners must maintain the retaining walls, acoustic fence and planting in good order at all times.
- i) Dwelling Footprint, Boundary Setbacks, External Noise Levels – For lot 912-926, dwelling design and footprint is to be generally consistent with plan titled "Northern Road 2026 Day 3.0m barrier Ground Floor" identified in the "Memo: Subject Addendum to Rp001 2015039SY – Traffic Noise Impact Assessment, Prepared by Marshal Day Acoustics, dated 28 October 2015." The front, rear, and side setbacks for all dwellings on the above lots must be no greater than the "minimum" setbacks stipulated in the current *Oran Park Development Control Plan*. In addition, the relevant open space area or relevant principal private open space area must be protected from the road traffic noise source and comply with DECC's Environmental Criteria for Road Traffic Noise. Compliance with the above must be demonstrated for each dwelling application.
- j) Construction Requirements, Window and Door Treatments, Internal Noise Levels – Construction requirements and window and door treatments are to be consistent with "Table 10 Summary of architectural treatments required depending on glazing orientation" and "Table 9 – Treatment Type and Associated Requirements" contained within the "Traffic Noise Impact Assessment: Arcadian Hills 2, Prepared by Marshall Day Acoustics, Report No 001 R01 2012015039SY, dated 29 May 2015." for the following lots:
- Lots 912-927;
 - Lots 962-963;
 - Lots 965-969;
 - Lots 997- 998;
 - Lot 1001;
 - Lots 1018-1023: and
 - Lots 1043-1051.

The internal noise levels contained within the current Oran Park DCP must be achieved for each dwelling. Compliance with the above must be demonstrated for each dwelling application.

- k) Alternative Ventilation for Habitable Rooms – The provision of alternative ventilation (possibly mechanical provided there is a fresh air intake) that meets the requirements of the Building Code of Australia (BCA) will need to be provided to habitable rooms on facades fronting the road for the following lots:
- Lots 912-927;
 - Lots 962-963;



- Lots 965–969;
- Lots 997- 998;
- Lot 1001;
- Lots 1018-1023; and
- Lots 1043-1051.

The provision of alternative ventilation (possibly mechanical provided there is a fresh air intake) that meets the requirements of the Building Code of Australia (BCA) will need to be provided to habitable rooms on these facades to ensure fresh airflow. Consultation with a mechanical engineer to ensure that BCA and AS1668 are achieved may be required. Compliance with the above ventilation requirement must be demonstrated for each dwelling application on the affected lots.

- j) Salinity Management Plan – For all lots, all proposed construction works that includes earthworks, imported fill, landscaping, roads, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the management strategies as contained within the relevant Salinity Management Plan/s titled *“Report On Salinity Investigation and Management Plan: Proposed Residential Subdivision Stages 9 and 10 Arcadian Hills 2 The Northern Road Cobbitty, Prepared by Douglas Partners, Project 34281.23, Dated June 2015.”*
- (14) **Water Quality Facility Operation, Maintenance and Monitoring Manual/s** - Operation, Maintenance and Monitoring Manual/s ('Manuals') for the permanent water quality facility shall be provided for approval to the PCA. The Manuals shall be prepared by a suitably qualified person in accordance with Council's Engineering Specifications.
- (15) **Section 94 Contributions** - Pursuant to **Oran Park and Turner Road Precincts Section 94 Contributions Plan** adopted in February 2008, contributions shown in the following table (showing the infrastructure type and respective amount) must be made to Council.

Stage 9

Infrastructure Type	Monetary Amount (a)	Land Area (m ²) (b)	Additional Land Area (sqm) (c)
Open Space and Recreation - Land	\$516,292.00	3,883.00 m ²	
Open Space and Recreation – Works	\$583,894.00		
Open Space and Recreation – Project Management	\$12,887.00		
Open Space and Recreation Sub Total	\$1,113,073.00	3,883.00 m²	
Community Facilities – Land	\$10,296.00		
Community Facilities – Works	\$113,523.00		
Community Facilities – Project Management	\$2,524.00		
Community Facilities	\$126,343.00	0.00 m²	

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Sub Total			
Transport Management – Land	\$184,917.00		
Transport Management – Works	\$362,563.00		
Transport management – Project Management	\$8,155.00		
Transport management Sub Total	\$555,635.00	0.00 m²	
Water Cycle Management – Land	\$213,031.00		
Water Cycle Management – Works	\$171,433.00		
Water Cycle Management – Project Management	\$3,801.00		
Water Cycle Management Sub Total	\$388,265.00	0.00 m²	
Total	\$2,183,316.00	3,883.00 m²	

- (a) **Monetary Amount.** The monetary contribution specified in the Monetary Amount column of the above table must be paid to Council prior to the issue of a Subdivision Certificate. The monetary contributions must be indexed by the methods set out in clause 2.14 of the Contributions Plan at the date of payment.

At the sole discretion of Council the monetary contributions may be offset by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such agreement is to be undertaken, it must be signed prior to the release of a Subdivision Certificate.

- (b) **Land Area.** The amount of land specified in the Land Area column of the above table must be dedicated to Council free of cost.
- (c) **Additional Land Area.** The Indicative Layout Plan in the Oran Park Development Control Plan and the Oran Park and Turner Roads Precincts Section 94 Contributions Plan requires additional land for a public purpose associated with this development area. The amount of land specified in the Additional Land Area column of the above table must be dedicated to Council, with compensation to be agreed in writing between Council and the developer, such as through a Works In Kind Agreement.

Note: Any other land proposed by the applicant to be dedicated to Council, that is not land required to be dedicated to Council by the condition of consent relating to development contributions (ie not land identified in the above table), must be dedicated to Council free of cost.

- (16) **Section 94 Contributions - Pursuant to Oran Park and Turner Road Precincts Section 94 Contributions Plan** adopted in February 2008, contributions shown in the following table (showing the infrastructure type and respective amount) must be made to Council.

Stage 10

Infrastructure Type	Monetary	Land Area	Additional
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	Amount (a)	(m ²) (b)	Land Area (sqm) (c)
Open Space and Recreation - Land	\$551,898.00	3,372.00 m ²	
Open Space and Recreation – Works	\$624,162.00		
Open Space and Recreation – Project Management	\$13,775.00		
Open Space and Recreation Sub Total	\$1,189,835.00	3,372.00 m²	
Community Facilities – Land	\$11,006.00		
Community Facilities – Works	\$121,353.00		
Community Facilities – Project Management	\$2,699.00		
Community facilities Sub Total	\$135,058.00	0.00 m²	
Transport Management – Land	\$213,735.00		
Transport Management – Works	\$419,067.00		
Transport Management – Project Management	\$9,425.00		
Transport management Sub Total	\$642,227.00	0.00 m²	
Water Cycle Management – Land	\$246,231.00		
Water Cycle Management – Works	\$198,150.00		
Water Cycle Management – Project Management	\$4,394.00		
Water Cycle Management Sub Total	\$448,775.00	0.00 m²	
Total	\$2,415,895.00	3,372.00 m²	

- (a) **Monetary Amount.** The monetary contribution specified in the Monetary Amount column of the above table must be paid to Council prior to the issue of a Subdivision Certificate. The monetary contributions must be indexed by the methods set out in clause 2.14 of the Contributions Plan at the date of payment.

At the sole discretion of Council the monetary contributions may be offset by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such agreement is to be undertaken, it must be signed prior to the release of a Subdivision Certificate.

- (b) **Land Area.** The amount of land specified in the Land Area column of the above table must be dedicated to Council free of cost.
- (c) **Additional Land Area.** The Indicative Layout Plan in the Oran Park Development Control Plan and the Oran Park and Tumer Roads Precincts Section 94 Contributions Plan requires additional land for a public purpose associated with this development area. The amount of land specified in the Additional Land Area column of the above table must be dedicated to Council, with compensation to be agreed in writing between Council and the developer, such as through a Works In Kind Agreement.

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Note: Any other land proposed by the applicant to be dedicated to Council, that is not land required to be dedicated to Council by the condition of consent relating to development contributions (i.e. not land identified in the above table), must be dedicated to Council free of cost.

- (17) **Defects and Liability Bond** - The applicant is to lodge a defects and liability bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works, with Council.

The bond covers any defects and liabilities of the public infrastructure.

- (18) **Road Surface Bond** -The applicant is to lodge a bond in the form of an unconditional bank guarantee or cash bond with Council for the placement of the final layer of Asphaltic Concrete (AC) wearing course for any proposed Public Road within the subdivision.

The bond is to be in the form of cash or unconditional bank guarantee, in favour of Council and shall be equivalent to 150% of the value of the works, including the cost of all reinstatement works. The bond amount shall be determined by making reference to Council's current unit rates for such works.

The bond period is to commence on the date of issue of Subdivision Certificate and is to be held until at least 80% of the subdivision occupancy, or when determined by Council.

- (19) **Water Quality Facility Bond** - The applicant is to lodge a bond with Council for:
- a) the cost of removing the sediment, turf and geotextile layer on the water quality facility, and
 - b) planting the water quality facility to its final form as detailed in the approved drawings.

The bond applies only where such a facility is located in existing and/or proposed public land.

The bond will be retained by Council until:

- a) such works have been completed in accordance with the approved plans and to the requirements of Council; and
 - b) the completion of such work has been confirmed writing by Council.
- (20) **Acoustic Barriers and Fencing** – Prior to the issue of a subdivision certificate for Stage 9, the acoustic barrier and fencing as specified in conditions 1(15) and 1(16) must be erected to the satisfaction of the certifier.
- (21) **Installation of Landscape Buffer** – Prior to the issue of a subdivision certificate for Stage 9, the approved landscape buffer within Lots 912 - 926 must be installed in accordance with condition 1(18) of this consent to the satisfaction of the certifier.
- (22) **Bush Fire Safety - Subdivision** - The site is located within a bush fire prone area. Certification from a suitably qualified bush fire consultant shall be provided to certify that the development complies with:



-
- a) the RFS' General Terms of Approval for the DA; and
- b) the Bush Fire Report provided with the DA; and
- c) the NSW Rural Fire Service publication "Planning for Bush Fire Protection 2006."
- (23) **Update of Bush Fire Prone Land Maps** - Prior to the issue of the Subdivision Certificate a revised draft Bush Fire Prone Land Map shall be produced showing all Asset Protection Zones and Bush Fire Prone Land within the subdivision and shall include the following:
- (a) Statement that clarifies and certifies that the changes to the Maps are in accordance with the *Planning for Bush Fire Protection Guidelines* and *Guideline for Bush Fire Prone Land Mapping NSW Rural Fire Service*. See http://www.rfs.nsw.gov.au/dsp_content.cfm?CAT_ID=900. Such Statement shall be undertaken by a suitably qualified and experienced consultant who has:
- (i) experience in identifying bushfire prone land within NSW,
 - (ii) experience in assessing potential bushfire impact, and developing and submitting bushfire risk assessments and deemed to satisfy designs and plans for development in bushfire prone areas,
 - (iii) a detailed knowledge of, and experience with the bushfire planning, design and construction guidelines requirements for NSW (such as Planning for Bushfire Protection and Australian Standards) for subdivisions, new buildings, modifications to existing buildings,
 - (iv) a detailed knowledge of, and experience with, the bushfire provisions and hierarchy within the *Building Code of Australia*,
 - (v) a detailed understanding of, and experience with, the bushfire provisions within, and the operation of the NSW and Local Government planning systems,
 - (vi) a thorough understanding of the Macarthur District Bush Fire Risk Management Plan, Macarthur District Bush Fire Operations Plan,
 - (vii) public liability/professional indemnity insurance, each to a minimum of \$20 Million
- Note:** The above criteria has been adopted from the Certification Guides for Bushfire Planning and Design BPAD (A & D)- Certified Practitioners (as per the FPA (Fire Protection Australia) Certified Practitioner and Business Programme) (see <http://www.fpa.com.au/certification/index.php?certification=bpad>) website
- (b) Maps to be provided shall include the final layout of the subdivision and as a separate layer in .dxf or .dwg format.
- (24) **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.

ORD01

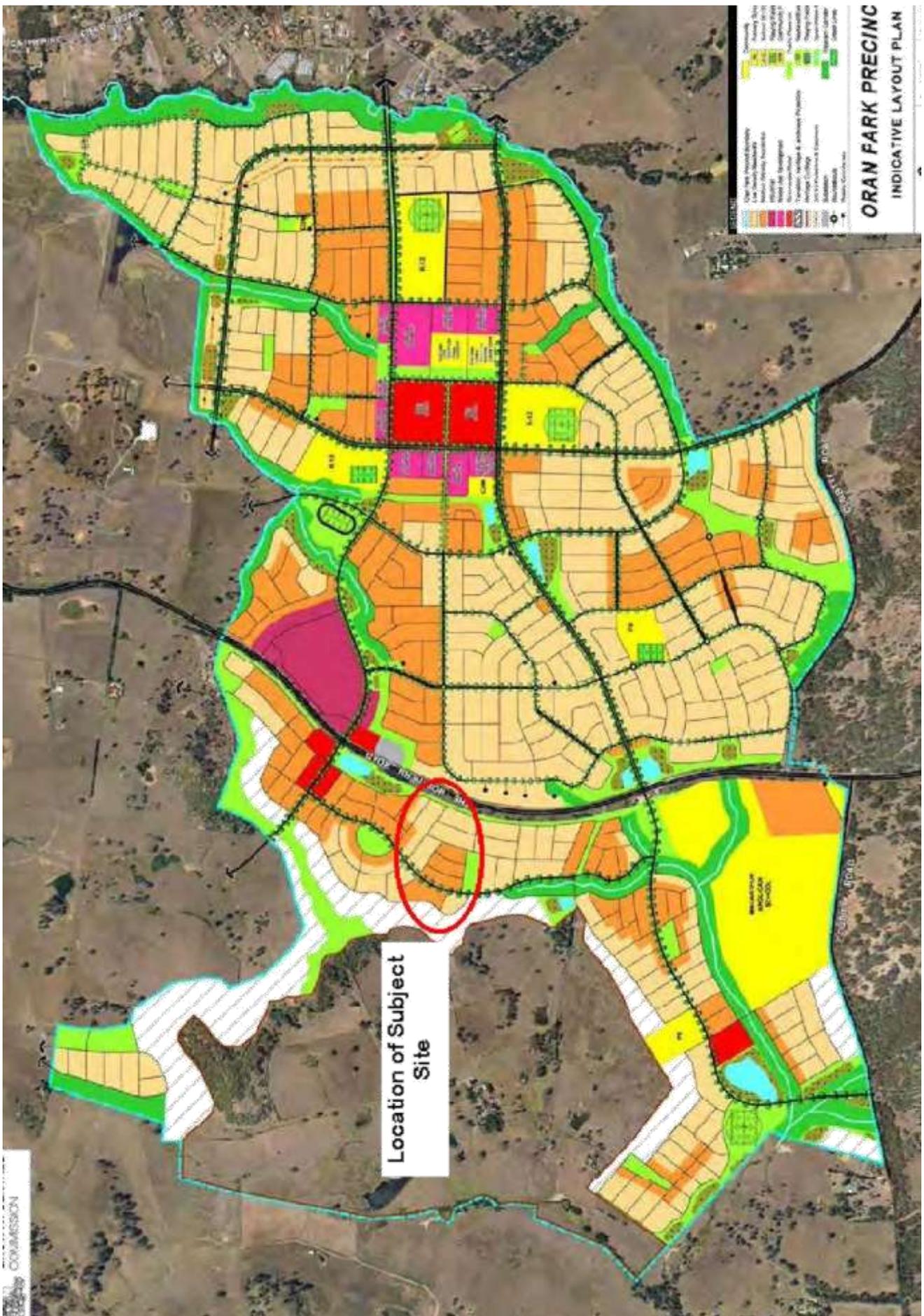


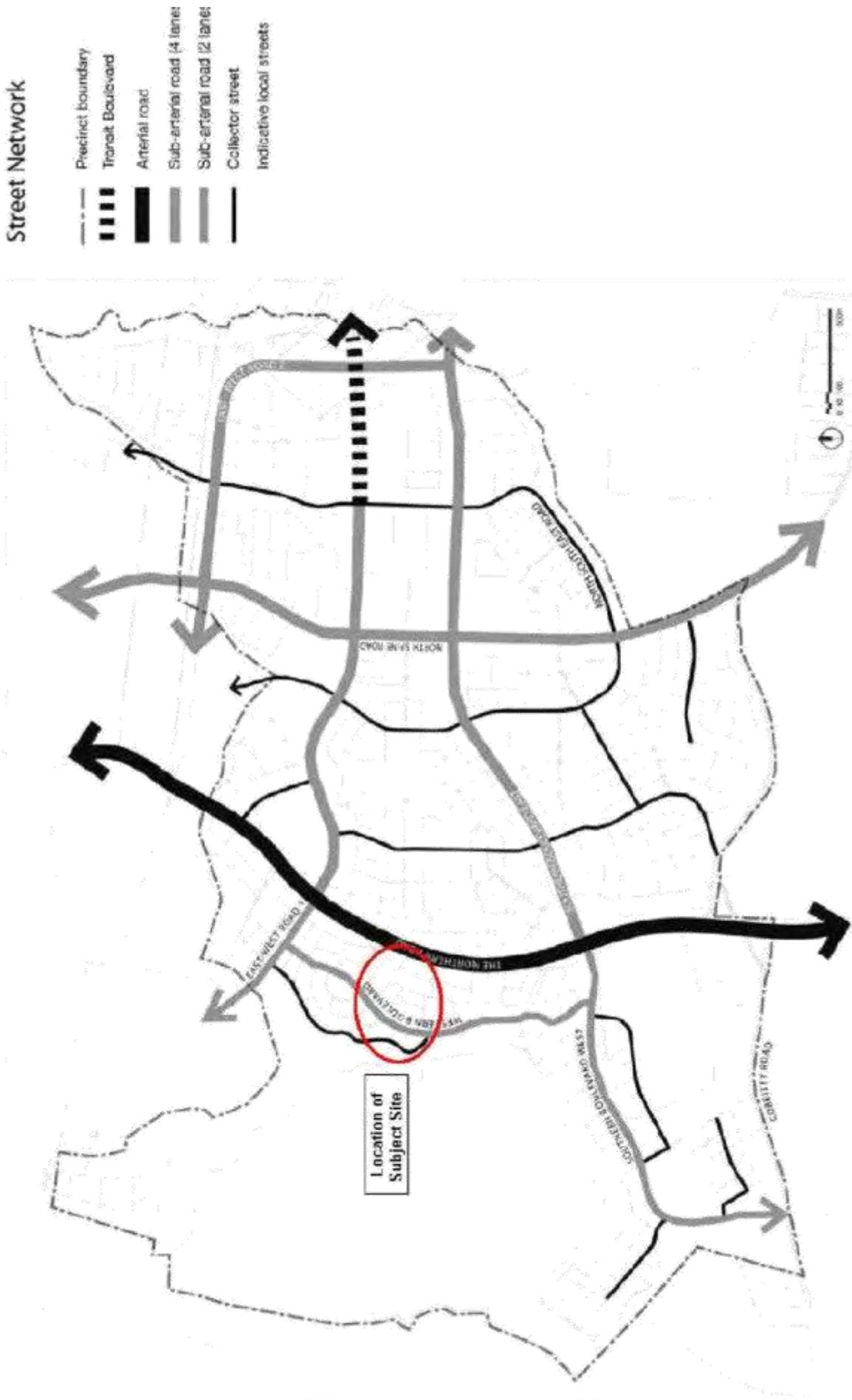
Evidence of payment of the SIC shall be provided to Council and the Certifying Authority.

Attachment 1

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Attachment 5

ORD01



STAGE 10

STAGE 10 LOT YIELD

SIZE	NO. LOTS
300 - 349.9 sqm	9
350 - 399.9 sqm	19
400 - 449.9 sqm	28
450 - 499.9 sqm	21
500 - 649.9 sqm	16
SUPER LOTS	
> (16 DWELLINGS)	

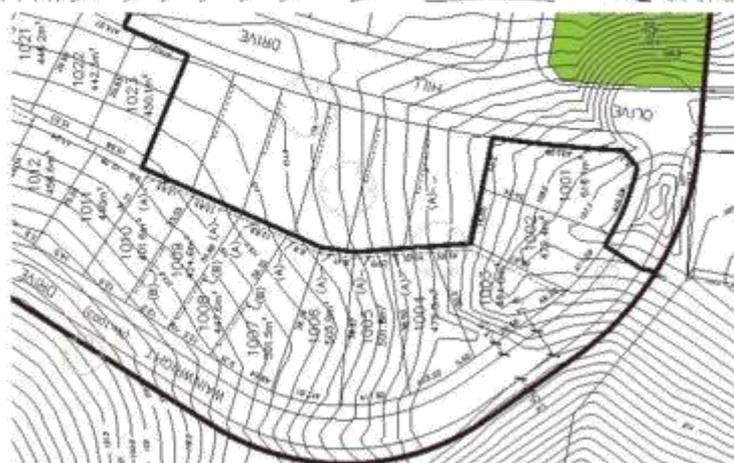


DIAGRAM 'A'

- NOTES
1. CONTOUR SPACING: 1:5 METRE
 2. CONTOUR INTERVAL: 0.5 METRE
 3. TEMPORARY FENCES SHOWN 744P.
- THE AREA OF EACH LOT IS SHOWN ON THIS PLAN. THE TOTAL AREA OF ALL LOTS IS 1000.00 SQM. THE TOTAL AREA OF ALL LOTS IS 1000.00 SQM. THE TOTAL AREA OF ALL LOTS IS 1000.00 SQM.
4. DIMENSIONS SHOWN ARE ACCURATE FOR S.A. PURPOSES ONLY AND SUBJECT TO TOL. SURVEY.
 - (A) DIMENSIONS PROBABLE EXCEPT TO STATE WITHIN 0.5 METRE
 - (B) DIMENSIONS PROBABLE EXCEPT FOR DIMENSIONS TO 0.5 METRE. 1:5 LINE AND SET BACK 3.0 METRES FROM THE ROAD ALONGSIDE.



DIAL 1100
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DATE	DESCRIPTION	BY	FOR
15/09	(D) REVIEW LAND YIELD	PL	PL
04/09	(C) REVISION AND LAND YIELD	PL	PL
21/08	(B) LOT ADJUSTMENTS FOR	PL	PL
17/04	(A) INITIAL DESIGN CONSIDERATIONS	PL	PL
14/03	(A) PRELIMINARY SUBDIVISION	PL	PL
13/02	(A) PRELIMINARY SUBDIVISION	PL	PL

YSCO GEOMATICS
 LAND RESOURCE CONSULTANTS
 200/110 WILSON ROAD, WILSON ROAD
 WILSON ROAD, WILSON ROAD
 WILSON ROAD, WILSON ROAD

PLAN OF PROPOSED SUBDIVISION OF
 LOT 1010 IN OP120478
 THE NORTHERN ROAD, COBBITTY
 CAMDEN LGA

DATE: 1/10/16
 DRAWN: [Name]
 CHECKED: [Name]
 APPROVED: [Name]

**Attachment
Draft Conditions of Consent
33 Eskdale Close, Narellan Vale**

1.0 - General Conditions of Consent

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

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

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Plan No. 1958 Issue A	Lower Floor Plan	Reggies Residential Design and Drafting	23/7/2015
Plan No. 1958-1, Issue A	Upper Floor Plan	Reggies Residential Design and Drafting	23/7/2015
Plan No. 1958-2, Issue A	Elevations	Reggies Residential Design and Drafting	23/7/2015
Plan No. 1958-3, Issue B	Sediment Control Details	Reggies Residential Design and Drafting	17/8/2015
Plan No. 1958-4, Issue A	Building Design Safety Notes	Reggies Residential Design and Drafting	23/7/2015
Plan No. 1958-6, Issue B	Landscape Concept Plan	Reggies Residential Design and Drafting	23/7/2015
Drawing No. 15568A – Sheets 1 and 2	Drainage Plan	D & M Consulting	2/9/2015

Document Title	Prepared by	Date
Assessments of Noise Report Ref. No. EN-CCC-140715AJ	Pollution Control Consultancy and Design	12 August 2015
Stage 2 Contamination and Salinity Assessment Ref No. DDE-17	Dirt Doctors	29 May 2015

- (2) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (3) **Outdoor Lighting** - All lighting shall comply with AS 1158 and AS 4282.
- (4) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.

2.0 – Prior to Issue of a Construction Certificate

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

- (1) **Construction Certificate** - The following information shall be provided to the Certifying Authority with the Construction Certificate application:

- a) Demonstration of compliance with Part D1.2 of the Building Code of Australia regarding egress from the first floor of the building.
 - b) Demonstration of compliance with Table F2.4 (a) of the Building Code of Australia regarding accessible unisex sanitary compartment to be provided to the first floor.
 - c) Demonstration of compliance with Table F2.3 of the Building Code of Australia regarding sanitary facilities for use by children from both indoor and outdoor play areas.
- (2) **Acoustic Report** - The development shall be constructed in accordance with 'Assessments of Noise Report', prepared by Pollution Control Consultancy and Design, Report No. EN-CCC-140715AJ, dated 12 August 2015. In this regard, lapped and capped timber fencing with a surface density of 20kg/sq.m as required by the above acoustic report shall be provided. Details shall be provided to the Certifying Authority with the Construction Certificate application.
- (3) **Salinity** - The proposed building, landscaping and associated works for the development shall comply with the requirements of the Salinity Management Report 'Stage 2 Contamination and Salinity Assessment, prepared Dirt Doctors, Report Reference DDE-17, dated 29 May 2015.

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

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

- (4) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

Note. Under the *Roads Act 1993*, only the Council can approve commencement of works within an existing road reserve.

- (5) **Traffic Management Plan** - A Traffic Management Plan (TMP) shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (6) **Soil, Erosion, Sediment and Water Management** - An Erosion and Sediment Control Plan (ESCP) shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (7) **Environmental Management Plan** - An Environmental Management Plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the Certifying Authority.

The Environmental Management Plan shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining landuses and the natural environment is not unacceptably impacted upon by the proposal. The Environment Management Plan shall include but not be necessarily limited to the following measures:

- a) Measures to control noise emissions from the site;
 - b) Measures to suppress odours and dust emissions;
 - c) Soil and sediment control measures;
 - d) Measures to control air emissions that includes odour;
 - e) Measures and procedures for the removal of hazardous materials that includes waste and their disposal;
 - f) Any other recognised environmental impact; and
 - g) Community Consultation.
- (8) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any Geotechnical Report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (9) **Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications.
- (10) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.
- (11) **Pollutants** - Discharge of pollutants is strictly forbidden. Measures to prevent the pollution of waters, air and land shall be incorporated into the development to comply with the requirements of the *Protection of the Environment Operations Act 1997*.
- Where there is potential for pollutant discharge, a report by a suitably qualified expert shall be provided to the PCA detailing the pollution mitigation measures incorporated into the building design so that any discharges comply with the requirements of the *Protection of the Environment Operations Act 1997*.
- (12) **Mechanical Exhaust System** - Mechanical exhaust system(s) shall comply with the BCA and AS 1668 Parts 1 and 2 (including exhaust air quantities and discharge location points). Details demonstrating compliance shall be provided to the Certifying Authority.
- (13) **Food Premises** - The design, construction, fit-out, use and ongoing operation of the food premises and/or food storage area shall comply with all applicable Acts, Regulation, codes and standards including:
- a) the *Food Act 2003*;

- b) the Food Regulation 2004;
- c) Food Standards Australia and New Zealand – Food Standards Code 2003;
- d) Council's Food Premises Code;
- e) AS 1668 'The use of ventilation and air conditioning in buildings';
- f) the BCA; and
- g) AS 4674-2004. Design, construction and fitout of food premises

Details demonstrating compliance shall be provided to the Certifying Authority.

- (14) **Road Shoulder Construction** – The applicant shall carry out the sealing of the road shoulder in front of the subject site in Richardson Road, on approach and departure, to allow vehicles to enter and leave the subject site. The road shoulder shall be designed and constructed in accordance with Council's Specification. Detailed plans of the road shoulder construction shall be forwarded to Council for approval by Council's Traffic Section prior to the issue of the Construction Certificate.

All costs associated with the design and construction of the road shoulder shall be borne by the applicant.

- (15) **Median Construction** – The applicant shall construct a concrete median across the frontage of the site on Richardson Road to limit vehicular access to the subject site to left in/left-out only. The median construction shall be designed and constructed in accordance with Council's Specification. Detailed plans of the median construction shall be forwarded to Council for approval by Council's Traffic Section prior to the issue of the Construction Certificate.

All costs associated with the design and construction of the median shall be borne by the applicant.

- (16) **Section 94 Contributions – Monetary** - A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed Rate	Amount Payable
Contributions Plan No. 3	Trunk Drainage, Water Quality Facilities and Professional Services	\$6,402 per hectare	\$942.00
	Total		\$942.00

A copy of the Section 94 Contributions Plan may be inspected at Council's Camden office at 37 John Street, Camden or can be accessed on Council's website at www.camden.nsw.gov.au.

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this

amount shall be indexed at the time of actual payment in accordance with the applicable Index.

3.0 - Prior to Commencement of Works

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

- (1) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this Development Consent.

Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (2) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.

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

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

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

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

- d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (5) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Consent Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (6) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
 - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours;
 - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (7) **Performance Bond** - Prior to commencement of works a performance bond of \$10,000 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (8) **Site is to be Secured** - The site shall be secured and fenced to the satisfaction of the PCA. All hoarding, fencing or awnings (associated with securing the site during construction) is to be removed upon the completion of works.
- (9) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.

4.0 - During Works

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

- (1) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2008) (refer to: www.environment.nsw.gov.au/waste/envguidins/index.htm)

Once assessed, the materials shall be disposed to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

- (2) **Noise** - All work shall not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act (1997)*. All work shall comply with the requirement of the NSW Industrial Noise Policy and the Environment Protection Authority' Environmental Noise Manual.
- (3) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (4) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (5) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks, and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- c) be prepared in accordance with:
 - Virgin Excavated Natural Material (VENM):
 - i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
 - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- d) confirm that the fill material:
 - i) provides no unacceptable risk to human health and the environment;

- ii) is free of contaminants;
- iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
- iv) is suitable for its intended purpose and land use; and
- v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m³ - 3 sampling locations,
- f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

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

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

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

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

- (6) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (7) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be installed and maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the *Soils and Construction – Managing Urban Stormwater manual (Blue Book)*.
- (8) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc) be encountered during any stage of works (including earthworks, site preparation or construction works, etc), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (9) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (10) **Traffic Management Plan Implementation** - All construction traffic management procedures and systems identified in the approved Construction Traffic Management Plan shall be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (11) **Site Management Plan** - The following practices shall be implemented during construction works:
- a) a sign shall be erected at all entrances to the subdivision site and be maintained until the subdivision has reached 80% occupancy. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:
- "WARNING UP TO \$1,500 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution."*
- The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.
- (12) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the Erosion and Sediment Control Plan or Soil and Water Management Plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (13) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (14) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

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

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

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

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

- (15) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
- a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
 - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
 - c) retaining walls shall not be erected within drainage easements;
 - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (16) **Site Management Plan** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
 - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - c) waste shall not be burnt or buried on site, nor shall wind blown rubbish be allowed to leave the site. All waste shall be disposed of at an approved waste disposal depot;
 - d) a waste control container shall be located on the site;
 - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
 - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
 - i) be a standard flushing toilet connected to a public sewer; or
 - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
 - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.

- (17) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.

5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Compliance with Acoustic Requirements** - Documentary evidence shall be provided to the PCA confirming that the building has been constructed in accordance with the approved acoustic report 'Assessments of Noise Report', prepared by Pollution Control Consultancy and Design, Report No. EN-CCC-140715AJ, dated 12 August 2015.
- (2) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (3) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the PCA in accordance with the requirements of the EP&A Regulation 2000.
- (4) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (5) **Food Premises** - The following notifications shall occur:
 - a) Council shall be notified that the premises is being used for the preparation, manufacture or storage of food for sale and an inspection of the completed fit out is to be conducted. A 'Food Business Registration' form can be found on Council's website.
 - b) the NSW Food Authority shall be notified and a copy of the notification shall be provided to Council. Notification can be completed on the NSW Food Authority website.
- (6) **Mechanical Exhaust System** - A Certificate of Compliance prepared by a suitably qualified engineer confirming that the mechanical exhaust systems have been designed, constructed and installed in accordance with the relevant requirements of Clause F4.12 of the BCA and AS1668 Parts 1 and 2, shall be provided to the PCA. Certification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.
- (7) **Median and Road Shoulder Construction** - Median and Road Shoulder Construction required by Condition 2.0 (14) and (15) shall be constructed and completed to the satisfaction of Council prior to the issue of an Occupation Certificate.
- (8) **No Stopping Restrictions** - No stopping restrictions shall be implemented across the Richardson Road Frontage of the site. In this regard, appropriate signage shall be installed at the applicant's expense. A PRA application shall be made to Council and approved by Council's Local Traffic Committee prior to the issue of an Occupation Certificate.

6.0 – Ongoing Use

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

- (1) **Amenity** - The business shall be conducted and customers controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations and residential or business premises.
- (2) **Offensive Noise** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997* and shall comply with the NSW Industrial Noise Policy 2000 (as amended).
- (3) **Operational Plan of Management** – The applicant must prepare an Operational Plan of Management. A copy of the finalised Operational Plan of Management must be submitted with the Application for an Occupation Certificate and must include measures to address the following matters:
 1. Numbers of staff;
 2. Staff working hours;
 3. The minimisation of impact on the nearby residents by traffic and parking associated with the development;
 4. Child drop off and pick up procedures by vehicle;
 5. Child check in and check out procedures;
 6. Common area use;
 7. Noise control;
 8. Internal security procedures;
 9. Public access to building and surrounds on site;
 10. Delivery and service tradespeople access and their functioning within and around the building;
 11. Emergency evacuation;
 12. Measures to minimise / address littering;
 13. Neighbourhood complaint management, including:
 - Maintaining and operating a complaints procedure and policy to deal with neighbour complaints;
 - Maintaining a neighbour complaints register, which is accessible to neighbours on a regular basis;
 - Ensure that any complaints management register is updated and maintained to ensure up to date contact details for the benefit of neighbours;
 - Procedure for dealing with neighbour complaints reasonably and efficiently; and
 - Regular evaluation and improvement of the complaints register and complaints management generally.
 14. Compliance with relevant conditions of approval.
- (4) **Manoeuvring of Vehicles** – All staff and patron vehicles shall enter and leave the site in a forward direction.
- (5) **Signage** - Appropriate signage shall be installed on the Eskdale Close frontage of the site indicating that all child drop-offs and pick-ups shall take place from the Richardson Road side of the property only with vehicular access from Eskdale Close being limited to staff only.

- (6) **Removal of Graffiti** – The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.
- (7) **Hours of Operation** – The property is only to be open for business and used for the purpose approved between 6.30am and 7.00pm, Monday to Friday.
- (8) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

The 12 month maintenance and establishment period includes the applicant's responsibility for the establishment, care and repair of all landscaping elements including all street tree installations, plantings, lawn and hardscape elements including paths, walls, bins, seats, BBQs, shelters, playground equipment and soft fall treatments.

The date of practical completion is taken to mean completion of all civil works, soil preparation and treatment and initial weed controls, and completion of all planting, tum installation, street tree installation and mulching.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards, etc) shall be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans.

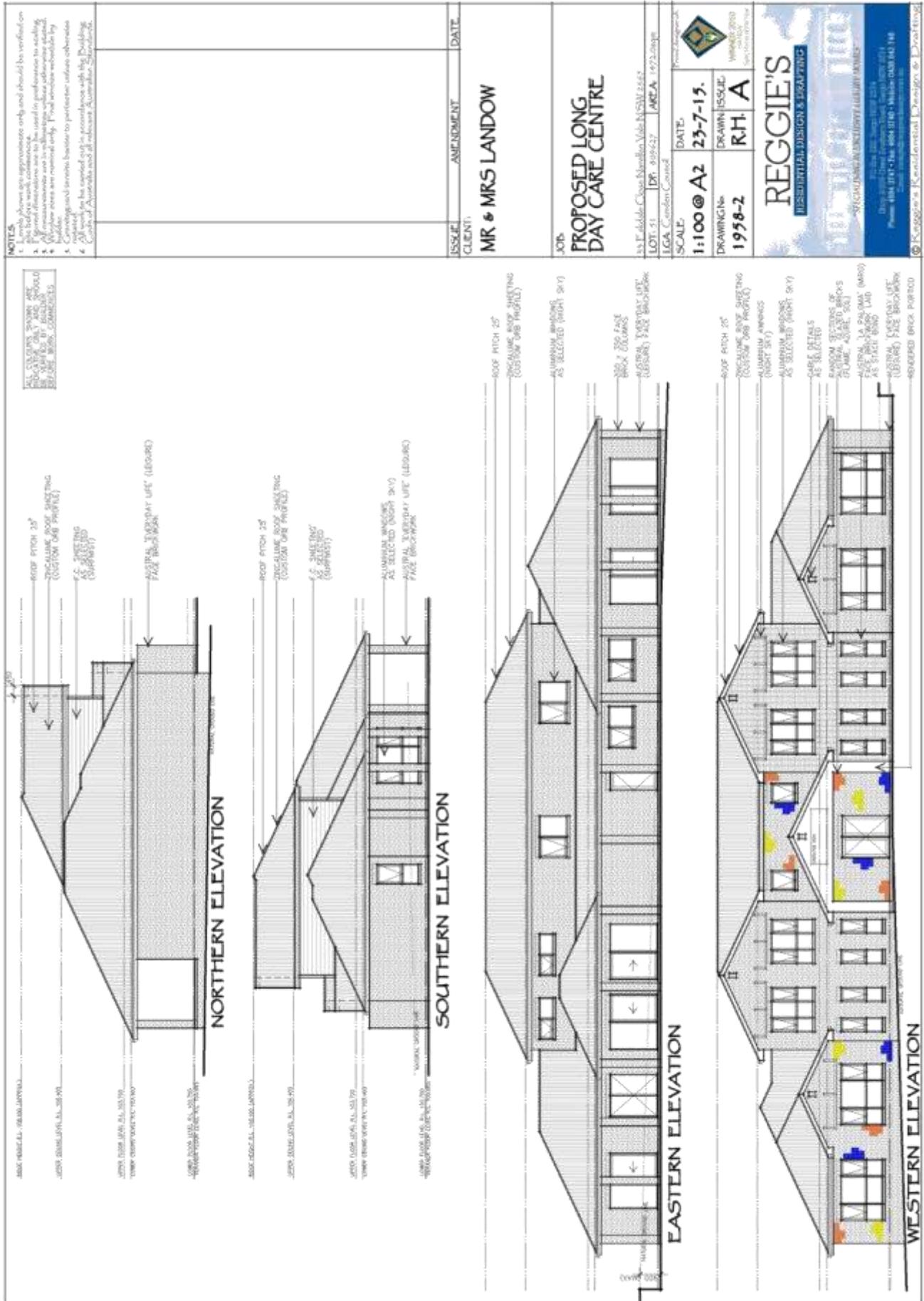
- (9) **Food Premises** - All equipment (including pie warmers, hot food display units, etc) used for the display or storage of hot food shall maintain the food at a temperature of not less than 60°C.

All equipment used for the display or storage of cold food shall maintain the food at a temperature of not more than 5°C.

A food business must, at food premises where potentially hazardous food is handled, have a temperature measuring device (eg probe thermometer) that:

- a) Is readily accessible; and
- b) Can accurately measure the temperature of potentially hazardous food to +/-1oC

A suitable waste contractor(s) must be engaged for the removal of wastes generated at the premises. All bins and waste storage facilities at the premises are to be sealed and emptied on a regular basis to prevent odour, vermin and fire hazards from occurring.



ORD02

Attachment 2

NOTES

- Levels shown are approximate only and should be verified on the field or with a surveyor.
- All measurements are to centreline unless otherwise stated.
- Dimensions are to centreline unless otherwise stated.
- Grading shall be to the satisfaction of the Council.
- Grading shall be to the satisfaction of the Council.
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- Grading shall be to the satisfaction of the Council.

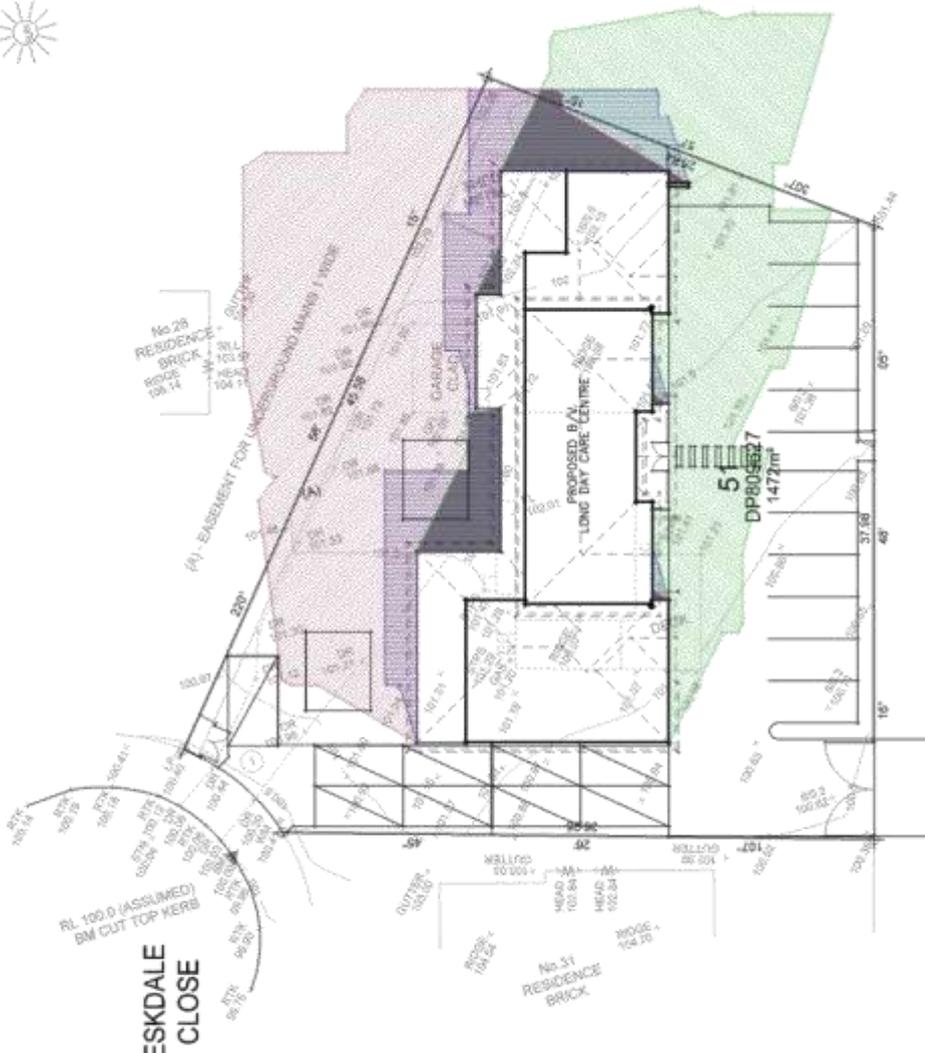
ISSUE	AMENDMENT	DATE
MR & MRS LANDOW		

JOB: PROPOSED LONG DAY CARE CENTRE

33 E. Eskdale Close, Merston Vale, NSW 2167
 LOT 31 DP 897627 AREA 1472.0sqm
 LEGA, Council Control

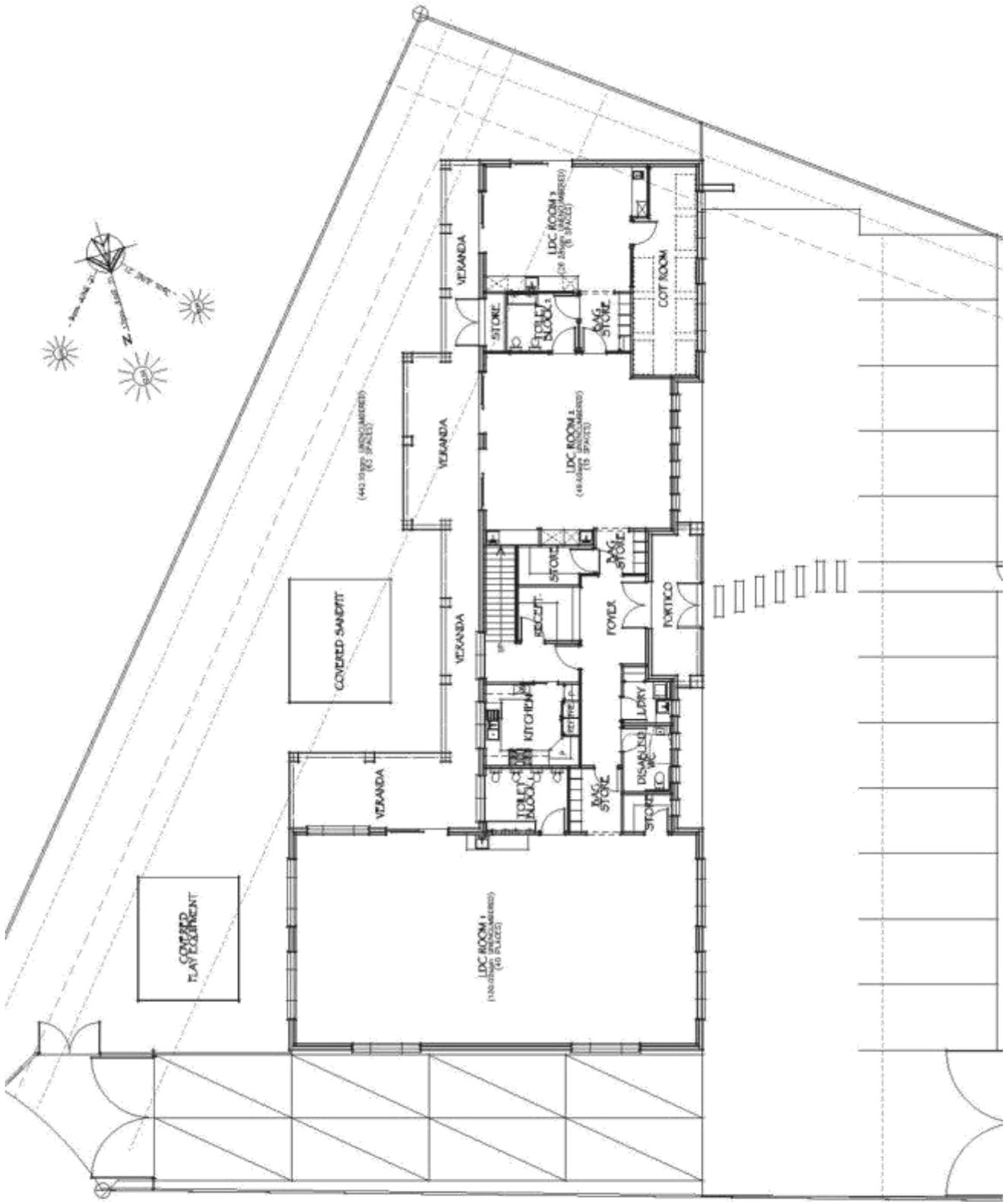
SCALE: 1:100 @ A2
DATE: 23-7-15.
DRAWN/ISSUE: R.H. A
DRAWING No: 1958-5

REGGIE'S
 RESIDENTIAL DESIGN & DRAFTING
 10 The Hill, Upper Hill, NSW 2154
 Phone: 02 9439 7777 Fax: 02 9439 7777
 Email: reggies@reggies.com.au

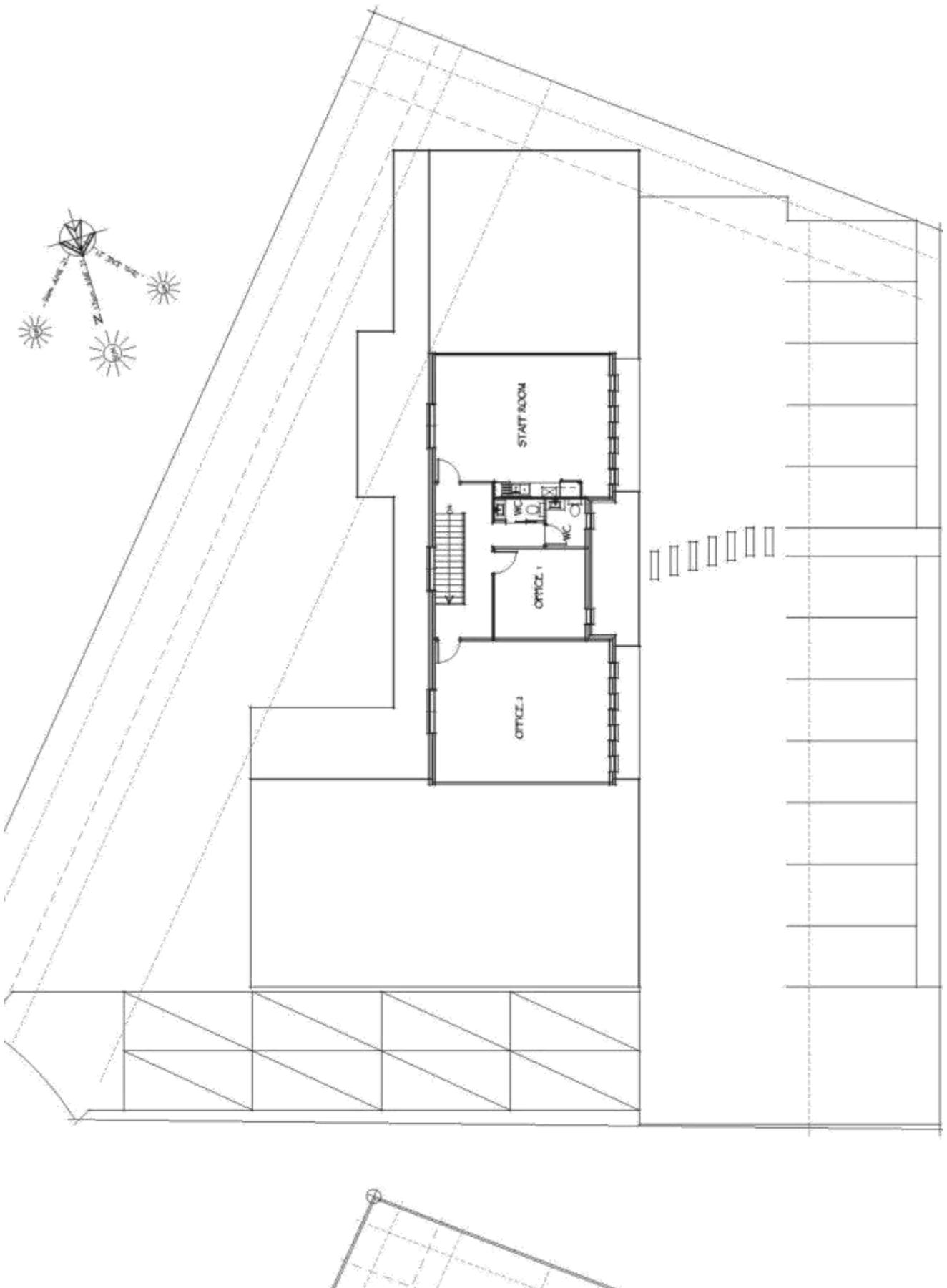


RICHARDSON ROAD

SHADOW DIAGRAM
 Scale 1:100
 Date: 23 July 2015
 Not for construction
 Not for use as a building plan



Attachment 3
ORD02





Camden Council
Submission to:

***NSW Government Discussion Paper:
'Options for Low Rise Medium Density
Housing as Complying Development'***

9 February 2016

Introduction

Camden Council welcomes the opportunity to comment on the NSW Government's Discussion Paper 'Options for Low Rise Medium Density Housing as Complying Development' which proposes to include medium density housing types as complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Camden objects to the proposed changes as they have the potential to result in a significant increase in residential density, particularly within Camden's greenfield urban release areas. Further, the proposed changes would not result in better design and development outcomes for medium density housing and have the potential to adversely impact on the character of our suburbs and the planned development within our release areas.

Summary of Key Concerns and Responses

From its review of the Discussions Paper and proposed changes Council has identified the following key concerns and issues:

1. **Complying development does not provide for community input or opportunity for community comment on medium density housing proposals, and is therefore not in the public interest.**

Response

The development application process under Part 4 of the *Environmental Planning and Assessment Act* is the appropriate means to consider and determine medium density housing, by ensuring community input and comments are considered, in accordance with the public interest.

2. **Complying development should not be used to override permissibility and minimum standards resulting in development outside that expected by the community.**

Response

Changes in permissible development and minimum development standards resulting in changes to residential density and urban character should appropriately be dealt with by means of zoning changes (where required) and through the development application process.

3. **The proposed complying development changes do not take into consideration the major contribution that Camden is already making to increasing Sydney's housing supply, choice and diversity. The effective management of this planned urban growth will be compromised by a loss of Council control of residential densities.**

Response

Camden should be excluded from these provisions of the Codes SEPP as Camden's effective management of its planned urban growth will be compromised by a loss of Council control of residential densities.

4. **Complying development for medium density housing will adversely impact upon the planned provision of infrastructure and services.**

Response

Camden should be excluded from these provisions of the Codes SEPP due to implications for infrastructure funding and provision.

5. **Complying development would not result in better design and development outcomes for medium density housing, and would result in a standardised product with limited architectural merit.**

Response

The development application process under Part 4 of the *Environmental Planning and Assessment Act* is the appropriate process to consider and determine medium density housing development.

The preparation of a Design Guide for medium density development is supported as a means to improve the overall design quality of these housing types and for consideration as part of the development assessment process.

Key Concern 1:

Complying development does not provide for community input or opportunity for community comment on medium density housing proposals, and is therefore not in the public interest.

Issue

At present, medium density housing proposals are subject to the development application assessment process. This requires consideration of the matters listed under section 79C of the *Environmental Planning & Assessment Act* which includes the likely impacts of development, the suitability of the site for the development, as well as any submissions made in accordance with the Act, and the public interest. As part of the development application assessment process, the community can review medium density housing proposals and make formal submissions, which are required to be considered by Council before a determination is made. The complying development process does not provide the community with this opportunity to comment on medium density housing proposals, and would not take into consideration the public interest.

Response

Complying development is inappropriate for consideration of medium density housing. The development application process under Part 4 of the *Environmental Planning and Assessment Act* is the appropriate means to consider and determine medium density housing, by ensuring community input and comments are considered, in accordance with the public interest.

Key Concern 2:

Complying Development should not be used to override permissibility and minimum standards resulting in development outside that expected by the community.

Issue

The proposed complying development changes would expand the permissibility of medium density development within existing zones, override existing local development controls and reduce minimum standards including lot size and frontages for medium density development.

Manor Homes would be introduced within residential zones, outside the R3 zone in the Growth Centre. The definition of Manor Homes for the purposes of complying development would refer to a 2 storey building containing 3 to 4 dwellings (which is akin to a small

residential flat building). This should not be inconsistent with the existing Manor Home definition applying in the Growth Centres which refers to a building containing 4 dwellings.

In addition, the proposed changes include Torrens title subdivision of dual occupancy development as complying development, down to 200m² lots. Torrens title subdivision of dual occupancy development is not currently possible in Camden or the Growth Centre release areas and small lot subdivision down to 200m² lots is only possible within the Growth Centre precincts for integrated development (combining of attached or semi detached dwellings and their subdivision) subject to development consent.

The changes in permissible development and minimum development standards will potentially result in changes to residential density and urban character and should appropriately be dealt with by means of a zoning change (where required) and through the development application process. The complying development changes should apply only to development permissible under current zones and based upon current development standards.

Response

While it is appreciated that the density and character of urban areas will be subject to change, the use of complying development is an inappropriate mechanism to facilitate this and override permissibility and adopted minimum standards.

Changes in permissible development and minimum development standards resulting in changes to residential density and urban character should appropriately be dealt with by means of zoning changes (where required) and through the development application process.

Key Concern 3:

The proposed complying development changes do not take into consideration the major contribution that Camden is already making to increasing Sydney's housing supply, choice and diversity. The effective management of this planned urban growth will be compromised by a loss of Council control of residential densities.

Issue

The increased permissibility of medium density development across residential zones under the proposed complying development changes and the reduction of development standards such as minimum lot sizes for these housing types will likely result in increased residential densities in existing and new urban release areas.

There are already significant opportunities for increased housing supply and medium density in Camden, and particularly within its release areas. This includes provision of a range of medium density housing types, such as attached dwellings and smaller lot housing, located near existing and planned services, transport and open space.

The Housing Diversity changes made to the Growth Centres SEPP in 2014 reduced minimum lot sizes and provided for a range of medium density and smaller lot residential development, which is being taken up in these areas. In addition development application processing times in Camden are more than satisfactory and do not result in excessive determination times for low impact residential development.

Camden 2040 – Camden's Strategic Plan adopted in 2013 establishes a clear vision for the planned urban growth within the council area, and establishes a basis for Council's commitment to and the community's acceptance of this managed growth. This recognises

that the population is planned to increase from approximately 63,000 people, to over 256,000 by the year 2040 and that this will result in significant changes.

It is expected that the uptake of the proposed medium density as complying development in Camden's urban release areas will be greater than existing metropolitan urban areas. A further significant increase in residential density has not been expected nor planned for in Camden.

Response

If the changes as outlined in the discussion paper are to proceed, then the Camden LGA should be excluded from these provisions of the Codes SEPP. Camden is already planning and effectively managing development in its extensive urban release areas to meet metropolitan housing demands, and given the scale of this development it is imperative that Council retains control over residential densities and development outcomes.

Key Concern 4:

Complying development for medium density housing will adversely impact upon the planned provision of infrastructure and services.

Issue

Increased residential densities that are expected to result from the proposed complying development changes will have significant adverse implications for infrastructure provision and funding in Camden and its urban release areas.

The development of contributions plans to collect monies for the provision of essential local infrastructure requires Council to assume a final density, and identify the projected population of the development precinct requirements with regards to key infrastructure (local and state).

The proposed changes significantly reduce Council's ability to ensure that infrastructure is sized appropriately for future communities, as Council will lose control over future densities. A contributions plan can be developed which identifies the required open space areas, libraries, leisure centres, drainage and roads that are needed to support the community, once Council understands the expected population for that area. Lack of control over ultimate potential densities will alter the expected population (particularly in new release areas) and this will create inappropriate infrastructure provision.

In the preparation of contributions plans Council proportions the estimated cost of essential infrastructure across all residential lots. Where densities are not set the cost per lot may be proportioned too high (impacting on housing prices) or too low impacting on Council's ability to collect monies to pay for the provision of infrastructure.

Response

Council must have greater certainty over the final densities within its new suburbs, and therefore does not support the proposed changes. Should these complying development changes proceed, Camden should be exempt from these provisions of the Codes SEPP due to implications for infrastructure funding and provision.

Key Concern 5:

Complying development would not result in better design and development outcomes for medium density housing, and would result in a standardised product with limited architectural merit.

Issue

The proposed changes will result in a lack of Council input and proper consideration of site specific development impacts and design outcomes required for medium density development. Fast tracked complying development approval will not enable suitable site specific design outcomes for medium density housing.

Implementation of development standards and controls including setback and building envelopes would have the potential to create restricted building footprints and standardised design solutions. Standardised designs aimed at meeting minimum complying development standards could be reproduced across the urban release areas on adjacent lots and along new streets. This would adversely impact on planned urban development and character, including impacts the road network / road widths and hierarchy, streetscapes, parking, and landscaped areas.

A minimum 600m² would apply to medium density comprising townhouses and terraces. It is unclear how the number of dwellings between 3 and 10 would be controlled, to ensure that there is an indexed scale related to lot size to avoid the highest number of dwellings on 600m² lots.

The Background Paper indicates that underlying subdivision patterns are a determining factor in the character of an area. However, subdivision patterns, including road designs and narrower widths in the urban release areas have been planned based upon more pre-determined development outcomes compared to more established areas in other parts of Sydney, and would be unsuitable to accommodate density increases likely to result from the proposed changes.

The discussion paper includes a focus on establishing controls to guide built form outcomes, and recommends the preparation of a Design Guide for medium density housing. It is indicated that it is appropriate to develop a Design Guide to assist in layouts and design issues as the numerical controls alone will not automatically achieve good design. This would be similar to the existing Apartment Design Guide, used to guide the design of residential apartments or flat buildings, under *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development*.

Response

The preparation of a Design Guide for medium density development is supported as a means to improve the overall design quality of these housing types and for consideration as part of the development assessment process. However, it is unclear how this would be considered and incorporated into a complying development approval. As a Design Guide is considered to be necessary to help guide better design outcomes for medium density development, then this would indicate that medium density is unsuitable as complying development.

Medium density housing requires more careful consideration of design outcomes and development impacts rather than development designed to meet minimum complying development controls and standards. The development application process under Part 4 of the *Environmental Planning and Assessment Act* is the appropriate process to consider and determine medium density housing development.

Other Issues and Concerns

Excavation

Excavation down to 4m in depth for the provision of basement parking is proposed to be permitted as complying development, subject to boundary setbacks including 2m side boundary setbacks. While the discussion paper refers to the need for geotechnical information to confirm the suitability of the site, there are other matters, such as salinity that will need to be considered. The provision of basement parking will also raise design issues in relation to matters such as accessible parking, ventilation or provision of mechanical ventilation, and groundwater management.

Drainage

The discussion paper recommends storm water for dual occupancy development be collected and drained to a public or interallotment drainage system. For 3-10 dwellings (manor homes, villas/townhouses/terraces) it is proposed that any on site storm water detention system (OSD) and associated storm water management would require prior approval or certification by Council or an appropriately qualified specialist. Complying development on flood control lots would not be possible.

The proposed drainage controls are not supported. Prior approval or certification of OSD by Council may not be feasible. This will require Council resources and assessment, being a cost burden for Council which should require a fee for service. The Discussion Paper identifies the potential additional burden on local government, as a reason for consideration of independent certification of OSD. Consultants may not have access to appropriate Council data to facilitate a thorough design, and lack detailed knowledge of local engineering standards. Reduced Council control over the design of appropriate stormwater management solutions has the potential to adversely impact on Council's drainage assets.

Parking Requirements

The discussion paper recommends minimum parking requirements should apply as set out in the RMS Guide to Traffic Generating Development or the parking prescribed by Council's DCP, whichever is the lesser.

Camden LGA has a high rate of car ownership, higher than that of other Growth Centre councils, with less access to public transport, such as rail services. At the last census 68% of household's in Camden LGA had access to two or more motor vehicles compared to 44% in Greater Sydney. Increased residential densities will create further demand for on street parking along the narrower road widths within the release areas creating car dominated streetscapes. Council's DCP parking requirements should apply, or whichever is the greater between the RMS Guide to Traffic Generating Development and the DCP.

Waste Management

The discussion paper recommends waste storage facilities for manor homes and for town houses and terraces would be provided in accordance with Council's Development Control Plan. This approach is not supported as this alone is insufficient to ensure that appropriate waste arrangements are provided to meet any specific Council requirements for each medium density development. Council certification of or agreement to proposed waste arrangements should be required, prior to a complying development approval. This will require Council resources and assessment, being a cost burden for Council which should require a fee for service.

BCA compliance and setbacks

Concerns are raised about ensuring BCA compliance in particular for Manor Homes (Class 2 buildings) via complying development and in relation to standard setbacks and BCA compliance solutions which could result in adverse design and amenity impacts. Further consideration of secondary setbacks for corner lots may be required. It is also noted that there are some inconsistencies between side boundary setbacks nominated in the text, tables and diagrams.

Concluding comments

For the reasons set above, Camden Council objects to the proposal to include medium density housing types as complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Medium density housing requires more careful consideration, assessment, and community input, with the development application process under Part 4 of the *Environmental Planning and Assessment Act* being the appropriate process to consider and determine medium density development.

If the proposal is to proceed, then the Camden local government area should be excluded from the complying development changes. Camden Council is already planning and managing development in extensive urban release areas to meet metropolitan housing demands, with the effective management of this planned growth being potentially comprised by these changes. In addition development application processing times in Camden do not result in excessive determination times for low impact residential development.



One Part of the 'Missing Middle'

Volume 1- Discussion Paper *November 2015*

Options for Low Rise Medium Density Housing as
Complying Development

ORD03

Attachment 2

ORD03

Attachment 2

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SJB Planning

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List of Terms

<i>ADG</i>	Apartment Design Guide is a State-wide guideline providing guidance for the delivery of high quality apartment buildings.
<i>Apartment building</i>	A form of housing containing multiple dwellings known as flats or apartments.
<i>Building height</i>	The height of a building measured from the highest point, including the roof pitch, to the existing ground level below that point.
<i>Complying Development</i>	A form of development that can be carried out without lodging a development application with the relevant council, subject to compliance with prescribed requirements.
<i>DCP</i>	The Development Control Plan containing detailed design requirements for development and which supplements the Local Environmental Plan for a council area.
<i>Dual occupancy</i>	2 dwellings on 1 lot which can be separate buildings or within a single building.
<i>Landscaped area</i>	The part of a site wider than 1.5m that is not occupied by buildings and which is planted with lawns or shrubs and trees.
<i>LEP</i>	The Local Environmental Plan containing land use zones and controls applying to a council area.
<i>Manor home</i>	A form of housing where a single building contains 4 dwellings, 2 at ground floor level and 2 at first floor level.
<i>Multi-dwelling housing</i>	A form of housing commonly known as townhouses or villas.
<i>On-Site Stormwater Detention (OSD)</i>	A stormwater control facility that controls the rate of flow of water into a public drainage system.
<i>Private open space</i>	The area allocated to a dwelling that is directly accessed from the internal living area of a dwelling. Private open space can be in the form of a courtyard at ground level or a balcony/terrace area at the first floor level.
<i>Secondary dwelling</i>	A second dwelling on a parcel of land that is smaller than the main dwelling and sometimes known as a granny flat.
<i>Terrace house</i>	A form of housing similar to a Paddington style terrace.
<i>Semi-detached dwelling</i>	2 independent houses that share a central common wall and are commonly

	known as 'semi's'.
<i>SEPP</i>	A State Environmental Planning Policy which is a planning policy that has application to all land within New South Wales.
<i>SEPP 65</i>	State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development is the State-wide policy mandating design quality in apartment building developments.
<i>Setback</i>	The distance a building must be setback from a front side or rear boundary of a property.
<i>Standard LEP</i>	A Local Environmental Plan that is based upon the Standard Instrument – Principal Local Environmental Plan which has made LEP formats, zone descriptions and definitions common across all council areas.
<i>Strata subdivision</i>	A form of subdivision where owners share ownership of common areas and within which individual dwelling entitlements are individually owned.
<i>The Policy</i>	The current State-wide Exempt and Complying Development Codes contained within <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> .
<i>Torrens title</i>	A form of land subdivision in which the land and building are individually owned.

ORD03

Attachment 2

1 Introduction

1.0 Introduction

1.1 Purpose

The Department of Planning and Environment (the Department) is examining opportunities to provide greater housing choice and better design for medium density housing across NSW, by broadening the range of development types that can be carried out as complying development under the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* (the Policy).

The population of NSW is projected to grow by more than 100,000 people annually, with projections indicating homes will be required for an additional 1.6 million residents by 2031. Metropolitan Sydney alone will require an additional 664,000 dwellings over the next 20 years. It is necessary to explore options to meet this housing demand.

One approach is the expansion of complying development to cover medium density housing options, to assist in the delivery of more housing, provide greater housing choice and better design outcomes for medium density development across the State.

This Discussion Paper has been prepared by SJB Planning, on behalf of the Department, to seek feedback from the community and other stakeholders on the expansion of complying development to cover medium density housing development.



1.2 The 'Missing Middle'

The NSW Planning system currently provides effective State policy guidance for the development of single and 2 storey dwelling houses and higher density residential apartments.

However, a policy gap for the development of medium density housing forms has been identified. This policy gap is known as the 'missing middle'. Medium density housing including terraces, townhouses, manor homes, and dual occupancies are a segment of the missing middle.

The expansion of complying development to cover the missing middle presents an opportunity to provide a consistent State-wide approach for medium density housing forms, such as dual occupancies, manor homes, townhouses and terraces.

Addressing the missing middle through the expansion of complying development can assist in the delivery of housing and housing diversity, and is consistent with a key direction of the Government's *A Plan for Growing Sydney*, which aims to support Government actions that improve housing choice to suit different needs and lifestyles, and to promote good design.

1.3 The Benefits of Complying Development

Complying development is a fast-tracked, streamlined form of combined planning and construction approval for specified types of development. The complying development pathway is for straightforward developments which can only be undertaken if a set of prescribed numerical controls and requirements are fully satisfied. These controls must be fully complied with if a development is to proceed. Complying development approvals can be issued by councils or private certifiers (known as the certifying authority). Any approvals issued are subject to conditions of approval, to protect surrounding uses during the construction period and for the life of the development.

The NSW Government is committed to reducing the cost and time to carry out routine complying developments for homeowners. Since the Policy's commencement in 2009, the number of developments that have been approved as complying development under a streamlined assessment process has increased.

In 2013-2014 the Policy allowed 29 per cent of all development approvals in NSW to be fast-tracked under the complying development pathway, saving time and money for homeowners. More than \$4.4 billion of development was delivered as complying development in this same period, representing an increase of \$1.4 billion from the previous year.

Complying development also represents time savings for homeowners, with complying development applications taking on average 18 days to approve, compared with 70 days for a development application. This fast-tracked process also frees up council resources to focus on other local matters.

The benefits of addressing the missing middle include exploring opportunities to expanding complying development to cover medium density housing options includes:

- improving the quality of the housing provided;
- providing greater certainty to the approval process;
- promoting housing choice to meet different needs;
- streamlining the approval process for medium density housing; and
- achieving better design outcomes.

1.4 The Approach

As part of the approach to address the missing middle, this Paper discusses the following medium density housing forms that could be carried out as complying development, depending on lot size:

- Development resulting in 2 dwellings (dual occupancies) on a single lot with a minimum lot size of 400m²;
- Development resulting in 3-4 dwellings (manor homes) on a single lot with a minimum lot size of 500m²; and
- Development resulting in 3-10 dwellings on a single lot with a minimum lot size of 600m² (townhouses/terraces and/or a combination of development types resulting in 3-10 dwellings on a single lot. For example, a dual occupancy and a manor home on the same lot).

This Paper recommends appropriate complying development standards for proposals that will result in between 2-10 dwellings being erected on a single parcel of land.

A maximum of 10 dwellings and a height limit of 8.5m (2 storeys) is recommended to ensure that the scale and built form of development under complying development is manageable and that any proposed development will fit into an existing residential streetscape.

To inform the recommendations in this Paper, SJB Planning undertook a review and analysis of various development applications from 12 Local Government Areas (LGAs) across metropolitan and regional areas of NSW with a high proportion of dual occupancy and townhouse style development being approved.

This analysis identified trends and similarities across NSW which has been used to inform the suite of controls and development standards recommended by this Paper. The review also identified a number of approved development applications that resulted in poor built form outcomes – for example, inadequate rear setbacks, poor relationship with the streetscape, and privacy/amenity impacts on neighbouring properties. The proposed expansion of complying development provides an opportunity to provide a better built form outcome for medium density development in NSW.

The suggested development standards for medium density development resulting in 2-10 dwellings on a single lot have been tested to compare the potential outcomes of applying these controls with examples of existing approved developments. This testing has identified opportunities to improve built form outcomes for medium density development, particularly in relation to boundary setbacks, dwelling orientation and the management of privacy impacts. The testing, and detailed background research undertaken to inform the recommendations in this Paper is presented in Volume 2 (Background Paper) to this Paper.

This Paper provides recommendations on additional housing types that could be carried out as complying development under the Policy. These options include medium density options, including dual occupancies, manor homes and multi-dwelling housing (i.e. townhouses and terraces) or a combination of dwelling types resulting in up to 10 dwellings on a single lot.

The Paper also provides recommended development standards for each development option and an indication of conditions to be imposed on complying development certificates (CDCs).

1.5 Next Steps

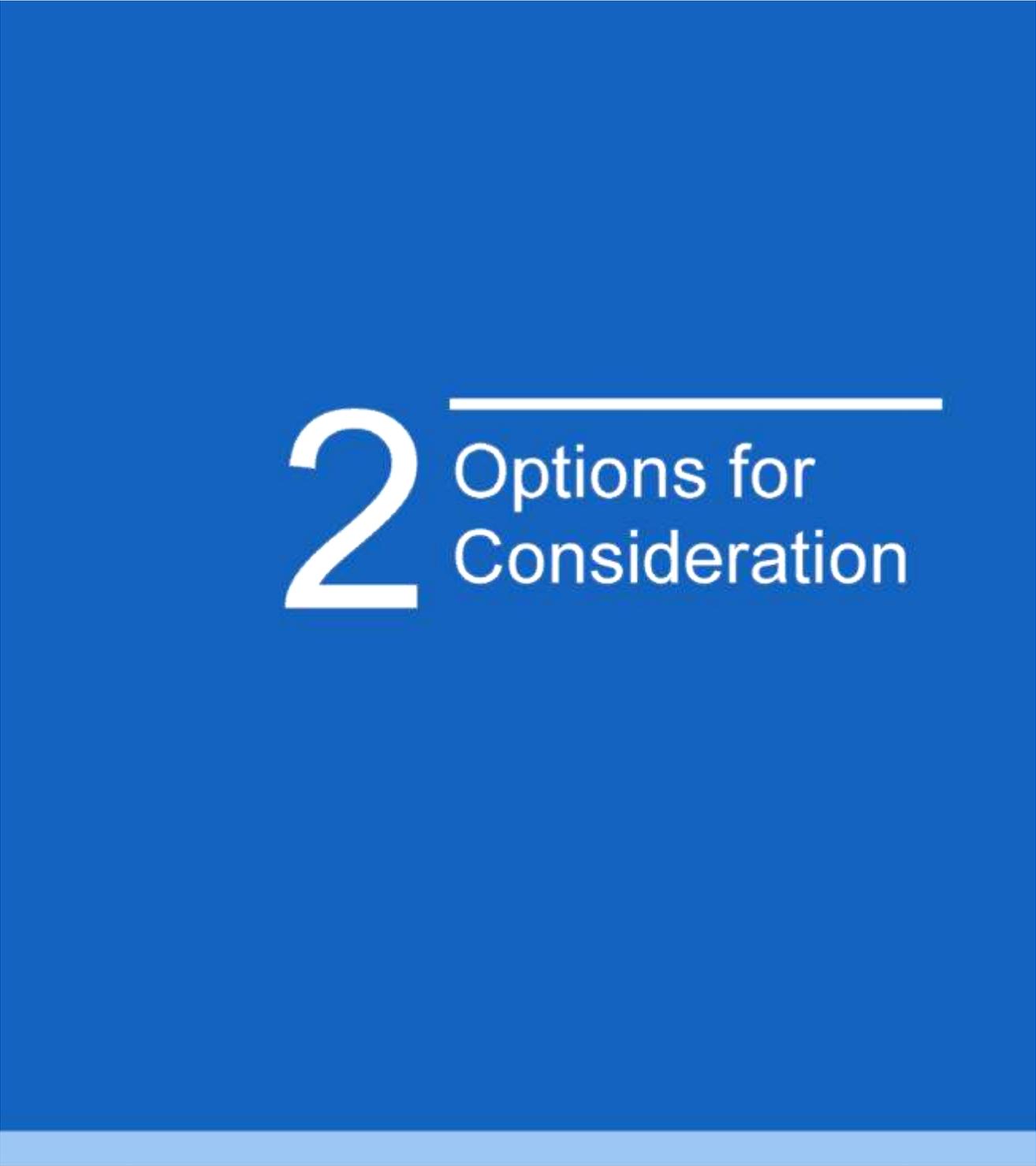
Community feedback and discussion is encouraged to further explore the opportunity to expand complying development to help address the missing middle, as part of the NSW Government's strategy to assist in the delivery of greater housing and housing choice to meet the projected growth demands of NSW.

All feedback and submissions will be reviewed and the results will be used to inform the development of any changes to the Policy.

Please see Part 4 Next Steps of this Paper for instructions on how you can provide feedback and make a submission.

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Attachment 2



2 Options for Consideration

2.0 Options for Consideration

This Paper recommends that the following development options are considered for inclusion as complying development under the State Policy for exempt and complying development:

- Development resulting in 2 dwellings (dual occupancies) on a single lot with a minimum lot size of 400m²;
- Development resulting in 3-4 dwellings (manor homes) on a single lot with a minimum lot size of 500m²; and
- Development resulting in 3-10 dwellings on a single lot with a minimum lot size of 600m² (townhouses/terraces and/or a combination of dwelling types resulting in 3-10 dwellings on a single lot).

The proposed development standards for these housing types are discussed in more detail in this Section. The proposed development standards are categorised as:

- Primary standards;
- Design standards; and
- Amenity standards.

All of these development standards are required to be met before a development can be carried out as complying development. If these standards are not met, then the development cannot be carried out as complying development, and the applicant must submit a development application.

At present, complying development cannot be carried out on certain land, such as heritage conservation areas, foreshore areas and environmentally sensitive areas (including National Parks and critical habitat). It is proposed that these existing exclusions be retained.



Example of typical townhouse form of development

2.1 Development resulting in 2 dwellings (dual occupancies) on a single lot

It is recommended that the Policy be expanded to enable 2 dwellings on a single lot to be carried out as complying development. A development resulting in 2 dwellings on a single lot could be in the following configurations:

- Side by side (semi-detached or attached dual occupancy);
- One behind the other (attached or detached dual occupancy); and
- One on top of the other (traditional duplex form).

The proposed standards ensure that the resulting built form is of a typical domestic scale that respects maximum building height, minimum boundary setbacks and minimum landscaped area requirements.

Development resulting in 2 dwellings to be undertaken as complying development can be attached or detached.

It is proposed that the development of 2 dwellings on a single lot will not be allowed as complying development in the following zones:

- R4 High Density Residential;
- R5 Large Lot Residential;
- Rural zones; and
- Environmental living zones.

It is proposed that the R4 High Density Residential zone be excluded as these lands are typically zoned to facilitate higher density development and the zone objectives may be undermined if land in these zones were permitted to be further fragmented by development at a lower density. The large lot residential, rural and environmental living zones are not typically suitable for increased density development.

What do you think?

Should the development of dual occupancies on a single lot as complying development be permitted in R1, R2 and R3 zones?



Contemporary dual occupancy form of development

2.1.1 Proposed Primary Standards

Primary Standard – Minimum lot size

A minimum lot size of 400m² is proposed.

The rationale for this minimum lot size is that the current smallest lot permitted for a single dwelling under the Policy is 200m². For development creating 2 dwellings on a single lot, this minimum lot size is proposed to be doubled.

The construction of 2 dwellings on 1 lot cannot be carried out as complying development if the lot size is less than 400m² in area.

Primary Standard – Minimum frontage

Two minimum frontage or lot width standards are suggested, depending upon the configuration of the development proposed.

The suggested minimum frontages are:

- 15.0m where dwellings are proposed side by side (traditional semi-detached form) (Figure 1); or
- 12.5m if the second dwelling is located behind a front dwelling (Figure 2) or if the dwellings are provided in a ground floor/ first floor configuration (a traditional duplex form).

The rationale for 2 minimum lot widths is to recognise that wider lots are required to accommodate 2 new dwellings in a semi-detached form, each with independent car parking and to ensure appropriate separation from existing side boundaries can be achieved.

The narrower minimum lot width of 12.5m would apply where an existing dwelling is retained or added to so as to create 2 dwellings in a 2 storey built form, or a second dwelling is provided in the rear yard of the existing dwelling.

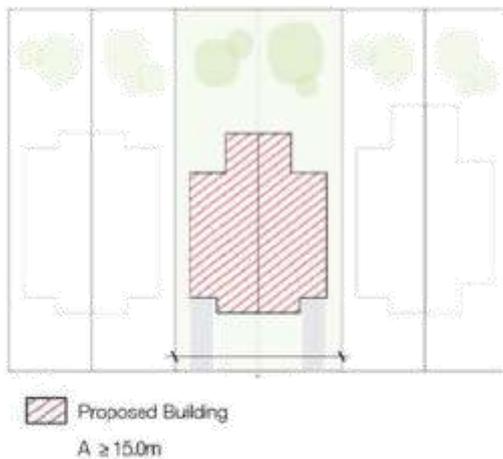


Figure 1: Minimum site width requirement of 15.0m for semi-detached style development

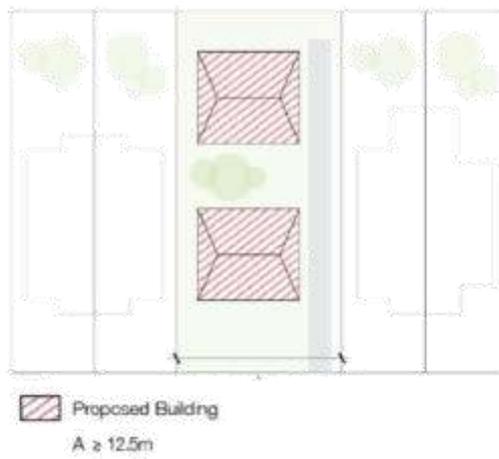


Figure 2: Minimum site width requirement of 12.5m for detached development

What do you think?

Should the minimum frontage be reduced to 14m so that the construction of 2 dwellings on a single lot can be carried out as complying development on more existing lots?

2.1.2 Proposed Design Standards

Design standards are controls to manage the size and location of the buildings. The design standards would establish the building envelope, namely height and boundary setbacks. These standards, in conjunction with landscaped area requirements, limit the height and location of the buildings and create the building envelope, which a proposed building must fit within if it is to be carried out as complying development.

Design Standard – Building height

A maximum building height of 8.5m is proposed.

While some local environmental plans may permit greater building height in their residential zones, a more cautious approach to height is suggested for the purposes of complying development.

This is suggested to minimise potential adverse impacts from buildings such as overshadowing and privacy and to maintain a low rise scale of development that is compatible with lower density housing. A maximum height limit of 8.5m would eliminate attempts to squeeze 3 storeys into a 9.5m height limit for example. The suggested 8.5m height limit provides scope for 2 accommodation levels and a traditional roof form, as well as scope to respond to land slope.

It is not proposed to permit attic rooms due to the complexity of providing uniform development standards for attics, and the potential for adverse overlooking and privacy impacts.

Design Standard – Minimum floor to ceiling height

A minimum floor to ceiling height of 2.7m for habitable rooms is suggested.

A minimum internal height of 2.7m provides living spaces with high amenity and good access to natural light and ventilation.

Design Standard – Front setback

A minimum front setback of 4.5m or the average of the setback of adjoining existing development, whichever is the greater, is contemplated. The setback is demonstrated in Figure 3.

This setback control has been adapted from the current Policy's approach to setbacks.

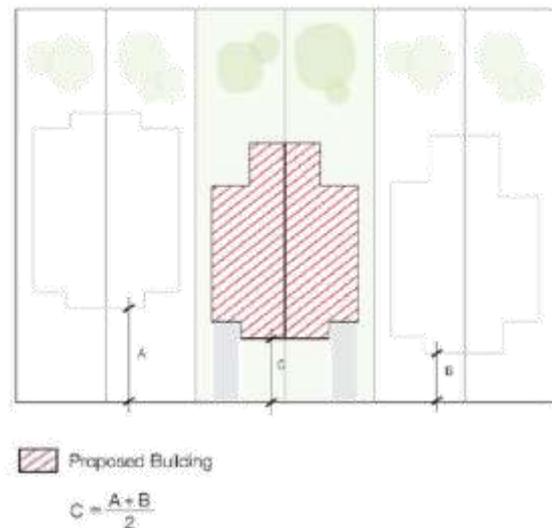


Figure 3: Proposed front setback control

The Background Paper (Volume 2) confirms that a minimum 4.5m, or average of the existing setback, does not substantially conflict with controls in place across NSW.

What do you think?

Should the height be limited to 8.5m?

Should attic rooms be permitted?

Should 2.7m floor to ceiling heights be imposed?

Design Standard – Garage/parking setback

Any garage or carport structure should be setback a minimum of 1.0m behind the front building setback. No car parking should be provided forward of the building line as shown in Figure 4.

This setback is proposed to recess any garage or parking structure behind the front building alignment while also assisting in providing some articulation to the streetscape presentation. The setback of any garage or carport will assist in breaking down the streetscape presentation and minimise the dominance of car parking structures, which can be negative elements in the streetscape.

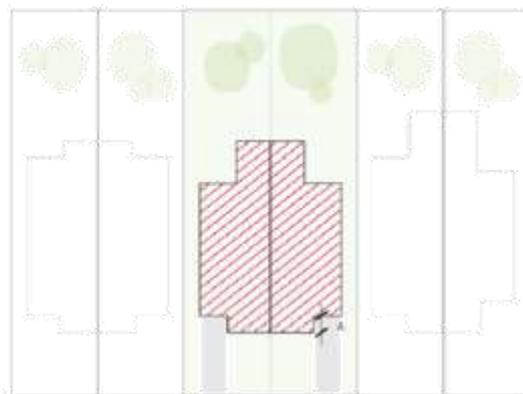


Example of attached dual occupancy form of development

Design Standard – Rear setback

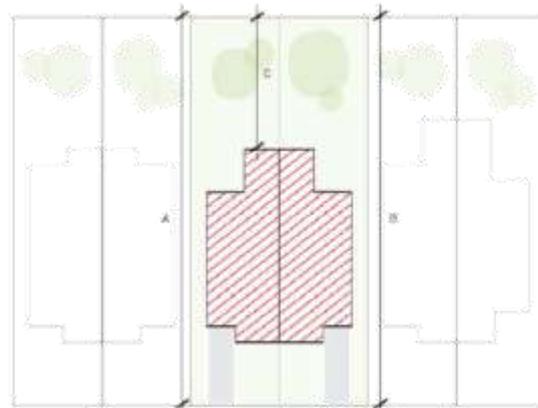
A minimum rear setback of 6.0m or 25 per cent of the average of the side boundary lengths, whichever is the greater, is proposed. No car parking or car parking structures are permitted in the rear setback. The control is demonstrated in Figure 5.

This suggested rear setback control has been adopted from examples currently administered in existing council development control plans. The proposed control imposes a minimum 6.0m setback of any building from the rear boundary providing opportunity for both landscaped area and private open space that provides good separation from adjoining development. The implementation of a setback of 25 per cent of the average site depth becomes relevant on lots greater than 24m in depth and assists in maintaining a larger rear setback landscaped area in localities that comprise larger and deeper lots.



 Proposed Building
 Driveway
 $A \geq 1.0m$

Figure 4: Garages or parking structures are to be a minimum of 1.0m behind the building setback alignment.



 Proposed Building
 $C = \frac{A+B}{2} \times 25\%$

Figure 5: Rear setback control

Design Standard – Minimum side boundary setback

A minimum side boundary setback of 900mm is suggested. In addition, any building is to be located wholly within a plane projected at 45° at a height of 5.5m along the side boundary. The setback is demonstrated in Figure 6.

The proposed minimum setback reflects a typical 900mm setback and the height plane will ensure appropriate setbacks to upper levels are achieved. The height plane would require any element of the building that is 6.4m or higher above ground level at the 900mm setback to be set in from the boundary.

If alternately, a 1200mm wall setback is adopted, a wall height of 6.7m can be achieved before further setback is required. This provides ample scope within which to accommodate a building of up to 2 storeys in height, as well as allowing for topographic variations of the site.



Figure 6: Side setback controls

Design Standard – Minimum landscaped area

A minimum of 30 per cent of the site is to be landscaped area.

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

To be included as landscaped area the portion of the site to be landscaped would require a minimum width of 1.5m as demonstrated in Figure 7.

A 30 per cent landscaped area requirement has been identified to ensure minimum areas of the site are provided to permit water penetration and to accommodate landscape plantings. This minimum width encourages the provision of side boundary setbacks greater than the minimum of 900mm, which facilitates greater vegetation planting and side boundary screen planting opportunities.

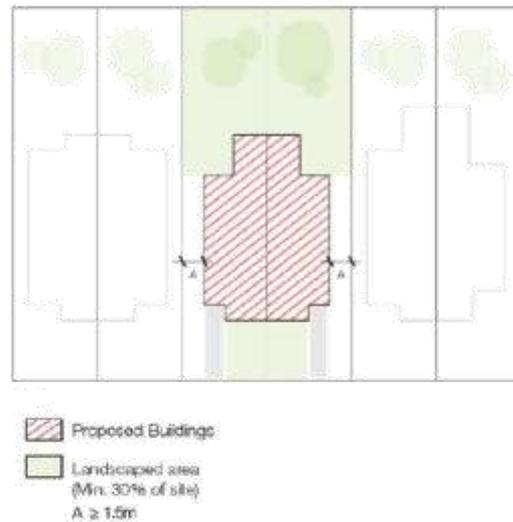


Figure 7: Side setback control

What do you think?

Should eaves and roof overhangs be required to comply with the envelope control?

Would the application of a 1.2m setback and no building envelope be easier to implement?

Design Standard – Minimum driveway setback

It is proposed that any driveway must be setback a minimum of 1.0m from a side boundary as demonstrated in Figure 8.

This setback allows for some vegetation and visual separation between a driveway and the side boundary of a site and the opportunity for landscaping to be included. For the setback area to be included within the landscaped area calculation, it would need to be a minimum of 1.5m setback, which provides an incentive to provide greater than the minimum driveway setback if possible.



Example of contemporary terrace form housing

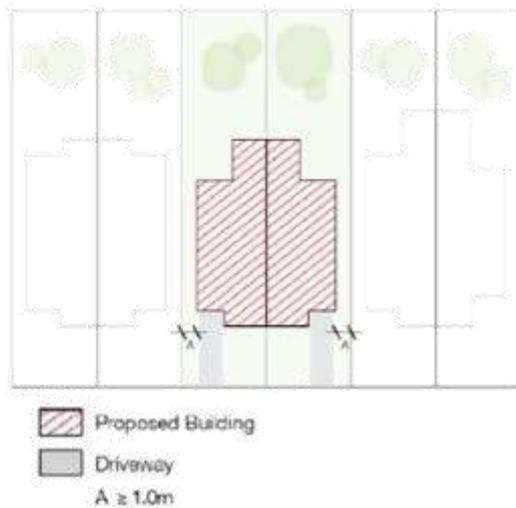


Figure 8. Side setback controls

Design Standard – Minimum private open space

Private open space at ground level should have a minimum area of 24m² with a minimum length and width dimension of 4.0m as demonstrated in Figure 9.

Private open space provided in the form of a balcony that is the only private open space for a dwelling is to have a minimum area of 12.0m² with a minimum width of 2.4m.

These proposed minimum requirements are consistent with the minimum standards contained in the Apartment Design Guideline (ADG) which apply to residential apartments. These standards have been adopted from an accepted minimum guide that provides appropriate outdoor open space. With the minimum rear setback requirement of 6.0m, ground level private open spaces provided would be well in excess of these minimum areas.

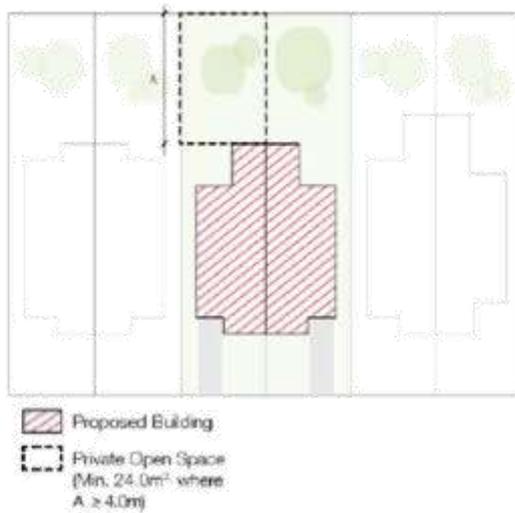


Figure 9. Side setback controls

2.1.3 Amenity Standards

Amenity standards manage the impact upon the amenity of adjoining properties and control the appearance of the building.

These standards have been adapted from the existing provisions in the Policy which currently apply for single dwellings carried out as complying development.

Amenity Standard – Building articulation

To provide variation in building form:

- Buildings must have a front door and a window facing the street;
- Buildings must have a door and a window facing onto a street;
- Buildings may include articulation that encroaches into the street setback; and
- Buildings on a corner lot must have a window that faces and is visible from a secondary road.

Amenity Standard – Building elements within an articulation zone to a primary road

The building elements that are permitted to encroach into the setback can include elements such as porticoes, decks, window boxes, bay windows or shading devices.

Any building articulation elements are not to occupy more than 25 per cent of the street setback.

Amenity Standard – Privacy

Windows with sill levels less than 1500mm above a floor level that is more than 1.0m above ground level must be screened if they are less than 3.0m from a boundary.

Balconies, terraces and decks must include privacy screens where they face onto side boundaries.

Amenity Standard – Car parking requirements

The minimum car parking requirement for dual occupancies are as set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the Council Development Control Plan, whichever is less.

Where the Council Development Control Plan contains maximum rates of parking for this type of development, these will also continue to apply. This approach is consistent with the approach taken under State Environmental

Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65).

If the calculation of the number of parking spaces does not result in a whole number, the total will be rounded down to the nearest whole number. A car parking space can be an open hard stand space or a carport or garage.

Amenity Standard – Vehicle access

Driveways must comply with the relevant Australian Standard and access onto a public road.

Any parking provided on a battle axe lot development must allow cars to enter and leave the site in a forward direction.

Amenity Standard – Removal or pruning of trees

A separate consent is required unless:

- The tree is not listed on a significant tree register or register of significant trees kept by the council;
- The tree or vegetation will be within 3.0m of any development that is a building that has an area of more than 25.0m²; and
- The tree or vegetation has a height that is less than 8.0m and is not required to be retained as a condition of consent to the subdivision of the lot.

Amenity Standard – Earthworks, retaining walls and structural support

Excavation must not exceed a maximum depth measured from ground level (existing) of:

- 1.0m deep if within 1.0m of a boundary;
- 2.0m deep if within 1.0m to 1.5m of a boundary; and
- 3.0m deep if more than 1.5m from a boundary.

Excavation in areas in Acid Sulfate Soils areas mapped as Class 3 or 4:

- Is not to exceed 1.0m in depth.
- Fill is not to exceed 1.0m in depth but must be controlled by retaining walls and cannot be within close proximity to side and rear boundaries.

Amenity Standard – Drainage

All stormwater must be collected and disposed of and drained to a public or an inter-allotment drainage system.

2.1.4 Subdivision of 2 dwellings

The following two options are being considered for the Subdivision of 2 dwellings on a lot as complying development:

- Torrens title subdivision of a lot with a dual occupancy. In this case, subdivision would not be permitted until the building has been constructed, to avoid speculative subdivision being undertaken; and
- Strata subdivision of a dual occupancy.

Development Standard – Minimum lot size for subdivision

For Torrens title subdivision to be pursued as complying development, each resulting lot would need to be a minimum of 200m² (excluding any access handle in a battle axe subdivision) and with frontage to a public road.

This is similar to the current minimum lot size requirement upon which single dwellings can be undertaken as complying development under the Policy.

No minimum lot size would apply to strata subdivision.

What do you think?

Should Torrens title subdivision of 2 dwellings on a single lot be permitted as complying development?

Should subdivision be permitted only after the buildings are completed?



Examples of attached dual occupancy housing forms

2.1.5 Summary of suggested controls for development resulting in 2 dwellings

The proposed development controls that would apply to a development resulting in 2 dwellings on 1 lot are summarised in the tables below.

Primary Standards

Control	Standard
Minimum lot size	400m ²
Minimum frontage	12.5m (detached/stacked form) 15.0m (semi-detached form)

Table 1: Primary Standards – 2 dwellings as complying development

Design Standards

Control	Standard
Maximum building height	8.5m and 2 storeys (no attic rooms)
Minimum front setback	4.5m or the average of the adjoining setbacks, whichever is the greater
Minimum floor to ceiling height	2.7m
Garage/parking setback	1.0m behind the front setback
Rear setback	Minimum of 6.0m or 25% of the average of the length of the side boundaries, whichever is greater
Minimum side boundary setback	900mm and comply with the a building envelope measured at a height of 5.5m at the side boundary and projected at 45 degrees
Minimum landscaped area	30% of the site area
Minimum width of landscaped area	1.5m
Minimum driveway setback	1.0m
Minimum private open space	24m ² and minimum dimension of 4.0m for ground level 12m ² and minimum depth of 2.4m if provided as a balcony
Maximum building height	8.5m and 2 storeys (no attic rooms)
Minimum front setback	4.5m or the average of the adjoining setbacks, whichever is the greater
Minimum car parking provision	The Guide to Traffic Generating Developments or the relevant council controls, whichever is less.

Table 2: Design Standards – 2 dwellings as complying development

Subdivision Standards

Control	Standard
Minimum subdivision lot size	200m ² (excluding any access handle in a battle axe subdivision) and must front a public road

Table 3: Subdivision Standards – 2 dwellings as complying development

2.2 Development resulting in 3-4 dwellings – manor homes

The development of 3-4 dwellings (manor homes) on a single lot is recommended to be permitted as complying development.

The manor home definition was first introduced in the Western Sydney Growth Centres and refers to a 2 storey residential building with 4 dwellings. This was to limit the height and scale of a manor home to be consistent with the character of a low-medium density residential area.

The proposed development standards under this option would apply only to the development of manor homes. Whilst 'manor home' is currently defined in the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to refer to a 2 storey building containing 4 dwellings, it is proposed that this definition be slightly amended for the purposes of complying development to refer to a 2 storey building containing 3-4 dwellings. It is proposed that a new definition for 'manor homes' be inserted into the Policy:

Manor home means a 2 storey building containing 3-4 dwellings, where:

- (a) each storey contains 1 or 2 dwellings, and
- (b) each dwelling is on its own lot (being a lot within a strata scheme or community title scheme), and
- (c) access to each dwelling is provided through a common or individual entry at ground level, but does not include an apartment building or multi-dwelling housing.

The important outcome is that the resulting building mass would be of a typical domestic scale that respects maximum building height, minimum boundary setbacks and landscaped area requirements leading to an appropriate built form and scale. The resulting development could also be strata subdivided.

It is proposed that the development of manor homes on a single lot will not be allowed as complying development in the following zones:

- R4 High Density Residential;
- R5 Large Lot Residential;
- Rural zones; and
- Environmental living zones.

It is proposed that the R4 High Density Residential zone be excluded as these lands are typically zoned to facilitate higher density development and the zone objectives may be undermined if land in these zones were permitted to be further fragmented by development at a lower scale of density. The large lot residential, rural and environmental living zones are not typically suitable for increased density development.

The following development standards could apply to the development of manor homes as complying development.



Example of typical 1 and 2 storey housing forms

2.2.1 Primary Standards

Primary Standard – Minimum lot size

A minimum lot size of 500m² is proposed.

The rationale for this minimum lot size is to cover a typical existing lot size and provide sufficient scope for the building to provide required setbacks, landscape area and car parking.

Primary Standard – Minimum frontage

A minimum frontage or lot width of 15.0m is proposed.

The rationale for the minimum lot width is to recognise that wider lots are required to accommodate a building containing 2 dwellings at ground floor level, and 2 dwellings at first floor level. Operating in conjunction with the minimum lot width requirement will be a minimum side boundary setback of 1.5m, which leaves a central zone of 12.0m to accommodate the building.

The density of development resulting in 3-4 dwelling raises issues such as stormwater management, waste collection, storage and disposal requirements at a greater level of complexity than that associated with single dwelling or dual occupancy development. Accordingly, it will be necessary to examine the provision of primary development standards which address these issues.

Primary Standard – Waste facilities

Before a manor home can be undertaken as complying development, it is proposed that adequate provision for waste storage must be required in accordance with council's development control plan. It is also proposed that written advice must be obtained from council as to the suitability of the proposed waste storage arrangements.

Any waste storage would not be permitted forward of the front building alignment and must also comply with the side and rear boundary setback controls.

Primary Standard – Stormwater management

On-Site Stormwater Detention (OSD) is a method of ensuring that changes in land use do not cause more downstream flooding. It is proposed that approval or certification, as required, of any OSD and associated stormwater management systems must be required before any complying development can be undertaken.

What do you think?

Which zones would be appropriate for manor homes?

Should manor homes only be permitted on corner lots or lots with dual street access?

Should manor homes on lots that do not have rear lane access be required to have a basement car park?

What do you think?

Instead of council certification of On-Site Stormwater Detention (OSD) and waste, could certification by appropriately qualified specialists be provided?

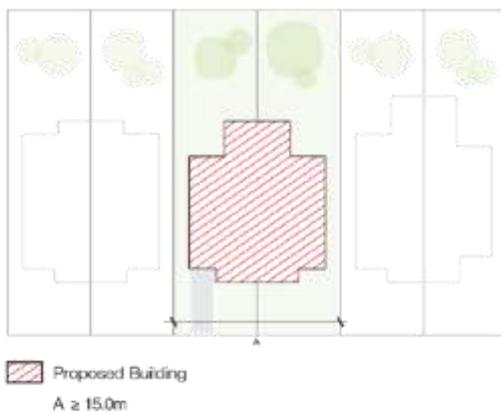


Figure 10: Minimum frontage requirement

2.2.2 Design Standards

These suggested design standards limit the height and location of the buildings and create the building envelope within which a proposed building must fit if it is to be undertaken as complying development.

Design Standard – Building height

A maximum building height of 8.5m is proposed.

While some local environmental plans may permit greater building height in their R1 General Residential, R2 Low Density Residential and R3 Medium Density Residential zones, a more cautious approach to height is proposed for manor homes to be undertaken as complying development.

This is primarily to minimise potential adverse impacts from buildings such as overshadowing and privacy and to maintain a low rise scale of development that is characteristic of medium density housing. A maximum height limit of 8.5m precludes attempts to squeeze 3 storeys into a 9.5m height limit for example. The 8.5m maximum height provides scope for 2 accommodation levels and a traditional roof form and scope to respond to land slope.

It is not proposed to permit attic rooms due to the complexity of providing uniform development standards for attics, and the potential for adverse overlooking and privacy impacts.

Design Standard – Minimum floor to ceiling height

A minimum floor to ceiling height of 2.7m for habitable rooms is proposed.

A minimum internal height is proposed to provide living spaces with high amenity and good access to natural light and ventilation.

Design Standard – Front setback

A minimum front setback of 4.5m or the average of the setback of adjoining existing development, whichever is the greater, is proposed. The setback is demonstrated in Figure 11.

The setback control has been adapted from the existing Policy’s approach to setbacks. The review of the sample of development control plans has also indicated that a minimum 4.5m setback or the current predominant setback does not substantially conflict with controls in place across NSW.

Design Standard – Garage/parking setback

Any garage or carport structure is to be setback a minimum of 1.0m behind the front setback. No car parking is to be provided forward of the building line.

This setback is proposed to recess the garage or parking structure behind the front building alignment and assist in providing some articulation to the streetscape presentation as show in Figure 12.

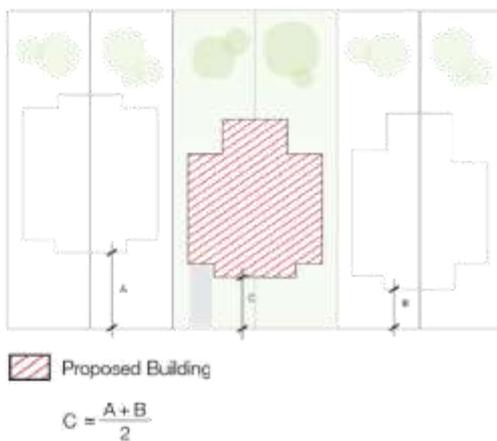


Figure 11: Setback requirement

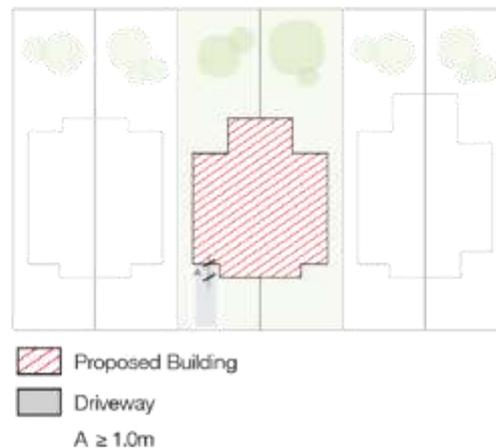


Figure 12: Minimum garage setback requirement

Design Standard – Rear setback

A minimum rear setback of 6.0m or 25 per cent of the average of the side boundary lengths, whichever is the greater is proposed. No car parking or car parking structures are permitted in the rear setback. The control is demonstrated in Figure 13.

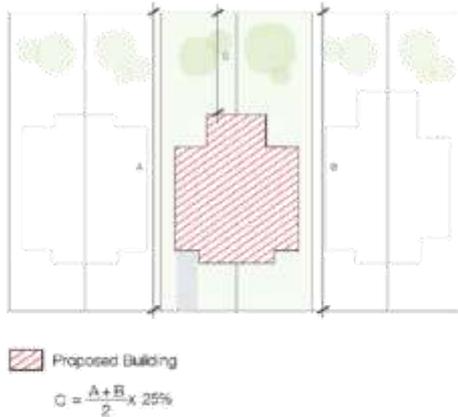


Figure 13: Rear setback requirement

The rear setback control suggested has been adopted from examples currently administered in existing development control plans. The proposed control imposes a minimum 6.0m setback of any building from the rear boundary providing opportunity for both landscaped area and private open space that provides good separation from adjoining development. The implementation of a setback of 25 per cent of the average site depth becomes relevant on lots greater than 24m in depth and assists in maintaining a larger rear setback landscaped area in areas that accommodate larger lots.

This control would not apply to properties with rear lane access and which provide car parking directly off this lane. A minimum separation of 6.0m must be provided between any car parking provided off the lane and any building.



Example of multi dwelling housing

Design Standard – Minimum side boundary setback

A minimum side boundary setback of 1.5m is proposed. In addition any building is to be wholly within a plane projected at 45° at a height of 5.5m above ground level along the side boundary. The setback is demonstrated in Figure 14.

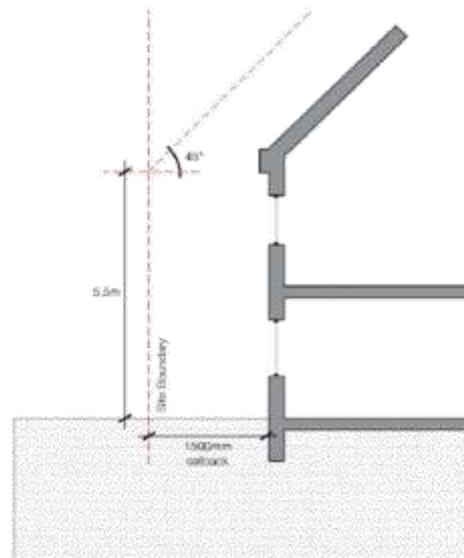


Figure 14: Side boundary setback requirement

The proposed minimum setback reflects a greater setback recognising the greater potential density and facilitating easier BCA compliance.

Design Standard – Minimum landscaped area

A minimum of 30 per cent of the site is to be landscaped area.

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

To be included as landscaped area the portion of the site must have a minimum width of 1.5m and is demonstrated in Figure 15.

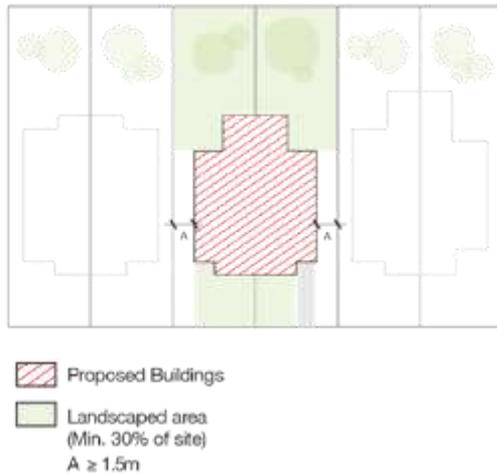


Figure 15: Minimum landscaped area requirement

The proposed 30 per cent landscaped area requirement has been identified to ensure minimum areas of the site are provided to permit water penetration and to accommodate landscape plantings. Requiring a minimum width of 1.5m in order to be included as landscaped area, encourages the provision of side boundary setbacks greater than the minimum of 1.5m facilitating greater vegetation planting and side boundary screen planting opportunities.

Design Standard – Minimum driveway setback

Any driveway is to be setback a minimum of 1.0m from a side boundary. No more than 1 driveway for each street frontage would be permitted.

This proposed setback allows for some vegetation and visual separation between a driveway and the side boundary of a site and the opportunity for landscaping to be provided. For the setback area to be included within the landscaped area calculation, it needs to have a minimum setback of 1.5m as shown in Figure 16. This provides an incentive to deliver a setback which is greater than the minimum driveway setback.

No setback to a rear lane is required.

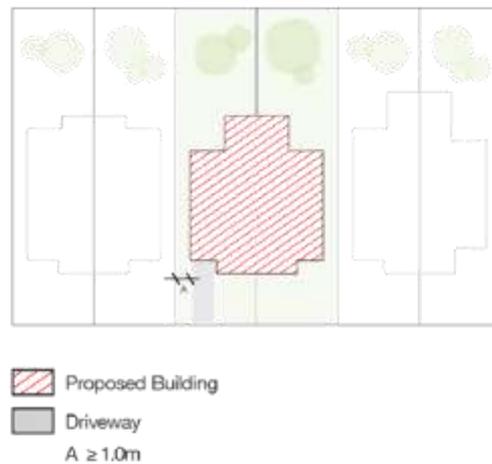


Figure 16: Minimum garage setback requirement

Design Standard – Minimum private open space

Private open space at ground level is to have a minimum area of 24m² with a minimum length and width dimension of 4.0m as demonstrated in Figure 17.

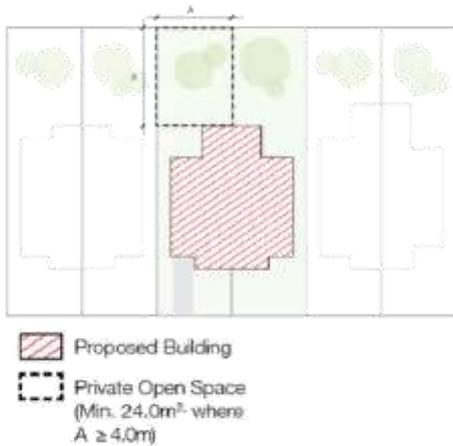


Figure 17: Minimum private open space requirement

Private open space in the form of a balcony that is the only private open space for a dwelling is to have a minimum area of 12.0m² with a minimum width of 2.4m.

These proposed minimum requirements are consistent with the minimum standards contained in the Apartment Design Guideline (ADG) which apply to residential apartments. These standards have been adopted from an accepted minimum guide that provides appropriate space for outdoor open space. With the minimum rear setback requirement of 6.0m, the majority of ground level private open spaces

provided would be well in excess of these minimum areas.

Design Standard – Dwelling orientation

No dwelling in a manor home development can be oriented towards a side boundary. The front and rear of any dwelling is to be provided on an axis that is perpendicular to the street as shown in Figure 18. Living rooms and kitchens are not to be oriented to the side boundary.



Figure 18: Required dwelling orientation

Design Standard – Car parking

The minimum car parking requirement for manor homes, townhouses and terraces are as set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the Council Development Control Plan, whichever is less.

Where the Council Development Control Plan contains maximum rates of parking for this type of development, these will also continue to apply. This is consistent with the approach taken under State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65).

If the calculation of the number of parking spaces does not result in a whole number, the total will be rounded down to the nearest whole number.

Access to car parking is to be designed to facilitate all vehicles to enter and exit the site in a forward direction.

It is considered that there should be no visitor car parking requirement for manor home developments where only 4 dwellings are provided.

Where less car parking is provided in a development councils should not provide on street resident parking permits.

Design Standard – Excavation

Any excavation proposed for a car park basement must comply with all boundary setback requirements.

A standard condition will be required requiring that any excavation greater than 1.0m in depth for car parking will be required to be undertaken in accordance with a design and methodology certified by a geotechnical engineer that is a member of Engineers Australia.

At a minimum, any basement would be setback 2.0m from side boundaries, 4.5m from the front boundary and at least 6.0m from the rear boundary providing ample area within which to manage excavation impacts.

By ensuring that excavation complies with the applicable building setback controls, landscaped area opportunities are not lost, as the resulting setback areas will comply with the definition of landscaped area.

Any excavation will need to be accompanied by geotechnical details confirming the suitability of the site and the ability to protect adjoining development.

What do you think?

How should the proposed car parking controls be designed to ensure that adverse impacts on the transport network (including on-street parking) are minimised and active transport options are encouraged?

2.2.3 Amenity Standards

These suggested provisions generally adopt the existing provisions from the existing Policy applicable to single dwellings and have been summarised to reflect their potential application to manor home developments.

Amenity Standard – Building articulation

To provide some variation in building form:

- Buildings must have a front door and a window facing the street;
- Buildings must have a door and a window facing a parallel street;
- Buildings may include articulation that encroaches into the street setback; and
- Buildings on a corner lot must have a window that faces and is visible from a secondary road.

Amenity Standard – Building elements within an articulation zone to a primary road

The building elements that are permitted to encroach into the setback can include elements such as porticoes, decks, window boxes, bay windows or shading devices.

Any building articulation elements are not to occupy more than 25 per cent of the street setback.

Amenity Standard – Privacy

Windows with sill levels less than 1500mm above floor level must be screened if they are less than 3.0m from a boundary above ground level.

Balconies, terraces and decks must include privacy screens where they face onto boundaries.

Amenity Standard – Vehicle access

Driveways must comply with the relevant Australian Standard and access onto a public road.

Any parking provided on a battle axe lot development must allow cars to enter and leave the site in a forward direction.

Amenity Standard – Removal or pruning of trees

A separate consent is required unless:

- The tree is not listed on a significant tree register or register of significant trees kept by the council;
- The tree or vegetation will be within 3m of any development that is a building that has an area of more than 25m²; or
- The tree or vegetation has a height that is less than 8.0m and is not required to be retained as a condition of consent to the subdivision of the lot.

Amenity Standard – Earthworks, retaining walls and structural support

Excavation in areas in Acid Sulfate Soils areas mapped as Class 3 or 4 is not to exceed 1.0m in depth. Fill is not to exceed 1.0m in depth but must be controlled by retaining walls and cannot be within proximity to side and rear boundaries.

Amenity Standard – Drainage

All stormwater must be collected and disposed of and drained to a public or an inter-allotment drainage system.

2.2.4 Subdivision of a manor home development

Torrens title subdivision of manor home development will not be permitted to be carried out as complying development.

Strata subdivision of manor home development may be permitted as complying development, but only until after the building has been constructed.

What do you think?

Should subdivision only be permitted after the buildings have been completed?

2.2.5 Summary of proposed controls for development resulting in 3-4 dwellings (manor homes)

The proposed primary and design development standard controls that would apply to a development resulting in a manor home development are summarised in the following tables.

Primary Standards

Control	Standard
Minimum lot size	500m ²
Minimum frontage	15.0m

Table 4: Primary Standards – 3 to 4 dwellings as complying development

Design Standards

Control	Standard
Maximum building height	8.5m and 2 storeys (no attic rooms)
Minimum front setback	4.5m or the average of the adjoining setbacks, whichever is the greater
Minimum floor to ceiling height	2.7m
Garage/parking setback	1.0m behind the front setback
Rear setback	Minimum of 6.0m or 25 per cent of the average of the length of the side boundaries, whichever is greater (except to rear lanes) 6.0m setback between rear lane car parking and any building
Minimum side boundary setback	1200mm and comply with the a building envelope measured at a height of 5.5m at the side boundary and projected at 45 degrees
Minimum landscaped area	30 per cent of the site area
Minimum width of landscaped area	1.5m
Minimum driveway setback	1.0m + 1 crossing per frontage
Minimum private open space	24.0m ² and minimum dimension of 4.0m for ground level 12.0m ² and minimum depth of 2.4m if provided as a balcony
Minimum car parking provision	The Guide to Traffic Generating Developments or the relevant council controls, whichever is less.
Excavation setbacks	Compliance with all applicable building setbacks

Table 5: Design Standards – 3 to 4 dwellings as complying development

2.3 Development resulting in 3-10 dwellings (townhouses/terraces)

The following development standards are recommended for the development of multi-dwelling housing forms (e.g. terraces and townhouses), and/or a combination of development types resulting in 3-10 dwellings on a single lot. These standards are not intended to apply to a single manor home building on a single lot.

For example, these development standards would also apply to the construction of a dual occupancy (2 dwellings) and a manor home containing 3 dwellings on the same lot. They would also apply to 3 terrace form dwellings on a single lot.

A further example, these development standards would apply to the construction of a manor home containing 4 dwellings and a row of townhouses containing 4 dwellings on the same lot.

In all of these examples, provided that the suggested development standards are complied with, these forms of development could be carried out as complying development.

In order to ensure that the scale of development that can be carried out as complying development is manageable, the following recommendations apply:

- All dwelling types have an 8.5m (2 storey) height limit, regardless of the number of dwellings proposed;
- A maximum of 10 dwellings are permitted on a single lot.

The development standards for 3-4 dwellings would apply for the construction of single manor home developments on a single lot.

It is proposed that the development of 2 dwellings on a single lot will not be allowed as complying development in the following zones:

- R4 High Density Residential;
- R5 Large Lot Residential;
- Rural zones; and
- Environmental living zones.

It is proposed that the R4 High Density Residential zone be excluded as these lands are typically zoned to facilitate higher density development and the zone objectives may be undermined if land in these zones were permitted to be further fragmented by development at a lower scale of density. The large lot residential, rural and environmental living zones are not typically suitable for increased density development.

What do you think?

In which zones should the development of 3-10 dwellings be permitted?

2.3.1 Primary standards for 3-10 dwellings

Primary Standard – Minimum Lot Size

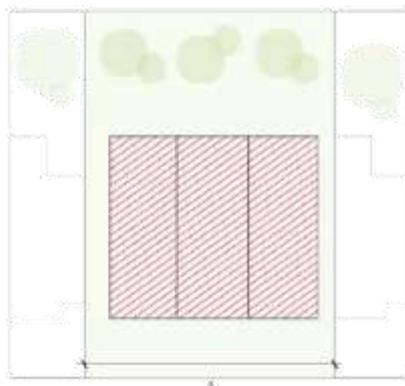
A minimum lot size of 600m² is proposed.

The current smallest lot permitted under the Policy for the construction of a single dwelling as complying development is 200m². For development creating 3-10 dwellings on a single lot, this minimum lot size is tripled. This does not equate to the requirement that development resulting in a density of 1 dwelling per 200m². The suggested minimum site area is proposed to ensure that a site accommodating between 3 - 10 dwellings should have sufficient site area to accommodate the required setbacks and landscaped area.

Combined with the primary standard relating to minimum frontage, a lot would need to be a minimum of 18.0m wide x 33.4m deep so that construction of multi-dwelling housing can be carried out as complying development on that lot.

Primary Standard – Minimum frontage

A minimum site width requirement of 18.0m is proposed as shown in Figure 19. This proposed width provides the opportunity to have dwellings fronting the street, with appropriate scope for a side boundary setback to accommodate vehicular and pedestrian access to the rear of the site for car parking. As only 1 driveway crossing will be permitted, this width would also provide a landscaped setback frontage of at least 14.0m once a single driveway has been accommodated.



Proposed Building
A ≥ 18.0m

Figure 19: Minimum frontage

Primary Standard – Engineering standards

As discussed earlier in this Paper, the scale of development resulting in 3-10 dwellings raises issues such as stormwater management and waste storage requirements.

Consistent with the approach in the Commercial and Industrial Development Codes (clause 5A.2) in the Policy, it is recommended that approval or certification must be granted by the relevant local authority for any On-Site Stormwater Detention (OSD) system prior to the issue of any complying development approval.

Complying development would not be permitted to be carried out on flood control lots.

Primary Standard – Waste facilities

Waste storage would be required to be provided in accordance with council's development control plan and written advice be obtained from council as to the suitability of the proposed waste storage arrangements. Any waste storage would not be permitted forward of the front building alignment and must also comply with the side and rear boundary setback controls.

What do you think?

Instead of council certification of on-site stormwater detention (OSD) and waste storage, could certification by appropriately qualified specialists be provided?

2.3.2 Design Standards

These suggested design standards limit the height and location of the buildings and create the building envelope within which a proposed building must fit if it is to be constructed as complying development.

Design Standard – Building height

A maximum building height of 8.5m is proposed.

While some local environmental plans permit greater building height in the residential zones that allow multi-dwelling housing, a more cautious height is proposed for development to be carried out as complying development. The height is to be limited to 8.5m primarily to minimise potential adverse impacts from buildings.

A maximum building height of 8.5m also assists in preventing poor built form outcomes, such as overshadowing and privacy and to maintain a lower rise scale of development. A maximum of 2 storeys and no attic rooms are proposed. The maximum building height also precludes attempts for higher density development which should be assessed as part of a development application.

It is not proposed to permit attic rooms due to the complexity of providing uniform development standards for attics, and the potential for adverse overlooking and privacy impacts.

Design Standard – Minimum floor to ceiling height

A minimum floor to ceiling height of 2.7m for habitable rooms is proposed.

Design Standard – Front setback

A minimum front setback of 4.5m is proposed as demonstrated in Figure 20.

Imposing a minimum setback will guide the emerging character of development in these areas identified to permit this form and scale of housing.

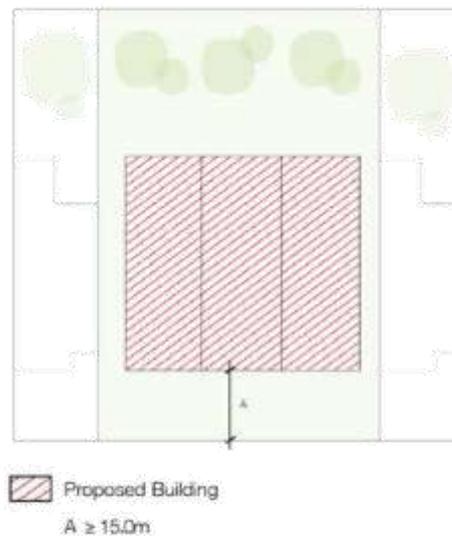


Figure 20: Minimum front boundary setback

What do you think?

The proposed controls do not permit the use of attic rooms. Should attic rooms in the roof be permitted to be carried out as complying development?

Design Standard – Garage parking setback

Any garage or carport structure is to be setback a minimum of 1.0m behind the front setback. No more than 1 driveway crossing per development is permitted as demonstrated in Figure 21.

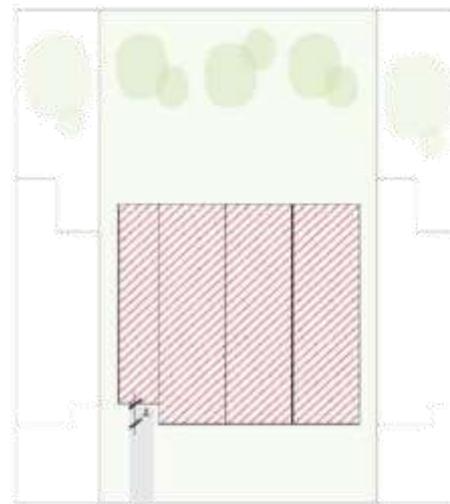
This setback is proposed to recess any garage or parking structure behind the front building alignment and assist in providing some articulation to the streetscape presentation. Driveway crossings are limited to avoid the creation of multiple driveway crossings and garages that would adversely impact upon the streetscape. Together these controls mean it is not possible to provide a development outcome where there would be a garage fronting the street, as the single permitted driveway is required to provide access to a centralised parking and manoeuvring area.

Design Standard – Rear setback

A minimum rear setback of 6.0m or 25 per cent of the average of the side boundary lengths, whichever is the greater is proposed, consistent with the approach shown in Figure 22.

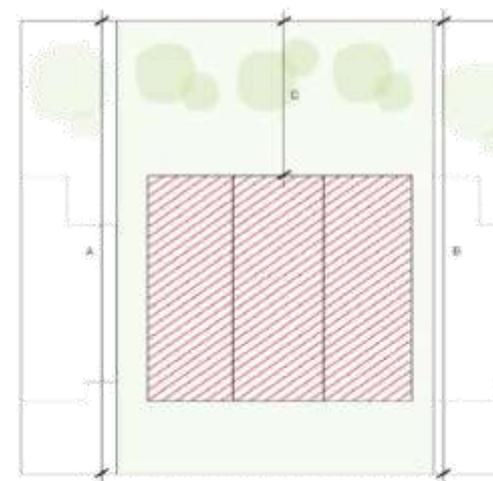
This control has been adopted from current development control plan provisions imposed by councils. A minimum 6.0m rear setback provides an appropriate minimum separation that also contributes to landscaped private open space area for a site. The alternate setback equivalent to 25 per cent of the site depth addresses circumstances where existing lots are deeper than typical and reflect a local subdivision pattern.

No car parking or car parking structures are permitted in the rear setback.



Proposed Building
Driveway
A ≥ 1.0m

Figure 21: Minimum garage setback



Proposed Building
 $C = \frac{A+B}{2} \times 25\%$

Figure 22: Rear setback

Design Standard – Minimum side boundary setback

A minimum side boundary setback of 2.0m is proposed. In addition the buildings are to be wholly within a plane projected at 45 degrees at a height of 5.5m along the side boundary. The control is demonstrated at Figure 23.

The proposed minimum setback of 2.0m acknowledges that a more intense development would result in, and increases spatial separation and landscaping opportunities to the side boundaries.

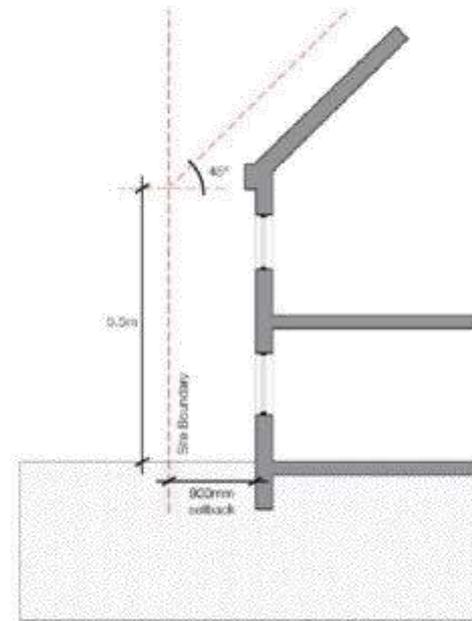


Figure 23: Side boundary setbacks

What do you think?

Is the building envelope necessary in this instance? A minimum 2.0m setback already dictates a maximum height of 7.5 above ground level before the building envelope would be breached.

As development is limited to 8.5m (2 storeys), is it necessary to also have an envelope control?

Is the building envelope control as proposed easy to apply?

Design Standard – Minimum landscaped area

A minimum of 30 per cent of the site is to be landscaped area which is defined as follows:

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

To be included as landscaped area, the portion of the site must have a minimum width of 1.5m and is demonstrated in Figure 24.

The proposed 30 per cent landscaped area requirement has been identified to ensure minimum areas of the site are provided to permit water penetration and to accommodate landscape plantings for the amenity of proposed dwellings.

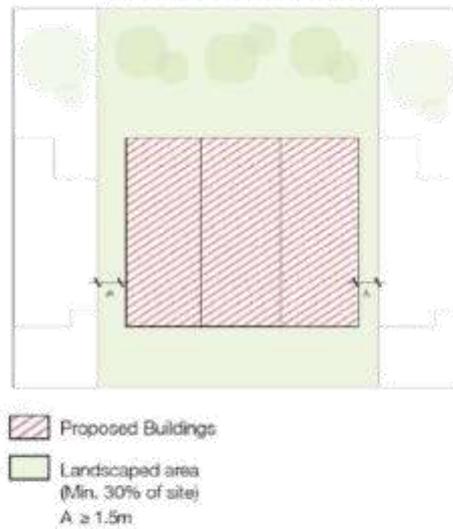


Figure 24: Minimum landscaped area



Example of contemporary townhouse form of development

Design Standard – Minimum driveway setback

Any driveway is to have a minimum setback of 1.0m from a side boundary as demonstrated in Figure 25.

This proposed setback allows for some vegetation and visual separation between the driveway and side boundaries. For the setback area to be included within the landscaped area calculation it would need to be a minimum of 1.5m setback. Again this provides an incentive to provide greater than the minimum driveway setback if possible.

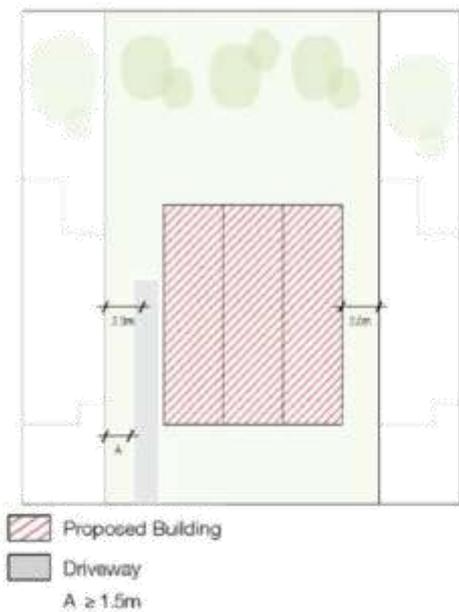


Figure 25: Minimum driveway setback

Design Standard – Minimum private open space

Private open space at ground level is to have a minimum area of 24m² with a minimum length and width dimension of 4.0m as demonstrated in Figure 26.

These proposed minimum requirements are consistent with the minimum standards contained in the Apartment Design Guide (ADG) applying to residential apartments. These standards have been adopted from an accepted minimum guide that provides appropriate space for outdoor open space. With the minimum rear setback requirement of 6.0m, the majority of ground level private open spaces provided would be well in excess of these minimum areas.

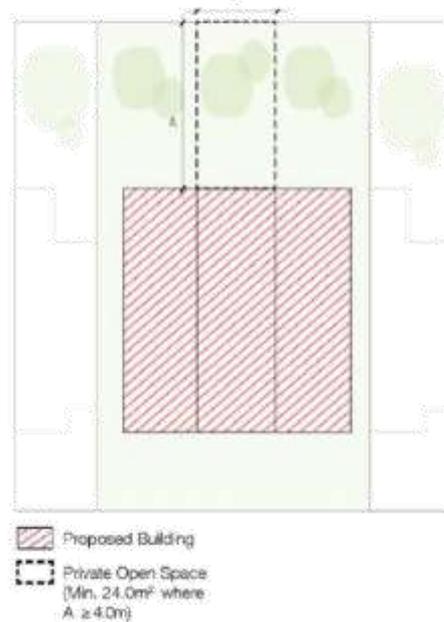


Figure 26: Minimum private open space

Design Standard – Minimum internal separation

A minimum internal separation of 6.0m between dwellings in the same development is proposed as demonstrated in Figure 27.

This proposed minimum separation reflects the rear setback control, provides light and ventilation access between dwellings and allows the opportunity to provide central car parking to service the dwellings.

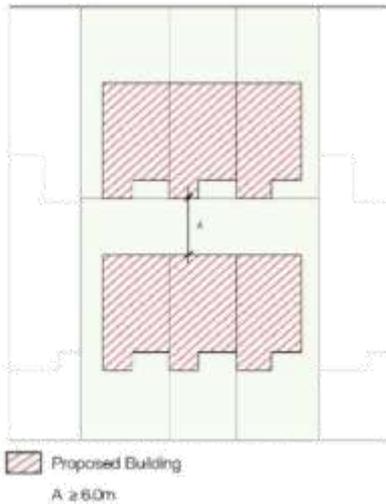


Figure 27: Minimum internal separation

Design Standard – Dwelling orientation

No dwelling in a development can be oriented towards a side boundary. The front and rear of any dwelling is to be provided on an axis that is perpendicular to the street. Living rooms and kitchens are not to be oriented to the side boundary as demonstrated in Figure 28.

This requirement is proposed to deliberately preclude development forms that provide a driveway adjacent to one side boundary running along the length of the site and resulting dwellings running along the length of the site. Such an outcome provides a poor address to the street, but most critically results in adverse overlooking of adjoining buildings from multiple dwellings. Requiring all dwellings to have the front and rear on an axis perpendicular to the street address improves the street presentation and minimises the potential for adverse amenity impacts to adjoining development.

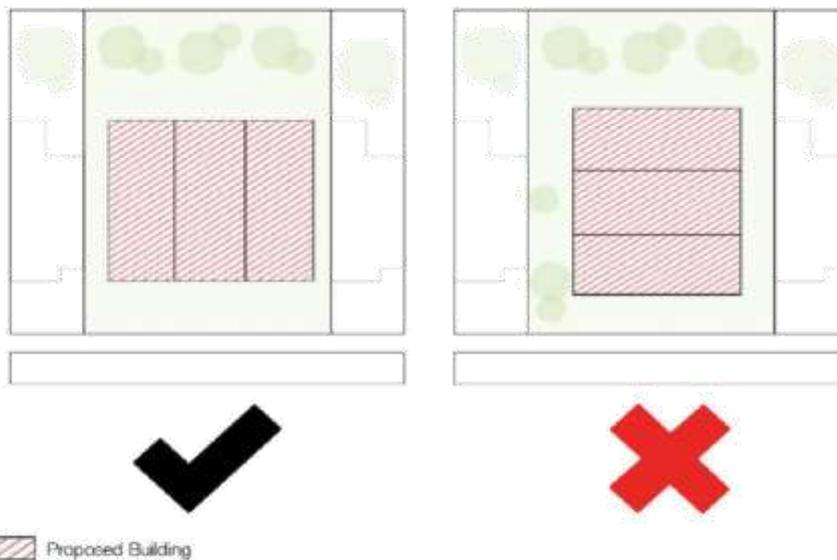


Figure 28: Dwelling orientation

Design Standard – Car parking

The minimum car parking requirement for manor homes, townhouses and terraces are as set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the Council Development Control Plan, whichever is less.

Where the Council Development Control Plan contains maximum rates of parking for this type of development, these will also continue to apply. This is consistent with the approach taken under State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65).

If the calculation of the number of parking spaces does not result in a whole number, the total will be rounded down to the nearest whole number.

Access to car parking is to be designed to facilitate all vehicles to enter and exit the site in a forward direction.

It is considered that there should be no visitor car parking requirement for manor home developments where only 4 dwellings are provided.

Where less car parking is provided in a development councils should not provide on street resident parking permits.

Design Standard – Excavation

Any excavation proposed for a car park basement must comply with all boundary setback requirements.

A standard condition will require that any excavation greater than 1.0m in depth for car parking will be required to be undertaken in accordance with a design and methodology certified by a geotechnical engineer that is a member of Engineers Australia. The maximum permitted depth of excavation is suggested to be 4.0m.

At a minimum, any basement would be setback 2.0m from side boundaries, 4.5m from the front boundary and at least 6.0m from the rear boundary providing ample area within which to manage excavation impacts.

By ensuring that excavation complies with the applicable building setback controls, landscaped area opportunities are not lost, as the resulting setback areas will comply with the definition of landscaped area.

Any excavation will need to be accompanied by geotechnical details confirming the suitability of the site and the ability to protect adjoining development.

What do you think?

Should the proposed car parking controls be consistent with the requirements of the Guide to Traffic Generating Developments or should the relevant council controls for parking apply?



Example of contemporary inner urban townhouse form of development

2.3.3 Amenity Standards

Amenity standards manage the impact upon the amenity of adjoining properties and control the appearance of the building.

These standards have been adapted from the existing provisions in the Policy which currently apply for single dwellings carried out as complying development.

Amenity Standard – Building articulation

To provide for variety in built form:

- Buildings must have a front door and a window facing the street;
- Buildings must have a door and a window facing a parallel street;
- Buildings may include articulation that encroaches into the street setback; and
- Buildings on a corner lot must have a window that faces and is visible from a secondary road.

Amenity Standard – Building elements within an articulation zone to a primary road

The building elements are permitted to encroach into the setback can include elements such as porticos, decks, window boxes, bay windows or shading devices,

Any building articulation elements are not to occupy more than 25 per cent of the street setback.

Amenity Standard – Privacy

Windows with sill levels less than 1500mm above floor level must be screened if they are less than 3.0m from a boundary above ground level.

Balconies, terraces and decks must include privacy screens where they face onto boundaries.

Amenity Standard – Vehicle access

Driveways must comply with Australian Standard *AS 2890.1-2004, Parking Facilities – Off-street Car Parking*, and have access onto a public road.

Any parking provided on a battle axe lot development must allow cars to enter and leave the site in a forward direction.

Amenity Standard – Removal or pruning of trees

A separate consent is required unless:

- The tree is not listed on a significant tree register or register of significant trees kept by the council; and
- The tree or vegetation will be within 3.0m of any development that is a building that has an area of more than 25.0m²; and
- The tree or vegetation has a height that is less than 8.0m and is not required to be retained as a condition of consent to the subdivision of the lot.

Amenity Standard – Earthworks, retaining walls and structural support

Excavation in areas mapped as Acid Sulfate Soils Class 3 or 4 is not to exceed 1.0m in depth.

Fill is not to exceed 1.0m in depth but must be controlled by retaining walls and cannot be within proximity to side and rear boundaries.

Amenity Standard – Drainage

All stormwater must be collected and disposed of and drained to a public or an inter-allotment drainage system.

2.3.4 Subdivision of development comprising 3-10 dwellings on a single lot

It is not recommended that Torrens title subdivision of development comprising 3-10 dwellings on a single lot be carried out as complying development, due to the variety of possible dwelling configurations and the difficulty of providing a standardised approach. In addition, Torrens title subdivision is not preferred due to the potential further fragmentation of land and potential complexity resulting from access rights.

Strata subdivision of development comprising 3-10 dwellings on a single lot may be carried out as complying development only after completion of the building.

2.3.5 Summary of proposed controls for development resulting in 3-10 dwellings

The proposed primary, design and development standard controls that would apply to a development resulting in 2 dwellings are summarised below:

Primary Standards

Control	Standard
Minimum lot size	600m ²
Minimum frontage	18.0m

Table 6: Primary Standards – 3 to 10 dwellings as complying development

Design Standards

Control	Standard
Maximum building height	8.5m and 2 storeys (no attic rooms)
Minimum front setback	4.5m
Minimum floor to ceiling height	2.7m
Garage/parking setback	1.0m behind the front setback No more than 1 driveway access
Rear setback	Minimum of 6.0m or 25% of the average of the length of the side boundaries, whichever is the greater
Minimum side boundary setback	2.0m and comply with the building envelope measured at a height of 5.5m at the side boundary and projected 45 degrees
Minimum landscaped area	30% of the site area
Minimum width of landscaped area	1.5m
Minimum driveway setback	1.0m
Minimum private open space	24.0m ² and minimum dimension of 4.0m for ground level 12.0m ² and minimum depth of 2.4m if provided as a balcony
Minimum internal separation	6.5m
Minimum car parking provision	The Guide to Traffic Generating Developments or the relevant council controls, whichever is less.
Excavation setbacks	Compliance with all applicable building setbacks and a maximum depth of 4.0m

Table 7: Design Standards – 3 to 10 dwellings as complying development

3 Implementation Issues and Discussion

3.0 Implementation Issues and Discussion

This Paper provides a suite of proposed controls for the development of the following housing forms to be carried out as complying development under the Policy:

- Development resulting in 2 dwellings (dual occupancies) on a single lot;
- Development resulting in 3-4 dwellings (manor homes) on a single lot; and
- Development resulting in 3-10 dwellings on a single lot (multi-dwelling housing forms and/or a combination of dwelling types resulting in 3-10 dwellings).

Guidance for standard conditions relating to matters such as dilapidation reports, retaining walls and structural support is available in the existing Codes under the Policy.



Further issues for consideration

Community feedback is encouraged on the following specific issues for consideration:

Design Guidelines

The Apartment Design Guideline (ADG) applying to apartment buildings aims to promote and guide high quality outcomes for residential apartment developments.

The expansion of the Policy to include medium density housing forms provides an opportunity to promote design guidance and appropriate baseline controls for this missing middle category of development.

This Paper recommends that consideration be given to the preparation of a Design Guide for medium density housing that would support better design and a more consistent built form outcome for medium density housing development in NSW.

Permissibility

This Paper identifies suitable zones for the construction of dual occupancies on a single lot.

Community feedback is encouraged on the appropriate zones for which other medium density housing forms should be permitted.

Excavation

Excavation for the provision of basement car parking is proposed to be permitted as complying development, provided that all boundary setbacks are complied with and excavation does not exceed 4.0m in depth.

This would apply to development resulting in 3-4 dwellings on a single lot and development resulting in 3-10 dwellings on a single lot. Excavation to this extent raises the issue of the potential need for geotechnical information and oversight of any excavation works and the imposition of appropriate conditions.

What do you think?

Is it appropriate to permit excavation for basement car parking as complying development?

What provisions or controls should be in place and information required to accompany an application?

On-Site Stormwater Detention Systems

It is proposed that any On-Site Stormwater Detention (OSD) systems must be certified by council. However, this raises as an issue the appropriate mechanism to satisfy the OSD design requirements due to the potential additional burden on local government.

An alternative is to adopt the approach taken for bushfire prone land and flood control lots where appropriately qualified engineers certify that the OSD design satisfies the relevant council policy requirements.

What do you think?

Is up-front certification by council for On-Site Stormwater Detention (OSD) appropriate?

Is it acceptable to have independent certification of OSD against council's policies?

Waste management

Development for lower density development, such as single dwellings and dual occupancy development can readily accommodate storage for waste and recycling facilities consistent with the requirements of any development control plan applicable to the locality.

Waste management becomes a more complicated issue when considering development comprising over 3 dwellings. It is suggested that such development will be required to comply with the waste storage requirements of the relevant council DCP. This will involve a combination of information

requirements being lodged with the CDC and specific conditions.

Developments of less than 10 dwellings typically do not require garbage trucks to enter a site for waste collection, with bins collected from the street.

To avoid multiple bins on the street, it may be necessary to mandate common holding areas accessible from the street where a dwelling in a development does not include a ground floor level (e.g. in manor homes). Default conditions and requirements will need to be implemented.

In the case of townhouse forms, it is important that designs include bin enclosure areas that are not located within the building setback areas for bin storage.

Discussion is warranted to ensure that the scale of development proposed can satisfactorily manage the implementation of waste and recycling storage facilities utilising this approach.

What do you think?

Should proposed waste management facilities be certified by councils as part of the process?

Could independent certification of compliance with a council's waste management provisions in their DCP be the appropriate mechanism?

Adaptable housing

Many planning controls require a proportion of dwellings in a new development to be 'adaptable housing'. Adaptable dwellings are designed and built so that they can be easily refitted as a resident's mobility changes.

The provision of a proportion of housing as adaptable housing has not been specified. The housing forms proposed particularly manor homes could readily designed to be adaptable to assist ageing in place.

The quantity of adaptable housing that should be provided and the consequential implications for car parking provision and design are a matter for further discussion.

What do you think?

What proportion of new housing should be adaptable housing?

Building envelope control

A building envelope control is proposed. The question of how readily understood the control is and how readily it can be implemented, particularly on sloping sites, needs to be tested. Is it preferable to mandate a minimum setback of 1.2m for developments involving 2 dwellings and abandon the building envelope approach?

What do you think?

How easy is the envelope control to understand?

Is an envelope control necessary given the combination of controls proposed?

For development involving 2 dwellings, should the side setback control simply be mandated at 1.2m for ease of implementation and assessment?

Should the setback be 1.5m for easier BCA compliance?

Built form certainty

The combination of recommended controls has sought to identify an appropriate siting and scale of development. This has meant mandating maximum height and minimum setbacks in order to quantify potential impacts.

What do you think?

Does the suite of suggested controls provide sufficient certainty of the built form outcome and management of potential impacts?

Are there further controls that may assist in delivering positive outcomes?

Dwelling size

Many planning controls, such as the ADG, provide guidance on dwelling size requirements. No minimum control is suggested in this Discussion Paper.

What do you think?

Should guidance on dwelling size be provided?

Supporting information

There will be a need to identify specific technical documents to be prepared in support of complying development applications. Necessary supporting documentation would include:

- Landscape plans;
- Geotechnical information where excavation is proposed;
- Stormwater design (certified by council where necessary);
- Certification that car parking and access complies with RMS guidelines and Australian Standards;
- Waste management and storage certification;
- BCA compliance statement; and
- BASIX certification.

What do you think?

Are there other forms of supporting information that may be required?

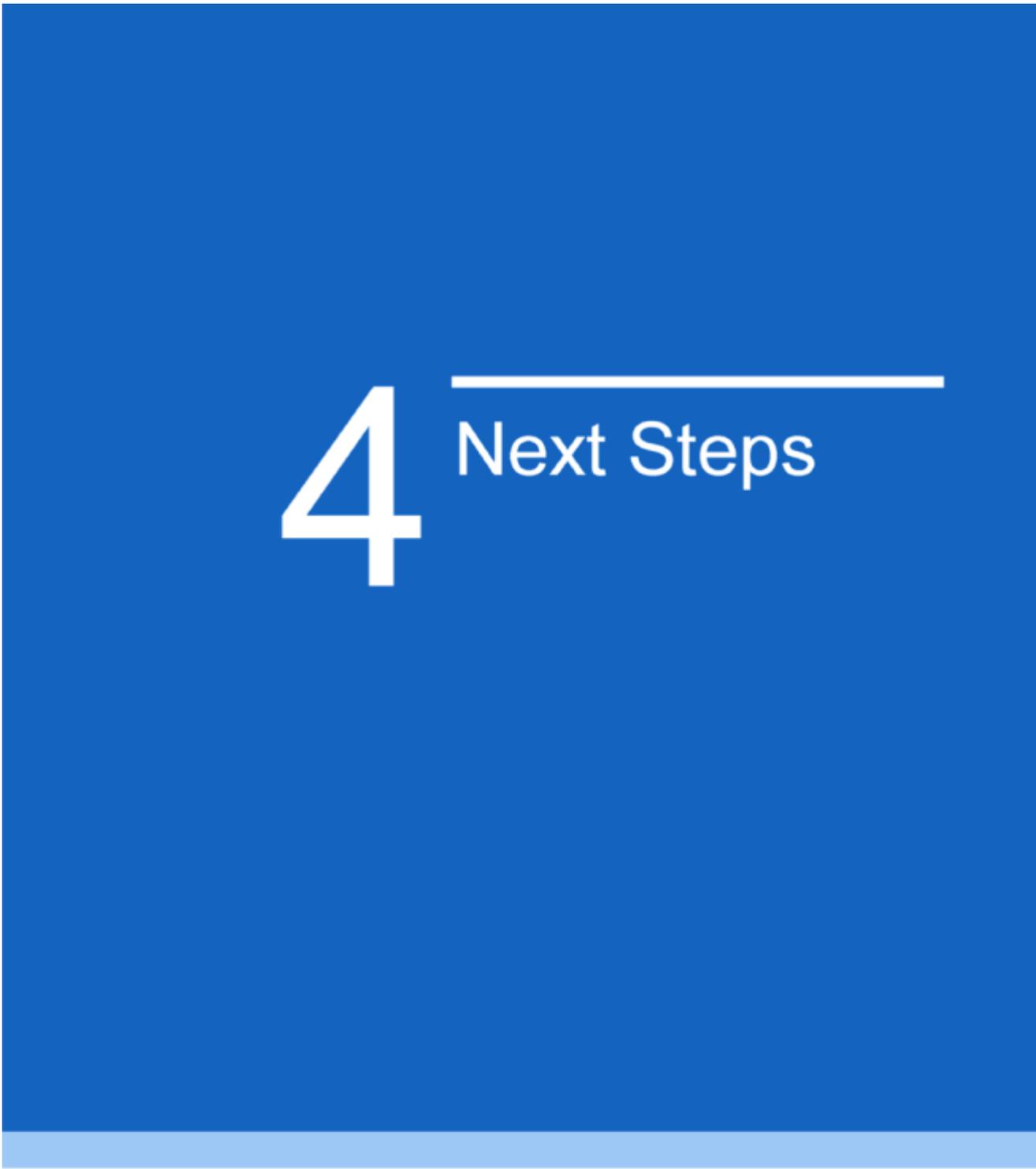
Conditions

A range of conditions will be required to be imposed upon any CDC. These will include matters relating to:

- Survey certificates to ensure set outs comply with setback requirements;
- Certification that landscaping has been implemented consistent with the approved plan;
- Certification that excavation work has been completed consistent with approved plans and specifications;
- Certification that stormwater infrastructure has been completed consistent with approved plans;
- Certification that waste storage has been provided consistent with approved plans;
- Certification that BASIX commitments have been implemented;
- Certification that BCA compliance has been achieved;
- Certification that new driveways and reinstated driveway crossings comply with relevant council standards; and
- Landscape maintenance period requirements.

What do you think?

Are there other matters that should be addressed as conditions of consent?



4.0 Next Steps

Have Your Say

The NSW Government is committed to delivering housing and greater housing choice to meet the needs of a growing population. The expansion of complying development to cover the missing middle presents an opportunity to deliver housing, provide design guidance and a consistent State-wide planning approach for medium density housing forms, such as dual occupancies, manor homes, townhouses and terraces.

Community feedback and discussion is encouraged to further explore the opportunity to expand complying development to address the missing middle, as part of the NSW Government's strategy to meet the projected growth demands of NSW.

All feedback and submissions will be reviewed and the results will be used to inform the development of any changes to the Policy.

Further information on the State Policy for exempt and complying development can be found on the Department's website www.planning.nsw.gov.au and the NSW Planning Hub at <http://hub.planning.nsw.gov.au> or by calling 1300 305 695.

If you cannot make a submission online, you can write to us via:

Email: codes@planning.nsw.gov.au
 Mail: Manager, Codes and Approval Pathways
 Department of Planning and Environment
 GPO Box 39 Sydney NSW 2001



SJB Planning



Options for Low Rise Medium Density Housing as Complying Development Discussion Paper (Volume 1)

November 2015



Camden Council

Submission to:

NSW Department of Planning and Environment:

'Proposed changes to minimum lot sizes for semi-detached dwellings in residential areas of the North West and South West Priority Growth Areas'

February 2016

INTRODUCTION

Camden Council welcomes the opportunity to comment on the NSW Government's exhibition of 'Proposed changes to minimum lot sizes for semi-detached dwellings in residential areas of the North West and South West Priority Growth Areas'. The exhibition material identifies the intention to reduce the minimum lot sizes for semi-detached dwellings in the Growth Centre and under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

The proposed changes also include to amending existing lot mix controls to limit the number of small lots within a street block under *Growth Centres – Amending Development Control Plan (No.2) 2015*.

Camden has a number of concerns relating to the proposed changes, which are discussed in the following sections of this submission.

SUMMARY OF KEY CONCERNS AND RESPONSES

From its review of the proposed changes, Council has identified the following key concerns and issues:

Reduction in minimum lot sizes for semi-detached dwellings across the Growth Centres

Key Concern 1: Impact of proposed density changes

Issue

The reduction in minimum lot sizes has the potential to increase densities within the Camden Growth Centre Precincts.

Discussion

Concern is raised that the proposed reduction in the minimum lot size to 200m² for semi-detached dwellings in the R1 and R2 zones is less than the minimum lot size for a dwelling house (300m²) and dual occupancy (250m² for 1 dwelling). This would appear to incentivise semi-detached dwellings over the other dwelling types in terms of being able to achieve a higher density.

It also appears that there is an error in the Amending DCP (refer **Attachment 3**), which shows that the proposed minimum lot size for Oran Park and Turner Road Precincts is reduced from 300m² to 150m². This is in contrast to the proposed SEPP control changes which show a reduction of 300m² to 200m².

It is noted that the proposed minimum lot size of 200m² in low density residential areas is consistent with proposed changes for dual occupancies under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)*, which is also currently on exhibition. The Codes SEPP also proposes to reduce the minimum lot size for dual occupancies to 400m².

The proposed changes have the potential to result in higher densities, particularly in existing low density residential areas (i.e.R1 and R2 zoning).

Response

Council requests DPE increase the minimum lot size controls for semi-detached dwellings to 250m², particularly in relation low density residential areas in the Oran Park and Turner Road Precincts and remaining Camden Growth Centre Precincts. This will ensure consistency with the current minimum lot sizes for similar type development.

Council also requests DPE address the drafting error regarding the minimum lot sizes for semi-detached dwellings in the Amending DCP

Key Concern 2: Impact on planned infrastructure and services

Issue

Council's Growth Centre Precincts and urban release areas have generally been planned at a density of 15 dwellings per hectare, which is reflected in the adopted Contribution Plans and Voluntary Planning Agreements (VPAs). The reduction of minimum lot sizes for semi-detached dwellings has the potential to increase the density higher than originally planned.

Discussion

Increased residential densities resulting from the proposed minimum lot size changes will have adverse implications for infrastructure provision and funding in Camden and its urban release areas.

In addition, Council has entered into a number of VPAs within the Growth Centres that are based around the population and density forecasts from the original precinct planning processes. This could potentially lead to a funding shortfall if higher densities are achieved.

Response

Council requests DPE increase the minimum lot size for semi-detached dwellings in low density residential areas as identified in Key Concern 1.

Key Concern 3: Impact on built form and streetscape

Issue

Built form could be compromised as a result of the proposed reduction to the minimum lot sizes for semi-detached dwellings, particularly in relation to the reduction from 300m² to 200m² in the low density residential (i.e. R1 and R2 zone) areas.

Discussion

There are concerns regarding the potential negative impacts on built form and streetscape resulting from the reduced minimum lot sizes for semi-detached dwellings. This may include less on-street car parking, greater dominance of garages, reduced number of street trees and a proliferation of bins on waste collection days.

Response

Council requests DPE provide further information regarding how the integrity of the built form and streetscape can be maintained and the potential impact of increased dwelling densities on the streetscape.

Changes to Lot Mix Control

Key Concern 4: Ability to implement and monitor proposed control

Issue

It is proposed to amend the existing lot mix control introduced as part of the Housing Diversity Package to ensure that small lots do not dominate low density residential areas.

This will be achieved through a revised control that applies to density bands of 20 dwellings per hectare or less as follows:

In density bands $\leq 20dw/Ha$ no more than 40% of the total residential lots proposed in any one street block may have a frontage of less than 10m wide.

Discussion

Council officers are supportive of this measure in principle. However, there are concerns regarding the effectiveness of applying this control to multiple development applications within the same street block (i.e. 2 lot subdivision), including the ability to monitor and enforce this control over time.

Response

Council requests DPE provide further clarification in relation to how the concerns raised above can be addressed.

ADDITIONAL CONCERNS AND ISSUES

Key Concern 5: Impact of recurrent SEPP and DCP Amendments

Issue

The ongoing amendments to the SEPP's that apply to the Growth Centre Precincts and DCP's have the potential to undermine the intent of the masterplanning process.

Discussion

There are a number of SEPP amendments (i.e. Codes SEPP that is also on exhibition) and DCP changes involving the Growth Centre Precincts applicable to the Camden LGA. These amendments undermine the detailed planning process which involves Council, landowners and community in the development of an agreed indicative masterplan, particularly in relation to Growth Centre areas.

Ongoing changes to controls that apply in these precincts have the potential to compromise Council, landowners and community expectations in terms of the masterplanning of greenfield estates.

Response

Council requests all SEPP and DCP amendments that impact current masterplanning objectives that affect the Camden LGA be included as part of the broader South West Growth Centre Structure Plan Review.

CONCLUSION

DPE has released changes to the State Planning Environment Policy (Sydney Region Growth Centres) 2006 for public exhibition. The proposed changes seek to reduce the minimum lot sizes for semi-detached dwellings within the Camden Growth Centres and Oran Park and Turner Road Precinct Plans. It is also proposed to amend the lot mix control to ensure that low density areas are not dominated by small lot developments.

The proposed changes have the potential to increase overall densities, particularly in low density residential areas with an existing planned density of 15 dwellings per hectare. This projected density increase raises concerns with potential impacts to planned infrastructure and service provision, built form and streetscape outcomes. On this basis, the reduction in minimum lot size of semi-detached dwellings to 200m² in low density areas is not supported..

Additional information is sought from DPE (i.e. preservation of built form and streetscape due to increase in higher densities and how the lot mix control will be implemented) to ensure consistency around the technical application of the Growth Centres SEPP and relationship to other associated planning controls (i.e. Camden Growth Centres, Oran Park and Turner Road DCPs)

Finally there are also concerns regarding the number and frequency of SEPP and DCP amendments have the potential to compromise strategic planning objectives in relation to the masterplanning process for the Growth Centre Precincts.

Planning Report
**Amendment to Precinct Plans of the Sydney Growth
Centres *State Environmental Planning Policy*
(*Sydney Regional Growth Centres*) 2006**

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1. Introduction and Background

1.1 Residential development controls

The amendments to the Precinct Plans and the Growth Centre Development Controls Plans (DCPs) through the Housing Diversity Package were gazetted on 11 August 2014. These amendments made a number of changes to the development controls for housing in the Growth Centres, including changes to minimum lot sizes for most dwelling types.

Minimum lot sizes for semi-detached dwellings were reduced, with the intention that a semi-detached dwelling could be constructed with a minimum lot size of between 300m² to 125m² for each dwelling depending on the density target for the area. The minimum lot sizes were based on the minimum land area for two dwellings. However, the definition of semi-detached dwelling requires that the minimum lot size relate to one dwelling on its own lot of land that is attached to one other dwelling. As a result, the minimum lot sizes currently specified under the Growth Centres SEPP are too large to enable efficient development of semi-detached dwellings.

It is therefore proposed to amend the minimum lot sizes for the semi-detached dwellings in all density bands to reflect the intention of the Housing Diversity Package.

It is also proposed to amend the lot mix control for residential subdivision in all Growth Centre DCPs so that it applies to lower density areas only and so that it limits the number of lots that can be created below certain lot sizes. This change is proposed to ensure the control functions as intended, to minimise the proliferation of small lot housing in low density areas, to ensure local infrastructure is sufficient to cope with population growth, and to preserve the character of low density areas.

These amendments are further discussed in Section 5 below.

2. Amendments to Growth Centre Precinct Plans and DCPs

2.1 Minimum lot size control for semi-detached dwellings

There are clauses in the appendices of the Growth Centres SEPP that prescribe minimum lot sizes relating to the development of all dwelling types permissible in each zone of the Growth Centres Precincts, including semi-detached dwellings. These minimum lot sizes are linked to the minimum residential density controls. For example, clause 4.1AB of Appendix 4 Alex Avenue and Riverstone Precinct within the Growth Centres SEPP makes provision for minimum lot sizes on land in the R2 Low Density Residential and R3 Medium Density Residential zones. This clause provides:

The minimum lot size for a semi-detached dwelling is:

- (a) 600 m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 12.5, or
- (b) 300 m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
- (c) 250 m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 40 or 45.

These minimum lot sizes were amended as part of the recent Housing Diversity Package, gazetted on 11 August 2014. The intention of these minimum lot sizes was to allow two dwellings, that are attached, to be built on a lot with a minimum lot size of either 600m², 300m², or 250m² depending on the density band that the lot relates to, as per the above, and then to be subdivided into two lots of half this size.

However, a semi-detached dwelling is defined in the dictionary of the Growth Centres SEPP as:

"a dwelling that is on its own lot of land and is attached to only one other dwelling, but does not include a studio dwelling".

As the clause applies to development for the purpose of a semi-detached dwelling, which is defined as a single dwelling rather than two, the minimum lot sizes prescribed in the SEPP would apply to one dwelling only, which was not the intention of the proposed amendments, as discussed further below.

Minimum lot size for semi-detached dwellings in 15 dw/ha

Upon further review of the minimum lot sizes for semi-detached dwellings it was found that all of the existing minimum lot sizes, if halved, were generally consistent with the minimum lot size for a dwelling house in the density areas that they applied to, except for the minimum lot size for semi-detached dwellings in the 15 dw/ha density area. The below table shows the existing minimum lot sizes for dwelling houses and semi-detached dwellings in the different density bands, as well as the minimum lot sizes for semi-detached dwellings if halved.

Table 1: Minimum lot sizes in R2 and R3 residential zones

Minimum density target	R2 Low Density Residential zone				R3 Medium Density Residential zone	
	10 (m ²)	15 (m ²)	20 (m ²)	25 (m ²)	20 (m ²)	25 (m ²)
Dwelling house (DH)	360	300	300	300	300	300
DH with Building Envelope Plan	360	250	225	225	225	225
DH as integrated DA	360	250	200	125	200	125
Semi-detached dwelling (existing)	600	300	300	250	300	250
Semi-detached dwelling (halved)	300	150	150	125	150	125

As can be seen from the above table, the minimum lot size for semi-detached dwellings in the 15 dw/ha density area, if halved, is 100m² less than the minimum lot size for dwelling houses assessed as integrated development in the same area. This is considered to be inconsistent with the character of the 15 dw/ha area and therefore it is proposed to amend the minimum lot size for semi-detached dwellings in this area to 200m². This reflects the approach taken in the other density areas of generally setting the minimum lot size for semi-detached dwellings at the same size, or around 50m² less than, the minimum lot size for a dwelling house if determined through the integrated approval pathway. See below table for existing and proposed lot sizes for semi-detached dwellings.

Table 2: Existing and proposed minimum lot sizes for semi-detached dwellings

Minimum density	Current lot size (m ²)	Proposed lot size (m ²)
10 – 12.5 dw/ha	600	300
15 dw/ha	300	200
18 dw/ha	300	150
20 dw/ha	300	150
25 dw/ha	250	125
30 dw/ha	250	125
40 dw/ha	250	125

Oran Park and Turner Road do not have residential density targets and therefore the minimum lot size for semi-detached dwellings in these Precincts has been reduced from 300m² to 200m². This is similar to Marsden Park Industrial, where the lot size for semi-detached dwellings has been reduced from 300m² to 200m² in the R2 zone and 150m² in the R3 zone.

Attachment 1 provides a 'marked-up' example of the proposed amendments to the Appendices of the Growth Centres SEPP to reflect these changes.

2.2 Lot Mix Control

As part of the Housing Diversity Package a new control was included in all Growth Centre DCPs that intended to limit the number of small lots in a subdivision, in the low density zones.

This control was included following concerns raised by Councils with the potential number of small lots that could be developed in areas with a minimum density of less than 20 dw/ha. In order to ensure that low density areas would not be dominated by small lots, the Department included a control in the Growth Centre DCPs that required a mix of lot types for all subdivision applications.

However, since these amendments were adopted, the Department has been informed by both Councils and the housing industry that this control is too prescriptive and has had implications for the determination of subdivision applications, as the control refers to all subdivision applications, including subdivisions of only a few lots.

Therefore, the lot mix control in all Growth Centre DCPs is proposed to be amended to better reflect the original intention of the control, which is to ensure a mix of different lot types for developments in areas with a density of 20 dw/ha or less that include a number of lots with a frontage of less than 9-10m.

The proposed control is:

In density bands ≤ 20 dw/Ha no more than 40% of the total residential lots proposed in any one street block may have a frontage of less than 10m wide.

3. Next Steps

Following exhibition the Department will consider any submissions on the proposed amendments to the development controls in the Precinct Plans and Growth Centre DCPs. If necessary, amendments will be made to the plans or controls to address any issues from submissions. The final plans will then be submitted to the Minister for Planning with a recommendation to make the proposed amendments. The amendments to the DCP will be subject to a similar process, however, these amendments can be approved by the Secretary of the Department. Once the amendments to the Growth Centres SEPP and DCP are approved, they will come into force and the Department will advise any affected land owners when the new controls apply.

Attachment 1: Marked-up changes to Precinct Plans in the Growth Centres SEPP

Oran Park and Turner Road Precinct – Appendix 1

4.1A Minimum lot sizes for other development

(1) Development must not be carried out on a lot in Zone R1 General Residential or Zone R3 Medium Density Residential for any of the following purposes if the area of the lot is less than the area specified below in relation to those purposes:

- (a) dwelling house—300m²,
- (b) dual occupancy—500m²,
- (c) attached dwelling—125m²,
- (d) residential flat building—1,000m²,
- (e) semi-detached dwelling—~~300~~ 200m²,
- (f) manor home—600m²,
- (g) multi dwelling housing—1,500m².

~~North Kellyville Precinct Plan – Appendix 2~~

~~4.1AB Minimum lot sizes for residential development in certain residential zones~~

- ~~(5) The minimum lot size for a semi-detached dwelling is:~~
- ~~(a) 600 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 10 or 12.5, or~~
 - ~~(b) 300 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20.~~

~~Alex Avenue and Riverstone Precinct – Appendix 4~~

~~4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential~~

- ~~(5) The minimum lot size for a semi-detached dwelling is:~~
- ~~(a) 600 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 12.5, or~~
 - ~~(b) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or~~
 - ~~(b) (c) 300 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or~~
 - ~~(c) (d) 250 125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 40 or 45.~~

Note: Items with red strikethrough not applicable to Camden LGA

~~Marsden Park Industrial Precinct – Appendix 5~~~~4.1AB Minimum lot sizes for other development~~

~~Development must not be carried out on a lot in Zone R2 Low Density Residential or Zone R3 Medium Density Residential for any of the following purposes if the area of the lot is less than the area specified below in relation to those purposes:~~

- ~~(a) dwelling house—300m²,~~
- ~~(b) dual occupancy—500m²,~~
- ~~(c) attached dwelling—1,500m²,~~
- ~~(d) residential flat building—2,000m²,~~
- ~~(e) semi-detached dwelling—300200m² in Zone R2 Low Density Residential and 150m² in Zone R3 Medium Density Residential~~
- ~~(f) manor home—600m²,~~
- ~~(g) multi dwelling housing—1,500m².~~

~~Note. In accordance with clause 6.2, attached dwellings and multi dwelling housing are permitted with development consent in limited circumstances on land in Zone R2 Low Density Residential.~~

~~Area 20 Precinct – Appendix 6~~~~4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential~~

~~(5) The minimum lot size for a semi-detached dwelling is:~~

- ~~(a) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or~~
- ~~(a) (b) 300 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or~~
- ~~(b) (c) 250 125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 or 45.~~

~~Schofields Precinct – Appendix 7~~~~4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential~~

~~(5) The minimum lot size for a semi-detached dwelling is:~~

- ~~(a) 300 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or~~
- ~~(b) 250 125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 30 or 40.~~

Note: Items with red strikethrough not applicable to Camden LGA

~~Liverpool Growth Centres Precinct Plan – Appendix 8~~~~4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential~~~~(5) The minimum lot size for a semi-detached dwelling is:~~~~(a) 600 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 10, or~~~~(b) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or~~~~(b) (c) 300 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or~~~~(c) (d) 250 125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.~~~~Camden Growth Centres Precinct Plan – Appendix 9~~~~4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential~~~~(5) The minimum lot size for a semi-detached dwelling is:~~~~(a) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or~~~~(a) (b) 300-150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or~~~~(b) (c) 250-125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.~~~~Campbelltown Growth Centre Precinct Plan – Appendix 10~~~~4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential~~~~(5) The minimum lot size for a semi-detached dwelling is:~~~~(a) 300 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or~~~~(b) 250 125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.~~~~The Hills Growth Centre Precinct Plan – Appendix 11~~~~4.1A Minimum lot sizes for residential development in certain residential zones~~~~(5) The minimum lot size for a semi-detached dwelling is:~~~~(a) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or~~

~~Note: Items with red strikethrough not applicable to Camden LGA~~

8

SEPP and DCP Amendment Semi-detached dwellings and lot mix control

~~(a) (b) 300 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 18, or~~

~~(b) (c) 250 125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 30.~~

~~Blacktown Growth Centres Precinct Plan – Appendix 12~~

~~**4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential**~~

~~(5) The minimum lot size for a semi-detached dwelling is:~~

~~(a) 600 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 11, or~~

~~(b) 300 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or~~

~~(c) 250 125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 or 35.~~

Note: Items with red strikethrough not applicable to Camden LGA



Planning &
Environment

GROWTH CENTRES

Amending Development Control Plan (No 2) 2015

ORD04

Attachment 3

ORD04

Attachment 3

To view an electronic version in PDF format, visit the Growth Centres website: www.growthcentres.nsw.gov.au

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Printed November 2015

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Growth Centres DCP (No. 2) 2015

ORD04

Attachment 3

Contents

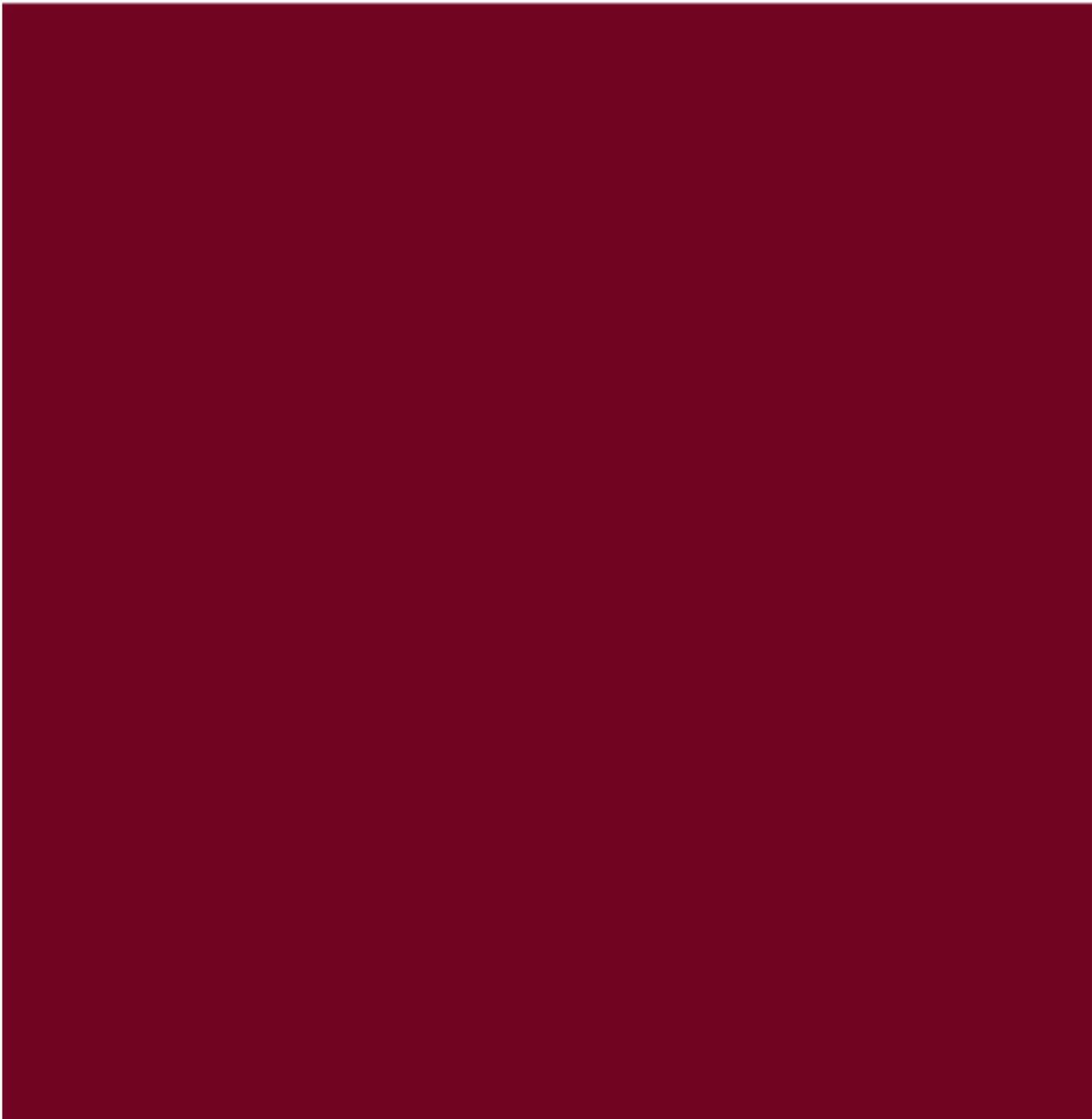
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ORD04

Attachment 3

Part A

Introduction



Name and application of this plan

This Development Control Plan (DCP) is the Growth Centre Development Control Plan (also referred to as the DCP). It has been prepared pursuant to the provisions of Section 74D of the *Environmental Planning and Assessment Act 1979*.

This DCP was adopted by the Deputy Secretary, Growth Design and Programs (under delegation from the Secretary) of the Department of Planning & Environment on [insert date when adopted] and came into force on [insert date of commencement].

This DCP applies to Precincts, or parts of Precincts, within the Local Government Areas where precinct planning has been completed, as shown in Figures 1 below.

North West



South West

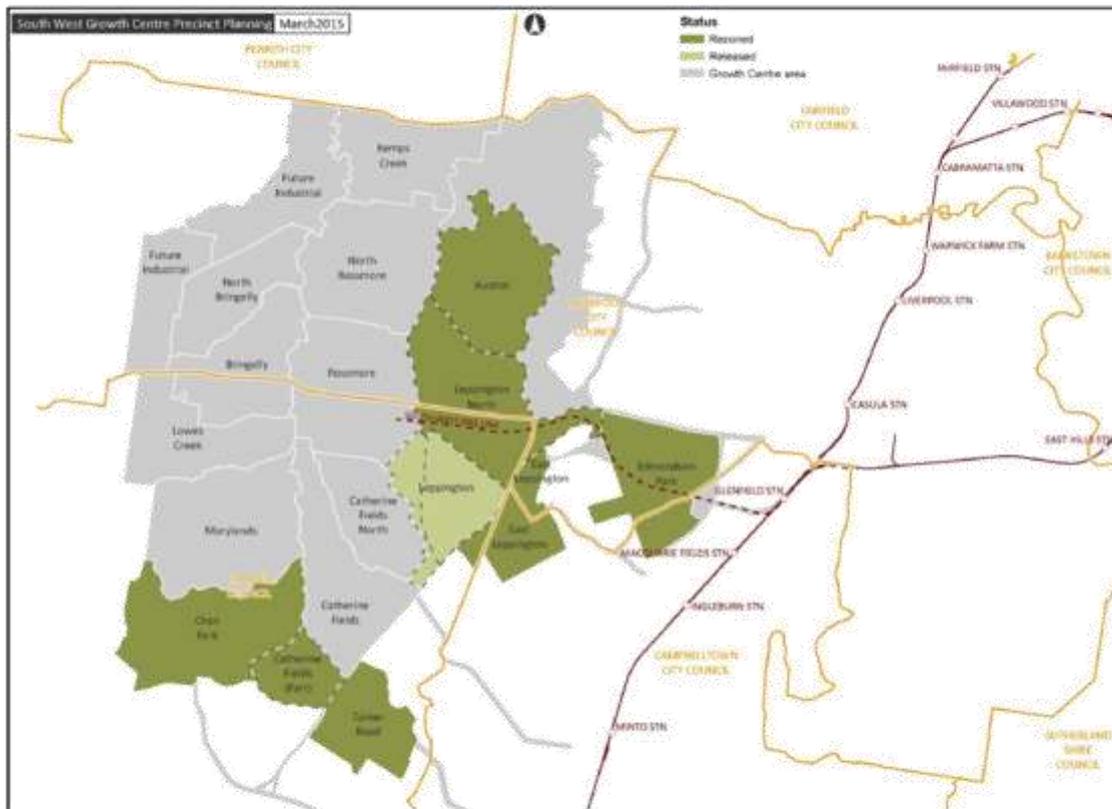


Figure 1: Map of Growth Centres Precinct Planning (May 2015)

This DCP amends the existing controls for Minimum lot sizes for semi-detached dwellings and the lot mix control in the following DCPs:

- North Kellyville DCP 2008
- Blacktown City Council Growth Centres DCP 2010
- Box Hill and Box Hill Industrial Precincts DCP 2013
- Camden Growth Centres DCP 2013
- Campbelltown Growth Centres DCP 2013
- Liverpool Growth Centres DCP 2013
- Oran Park DCP 2007
- Turner Road DCP 2007

Purpose of this plan

The purpose of this DCP is to amend the controls relating to the minimum lot sizes for semi-detached dwellings in the R1 General Residential Zone, R2 Low Density Residential Zone, R3 Medium Density Residential Zone, and R4 High Density Residential Zone, and lot mix control for subdivision of small lots in all residential areas of the Growth Centres.

ORD04

If a development application has been made before the commencement of this DCP in relation to land to which this DCP applies and the application has not been finally determined before that commencement, the application must be determined as if this DCP had not commenced.

Attachment 3

Part B

Neighbourhood and Subdivision Design

This Part of the DCP provides objectives and controls related to residential subdivision design including the residential character, road layout, access to arterial and sub-arterial roads, neighbourhood design and lot layout.

*The controls in this Part should be read in conjunction with the **Residential Development Controls**.*

Amend the following clauses:

Blacktown DCP – 3.1.2 Block and Lot Layout, Control 5
Box Hill and Box Hill Industrial DCP – 3.1.2 Block and Lot Layout, Control 5
Camden DCP – 3.1.2 Block and Lot Layout, Control 5
Campbelltown DCP – 3.2 Block and Lot Layout, Control 5
Liverpool DCP – 3.1.2 Block and Lot Layout, Control 5
Oran Park DCP – 7.3 Block and Lot Layout, Control 5
Turner Road DCP – 7.2 Block and Lot Layout, Control
In the North Kellyville DCP – 3.6.1 Block and Lot Layout, Control 15

1. Residential Density and Subdivision

1.1 Block and Lot Layout

Objectives

No change

Controls

Blocks

No change

Lots

1. Minimum lot sizes for each dwelling type will comply with the minimum lot size provisions permitted by the Sydney Region Growth Centres SEPP, summarised here as
- 2.
- 3.

Table 1, Table 2, Table 3 and Table 4. In certain density bands, variations to some lot sizes may be possible subject to clauses in the Sydney Region Growth Centres SEPP.

Table 1: Minimum lot size by density bands in R1 General Residential Zone

R1 General Residential	
Minimum Net Residential Target (dwellings/Ha)	Oran Park and Turner Road 12.5
Dwelling House (base control)	300
With Building Envelope Plan	250
As Integrated DA	250
Location Criteria* (Building Envelope Plan or Integrated)	225
Studio Dwelling	No minimum lot size as strata development not subject to minimum lot size controls
Secondary Dwelling	450
Dual Occupancy	500
Semi Detached Dwelling	300/150
Attached Dwelling	125
Multi Dwelling Housing	1,500
Location criteria*	375
Manor Homes	Not permissible
Residential Flat Buildings	1,000
Applies to:	Oran Park Turner Road North Kellyville

* On land zoned R1 General Residential, the minimum development lot size for the purposes of:

- i. a dwelling house can be varied to 225m²; and
- ii. multi dwelling housing can be varied to 375m², in places that satisfy one of the following locational criteria:

- a) adjoining land set aside for open space or recreation or is separated from that land only by a public road;
- b) adjoining land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use or land that is separated from land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or is separated from that land only by a public road;
- c) land is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and the lot and adjoining land that is set aside for drainage or educational purposes, or is separated from that land only by a public road.

Table 2: Minimum lot size by density bands in R2 Low Density Residential Zone

R2 Low Density Residential									
Minimum Net Residential Target (dwellings/Ha)	10	11	12.5	15	20	25	30		
Marsden Park Industrial	300	360	300	300	300	300	300		
Dwelling House (base control)	250	360	300	250	225	225	225		
With Building Envelope Plan	250	360	300	250	200	125	125		
As Integrated DA	225	N/A	N/A	225	N/A	N/A	N/A		
Location Criteria (Building Envelope Plan or Integrated)	No minimum lot size as strata development not subject to minimum lot size controls								
Studio Dwelling	450	450	450	450	450	450	450		
Secondary Dwelling	500	600	600	500	500	400	300		
Dual Occupancy	300	600	600	300	300	250	250		
Semi Detached Dwelling	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible		
Attached Dwelling	1,500	N/A	N/A	1,500	N/A	N/A	N/A		
Location criteria*	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible		
Multi Dwelling Housing	1,500	N/A	N/A	1,500	N/A	N/A	N/A		
Location criteria**	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible		
Manor Homes	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible		
Residential Flat Buildings	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible		
DCP control applies to:	Blacktown (Marsden Park Industrial)	North Kellyville Liverpool	Blacktown (Marsden Park)	Alex Avenue and Riverstone Area 20 Liverpool Camden Campbelltown The Hills	Alex Avenue and Riverstone Area 20 Liverpool Camden	Schofields Liverpool	Schofields		

* On land zoned R2 Low Density Residential, the minimum development lot size for the purposes of:

- a dwelling house can be varied to 225m²; and
- multi dwelling housing can be varied to 375m², in places that satisfy one of the following locational criteria:

- adjoining land set aside for open space or recreation or is separated from that land only by a public road;
- adjoining land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use or land that is separated from land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or is separated from that land only by a public road;
- land is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and the lot and adjoining land that is set aside for drainage or educational purposes, or is separated from that land only by a public road.

** On land zoned R2 Low Density Residential with a dwelling density of 15 dwellings per hectare, attached dwellings and multi dwelling housing are permissible in places that satisfy one of the following locational criteria:

- adjoining land set aside for open space or recreation or is separated from that land only by a public road;
- adjoining land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use or land that is separated from land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or is separated from that land only by a public road;
- land is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and the lot and adjoining land that is set aside for drainage or educational purposes, or is separated from that land only by a public road.

Table 3: Minimum lot size by density bands in R3 Medium Density Residential Zone

R3 Medium Density Residential								
Minimum Net Residential Target (dwellings/ Ha)	Oran Park and Turner Road	Marsden Park Industrial	18	20	25	35	40	45
Dwelling House (base control)	300	300	300	300	300	300	300	300
With Building Envelope Plan	225	225	225	225	225	225	225	225
As Integrated DA	125	125	225	200	125	125	125	125
Studio Dwelling	No minimum lot size as strata development not subject to minimum lot size controls							
Secondary Dwelling	In principle lot	In principle lot	450	In principle lot	In principle lot	In principle lot	In principle lot	In principle lot
Dual Occupancy	500	500	500	500	400	300	250	250
Semi Detached Dwelling	300150	300150	300150	300150	250125	250125	250125	250125
Attached Dwelling	125	1,500	1,500	375	375	375	375	375
Multi Dwelling Housing	375	1,500	1,500	1,500	375	375	375	375
Manor Homes	600	600	Not permissible	600	600	600	600	600
Residential Flat Buildings	1,000	2,000	Not permissible	2,000	2,000	1,000	1,000	1,000
Applies to:	Oran Park Turner Road	Marsden Park Industrial	Box Hill	North Kellyville	Alex Avenue and Riverstone Area 20 Liverpool Camden Campbelltown	Marsden Park	Alex Avenue and Riverstone Schofields	Alex Avenue and Riverstone Area 20

Table 4: Minimum lot size by density bands in R4 High Density Residential Zone

	R4 High Density Residential
Minimum Net Residential Target (dwellings/Ha)	30
Dwelling House (base control)	300
With Building Envelope Plan	225
As Integrated DA	125
Location Criteria (Building Envelope Plan or Integrated)	225
Studio Dwelling	No minimum lot size as strata development not subject to minimum lot size controls
Secondary Dwelling	In principle lot
Dual Occupancy	300
Semi Detached Dwelling	250 ¹ 125 ²
Attached Dwelling	375
Location criteria*	N/A
Multi Dwelling Housing	375
Manor Homes	600
Residential Flat Buildings	1,000
Applies to:	Box Hill

North Kellyville DCP – 3.6.1 Block and Lot Layout, Control 18
 Blacktown DCP – 3.1.2 Block and Lot Layout, Control 8
 Box Hill and Box Hill Industrial DCP – 3.1.2 Block and Lot Layout, Control 8
 Camden DCP – 3.1.2 Block and Lot Layout, Control 8
 Campbelltown DCP – 3.2 Block and Lot Layout, Control 8
 Liverpool DCP – 3.1.2 Block and Lot Layout, Control 8
 Oran Park DCP – 7.3 Block and Lot Layout, Control 8
 Turner Road DCP – 7.2 Block and Lot Layout, Control 4

In density bands $\leq 20dw/Ha$ no more than 40% of the total residential lots proposed in a subdivision development application in a street block may be of the same lot type have a frontage of less than 10m wide. For the purposes of this control, a lot type is primarily determined by lot frontage, but other variables that may be considered are access and configuration. Lot width categories are determined by a range of plus or minus 1.0m. For example, lots between 9.0m and 11.0m are classified as the one type of lot for the purposes of this control. Every DA for subdivision must be accompanied by a Lot Mix table showing the lot types, number and percentage of the overall total. Lots subdivided using Subdivision Approval Pathways B1 or B2 (Integrated Housing) for attached or abutting dwellings are exempt from this control.

**PRESCRIBED POWER OF ATTORNEY
PART 1 - GENERAL**

THIS POWER OF ATTORNEY is made on the _____ day of _____ 2016 by **CAMDEN COUNCIL** (Principal) of 37 John Street, Camden, in the State of New South Wales (the "Council").

1. The Council appoints:
 - (a) **RONALD JAMES MOORE** of 37 John Street, Camden, in the State of New South Wales (General Manager);
 - (b) **LARA JANE SYMKOWIAK** of 37 John Street, Camden, in the State of New South Wales (Mayor);
 - (c) **DAVID BENJAMIN REYNOLDS** of 37 John Street, Camden, in the State of New South Wales (Director Customer and Corporate Services);
 - (d) **NICOLE MAREE MAGURREN** of 37 John Street, Camden, in the State of New South Wales (Director Planning and Environmental Services);
 - (e) **VINCE CAPALDI** of 37 John Street, Camden, in the State of New South Wales (Director Community Infrastructure);
 - (f) **PAUL ANDREW ROFE** of 37 John Street, Camden, in the State of New South Wales (Manager Finance and Corporate Planning);
 - (g) **CHARLES WILLIAM JOHN WEBER** of 37 John Street, Camden, in the State of New South Wales (Manager Customer Service and Governance);

to be its attorneys. The Council's attorneys may exercise the authority conferred on them by Part 2 of the *Powers of Attorney Act 2003* to do on the Council's behalf anything the Council may lawfully authorise an attorney to do. The authority of the Council's attorneys is subject to any additional details specified in Part 2 of this document.

2. This power of attorney operates immediately.

**PART 2 – ADDITIONAL POWERS AND
RESTRICTIONS**

3. This power of attorney is subject to the following conditions and limitations:
 - (a) The attorneys are each appointed by the Council to act for the Council and in its name and as its act and deed to:
 - (i) Execute and deliver any of the following documents:
 - (1) any "conveyance" (including a lease), as defined in section 7 of the *Conveyancing Act 1919*;
 - (2) any "dealing" as defined in section 3 of the *Real Property Act 1980*;

- (3) any instrument creating, varying, terminating, extinguishing or otherwise affecting any right, obligation or interest of the Council;
 - (4) any contracts for the performance, provision or receipt of works, services and/or goods;
 - (5) any agreement with the New South Wales Government or the Australian Government, or with any public authority or any other local government authority;
 - (6) any other documents considered by any of the attorneys to be necessary or desirable in connection with the documents referred in sub-paragraphs (1), (2), (3), (4), or (5); and
 - (7) any documents amending, varying or changing any of the documents referred to in sub-paragraphs (1), (2), (3), (4), (5) or (6) as any of the attorneys approve (that approval being evidenced by the attorney's execution of the document concerned); and
- (ii) do all such things as the attorneys consider necessary or desirable for the effectual exercise of the power granted by this power of attorney or otherwise for the purposes of any of the transactions contemplated by any of the documents referred to in paragraph 3(a)(i).
- (b) The powers set out in paragraph (3)(a) may only be exercised by the attorneys or any of them:
- (i) to give effect to a resolution of the Council; or
 - (ii) in the course of performing any function delegated by the Council in accordance with the provisions of the *Local Government Act 1993*.
4. The Council agrees to ratify and confirm any acts done by the attorneys or any of them in the exercise of the powers conferred by this power of attorney including whatever the attorneys do between the revocation of this power of attorney and the time of such revocation becoming known to the attorneys.
5. The Council indemnifies and agrees to keep indemnified the attorneys and each of them against any liability, loss or expense (of whatever nature) arising from the exercise of the powers conferred upon them by and under this power of attorney.

Whereupon the Common Seal of **CAMDEN COUNCIL** was hereunto affixed by the authority of the Council in accordance with a resolution passed at the ordinary meeting of the Council held on the day of (ORD.....).



.....
Mayor

Acceptance by Attorney

I accept my appointment as an attorney under this power of attorney.

Dated:

Signature:

Ronald James Moore

Acceptance by Attorney

I accept my appointment as an attorney under this power of attorney.

Dated:

Signature:

Lara Jane Symkowiak

Acceptance by Attorney

I accept my appointment as an attorney under this power of attorney.

Dated:

Signature:

David Benjamin Reynolds

Acceptance by Attorney

I accept my appointment as an attorney under this power of attorney.

Dated:

Signature:

Nicole Maree Magurren

Acceptance by Attorney

I accept my appointment as an attorney under this power of attorney.

Dated:

Signature:

Vince Capaldi

ORD05

Acceptance by Attorney

I accept my appointment as an attorney under this power of attorney.

Dated:

Signature:

Paul Andrew Rofe

Acceptance by Attorney

I accept my appointment as an attorney under this power of attorney.

Dated:

Signature:

Charles William John Weber

Attachment 1



CAMDEN COUNCIL SUBMISSION

**IPART – Review of reporting and compliance
burdens on Local Government**

19 February 2016



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

February 15, 2016

Local Government Regulatory Burdens Review
Independent Pricing and Regulatory Tribunal
PO Box K35,
Haymarket Post Shop NSW 1240

By email: localgovregburdens@ipart.nsw.gov.au

Dear Sir / Madam,

RE: Release of Draft Report on the Review of reporting and compliance burdens on Local Government

In reference to the exhibition of the draft report - *Review of reporting and compliance burdens on Local Government*, please find attached Council's submission in relation to the listed recommendations.

In reviewing the draft report, Camden Council is supportive of the majority of recommendations, and believes that by implementing the proposed changes, we would see a reduction in the burdens imposed on local government specific to reporting and compliance.

Where Council believes further consideration needs to be made, or additional improvements should be noted, comment has been provided. These comments can be found against each of the IPART recommendations in the attached document. Council requests the comments contained in the attached response are taken into consideration by IPART when preparing the final report.

Should you require any clarification or additional information with any aspect of this submission please contact Mr. David Reynolds, Director Customer and Corporate Services on 4654 7777.

Yours Sincerely,

Mr. David Reynolds
DIRECTOR, CUSTOMER AND CORPORATE SERVICES



www.camden.nsw.gov.au

Executive Summary

The Executive Summary of Camden Council's submission contains an overview of the analysis undertaken by Council officers, on the *IPART Release of Draft Report on the Review of reporting and compliance burdens on Local Government*. The summary indicates Council's position on each of the IPART recommendations (where applicable) – and can be found under 'Council's position summary on IPART Draft Findings'

A detailed evaluation of each of the recommendation can be found in Section 1 – 'Detailed responses to draft recommendations'.

Council's submission supports (in principle) many of the recommendations indicated in the draft report. On the whole, lessening the burdens around reporting and compliance obligations is welcomed. It is anticipated the changes will result in an improvement to the reporting and compliance process and provide local government greater scope to focus on delivering key services to the community.

Where the current reporting and compliance obligations provide Council with revenue (by means of fees associated with the applicable services), Council request that additional consideration is given to these recommendations.

These recommendations, if implemented, would see Council's impacted financially. It is thought that these impacts could potentially be offset by the changes proposed in IPART recommendation(s) #3 #4 and #5, with the suggestion that a fee range be provided to Council's and guidance material to assist in setting appropriate fees.

With this being considered, Council appreciates the opportunity to be able to provide comment on the draft recommendations and are supportive of changes that will reduce onerous compliance and reporting requirements.

Council's position summary on IPART Draft Findings

IPART Review of reporting and compliance burdens on Local Government –
IPART Recommendation

	Support	Further Consideration	Not Supported	Page
Section 1 – Systemic Issues				
Recommendation # 1		●		4
Recommendation # 2	●			5
Recommendation # 3	●			6
Recommendation # 4	●			6
Recommendation # 5	●			7
Recommendation # 6	●			7
Recommendation # 7	●			8
Recommendation # 8	●			8
Recommendation # 9	●			8
Section 2 – Water and Sewerage				
Recommendation # 10		N/A		
Recommendation # 11		N/A		
Recommendation # 12		N/A		
Recommendation # 13		●		9
Recommendation # 14	●			9
Section 3 – Planning				
Recommendation # 15		●		10
Recommendation # 16		●		11
Recommendation # 17		●		11
Recommendation # 18	●			12
Recommendation # 19		●		13
Recommendation # 20			●	13
Section 4 – Administration and Governance				
Recommendation # 21	●			14
Recommendation # 22	●			14
Recommendation # 23	●			15
Recommendation # 24	●			15
Recommendation # 25	●			16
Recommendation # 26	●			16
Recommendation # 27	●			16
Recommendation # 28	●			17
Recommendation # 29	●			17
Recommendation # 30	●			18
Recommendation # 31	●			18
Recommendation # 32	●			18
Recommendation # 33	●			19

IPART Review of reporting and compliance burdens on Local Government – IPART Recommendation	Support	Further Consideration	Not Supported	Page
Section 5 – Building and Construction				
Recommendation # 34	●			19
Recommendation # 35	●			19
Recommendation # 36	●			20
Recommendation # 37	●			20
Section 6 – Public Land and Infrastructure				
Recommendation # 38	●			20
Recommendation # 39	●			21
Recommendation # 40	●			21
Recommendation # 41	●			21
Recommendation # 42	●			22
Recommendation # 43	●			22
Recommendation # 44	●			23
Section 7 – Animal Control				
Recommendation # 45	●			23
Recommendation # 46	●			24
Section 8 – Community Order				
Recommendation # 47	●			24
Recommendation # 48	●			24
Recommendation # 49	●			25

Section 1 - Detailed responses to draft recommendations

Council Position	Support	Further Consideration Required	<input checked="" type="checkbox"/>
IPART Recommendation # 1	<p>That the Department of Premier and Cabinet (DPC) revise the NSW Guide to Better Regulation to include requirements for State agencies developing regulations involving regulatory or other responsibilities for local government, as part of the regulation-making process, to:</p> <ul style="list-style-type: none"> - consider whether a regulatory proposal involves responsibilities for local government - clearly identify and delineate State and local government responsibilities - consider the costs and benefits of regulatory options on local government - assess the capacity and capability of local government to administer and implement the proposed responsibilities, including consideration of adequate cost recovery mechanisms for local government - take a coordinated, whole-of-government approach to developing the regulatory proposal - collaborate with local government to inform development of the regulatory proposal - if establishing a jointly provided service or function, reach agreement with local government as to the objectives, design, standards and shared funding arrangements, and - develop an implementation and compliance plan 		
Page Reference	34		
Comment	<p>Camden Council agrees in principle with this recommendation. The need for State Government to consider when developing new regulations any role intended for Local Government is critical. Proper consultation with LG is required in the development and planning stage to identify Council's capacity to service the role, recover costs and clearly define state and local government roles and responsibilities.</p>		

Additional Recommendations	<ol style="list-style-type: none"> 1. Amend Section 496A Local Government Act 1993 to delete the reference to non-payment of Stormwater Management Service by the Department of Housing contained in 2 (b). 2. Delete Section 556 (1) (h) from the Local Government Act so as to prevent Community Housing Providers claiming Non Ratability on residential houses. 3. Delete any reference to Postponement of rates in the Local Government Act specifically Sections: 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597 and 598. 4. Amend Section 546 Local Government Act to allow the service of a rate notice electronically. 5. Increase the amount of the Pension Rate Rebate reimbursement from 55%. 6. Delete any subdivision allowance from both the Local Government Act and the Valuation of Land Act and require all rates to be levied on the full Land Value. 7. It is recommended that a partnership model between State and Local Government be established to design and implement any new Regulation. Examples of successful partnerships include the Food Regulation Partnership between the NSW Food Authority and NSW Councils around food surveillance.
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Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 2	That the NSW Government maintain a Register of local government reporting, planning and compliance obligations that should be used by State agencies in the regulation-making process to manage the volume of regulatory requirements imposed on councils and to avoid creating unnecessary or duplicative requirements.		
Page Reference	38		
Comment	Concur with this recommendation. The responsibilities of Local government are many and diverse; a register of existing LG obligations and responsibilities will assist State Government in understanding more clearly the extent of Council's statutory responsibility in its local government area and assist in the setting of realistic expectations with any proposed regulation.		
Additional Recommendations	Duplication also comes in the form of different departments wanting the same information in a different format.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 3	That the NSW Government removes restrictions on fees for statutory approvals and inspections to allow for the recovery of efficient costs, subject to monitoring and benchmarking.		
Page Reference	41		
Comment	Concur with this recommendation. We agree that fees for approvals and inspections are required to recover costs incurred by Councils in providing a service. Camden Council notes that an important aspect of regulation and fee setting is consistency. The risk in removing restrictions on fees is the potential for significant variation between neighbouring Councils and State Government when providing a similar service. This issue has been raised extensively in the past by multinational food businesses. Whilst less of an issue for a locally based business or customer, the issue of inconsistent fees and charges has been raised extensively by multinational food businesses in the context of the Food Regulation Partnership. Suggest setting a fee range and providing guidance material to Councils to assist them in setting fees.		
Additional Recommendations	The statutory restriction has a significant impact on cost recovery in high growth areas or where there is significant greenfield development.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 4	Where fees continue to be set by statute, that the relevant NSW Government agency reviews the level of the fees every 3-5 years and amends the relevant legislation to allow these fees to increase annually in line with CPI or an index of fee-related costs.		
Page Reference	41		
Comment	Concur with this recommendation. This occurs for statutory administration fees for Notices under the provision of Protection of the Environment Operations Act and the Public Health Act. Similar reviews should be applied to the Food Act.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 5	That if statutory fees are capped below cost recovery to ensure affordability or for other policy reasons, then the NSW Government should reimburse councils for the shortfall in efficient costs.		
Page Reference	41		
Comment	Concur with this recommendation. Whilst Camden Council agrees in principle with this recommendation a number of practical issues arise such as Local and State Gov't agreeing on a full cost recovery figure for a particular service and a workable reimbursement framework being put in place.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 6	That the Department of Premier and Cabinet amend the Good Practice Guide to <i>Grant Administration</i> , to: <ul style="list-style-type: none"> - recognise Local Government as separate from non-government organisations - remove acquittal requirements for untied grants - explicitly address ongoing maintenance and renewal costs when funding new capital projects - require Agencies to rely on existing council reporting to assess financial stability and management performance of councils - lengthen acquittal periods for ongoing grant programs to four years, and use Memorandum of Understanding (MOU) arrangements, rather than requiring councils to reapply annually, and - provide for a streamlined acquittal process for grants of less than \$20,000 in total, examples of streamlining include: <ul style="list-style-type: none"> o not requiring further external financial audit o using risk-based controls and requirements, and o confining performance measurement to outcomes consistent with the purpose of the grant. 		
Page Reference	45		
Comment	Concur with this recommendation. These amendments to the Good Practice Guide to Grant Administration would assist Local Government to better manage grant requirements.		

Additional Recommendations	All grant acquittals should be done online into a central portal to promote consistency in data collection. The portal should be accessible by all government departments. The requirement for external audit should be removed and sign-off executed by the CFO. The proposed limit of \$20,000 for a streamlined acquittal process is considered low, and a higher limit should be considered.
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Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 7	That the Department of Finance, Services and Innovation use the NSW ICT Strategy and Information Asset Registers to: <ul style="list-style-type: none"> - provide a central website to consolidate Local Government reporting portals, searchable data sets, reports and publications - facilitate council use of the central website, and - facilitate sharing of Local Government data and information between State Government agencies. 		
Page Reference	47		
Comment	Concur with this recommendation.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 8	That the Office of Local Government introduces a "gateway" framework, using a cost-benefit methodology, to assess new State agency proposals for reporting and data collection from Local Government.		
Page Reference	47		
Comment	Concur with this recommendation. Promotes consistency in data gathering		
Additional Recommendations	Also see additional comments recommendation #6		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 9	That the Department of Planning and Environment, including through the Office of Local Government, review public notice print media requirements in the <i>Local Government Act 1993</i> , the <i>Local Government (General) Regulation 2005</i> , the <i>Environmental Planning and Assessment Act 1979</i> , and the <i>Environmental Planning and Assessment Regulation 2000</i> and, where the cost to councils of using print media exceeds the benefit to the community, remove print media requirements and allow online advertising, mail-outs and other forms of communication as alternatives.		
Page Reference	49		
Comment	Concur with this recommendation.		

Council Position	Support	Further Consideration Required	<input checked="" type="checkbox"/>
IPART Recommendation # 13	That NSW Health determine a standardised service report template to be used by technicians undertaking quarterly servicing of aerated wastewater treatment systems, in consultation with councils.		
Page Reference	65		
Comment	Council supports the development of a standardized service report.		
Additional Recommendations	<p>The following should be considered;</p> <ol style="list-style-type: none"> 1. AWTS disinfected with chlorine require quarterly servicing. Ultra Violet (UV) AWTS systems require servicing every 4 months. 2. Will report templates be provided free of charge or at a cost and who will provide them 3. The standardised template should not have the ability to be edited/altered by service agents, with exception of the heading/business details 		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 14	That the <i>Local Government (General) Regulation 2005</i> be amended to require service reports to be provided to councils using the template determined by NSW Health as a standard condition of approval to operate an aerated wastewater treatment system.		
Page Reference	65		
Comment	Council supports the amendment of the Regulation. However, by making the use of standardised service reports a condition of receiving an approval to operate, the home owner will be responsible for its use not the service agents		
Additional Recommendations	Service agents should be the responsible entity and be held accountable not only for use of a standardised service report, but also, for other aspects of servicing AWTS. This could be achieved by NSW Fair Trading licensing service agents (similar to plumbers and other trades). And/or by making use of the template by service agents legislated under the Regulation, not the approval to operate.		

Council Position	Support	Further Consideration Required	<input checked="" type="checkbox"/>
IPART Recommendation # 15	<p>That the Department of Planning and Environment (DPE):</p> <ul style="list-style-type: none"> – Implement a data sharing model with the Australian Bureau of Statistics in relation to building approvals in NSW. – Introduce a consolidated data request of councils for the purposes of the Local Development Performance Monitoring (LDPM), Housing Monitor, <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> (Affordable Rental Housing) and State Environmental Planning Policy No 1 – Development Standards (SEPP 1 variations). – Fund an upgrade of councils' software systems to automate the collection of data from councils for the purposes of the LDPM, Housing Monitor, Affordable Rental Housing and SEPP 1 variations. – Publish the data collected from councils on Affordable Rental Housing and SEPP 1 variations data. – Seek agreement with the Land & Environment Court to obtain appeal data directly from the Court. – Remove the administrative requirement for councils to report to DPE on – Political donations or gifts under section 147 of the <i>Environmental Planning & Assessment Act 1979</i>. 		
Page Reference	75		
Comment	<p>In principle a model that allows shared data between Councils the DPE and the ABS has merit. However Council should seek further information with regard to:</p> <ul style="list-style-type: none"> – the ability to review data prior to forwarding to various departments – How the data is to be used and represented – What legal disclaimers will be provided to council? 		
Additional Recommendations	Remove reference to SEPP1 as this no longer applies to Councils with a Standard LEP (all NSW Councils except Blue Mountains)		

Council Position	Support	Further Consideration Required	<input checked="" type="checkbox"/>
IPART Recommendation # 16	That the <i>Environmental Planning and Assessment Act 1979</i> be amended to enable zoning and development standards information under section 149(2) of the <i>Environmental Planning and Assessment Act 1979</i> to be provided through the NSW Planning Portal.		
Page Reference	86		
Comment	The provision of S149 Certificates through the NSW Planning Portal would enable easy access to key information. Council would be concerned about the loss of revenue (\$53 per certificate) which contributes significantly to ongoing funding of information systems that provide information contained in 149 certificates. Concerns are also raised with regards to legal liabilities of Council where information is provided by a third party provider.		
Additional Recommendations	If this change proceeds a fee structure is considered that provides financial contributions back to Councils.		

Council Position	Support	Further Consideration Required	<input checked="" type="checkbox"/>
IPART Recommendation # 17	That the <i>Environmental Planning and Assessment Regulation 2000</i> be amended to specify the information that can be provided by councils in accordance with section 149(5) of the <i>Environmental Planning & Assessment Act 1979</i> .		
Page Reference	87		
Comment	Whilst the streamlining of Planning Certificates would enable consistent information provided between Local Government Areas, there also needs to be flexibility in the S149(5) to include site specific information to be provided where it is unique to that area.		
Additional Recommendations	S149 Certificates should not differentiate from the 149/2 and 5. A single planning certificate should be provided.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 18	<p>That DPE amend the NSW Planning Portal to provide for online:</p> <ul style="list-style-type: none"> - payment of fees and charges by applicants and for the Planning Reform Fund fee to then be automatically directed to DPE - zoning and development standards information under section 149(2) of the <i>Environmental Planning & Assessment Act 1979</i> - joint applications for development approvals and construction certificates, and - information under section 149(5) of the <i>Environmental Planning & Assessment Act 1979</i> to be accessible via a link to council websites. 		
Page Reference	87		
Comment	<ul style="list-style-type: none"> - PRF payment by applicants directly to the DPE would reduce administrative burdens for Council. A mechanism would need to be developed to ensure payment information is provided to Council in a timely and efficient manner that does not increase administrative burdens on Council. - A standardised combined DA/CC form is supported in principle, however, Council would need to understand proposed content. Greater understanding would need to be provided as to the online component and how this would integrate with existing Council systems. - The provision of the 149(2) separately (ie through the Planning portal) to the 149(5) (through Council) is not supported, as this may lead to a reduced number of 149(5) certificates requested. 149(5) certificates provide valuable pre purchase information. 		

Council Position	Support	Further Consideration Required	<input checked="" type="checkbox"/>
IPART Recommendation # 19	That DPE manage referrals to State agencies through a 'one-stop shop' in relation to: <ul style="list-style-type: none"> - planning proposals (LEPs) - development applications (DAs), and - Integrated development assessments (IDAs). 		
Page Reference	93 - 94		
Comment	Support in principle, however, Council would need further details on how the 'one stop shop' was to operate. Further considerations: <ul style="list-style-type: none"> - Council would need to ensure that the change does not create an additional layer of administration and increase referral turnaround times. - Contact with referral agencies should not be restricted in the event of questions. - Reporting of referral turnaround times to be published. - Escalation points to be published. 		

Council Position	Support	Not Supported	<input checked="" type="checkbox"/>
IPART Recommendation # 20	That DPE develop suites of standardised development consent conditions and streamline conditions that require consultant reports or subsequent approvals, in consultation with councils, State government agencies and other key stakeholders		
Page Reference	98		
Comment	<ul style="list-style-type: none"> - Support standardised development consent conditions in principle, however, they would need to allow for Council specific conditions. - Restrictions on conditions requiring consultant reports and/or subsequent approvals would potentially add to DA assessment timeframes. Conditioning consultant reports and additional approvals is often used a mechanism to expedite the determination of a DA. If not allowed to be conditioned the approvals and/or reports (e.g. acoustic report) would need to be provided prior to determination of a DA thereby increasing assessment times. This recommendation is not supported. 		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 21	That the NSW Government streamline the reporting requirements for the Integrated Planning and Reporting (IP&R) framework in the revised Local Government Act.		
Page Reference	103		
Comment	<p>Strongly support streamlining the reporting requirements to reduce duplication, for example:</p> <ul style="list-style-type: none"> – Eliminate State of the Environmental Reporting and ensure that council's environmental objectives are consistent with wider state government objectives and that they be included within their Community Strategic Plan and the four year Delivery Program; – Inclusion of full Financial Statement Reporting in the Annual Reporting, and; – Consolidate Annual Reporting within the End of Term Report. 		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 22	<p>Ahead of the next IP&R cycle (2016), that the Office of Local Government:</p> <ul style="list-style-type: none"> – provide councils with a common set of performance indicators to measure performance within the IP&R framework – conduct state-wide community satisfaction surveys and release the results to allow comparisons between councils and benchmarking – provide guidance to councils on the form and content of the End of Term Report and its relationship to local councils' Annual Reports – clarify for councils the purpose, form and content of the State of the Environment report and clarify its relationship to the End of Term Report – work with the Office of Environment and Heritage, the NSW Environment Protection Authority and other relevant agencies to develop performance indicators for councils to use, and – where relevant, amend the IP&R Guidelines and Manual to incorporate this material. 		
Page Reference	103		
Comment	Concur with this recommendation.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 23	That the Office of Local Government remove requirements for councils to report more in the General Purpose Financial Statements than is required by the Australian accounting standards, issued by the Australian Accounting Standards Board, except for requirements which are unique and high value to local government such as Note 21 and Special Schedule 7.		
Page Reference	108		
Comment	Concur with this recommendation.		
Additional Recommendations	A cost benefit analysis should be undertaken on the additional information required by the ABS as part of completing the annual Financial Data Return (FDR). The need and/or format of the FDR should also be considered. Consideration should also be given to the removal of the Quarterly Budget Review Statement required by the OLG as part of a Council's quarterly budget review reporting. This is a duplication of work for council's that already meet the required standard reporting format.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 24	That clause 163(2) of the <i>Local Government (General) Regulation 2005</i> be amended to allow the Office of Local Government to determine the councils for which the threshold for formal tendering would be increased to \$250,000, with this threshold to be reviewed every five years.		
Page Reference	111		
Comment	Concur with this recommendation.		
Additional Recommendations	A cost benefit analysis should also be undertaken on the need to submit capital expenditure reviews to the OLG for major capital projects. If not removed the threshold should be significantly increased.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 25	That section 377(1)(i) of the <i>Local Government Act 1993</i> be amended to allow the Council to delegate the acceptance of tenders.		
Page Reference	111		
Comment	Concur with this recommendation.		
Additional Recommendations	Tenders accepted should be reported as part of the quarterly budget review reporting and the annual report.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 26	That the Department of Planning and Environment, through the Office of Local Government, review the requirements in the Local Government Act 1993 for Ministerial approvals; those that are not justified on the basis of corruption prevention, probity or protecting the interests of the State be removed.		
Page Reference	114		
Comment	Concur with this recommendation.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 27	That the Office of Local Government introduces guidelines that specify maximum response times for different categories of approvals.		
Page Reference	114		
Comment	Concur with this recommendation.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 28	<p>That the Department of Planning and Environment, through the Office of Local Government, review all approvals required under section 68 of the Local Government Act 1993 in order to:</p> <ul style="list-style-type: none"> - determine the activities for which a separate local council approval under section 68 is necessary - revise the regulatory frameworks within NSW legislation to remove duplication - place as many approval requirements as possible in specialist legislation, and - where appropriate, enable mutual recognition of approvals issued by another council. 		
Page Reference	117		
Comment	<p>Council supports the review of s68 the LG Act in particular in respect of Temporary Food Stalls (TFS). S68 approvals for these events is time consuming and costly. In considering a reduction in s68 approvals for TFS and Mobile Food Vendors issues of public liability insurances (indemnifying Council from litigation) and traffic management issues must be addressed. In respect of TFS and mobile food vendors Food Act notification requirements will also need to be considered. Protection of Councils assets must also be considered.</p>		
Additional Recommendations	<p>In any review of s68 of the Local Government Act issues of public liability insurances, traffic management and protection of Council's assets be addressed.</p>		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 29	<p>That the <i>Local Government Act 1993</i> be amended to transfer current requirements relating to the length of time for temporary appointments under section 351(2) to the <i>Local Government (General) Regulation 2005</i> or the relevant awards.</p>		
Page Reference	122		
Comment	<p>Concur with this recommendation.</p>		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 30	Extend the maximum periods of temporary employment from 12 months to four years within any continuous period of five years, similar to Rule 10 of the <i>Government Sector Employment Rules 2014</i> .		
Page Reference	122		
Comment	Concur with this recommendation.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 31	That section 31 of the Public Interest Disclosures Act 1994 be amended to require councils to report on public interest disclosures in their annual reports and remove the requirement for an annual public interest disclosures report to be provided to the Minister for Local Government.		
Page Reference	124		
Comment	Concur with this recommendation.		
Additional Recommendations	That reports to the Ombudsman not be required at all and that information from the annual report to the Minister be made available to the Ombudsman to collate data.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 32	That section 125 of the <i>Government Information (Public Access) Act 2009</i> be amended to allow councils to lodge annual reports of their obligations under the Act within five months after the end of each reporting year.		
Page Reference	126		
Comment	Concur with this recommendation.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 33	That the Office of Local Government assist the Information and Privacy Commission to circulate to councils information related to the <i>Government Information (Public Access) Act 2009</i> .		
Page Reference	126		
Comment	Concur with this recommendation.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 34	That the Building Professionals Board include information on travel charges for certification services in regional areas when developing an indicative fee schedule.		
Page Reference	135		
Comment	This proposal does not affect Camden Council's Accredited Certifiers, no comment to add.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 35	That the Building Professionals Board or the proposed Office of Building Regulation (in consultation with Department of Planning and Environment, Fire & Rescue NSW and local government) design the new online system for submitting annual fire safety statements (AFSS) to allow councils to identify buildings in their area that require an AFSS, and where follow up or enforcement action is required.		
Page Reference	137		
Additional Recommendations	As part of the proposed new online system, it is recommended that each building be allocated its own 'QR Code' to be included on its AFSS that is to be displayed in a prominent location within the building. That way any person could take a photo of this with their Smart Phone and directly link to the buildings online manual that would give the details of the full essential services for the building and whether or not they are currently examined and certified.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 36	That the <i>Environmental Planning and Assessment Regulation 2000</i> be amended to clarify what constitutes a 'significant fire safety issue'.		
Page Reference	140		
Comment	Concur with this recommendation.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 37	That section 121ZD of the <i>Environmental Planning and Assessment Act 1979</i> be amended to allow councils to delegate authority to the General Manager to consider a report by the Fire Brigade, make a determination and issue an order, rather than having the report considered at the next council meeting.		
Page Reference	140		
Comment	Concur with this recommendation.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 38	That the NSW Government transfer Crown reserves with local interests to councils, as recommended by the NSW Crown Lands Management Review and piloted through the Local Land Program Pilot.		
Page Reference	143		
Comment	Concur with this recommendation. Council's that have the Care and Control of Crown land already have the responsibility for these areas. Crown land that would be considered under this proposal have a vested interest by the local community and therefore would benefit from the removal of bureaucracy surrounding these sites.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 39	Consistent with its response to the Crown Lands Legislation White Paper, that the NSW Government ensure that Crown reserves managed by councils are subject to Local Government Act 1993 requirements in relation to: <ul style="list-style-type: none"> - Ministerial approval of licences and leases, and - Reporting 		
Page Reference	143		
Comment	Concur with this recommendation. The introduction of recommendation 38 would also ensure these requirements under the Local Government Act 1993 should the land be transferred to Council.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 40	That the NSW Government streamline the statutory process for closing Crown roads, including the arrangements for advertising road closure applications.		
Page Reference	146		
Comment	Concur with this recommendation.		
Additional Recommendations	It is noted that closure may still occur where council may propose alternate boundaries to allow for future intersection upgrades where a crown road intersects a public road. There should be a mechanism to discuss these issues over a longer period of time, so a "Stop the Clock" mechanism may also be warranted.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 41	That the NSW Government reduces the backlog of Crown road closure applications to eliminate the current waiting period for applications to be processed.		
Page Reference	146		
Comment	Concur with this recommendation. However this should only be in cases where the closures are uncontested.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 42	That the NSW Government streamline the provisions of the Local Government Act 1993 relating to plans of management for community land to align public notice and consultation with councils' community engagement for Integrated Planning and Reporting purposes.		
Page Reference	149		
Comment	Concur with this recommendation.		
Additional Recommendations	<p>That plans of management not be required at all for community parcels below a certain size or meeting certain criteria (e.g. pocket parks), given the existing IP&R strategic engagement with the community.</p> <p>That, in streamlining in line with IP&R requirements, separate public hearing requirements are removed for plans of management, as the normal public consultation process is sufficient to gather the community's views and this step makes the process too lengthy.</p> <p>In addition, streamlining the Plan of Management public notice and consultation requirements for community land would enable Council to have a more cost effective way of engaging the community especially in relation to amendments to the Plans or the inclusion of new sites.</p>		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 43	That Roads and Maritime Services provide greater support for councils to develop the competency to conduct route access assessments and process heavy vehicle applications. This support should be focused on developing the competency and skills within councils to perform these regulatory functions.		
Page Reference	151		
Comment	Concur with this recommendation.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 44	That the <i>Impounding Act 1993</i> be amended to treat caravans and advertising trailers in the same way as boat trailers		
Page Reference	153		
Comment	Currently boat trailers are not an issue within the Camden LGA. However, it is recognized with the growth within the Camden LGAs at some stage they may be. Advertising trailers do at times present issues. It is suggested that the Impounding Act, Local Government Act and Road Rules be reviewed to give clearer powers to regulate.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 45	That the Office of Local Government's redesign and modernisation of the central <i>Register of Companion Animals</i> includes the following functionality: <ul style="list-style-type: none"> - online registration, accessible via mobile devices anywhere - a one-step registration process, undertaken at the time of micro chipping and identifying an animal - the ability for owners to update change of ownership, change of address and other personal details online - unique identification information in relation to the pet owner (ie, owner's date of birth, driver licence number or Medicare number) - the ability to search by owner details - the ability for data to be analysed by Local Government Area (not just by regions) - the ability for data to be directly uploaded from pound systems, and - centralised collection of registration fees so funding can be directly allocated to councils. 		
Page Reference	157		
Comment	Concur with this recommendation. The current paper based system is time consuming and vast resources are spent following up unregistered animals, entering data etc. The ability to search by owner is important, as often they do not update details when moving address. At present the CAR can only be searched by address.		

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required	<input checked="" type="checkbox"/>
IPART Recommendation # 46	That the <i>Companion Animals Act 1998</i> and <i>Companion Animals Regulation 2008</i> be amended to require unique identification information in relation to the pet owner (ie, owner's date of birth, drivers licence number or Medicare number), to be entered in the register at the time of entering animal identification information and when there is a change of ownership.			
Page Reference	157			
Comment	Concur with this recommendation. It will enable more efficiencies in locating pet owners.			

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required	<input checked="" type="checkbox"/>
IPART Recommendation # 47	That the NSW Government review how councils are currently applying Alcohol Free Zone (AFZ) and Alcohol Prohibited Area (APA) provisions in response to alcohol related anti-social behaviour and clarify the rationale and processes for declaring AFZs and APAs in the <i>Local Government Act 1993</i> and Ministerial Guidelines on Alcohol-Free Zones.			
Page Reference	165			
Comment	Concur with this recommendation. It is agreed that the re-evaluation process for AFZ's is an onerous task, and also agreed that the time limits on signs could be removed. However it is considered that some form of monitoring and assessing of zones should be undertaken to ensure the effectiveness and relevance of the zone. This could still be undertaken in the four year time frame, within Council's Crime Prevention Framework and Action Plan.			

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required	<input checked="" type="checkbox"/>
IPART Recommendation # 48	That the NSW Government provide an efficient process for consultation and decision making on temporary and events-based alcohol restrictions.			
Page Reference	165			
Comment	While Camden Council does not currently establish event based Alcohol Free Zones (AFZ's), it is considered that a more efficient process would be a useful provision and may allow Council to establish these type of AFZ's for future events as the LGA grows.			

Council Position	Support	<input checked="" type="checkbox"/>	Further Consideration Required
IPART Recommendation # 49	That the <i>Graffiti Control Act 2008</i> be amended to allow councils to prosecute individuals and organisations that commission or produce bill posters that are visible from a public place within their local government area.		
Page Reference	168		
Comment	This is not currently an issue for Camden Council, however moving forward this could be useful.		

Summary of Budget Review Variations Greater Than \$15,000
December Review of the 2015/16 Budget

Change In Vote		Totals	Description	Comments
Expense	Income			
\$	\$	\$		
<p>Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as negative figures. Reductions are shown as positive figures</p>				
1) Proposed Budget Variations				
Proposed variations to the 2015/16 Budget based on income received and expenditure payments to date are as follows:				
(61,251)	1,339,606	1,278,355	Surplus / (Deficit) - Proposed Budget Variations September 2015/16 Review	
-	855,000	855,000	Development Fees & Charges Income	Development income continues to exceed budget expectations during 2015/16. This is due to the high volume and high value of Development Applications received during the second quarter of 2015/16. This increase reflects the ongoing high development activity in the release areas of Spring Farm, Elderslie, Oran Park and Gregory Hills. The level of income received from development activity is primarily dependent on the receipt of applications from developers, and as such is somewhat difficult to project given the unprecedented growth Council is experiencing.
-	617,000	617,000	Rates and Charges Income	Supplementary rate income is received upon the re-zoning or subdivision of land. It is additional rate income to the amount levied at the beginning of the financial year. The increase in rate income realised during the first half of 2015/16 is primarily due to new lots created through subdivisions in the Spring Farm, Elderslie, Oran Park and Gregory Hills land release areas.
-	183,600	183,600	General Fund Interest on Investments	The second quarter performance of Council's investment portfolio has exceeded budget expectations. The primary reason for this is Council's investment portfolio is being maintained at a higher level than originally budgeted. Council's weighted return on investments for December 2015 was 3.37%, which is higher than the industry average of 2.28%.
(127,000)	-	(127,000)	Corporate Legal Expenditure & Specialist Advice	Corporate legal expenditure (including specialist legal advice) has exceeded original budget allocations. Council has been required to seek legal advice on a range of extraordinary planning, property and corporate governance matters. This budget has been increased to allow for estimated legal costs to 30 June 2016. The increase in legal costs has considered the reimbursed of any court costs that Council has received to date. Council does expect to receive further income associated with the reimbursement of legal costs. The amount and timing of these payments is difficult to predict, as a result the income is recognised in the budget upon receipt or certainty of payment.

December Review of the 2015/16 Budget

Summary of Budget Review Variations Greater Than \$15,000
December Review of the 2015/16 Budget

Expense \$	Change In Vote		Description	Comments
	Income \$	Totals \$		
(115,000)	-	(115,000)	New Parkland Maintenance Costs	Developers have reached the end of their performance maintenance period for 16 sites in the Gregory Hills and Gledswood Hills areas. The mowing, landscape, and furniture maintenance of these sites must now be provided by Council.
100,000	-	100,000	Street Lighting Charges	Street lighting charges are lower than anticipated due to a reduction in the unit rate charged for street lighting charges.
(65,000)	-	(65,000)	Scanning of Council Records	Additional funding is required to engage external resources for the digitisation of documents into the TRIM system prior to Council moving to the Oran Park Administration Centre. The digitisation of documents will provide greater efficiencies in the management of records including ready access to historical documents resulting in improved service delivery.
43,500	-	43,500	NSW Fire Service Statutory Contribution	Council recently received confirmation of its annual contribution to the NSW Rural Fire Service which is required under Part 5 of the Rural Fires Act 1997. The revised contribution amount is lower than original budget expectations. The decrease is primarily due to a lower than expected increase in district charges, corporate support and volunteer costs.
(47,815)	23,500	(24,315)	Variations under \$15,000	
(211,315)	1,679,100	1,467,785	Surplus / (Deficit) - Proposed Budget Variations December 2015/16 Review	
(272,566)	3,018,706	2,746,140	Surplus / (Deficit) - Net Impact of Variations 2015/16	
* It should be noted where net increases or reductions have been shown within the main Council Report the income and expenditure column will not reconcile, as the two are separated within this attachment.				

December Review of the 2015/16 Budget

Summary of Budget Review Variations Greater Than \$15,000
December Review of the 2015/16 Budget

Change In Vote		Totals	Description	Comments
Expense	Income			
\$	\$	\$		
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as negative figures. Reductions are shown as positive figures				
2) Council Approved Budget Variations				
Since adopting the 2015/16 Budget, Council has authorised the following changes to the budget:				
(1,325,355)	47,000	(1,278,355)	Surplus / (Deficit) - Authorised Variations September 2015/16 Budget Review	
(120,000)		(120,000)	Council resolved to increase the number of cuts on its existing public open space from 13 cuts to 17 cuts per annum with funding to be allocated up to a maximum of \$120,000.	Council Resolution - 169/15 - 14/07/2015
3,000		-	RMS Block Grant program adjustment	Council Resolution - 270/15 - 13/10/2015
	(3,000)		RMS Block Grant - Transfer from Reserve	
(1,000,000)			Council resolved to fund a program of works to renovate and replace amenities buildings.	Council Resolution - 289/15 - 27/10/2015
	1,000,000		Asset Renewal Reserve - Transfer from Reserve	
(200,000)			Council resolved to allocate additional funding towards increasing the scope of works for the Birriwa Reserve Outdoor Youth Space Construction.	Council Resolution - 335/15 - 8/12/2015
	200,000		Capital Works Reserve - Transfer from Reserve	
(1,850,000)			Camden Town Centre Improvements – Stage 1	
	568,694		Grant Reserve - Transfer from Reserve	
	781,306		Asset Renewal Reserve - Transfer from Reserve	Council Resolution - 336/15 - 8/12/2015
	500,000		Capital Works Reserve - Transfer from Reserve	
(3,167,000)	3,047,000	(120,000)	Surplus / (Deficit) - Authorised Variations December 2015/16 Budget Review	
(4,492,355)	3,094,000	(1,398,355)	Surplus / (Deficit) - Council Approved Variations 2015/16	

December Review of the 2015/16 Budget

Summary of Budget Review Variations Greater Than \$15,000
December Review of the 2015/16 Budget

Expense		Change In Vote		Totals	Description	Comments
\$		Income	\$			
Note: INCOME - Increases are shown as positives figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as negative figures. Reductions are shown as positive figures						
3) Contra Adjustments						
Contra adjustments that have a NIL impact on Council's Budget:						
(822,294)		822,294	-		September 2015/16 Contra Adjustments	
-		300,000	-		Section 94 Developer Contributions - Interest on Investments	The balance of Council's Section 94 reserves has increased as a result of additional interest on investments.
(300,000)		-	-		Section 94 Developer Contributions - Transfer to Reserve	
-		95,000	-		Domestic Waste - Interest on Investments	The balance of Council's waste reserve has increased as a result of additional interest on investments.
(95,000)		-	-		Domestic Waste - Transfer to Reserve	
(395,000)		395,000	-		December 2015/16 Contra Adjustments	
(1,217,294)		1,217,294	-		Total Contra Variations 2015/16	
4) Revotes for the 2015/16 Year to be included in the 2016/17 Budget						
Budget adjustments which have are proposed to be carried forward into the 2015/16 Budget:						
-		-	-		Total Revotes Identified for September Period	
-		-	-		Total Revotes Identified for December Period	
-		-	-		Total Revotes Identified 2015/16	

December Review of the 2015/16 Budget

Summary of Budget Review Variations Greater Than \$15,000
December Review of the 2015/16 Budget

Change In Vote		Totals	Description	Comments
Expense	Income			
\$	\$	\$		
Note: INCOME - Increases are shown as positives figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as negative figures. Reductions are shown as positive figures				
Reconciliation to 'December Review of the 2015/16 Budget'				
2014/15 Carried Forward Working Funds Balance		1,000,000		
2015/16 Adopted Budget Surplus		-		
Available Working Funds 01/07/15		1,000,000		
Less:				
Minimum Desired Level		(1,000,000)		
Total Funds Available		-	Total Available Working Funds as at 01/07/2015	
September Review		1,278,355	Significant Budget Variations	
		(1,278,355)	Council Approved Variations	
		-	Budget Contra Variations	
		-	Budget Revotes (Carry-Overs)	
		-	Sub Total - September Review Variations	
		-	Total Available Working Funds as at 31/12/2015	
December Review		1,467,785	Significant Budget Variations	
		(120,000)	Council Approved Variations	
		-	Budget Contra Variations	
		-	Budget Revotes (Carry-Overs)	
		1,347,785	Sub Total - September Review Variations	
		1,347,785	Total Available Working Funds as at 31/12/2015	



Camden Council Quarterly Budget Review Statement

For the period ending 31 December 2015

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Camden Council
Income & Expenses Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015
Income & Expenses Review

	Original Budget 2015/16	Approved Changes		Revised Budget 2015/16	Variations for this Dec Qtr	Notes	Projected Year End Result
		Revotes	Other than by QBRs				
Operating Income							
Actively Managing Camden's Growth	14,280,300	-	765,600	15,045,900	1,168,500	1	16,214,400
Healthy Urban and Natural Environment	40,784,800	-	-	40,784,800	95,000	2	40,879,800
A Prosperous Economy	8,200	-	-	8,200	-		8,200
Effective and Sustainable Transport	21,197,400	-	413,694	21,611,094	-		21,611,094
An Enriched and Connected Community	8,648,000	-	-	8,648,000	-		8,648,000
Strong Local Leadership	47,591,900	-	874,006	48,465,906	810,600	3	49,276,506
	132,510,600	-	2,053,300	134,563,900	2,074,100		136,638,000
Operating Expenses							
Actively Managing Camden's Growth	9,025,800	29,061	56,000	9,110,861	127,000	4	9,237,861
Healthy Urban and Natural Environment	21,836,000	308,374	-	22,144,374	235,000	5	22,379,374
A Prosperous Economy	605,300	6,389	-	611,689	-		611,689
Effective and Sustainable Transport	17,532,700	161,233	-	17,693,933	(100,000)	6	17,593,933
An Enriched and Connected Community	10,919,600	-	19,500	10,939,100	16,240	7	10,955,340
Strong Local Leadership	19,288,700	667,483	27	19,956,210	53,075	8	20,009,285
	79,208,100	1,172,540	75,527	80,456,167	331,315		80,787,482
Net Operating Surplus / (Deficit)	53,302,500	(1,172,540)	1,977,773	54,107,733	1,742,785		55,850,518
Add:							
Non Cash Funded Depreciation	15,712,900	-	-	15,712,900	-	-	15,712,900
Funds from the Sale of Assets	319,000	-	-	319,000	-	-	319,000
Loan Borrowings	23,000,000	-	-	23,000,000	-	-	23,000,000
Transfer from Restricted Assets	27,970,100	18,932,498	43,600	46,946,198	3,047,000	-	49,993,198
	67,002,000	18,932,498	43,600	85,978,098	3,047,000		89,025,098
Less:							
Capital Purchases & Acquisitions	103,775,200	17,759,958	457,294	121,992,452	3,047,000	-	125,039,452
Borrowing Expense (Principal)	3,162,200	-	-	3,162,200	-	-	3,162,200
Transfer to Restricted Assets	13,367,100	-	1,564,079	14,931,179	-	-	14,931,179
Proposed - Transfer to Restricted Assets	-	-	-	-	395,000	-	395,000
	120,304,500	17,759,958	2,021,373	140,085,831	3,442,000		143,527,831
Net Budget Position Surplus / (Deficit)	-	-	-	-	1,347,785		1,347,785

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBRs report

Camden Council
Income & Expenses Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015
Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
1	1,168,500	Actively Managing Camden's Growth - Increase in Income This adjustment relates to an increase in income as a result of; additional development income due to ongoing housing development (\$855K) and an increase in Section 94 investment income through a higher than expected. investment balance (\$300K). A range of minor expenditure adjustments were also required at this review (\$13.5K).
2	95,000	Healthy Urban and Natural Environment - Increase in Income This increase is primarily due to additional domestic waste income through higher than expected investment balance (\$95K).
3	810,600	Strong Local Leadership - Increase in Income Adjustments to income relate to; additional rating income (\$617K), additional interest on investments (\$183K) and Section 603 Certificate Income (\$10k).
4	(127,000)	Actively Managing Camden's Growth - Increase in Expense Corporate legal expenditure (including specialist legal advice) has exceeded original budget allocations. Council has been required to seek legal advice on a range of extraordinary planning, property and corporate governance matters. This budget has been increased to allow for estimated legal costs to 30 June 2016. The increase in legal costs has considered anticipated legal fees reimbursed as part of any court proceedings.
5	(235,000)	Healthy Urban and Natural Environment - Increase in Expense This increase relates to additional Open Space Contract Mowing – Increase in cuts from 13 to 17 per annum (\$120k) and additional Open Space maintenance for new areas handed over by developers to Council (\$115k).
6	100,000	Effective and Sustainable Transport - Decrease in Expense This decrease relates to savings in street lighting charges.
7	(16,240)	An Enriched and Connected Community - Increase in Expense This adjustment relates primarily to minor expenditure adjustments at this review of (\$16K).
8	(53,075)	Strong Local Leadership - Increase in Expense This increase relates to additional scanning of Council's Historical Documents (\$65k). There has been savings against budget for Council's statutory contributions to the Rural Fire Service (\$43.5K). A range of minor expenditure adjustments were also required at this review (\$15K).

This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBR report

Camden Council
Capital Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015

Capital Expenditure Review

	Original Budget 2015/16	Approved Changes		Revised Budget 2015/16	Variations for this Dec Qtr	Notes	Projected Year End Result
		Revotes	Other than by QBRs				
Capital Expenditure							
New Assets (Council Delivery)							
Transport & Road Infrastructure	3,670,400	6,034,451	-	9,704,851	-	-	9,704,851
Community Facilities	6,372,400	579,819	-	6,952,219	-	-	6,952,219
Parks & Recreation	3,190,100	1,635,447	43,600	4,869,147	200,000	1	5,069,147
Stormwater & Drainage	3,101,800	1,687,330	-	4,789,130	-	-	4,789,130
Council Properties	26,132,700	4,163,244	-	30,295,944	-	-	30,295,944
Plant & Equipment	1,720,000	-	-	1,720,000	-	-	1,720,000
Other	884,200	582,569	-	1,466,769	-	-	1,466,769
New Assets (Works In Kind)							
Transport & Road Infrastructure	16,761,900	-	-	16,761,900	-	-	16,761,900
Recreation & Community Facilities	12,347,300	-	-	12,347,300	-	-	12,347,300
Stormwater & Drainage	18,230,800	-	-	18,230,800	-	-	18,230,800
Asset Renewal (Replacement)							
Transport & Road Infrastructure	9,236,400	494,303	413,694	10,144,397	1,847,000	2	11,991,397
Community Facilities	32,200	16,872	-	49,072	-	-	49,072
Parks & Recreation	227,000	367,158	-	594,158	-	-	594,158
Stormwater & Drainage	145,900	11,020	-	156,920	-	-	156,920
Council Properties	-	358,690	-	358,690	1,000,000	3	1,358,690
Plant & Equipment	922,600	1,764,300	-	2,686,900	-	-	2,686,900
Information Technology Upgrades	799,500	-	-	799,500	-	-	799,500
Other	-	64,755	-	64,755	-	-	64,755
Total Capital Expenditure	103,775,200	17,759,958	457,294	121,992,452	3,047,000		125,039,452
Capital Funding							
Rates & Other Untied Funding	5,201,000	-	-	5,201,000	-	-	5,201,000
Capital Grants & Contributions	567,700	1,955,145	413,694	2,936,539	565,694	-	3,502,233
Reserves:							
External Restrictions	20,777,700	6,903,433	-	27,681,133	-	-	27,681,133
Internal Restrictions	6,888,800	8,898,900	43,600	15,831,300	2,481,306	-	18,312,606
S94 Works in Kind Income (Non Cash)	47,340,000	-	-	47,340,000	-	-	47,340,000
New Loans	23,000,000	-	-	23,000,000	-	-	23,000,000
Receipts from Sale of Assets							
Plant & Equipment	-	-	-	-	-	-	-
Land & Buildings	-	-	-	-	-	-	-
Other Funding	-	2,480	-	2,480	-	-	2,480
Total Capital Funding	103,775,200	17,759,958	457,294	121,992,452	3,047,000		125,039,452
Net Capital Funding							

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBRs report

Camden Council
Capital Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015
Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
1	200,000	Parks & Recreation (New Assets) - Increase in Expense Council resolved to allocate additional funding towards increasing the scope of works for the Birriwa Reserve Outdoor Youth Space Construction.
2	1,847,000	Transport & Road Infrastructure (Asset Renewal) - Increase in Expense This relates to additional works required to complete stage 1 of the Camden Town Centre Improvements. Other minor adjustments (\$3)
3	1,000,000	Council Properties (Asset Renewal) - Increase in Expense Council resolved to fund a program of works to renovate and replace amenities buildings.

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBRs report

Camden Council
Cash & Investments Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/15 to 31/12/15

Projected Year End Cash Position ending 30 June 2016

Cash & Investments Review

	Open Balance 1/07/2015	Approved Changes		Revised Budget	Variations for this Dec Qtr	Notes	Projected Year End Result
		Revotes	Other than by QBRs				
Externally Restricted							
Section 94 Developer Contributions	40,539,344	(5,638,007)	(18,575,737)	16,325,600	300,000	1	16,625,600
Infrastructure Loan (Lodges Road)	3,189,053	(2,480)	-	3,186,573	-	-	3,186,573
Domestic Waste Management	5,154,506	(1,265,426)	543,626	4,432,706	95,000	2	4,527,706
Specific Purpose Grants	788,258	(1,955,145)	1,580,581	413,694	(3,000)	3	410,694
Stormwater Management Levy	340,932	(313,630)	16,000	43,302	-	-	43,302
Other Restricted Contributions	177,179	(22,773)	(58,800)	95,606	-	-	95,606
Total Externally Restricted	50,189,272	(9,197,461)	(16,494,330)	24,497,481	392,000		24,889,481
Internally Restricted							
2014-2019 CIRP Reserve	1,551,607	(514,001)	(160,501)	877,105	-	-	877,105
2014-2016 CIRP Round 3 Reserve	1,184,792	(134,792)	(1,050,000)	-	-	-	-
Asset Renewal Reserve	662,451	-	1,199,158	1,861,609	(781,306)	4	1,080,303
Camden Carparking	120,578	-	-	120,578	-	-	120,578
Camden Town Centre Improvements	1,145,100	(195,200)	(794,500)	155,400	-	-	155,400
Capital Works Reserve*	920,691	(258,930)	2,059,029	2,720,790	(700,000)	5	2,020,790
Cemetery Improvements	732,576	(542,569)	(2,900)	187,107	-	-	187,107
Central Administration Building	4,309,206	(4,062,879)	(234,000)	12,327	-	-	12,327
Commercial Waste Management	1,189,060	-	(166,800)	1,022,260	-	-	1,022,260
Council Elections	147,600	-	81,700	229,300	-	-	229,300
Employee Leave Entitlements	1,868,047	-	140,000	2,008,047	-	-	2,008,047
Engineering Deposits	187,158	-	5,300	192,458	-	-	192,458
Expenditure Revotes	3,673,768	(3,673,768)	-	-	-	-	-
Family Day Care Reserve	82,376	-	-	82,376	-	-	82,376
Infrastructure Loan - Repayment Fund	2,156,300	-	-	2,156,300	-	-	2,156,300
Plant Replacement Reserve	2,279,486	-	36,300	2,315,786	-	-	2,315,786
Public Appeals Reserve	35,304	-	-	35,304	-	-	35,304
Risk Management	242,599	-	-	242,599	-	-	242,599
Section 355 Management Committees	434,834	-	-	434,834	-	-	434,834
Stormwater Works (General Fund)	641,834	(311,820)	-	330,014	-	-	330,014
Technology Improvements Reserve	490,226	-	(490,226)	-	-	-	-
Technology Support Reserve	75,412	-	(75,412)	-	-	-	-
Water Savings Action Plan	87,727	(22,030)	6,599	72,296	-	-	72,296
Working Funds Surplus	190,332	-	165,700	356,032	-	-	356,032
Other	21,218	(19,048)	-	2,170	-	-	2,170
Total Internally Restricted	24,430,282	(9,735,037)	719,447	15,414,692	(1,481,306)		13,933,386
Unrestricted (i.e. available after the above Restrictions)	3,662,446	-	-	3,662,446	1,347,785		5,010,231
Total Cash & Investments	78,282,000	(18,932,498)	(15,774,883)	43,574,619	258,479		43,833,098

* The uncommitted balance of the Capital Works Reserve will increase to \$2,768,575 and the uncommitted balance of the Asset Renewal Reserve will increase to \$1,680,303 if Council adopt the recommendation of this report.

Cash & Investments Statement

Investments have been invested in accordance with Council's Investment Policy.

The Cash at Bank amount for this period has been reconciled to Council's physical Bank Statements. The date of completion of this bank reconciliation is 31/12/2015.

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBRs report

Camden Council
Cash & Investments Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015
Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
1	300,000	Section 94 Developer Contributions - Increase in Transfer to Reserve The balance of Council's Section 94 reserves has increased as a result of additional interest on investments (\$300K).
2	95,000	Domestic Waste Management - Net Increase in Transfer to Reserve The balance of Council's Domestic Waste Management reserves has increased as a result of additional interest on investments (\$95K).
3	(3,000)	Specific Purpose Grants - Decrease in Transfer to Reserve This adjustment relates to a decrease in the level of funding approved as part of the 2015/16 the RMS Block Grant Agreement.
4	(781,306)	Asset Renewal Reserve - Increase in Transfer from Reserve This increase relates to the forward funding of Camden Town Centre renewal works (\$781k).
5	(700,000)	Capital Works Reserve - Increase in Transfer from Reserve This increase relates to the forward funding of Camden Town Centre renewal works (\$500k) and an increase in the scope of works for the Birriwa Reserve Outdoor Youth Space Construction (\$200k).

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBRs report

Camden Council
Contracts Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015
Contracts Budget Review (Greater than \$50,000)

Contractor	Contract detail & purpose	Contract Value	Start Date	Budgeted (Y/N)
Crossgrove	Portable Amenities Building	138,125	Oct-15	Y
Public Works, Manly Hydraulics Laboratory	Narellan Creek Mitigation Works	169,409	Oct-15	Y
Cardno (NSW/ACT) Pty Ltd	Nepean River Floodplain Risk Management Study	192,084	Oct-15	Y
Lamond Contracting	Birriwa Reserve Outdoor Youth Space Construction	1,184,748	Dec-15	Y
Statewide Civil Pty Ltd	Argyle Streetscape Improvements Stage 1B, between John and Hill Streets	1,806,116	Dec-15	Y

Notes:

1. Contracts listed are those entered into through a tender process during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
2. Contracts for employment are not included in this list.

Camden Council
Consultancy & Legal Expenses Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015
Consultancy & Legal Expenses Overview

Expense	YTD Expense	Budgeted (Y/N)
Consultancies	217,038	Y
Legal Fees	407,320	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

Council has engaged specialist consultants to assist in the consultation and planning of the Camden Town Centre Review, implementation of a Work Health & Safety framework and the planning and design of the new central administration building. Council has also required specialist consultancy and legal advice on a number of governance, development and compliance matters. Costs associated with these matters have been included in the expenditure totals above.

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBRs report

Camden Council
Key Performance Indicators Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015

(\$000's)	Current Projection		Original Budget 15/16	Actuals	
	Amounts	Indicator		Prior Periods	
	15/16	15/16		14/15	13/14

1. Operating Performance

Operating Revenue (excl. Capital) - Operating Expenses	439	0.56%	-2.62%	-4.99%	-19.20%
Operating Revenue (excl. Capital Grants & Contributions)	77,906				

What is Being Measured?

Council's ability to contain operating expenditure within operating revenue.



2. Own Source Operating Revenue

Operating Revenue (excl. all Grants & Contributions)	71,993	52.91%	51.59%	42.47%	50.74%
Total Operating Revenue	136,075				

What is Being Measured?

This ratio measures the degree of reliance on external funding sources such as operating grants and contributions.

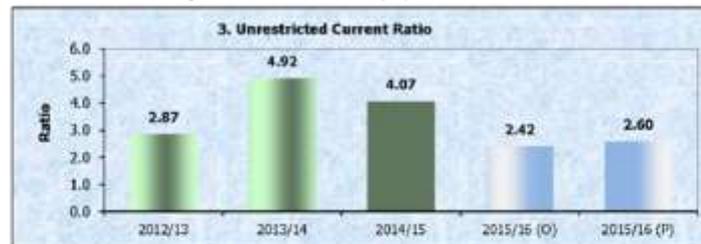


3. Unrestricted Current Ratio

Current Assets less all External Restrictions	32,041	2.60	2.42	4.07	4.92
Current Liabilities less Specific Purpose Liabilities	12,321				

What is Being Measured?

The ability to meet short term financial obligations such as loans, payroll and leave entitlements.



This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBRs report

Camden Council
Key Performance Indicators Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015

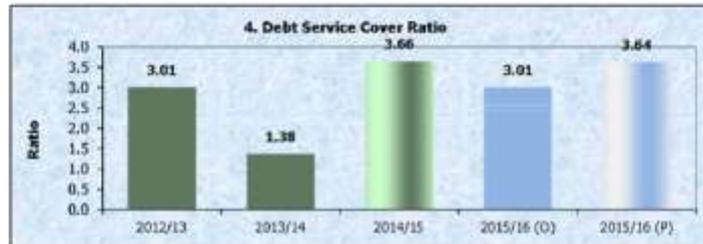
(\$000's)	Current Projection		Original Budget 15/16	Actuals Prior Periods	
	Amounts	Indicator		14/15	13/14
	15/16	15/16			

4. Debt Service Cover Ratio

Operating Result before EBITDA	13,790	3.64	3.01	3.66	1.38
Principal Repayments + Interest Costs	3,793				

What is Being Measured?

The availability of operating cash to service debt including interest and principal repayments.



5. Rates, Annual Charges, Interest & Extra Charges Outstanding

Rates, Annual and Extra Charges Outstanding	2,090	4.11	4.22	4.06	4.16
Rates, Annual and Extra Charges Collectible	50,874				

What is Being Measured?

To assess the impact of uncollected rate and charges on Council's Liquidity.

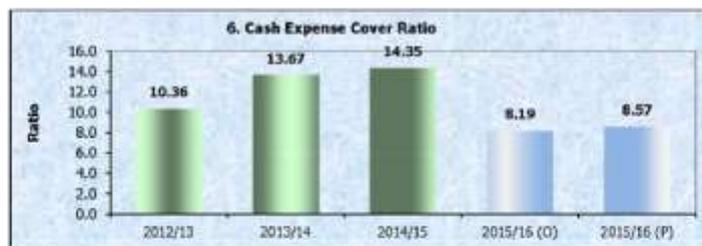


6. Cash Expense Cover Ratio

Current Year's Cash & Cash Equivalents (incl. Term Deposits)	43,602	8.57	8.19	14.35	13.67
Operating & Financing Activities Cash Flow Payments	61,023				

What is Being Measured?

This ratio indicates the number of months Council can continue to pay for its immediate expenses without additional cash inflow.



This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBRs report.

Camden Council
Key Performance Indicators Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015

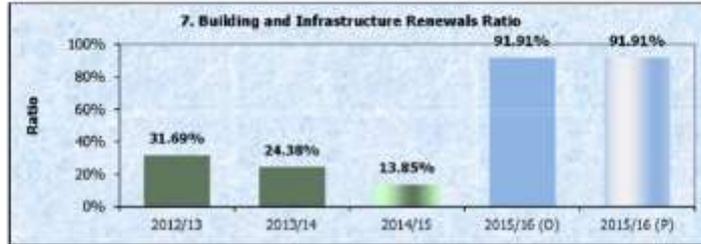
(\$000's)	Current Projection		Original Budget 15/16	Actuals	
	Amounts	Indicator		Prior Periods	
	15/16	15/16		14/15	13/14

7. Building and Infrastructure Renewals Ratio

Asset Renewals (Building & Infrastructure)	10,027	91.91%	91.91%	13.85%	24.38%
Depreciation, Amortisation & Impairment	10,910				

What is Being Measured?

The rate at which assets are being renewed relative to the rate at which they are depreciating.

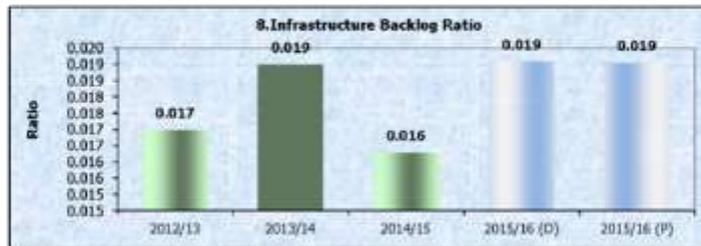


8. Infrastructure Backlog Ratio

Estimated Cost to Bring Assets to a Satisfactory Standard	14,069	0.019	0.019	0.016	0.019
Total Value of Infrastructure, Building & Other Assets	738,211				

What is Being Measured?

This ratio shows what proportion the backlog is compared the total value of Council's infrastructure



9. Asset Maintenance Ratio

Actual Asset Maintenance	4,040	0.94	0.91	0.97	0.78
Required Asset Maintenance	4,298				

What is Being Measured?

Compares the actual spend on asset maintenance vs what is required to be spent on asset maintenance.



This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBRs report

Camden Council
Key Performance Indicators Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/15 to 31/12/15

Budget review for the quarter ended 31 December 2015

(\$000's)	Current Projection		Original Budget 15/16	Actuals	
	Amounts	Indicator		Prior Periods	
	15/16	15/16		14/15	13/14
10. Capital Expenditure Ratio					
Annual Capital Expenditure	107,279	8.43	8.16	5.14	2.70
Annual Depreciation	12,721				

What is Being Measured?

To assess what extent Council is expanding its asset base through capital expenditure on both new assets and replacement / renewal of existing assets.



This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2015 and should be read in conjunction with the total QBRs report.

ORD09

Attachment 1



Monthly Report

Camden Council

November 2015

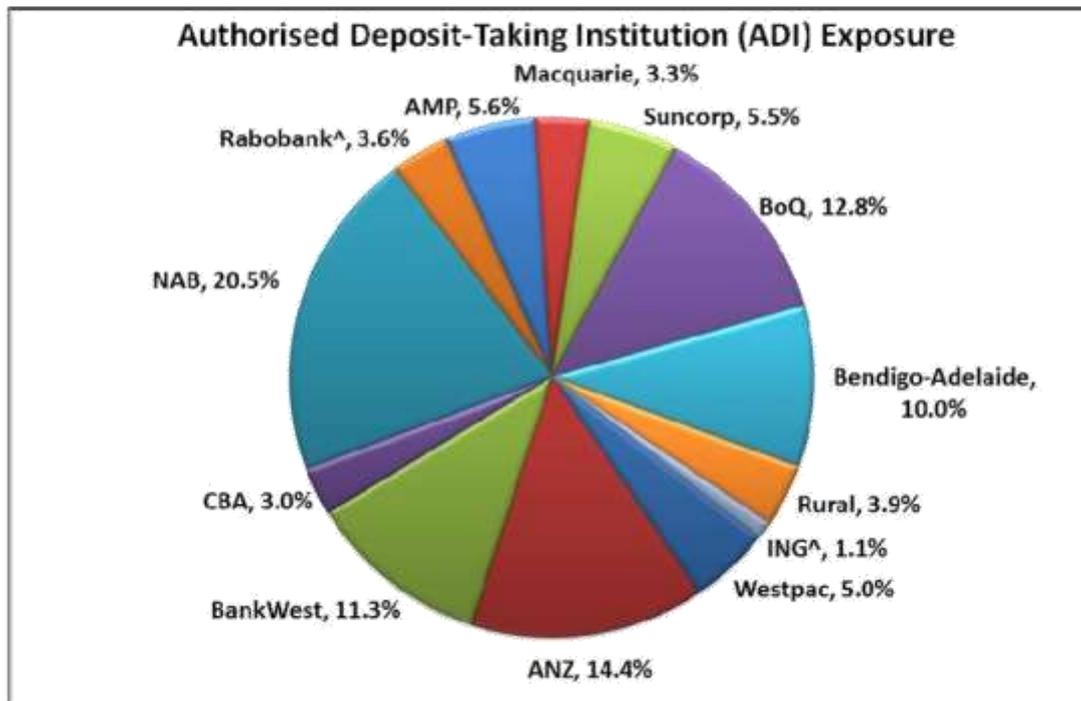
Investment Exposure

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

ADI	Exposure \$M	Rating	Policy Limit	Actual	Capacity
Westpac	\$4.50M	A1+	25.0%	5.0%	\$18.03M
ANZ	\$13.00M	A1+	25.0%	14.4%	\$9.53M
BankWest	\$10.20M	A1+	25.0%	11.3%	\$12.33M
CBA	\$2.71M	A1+	25.0%	3.0%	\$19.82M
NAB	\$18.50M	A1+	25.0%	20.5%	\$4.03M
Rabobank [^]	\$3.20M	A1	5.0%	3.6%	\$1.31M
AMP	\$5.00M	A1	15.0%	5.6%	\$8.47M
Macquarie	\$3.00M	A1	15.0%	3.3%	\$10.52M
Suncorp	\$5.00M	A1	15.0%	5.5%	\$8.52M
BoQ	\$11.50M	A1	15.0%	12.8%	\$2.02M
Bendigo-Adelaide	\$9.00M	A1	15.0%	10.0%	\$4.52M
Rural	\$3.50M	A1	15.0%	3.9%	\$10.02M
ING [^]	\$1.00M	A2	5.0%	1.1%	\$3.51M
Total	\$90.11M			100.0%	

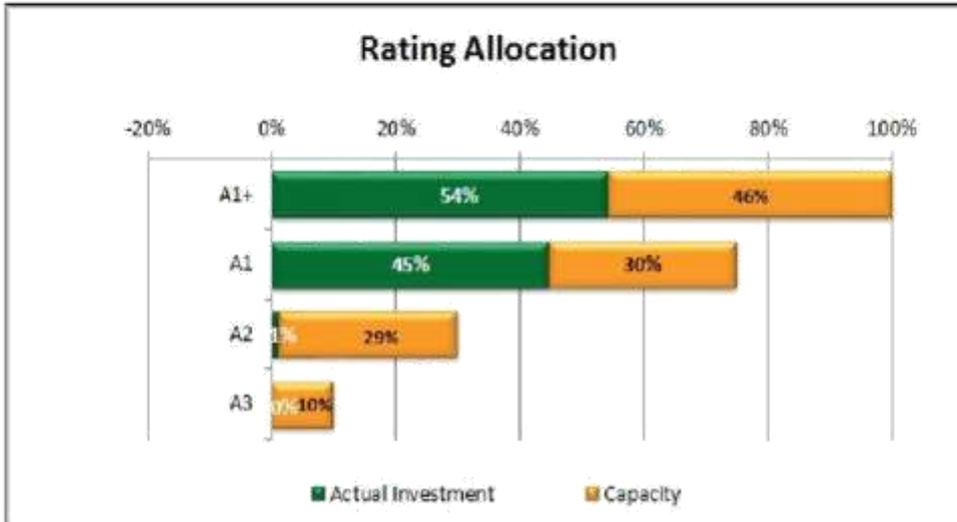
[^]Foreign subsidiary banks are limited to 5% of the total investment portfolio as per Council's investment policy.

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



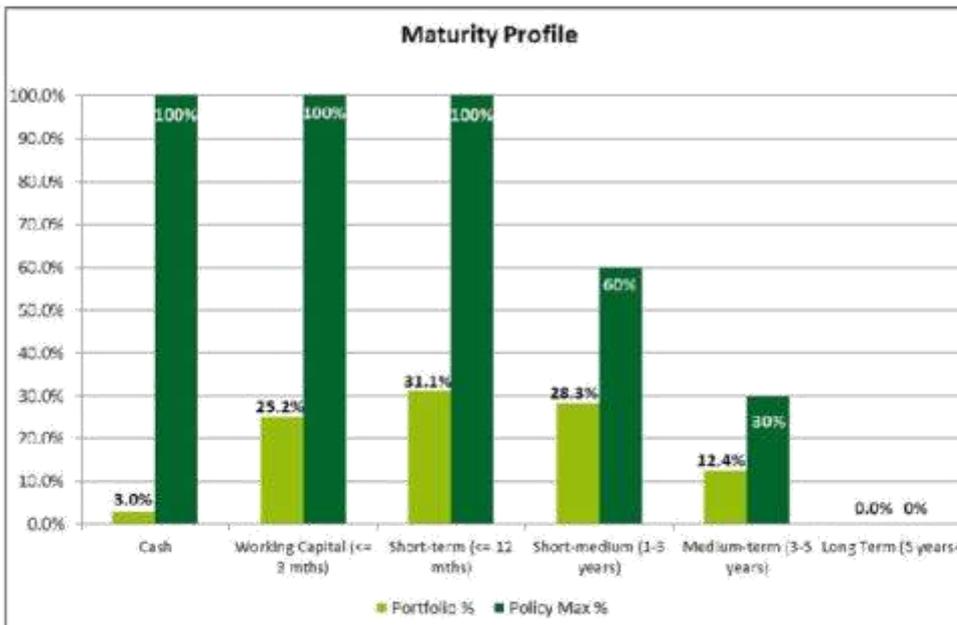
Credit Quality

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 3.0% of investments at-call and another 25.2% of assets maturing within 3 months. There is still high capacity to invest in terms greater than 1 year. In consultation with its investment advisors, Council has strategically diversified its investments across various maturities up to 5 years over recent years.



In the historic low interest rate environment, as existing deposits mature, they will generally be reinvested at much lower rates than preceding years. A larger spread of maturities in medium-term assets would help income pressures over future financial years. This is becoming increasingly difficult with the RBA's pair of rate cuts in 2015, coupled with deposit margins contracting sharply. The futures market continues to factor in a small chance of another rate cut in 2016.

2015-16 Budget

Current Budget Rate	3.00%
Source of Funds Invested	
Section 94 Developer Contributions	\$44,838,867
Restricted Grant Income	\$734,251
Externally Restricted Reserves	\$9,900,878
Internally Restricted Reserves	\$25,182,850
General Fund	\$9,453,154
Total Funds Invested	\$90,110,000

Council's investment portfolio has increased by \$1.35m since the October reporting period. The increase primarily relates to the second rates instalment for the 2015/16 financial year and Section 94 cash receipts received in November.

INTEREST RECEIVED DURING 2015/16 FINANCIAL YEAR				
	November	Cumulative	Projected Interest	*Original Budget
General Fund	\$104,383	\$541,887	\$1,190,400	\$1,000,400
Restricted	\$156,184	\$764,016	\$1,251,200	\$951,200
Total	\$260,567	\$1,305,903	\$2,441,600	\$1,951,600

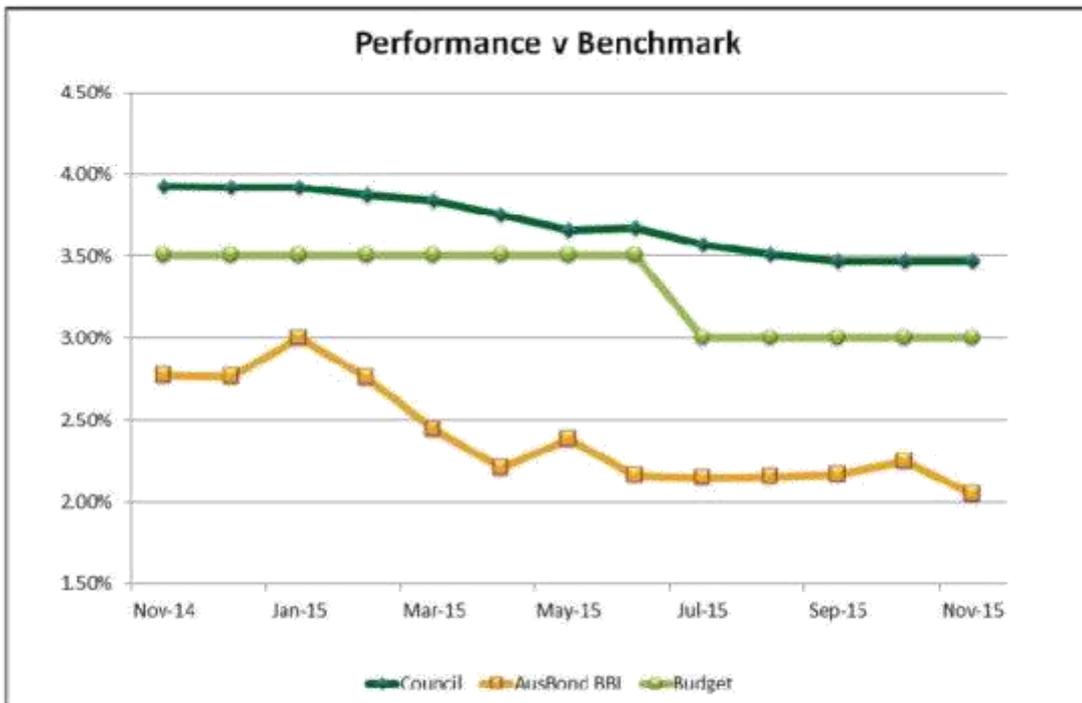
*The Original Budget is reviewed on a quarterly basis as part of the Budget Process

Interest Summary

The portfolio's interest summary as at 30 November 2015 is as follows:

NUMBER OF INVESTMENTS	64
AVERAGE DAYS TO MATURITY	453
AVERAGE PERCENTAGE	3.51% p.a.
WEIGHTED PORTFOLIO RETURN	3.47% p.a.
CBA CALL ACCOUNT *	1.70% p.a.
HIGHEST RATE	5.10% p.a.
LOWEST RATE	2.80% p.a.
BUDGET RATE	3.00% p.a.
AVERAGE BBSW (30 Day)	2.05% p.a.
AVERAGE BBSW (90 Day)	2.22% p.a.
AVERAGE BBSW (180 Day)	2.31% p.a.
OFFICIAL CASH RATE	2.00% p.a.
AUSBOND BANK BILL INDEX	2.05% p.a.

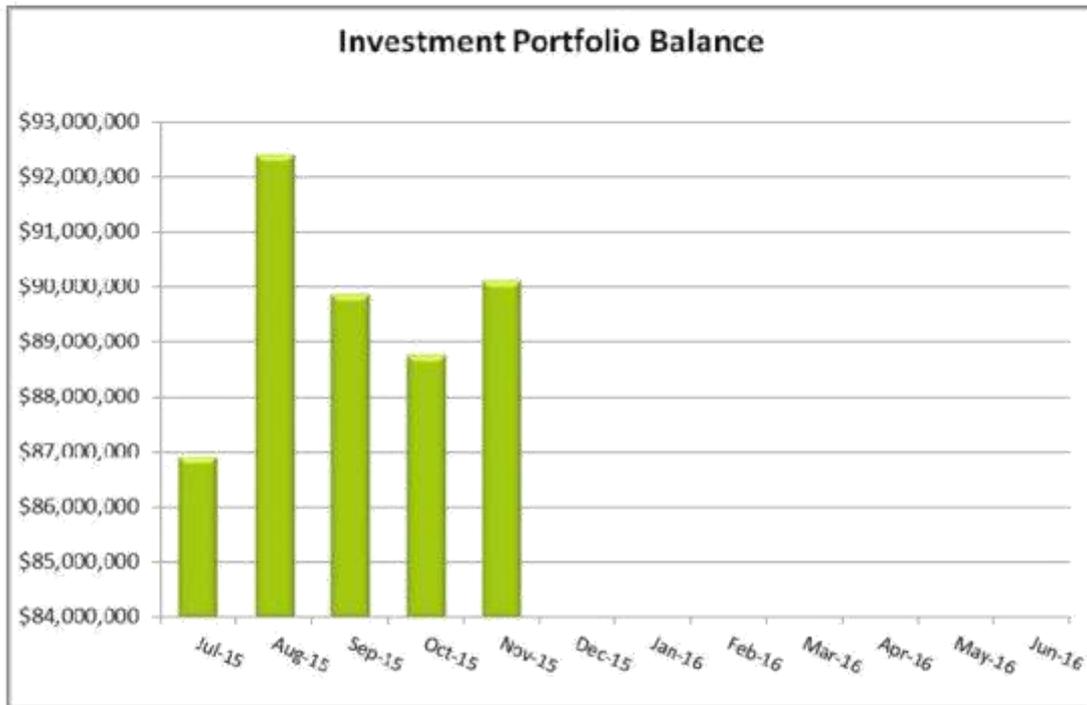
*Note: CBA call account is not included in the investment performance calculations



The portfolio's outperformance over the benchmark (AusBond Bank Bill Index) will continue to be attributed to the longer-dated deposits in the portfolio. Deposits invested close to or above 4% will contribute strongly to outperformance over future financial years. As existing deposits mature, performance will generally fall as deposits will be reinvested at much lower prevailing rates. FY16 budgets and beyond may be adjusted to reflect a longer period of low interest rates.

Appendix A – List of Investments

Camden Council Investment Portfolio as at 30 November 2015								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 30/11/2015
Westpac	TD	\$500,000.00	4.55%	17/05/2013	17/05/2016	1098	171	\$17,341.10
ANZ	TD	\$2,500,000.00	5.00%	4/11/2013	1/11/2018	1873	1067	\$9,246.58
BOQ	TD	\$1,500,000.00	4.50%	7/11/2013	2/11/2018	1091	338	\$1,438.35
BOQ	TD	\$1,000,000.00	5.10%	25/11/2013	22/11/2018	1823	1088	\$838.36
ING Bank	TD	\$1,000,000.00	4.63%	28/11/2013	23/11/2017	1456	724	\$1,014.79
BOQ	TD	\$1,000,000.00	4.85%	28/11/2013	24/11/2017	1456	724	\$1,069.01
BOQ	TD	\$1,000,000.00	4.50%	28/11/2013	24/11/2016	1092	360	\$863.01
Macquarie Bank	TD	\$1,000,000.00	4.15%	20/01/2014	20/01/2018	1730	730	\$1,815.07
ANZ	TD	\$1,000,000.00	4.65%	27/02/2014	22/02/2018	1456	815	\$15,280.06
Rabobank	TD	\$1,000,000.00	5.00%	28/02/2014	28/02/2019	1826	1186	\$37,671.23
Rabobank	TD	\$1,200,000.00	5.00%	3/03/2014	6/03/2019	1829	1192	\$44,876.71
Westpac	TD	\$1,500,000.00	4.55%	15/05/2014	15/05/2019	1826	1282	\$37,397.26
Westpac	TD	\$1,500,000.00	4.50%	23/05/2014	24/05/2019	1827	1289	\$36,270.84
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.05%	23/05/2014	24/05/2017	1198	541	\$1,122.80
Bendigo Adelaide Bank	TD	\$1,000,000.00	4.05%	27/05/2014	31/05/2017	1100	548	\$10,680.77
Bendigo Adelaide Bank	TD	\$2,000,000.00	4.05%	30/05/2014	31/05/2017	1097	548	\$41,054.70
NAB	TD	\$2,000,000.00	4.00%	5/06/2014	7/06/2017	1098	555	\$35,232.88
Macquarie Bank	TD	\$1,000,000.00	4.00%	1/08/2014	31/07/2017	1095	606	\$13,389.86
BOQ	TD	\$1,000,000.00	4.15%	5/08/2014	1/08/2018	1457	875	\$13,416.44
Rabobank	TD	\$1,000,000.00	4.10%	21/11/2014	27/11/2019	1826	1458	\$449.52
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.25%	28/11/2014	4/12/2019	1832	1465	\$523.97
ANZ	TD	\$1,000,000.00	3.40%	11/12/2014	9/12/2015	363	9	\$33,068.49
NAB	TD	\$1,500,000.00	4.00%	16/12/2014	11/12/2019	1831	1472	\$17,534.25
Macquarie Bank	TD	\$1,000,000.00	3.85%	15/12/2014	13/12/2019	1826	1480	\$36,601.37
Rural Bank	TD	\$2,000,000.00	3.70%	9/01/2015	9/01/2018	1096	771	\$66,093.15
Rural Bank	TD	\$1,500,000.00	3.70%	14/01/2015	15/01/2018	1097	777	\$48,806.59
Westpac	TD	\$1,000,000.00	3.90%	2/02/2015	2/02/2020	1826	1525	\$32,208.49
NAB	TD	\$1,000,000.00	3.15%	25/02/2015	2/03/2016	571	53	\$28,176.08
NAB	TD	\$1,000,000.00	3.15%	27/02/2015	1/03/2017	733	457	\$23,906.48
NAB	TD	\$2,000,000.00	2.90%	26/04/2015	18/12/2015	293	16	\$14,424.70
NAB	TD	\$1,500,000.00	2.90%	6/05/2015	18/12/2015	274	16	\$15,185.80
NAB	TD	\$1,000,000.00	2.90%	8/05/2015	18/12/2015	232	16	\$16,616.71
Swicorp Melway	TD	\$1,000,000.00	2.90%	25/05/2015	2/12/2015	191	2	\$15,095.89
NAB	TD	\$1,500,000.00	3.00%	3/07/2015	27/01/2016	206	58	\$18,010.44
Bankwest	TD	\$1,000,000.00	2.95%	1/07/2015	7/01/2016	190	38	\$12,900.75
Bankwest	TD	\$2,000,000.00	2.95%	1/07/2015	12/01/2016	196	44	\$27,087.26
Bankwest	TD	\$2,000,000.00	2.95%	1/07/2015	20/01/2016	203	51	\$24,733.51
ANZ	TD	\$1,500,000.00	2.95%	8/07/2015	5/02/2016	210	65	\$17,730.00
Bankwest	TD	\$1,700,000.00	2.85%	21/07/2015	10/02/2016	204	72	\$17,651.38
NAB	TD	\$500,000.00	2.92%	22/07/2015	15/02/2016	208	77	\$5,280.00
Bankwest	TD	\$1,000,000.00	2.90%	24/07/2015	17/02/2016	208	79	\$10,328.77
NAB	TD	\$1,500,000.00	2.90%	25/07/2015	3/02/2016	189	65	\$15,051.57
NAB	TD	\$1,500,000.00	2.93%	5/08/2015	24/02/2016	203	86	\$14,206.49
ANZ	TD	\$1,000,000.00	2.90%	13/08/2015	11/06/2016	272	163	\$8,738.73
ANZ	TD	\$2,000,000.00	2.90%	16/08/2015	18/06/2016	273	170	\$16,506.83
ANZ	TD	\$1,000,000.00	2.90%	28/08/2015	2/03/2016	187	53	\$7,547.55
Swicorp Melway	TD	\$1,500,000.00	2.85%	27/08/2015	2/03/2016	188	53	\$11,215.87
ANZ	TD	\$2,500,000.00	2.90%	28/08/2015	9/03/2016	194	100	\$18,889.86
ANZ	TD	\$1,500,000.00	2.90%	1/09/2015	16/09/2016	197	107	\$10,840.21
ANZ	TD	\$1,500,000.00	2.90%	1/09/2015	22/09/2016	203	113	\$10,840.21
ANZ	TD	\$1,000,000.00	2.90%	1/09/2015	30/03/2016	211	121	\$7,210.14
ANZ	TD	\$2,000,000.00	2.90%	7/09/2015	6/04/2016	217	128	\$14,331.37
ANZ	TD	\$1,000,000.00	2.90%	9/09/2015	13/04/2016	217	135	\$6,594.52
Swicorp Melway	TD	\$1,000,000.00	2.95%	23/09/2015	30/03/2016	186	121	\$5,976.71
NAB	TD	\$1,000,000.00	2.90%	14/10/2015	20/04/2016	186	122	\$3,813.70
Bendigo Adelaide Bank	TD	\$1,000,000.00	3.00%	14/10/2015	18/10/2017	735	688	\$3,945.21
Swicorp Melway	TD	\$1,500,000.00	2.90%	23/10/2015	13/04/2016	175	135	\$4,880.30
NAB	TD	\$1,500,000.00	2.85%	28/10/2015	20/04/2016	175	142	\$3,982.19
ANZ	TD	\$2,000,000.00	2.80%	4/11/2015	6/02/2017	467	436	\$4,142.47
ANZ	TD	\$1,500,000.00	2.80%	11/11/2015	27/04/2016	168	140	\$2,301.37
NAB	TD	\$1,000,000.00	2.85%	18/11/2015	11/06/2016	175	163	\$1,015.07
Bendigo Adelaide Bank	TD	\$2,000,000.00	3.00%	20/11/2015	22/11/2017	733	723	\$1,808.22
BOQ	TD	\$1,000,000.00	3.05%	25/11/2015	29/11/2017	735	730	\$501.57
Bankwest	TD	\$1,500,000.00	3.00%	27/11/2015	30/03/2016	124	121	\$493.10
# TD Investments		64	\$87,480,000.00	3.47%				\$1,149,964.26
CMA	Call Account	\$2,719,000.00	1.70%					
		\$90,199,000.00						



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.

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Financial Results

As at 31 March 2015, Bendigo-Adelaide Bank's Tier 1 Capital Ratio stood at 9.8% and its Total Capital Ratio at 11.7%, 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%.

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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.

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

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At a group level, as at 31/03/2015, CBA had a Tier 1 Capital of 11.0% and Total Capital Ratio of 12.1%.



Monthly Report

Camden Council

December 2015

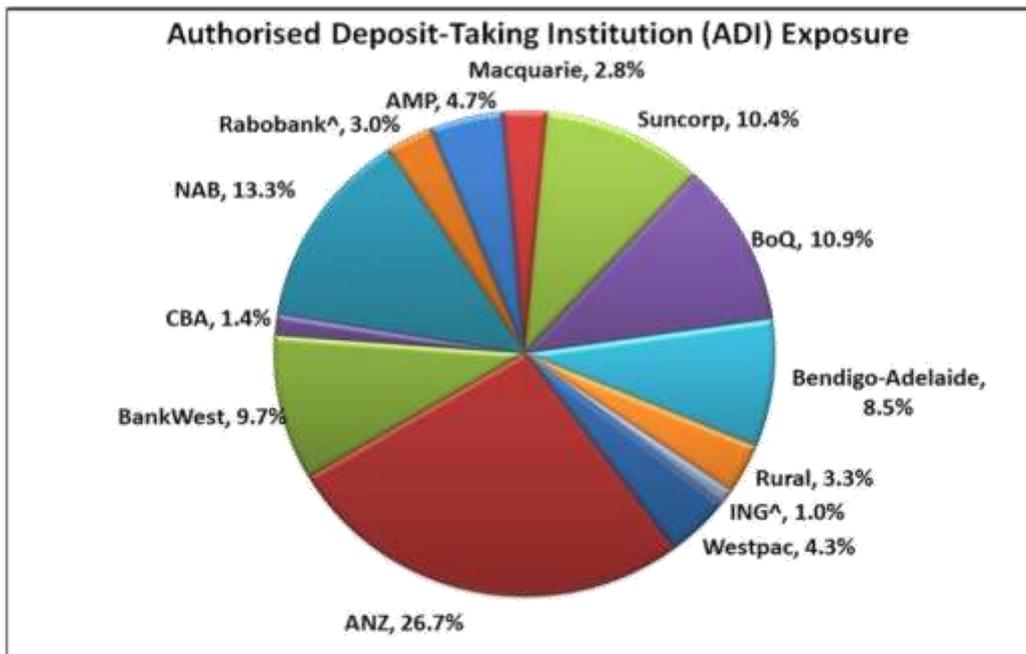
Investment Exposure

Council's investment portfolio is mainly directed to the higher rated ADIs. ANZ exceeded capacity limits by approximately \$1.8M. This was a result of the balance of the overall investment portfolio decreasing from \$113M (mid December 2015) to \$105.6M (end of December 2015). The decrease in total investment funds held impacts the percentages held by each financial institution. This will be corrected upon the maturity of investments.

ADI	Exposure \$M	Rating	Policy Limit	Actual	Capacity
Westpac	\$4.50M	A1+	25.0%	4.3%	\$21.90M
ANZ	\$28.20M	A1+	25.0%	26.7%	-\$1.80M
BankWest	\$10.20M	A1+	25.0%	9.7%	\$16.20M
CBA	\$1.50M	A1+	25.0%	1.4%	\$24.90M
NAB	\$14.00M	A1+	25.0%	13.3%	\$12.40M
Rabobank [^]	\$3.20M	A1	5.0%	3.0%	\$2.08M
AMP	\$5.00M	A1	15.0%	4.7%	\$10.84M
Macquarie	\$3.00M	A1	15.0%	2.8%	\$12.84M
Suncorp	\$11.00M	A1	15.0%	10.4%	\$4.84M
BoQ	\$11.50M	A1	15.0%	10.9%	\$4.34M
Bendigo-Adelaide	\$9.00M	A1	15.0%	8.5%	\$6.84M
Rural	\$3.50M	A1	15.0%	3.3%	\$12.34M
ING [^]	\$1.00M	A2	5.0%	1.0%	\$4.22M
Total	\$105.60M			100.0%	

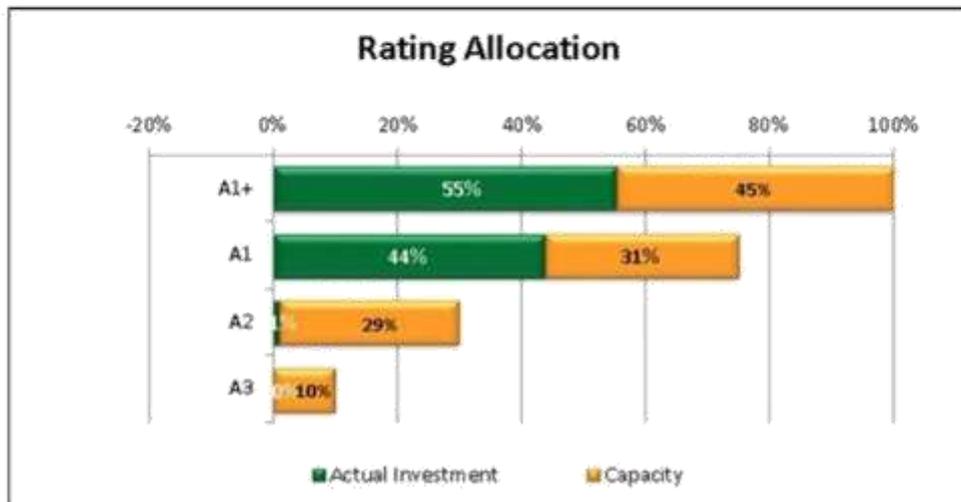
[^]Foreign subsidiary banks are limited to 5% of the total investment portfolio as per Council's investment policy.

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



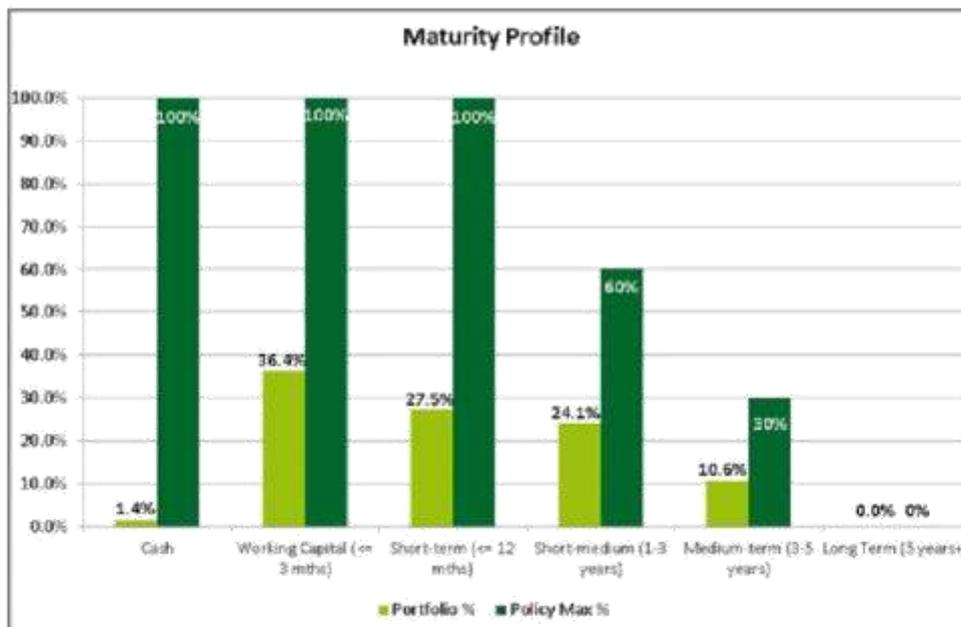
Credit Quality

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



Term to Maturity

The portfolio remains adequately liquid with approximately 1.4% of investments at-call and another 36.4% of assets maturing within 3 months. There is still high capacity to invest in terms greater than 1 year. In consultation with its investment advisors, Council has strategically diversified its investments across various maturities up to 5 years over recent years.



In the historic low interest rate environment, as existing deposits mature, they will generally be reinvested at much lower rates than preceding years. A larger spread of maturities in medium-term assets would help income pressures over future financial years. This is becoming increasingly difficult with the RBA's pair of rate cuts in 2015, coupled with deposit margins contracting sharply. The futures market continues to factor in another rate cut in 2016.

2015-16 Budget

Current Budget Rate	3.00%
Source of Funds Invested	
Section 94 Developer Contributions	\$45,230,309
Restricted Grant Income	\$904,539
Externally Restricted Reserves	\$9,861,918
Internally Restricted Reserves	\$39,880,835
General Fund	\$9,722,399
Total Funds Invested	\$105,600,000

Council's investment portfolio has increased by \$15.5m since the November reporting period. The increase primarily relates to council drawing down on its loan for the Oran Park administration building in December.

INTEREST RECEIVED DURING 2015/16 FINANCIAL YEAR				
	December	Cumulative	Projected Interest	*Original Budget
General Fund	\$137,144	\$679,031	\$1,190,400	\$1,000,400
Restricted	\$159,416	\$923,432	\$1,251,200	\$951,200
Total	\$296,560	\$1,602,463	\$2,441,600	\$1,951,600

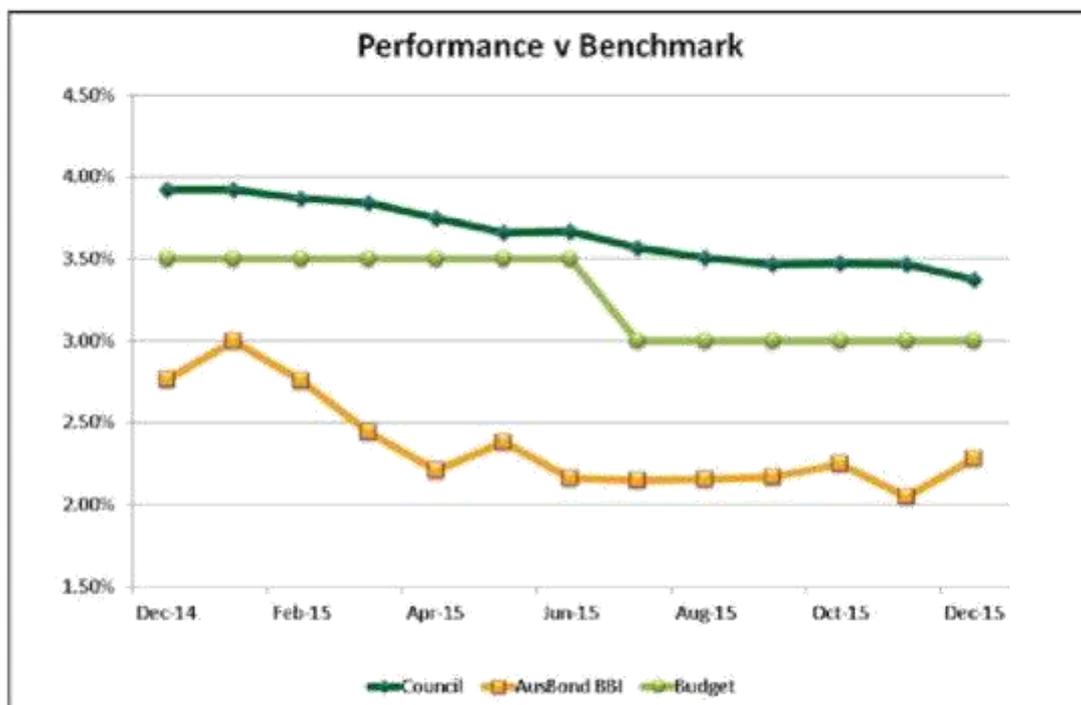
*The Original Budget is reviewed on a quarterly basis as part of the Budget Process

Interest Summary

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

NUMBER OF INVESTMENTS	70
AVERAGE DAYS TO MATURITY	410
AVERAGE PERCENTAGE	3.46% p.a.
WEIGHTED PORTFOLIO RETURN	3.37% p.a.
CBA CALL ACCOUNT *	1.70% p.a.
HIGHEST RATE	5.10% p.a.
LOWEST RATE	2.35% p.a.
BUDGET RATE	3.00% p.a.
AVERAGE BBSW (30 Day)	2.06% p.a.
AVERAGE BBSW (90 Day)	2.34% p.a.
AVERAGE BBSW (180 Day)	2.44% p.a.
OFFICIAL CASH RATE	2.00% p.a.
AUSBOND BANK BILL INDEX	2.28% p.a.

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

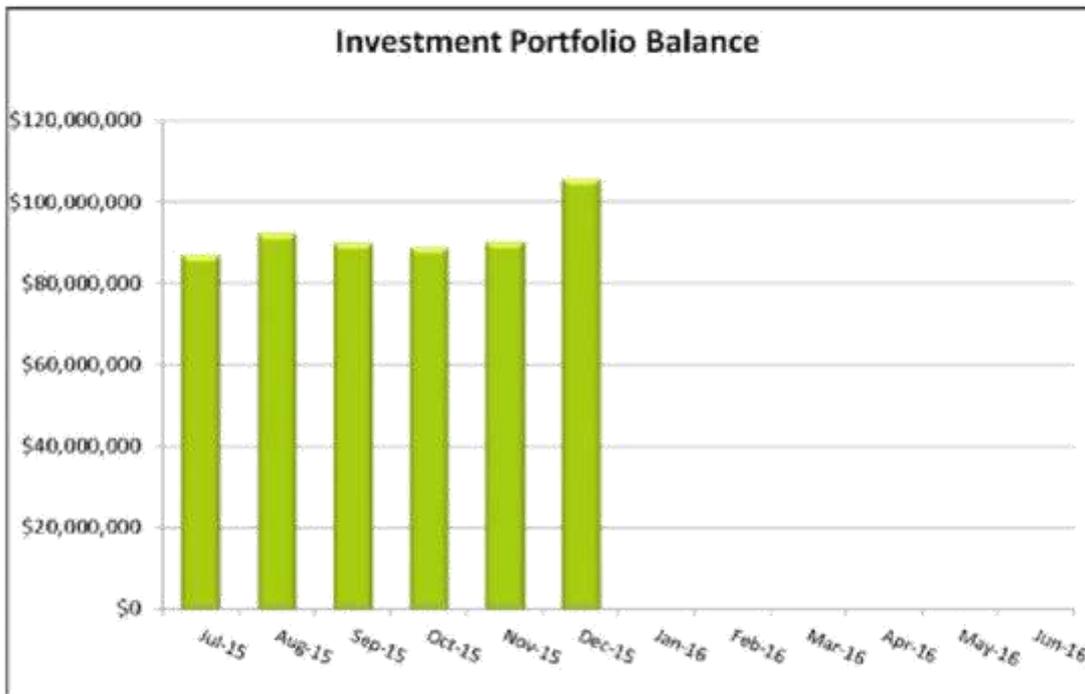


The portfolio's outperformance over the benchmark (AusBond Bank Bill Index) will continue to be attributed to the longer-dated deposits in the portfolio. Deposits invested close to or above 4% will contribute strongly to outperformance over future financial years. As existing deposits mature, performance will generally fall as deposits will be reinvested at much lower prevailing rates. FY16 budgets and beyond may be adjusted to reflect a longer period of low interest rates.

Appendix A – List of Investments

Camden Council Investment Portfolio as at 31 December 2015								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 31/12/2015
Westpac	TD	\$500,000.00	4.55%	17/05/2013	15/05/2016	1068	170	\$1,273.29
BOQ	TD	\$2,500,000.00	5.00%	4/11/2013	1/11/2018	1823	1030	\$19,803.01
BOQ	TD	\$1,500,000.00	4.50%	7/11/2013	2/11/2016	1061	307	\$10,171.23
BOQ	TD	\$1,000,000.00	5.10%	26/11/2013	22/11/2018	1824	1052	\$5,469.86
ING Bank	TD	\$1,000,000.00	4.63%	28/11/2013	23/11/2017	1156	693	\$1,947.12
BOQ	TD	\$1,000,000.00	4.85%	28/11/2013	23/11/2017	1456	693	\$5,162.19
BOQ	TD	\$1,000,000.00	4.90%	28/11/2013	24/11/2016	1062	325	\$4,884.93
Macquarie Bank	TD	\$1,000,000.00	4.15%	20/01/2014	20/01/2016	730	70	\$20,320.74
BOQ	TD	\$1,000,000.00	4.65%	27/02/2014	22/02/2018	1456	784	\$39,238.36
Rabobank	TD	\$1,000,000.00	5.00%	28/02/2014	28/02/2019	1826	1150	\$41,917.81
Rabobank	TD	\$1,200,000.00	5.00%	3/03/2014	6/03/2019	1829	1161	\$49,372.60
Westpac	TD	\$1,500,000.00	4.55%	15/05/2014	15/05/2019	1826	1231	\$43,103.84
Westpac	TD	\$1,500,000.00	4.55%	21/05/2014	22/05/2019	1827	1238	\$42,071.92
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.05%	22/05/2014	24/05/2017	1068	510	\$4,282.29
Bendigo Adelaide Bank	TD	\$1,000,000.00	4.05%	22/05/2014	31/05/2017	1103	517	\$26,300.00
Bendigo Adelaide Bank	TD	\$2,000,000.00	4.05%	30/05/2014	31/05/2017	1067	517	\$47,034.25
NAB	TD	\$2,000,000.00	4.00%	5/06/2014	7/06/2017	1068	524	\$46,027.40
Macquarie Bank	TD	\$1,000,000.00	4.00%	31/07/2014	31/07/2017	1069	548	\$16,767.12
BOQ	TD	\$1,000,000.00	4.15%	5/08/2014	1/08/2018	1467	644	\$16,361.10
Rabobank	TD	\$1,000,000.00	4.10%	27/11/2014	27/11/2019	1826	1727	\$3,931.51
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.25%	28/11/2014	4/12/2019	1832	1434	\$5,938.36
NAB	TD	\$1,500,000.00	4.00%	16/12/2014	11/12/2019	1821	1441	\$2,630.14
Macquarie Bank	TD	\$1,000,000.00	3.85%	19/12/2014	19/12/2019	1826	1440	\$30,871.23
Rural Bank	TD	\$2,000,000.00	3.70%	9/01/2015	9/01/2018	1066	710	\$72,378.08
Rural Bank	TD	\$1,500,000.00	3.70%	14/01/2015	15/01/2018	1067	746	\$53,523.29
Westpac	TD	\$1,000,000.00	3.90%	2/02/2015	2/02/2016	1826	1494	\$15,540.82
NAB	TD	\$1,000,000.00	3.15%	25/02/2015	2/03/2016	371	67	\$26,753.40
NAB	TD	\$1,000,000.00	3.15%	22/02/2015	1/03/2017	733	426	\$26,580.82
NAB	TD	\$1,000,000.00	3.00%	2/03/2015	2/03/2016	268	17	\$22,438.39
Bankwest	TD	\$1,000,000.00	2.95%	1/07/2015	2/07/2016	260	7	\$14,871.23
Bankwest	TD	\$3,000,000.00	2.95%	1/07/2015	13/01/2016	156	13	\$44,513.70
Bankwest	TD	\$2,000,000.00	2.95%	1/07/2015	20/01/2016	203	20	\$29,772.47
BOQ	TD	\$1,500,000.00	2.95%	8/07/2015	3/02/2016	210	34	\$21,438.22
Bankwest	TD	\$1,700,000.00	2.85%	21/07/2015	10/02/2016	204	41	\$21,796.12
NAB	TD	\$500,000.00	2.92%	22/07/2015	15/02/2016	208	45	\$6,520.00
Bankwest	TD	\$1,000,000.00	2.90%	24/07/2015	17/02/2016	208	48	\$12,791.78
NAB	TD	\$1,500,000.00	2.93%	29/07/2015	3/02/2016	189	34	\$18,594.51
NAB	TD	\$1,500,000.00	2.93%	5/08/2015	24/02/2016	203	55	\$17,861.21
ANZ	TD	\$1,000,000.00	2.90%	13/08/2015	11/05/2016	272	132	\$11,202.71
ANZ	TD	\$2,000,000.00	2.90%	19/08/2015	18/05/2016	273	136	\$21,452.05
ANZ	TD	\$1,000,000.00	2.90%	26/08/2015	2/03/2016	187	62	\$10,010.56
Suncorp Metway	TD	\$1,500,000.00	2.85%	27/08/2015	2/03/2016	188	62	\$14,874.66
ANZ	TD	\$2,500,000.00	2.90%	28/08/2015	9/03/2016	191	69	\$25,027.40
ANZ	TD	\$1,500,000.00	2.90%	1/09/2015	16/03/2016	197	76	\$14,536.73
ANZ	TD	\$1,500,000.00	2.90%	1/09/2015	23/03/2016	203	82	\$14,536.73
ANZ	TD	\$1,000,000.00	2.90%	1/09/2015	30/03/2016	211	90	\$1,861.15
ANZ	TD	\$2,000,000.00	2.90%	2/09/2015	6/04/2016	217	97	\$19,227.40
ANZ	TD	\$1,000,000.00	2.90%	9/09/2015	13/04/2016	217	104	\$9,057.53
Suncorp Metway	TD	\$1,000,000.00	2.95%	23/09/2015	30/03/2016	189	90	\$8,062.10
NAB	TD	\$1,000,000.00	2.95%	14/10/2015	20/04/2016	189	111	\$8,274.21
Bendigo Adelaide Bank	TD	\$1,000,000.00	3.00%	14/10/2015	18/10/2017	735	657	\$6,153.15
Suncorp Metway	TD	\$1,000,000.00	2.90%	21/10/2015	14/04/2016	175	104	\$8,049.32
NAB	TD	\$1,500,000.00	2.85%	28/10/2015	20/04/2016	175	111	\$7,613.61
ANZ	TD	\$2,000,000.00	2.80%	4/11/2015	8/02/2017	462	405	\$8,808.63
ANZ	TD	\$1,500,000.00	2.80%	11/11/2015	27/02/2016	168	118	\$5,868.19
NAB	TD	\$1,000,000.00	2.80%	18/11/2015	13/03/2016	175	132	\$5,432.62

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Bankwest	TD	\$1,500,000.00	3.00%	27/11/2015	30/03/2016	124	90	\$4,315.07
Suncorp Metway	TD	\$1,000,000.00	3.00%	2/12/2015	25/05/2016	175	146	\$2,465.75
AMP	TD	\$1,000,000.00	2.85%	9/12/2015	7/12/2016	364	342	\$1,795.89
ANZ	TD	\$3,700,000.00	2.35%	10/12/2015	9/01/2016	30	9	\$5,240.82
ANZ	TD	\$3,000,000.00	2.90%	10/12/2015	8/02/2016	60	36	\$5,243.84
ANZ	TD	\$3,000,000.00	3.05%	10/12/2015	9/03/2016	90	66	\$5,515.07
ANZ	TD	\$3,500,000.00	3.06%	10/12/2015	8/04/2016	120	95	\$6,455.34
ANZ	TD	\$2,000,000.00	3.07%	10/12/2015	8/05/2016	150	129	\$3,703.82
Suncorp Metway	TD	\$1,200,000.00	3.10%	11/12/2015	29/06/2016	201	181	\$2,140.27
Suncorp Metway	TD	\$1,300,000.00	3.02%	11/12/2015	27/07/2016	229	209	\$2,258.79
Suncorp Metway	TD	\$1,500,000.00	3.05%	11/12/2015	24/08/2016	257	237	\$2,632.19
Suncorp Metway	TD	\$2,000,000.00	3.06%	22/12/2015	18/05/2016	148	138	\$1,676.71
# TD Investments	70	\$104,100,000.00	3.37%					\$1,245,706.46
CBA	Call Account	\$1,500,000.00	1.70%					
		\$105,600,000.00						



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.

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Camden Council Minutes

**Business Assurance and
Risk Committee Meeting**
2 December 2015

**Camden Council
Large Meeting Room
19 Queen Street, Narellan
6.00pm**



BUSINESS ASSURANCE AND RISK COMMITTEE**TABLE OF CONTENTS - BUSINESS ASSURANCE AND RISK
COMMITTEE**

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Voting Members Present:

John Gordon	Independent Member (Chair)
Bruce Hanrahan	Independent Member
Cr Peter Sidgreaves	Camden Council Councillor

Attendees:

Ron Moore	General Manager
Michelle Brockwell	Business Assurance Officer
Paul Rofe	Manager Finance and Corporate Planning

Invitees:

Dennis Banicevic	External Auditor
David Reynolds	Director Customer and Corporate Services
Nicole Magurren	Director Planning and Environment
Kevin Voegt	Manager Technology Solutions
Lee Wear	Customer Relations Coordinator
Lucy Chilcott	Business Improvement Officer
Samantha Sharkey	Executive Development & Support Coordinator

BUS04 Customer Service Improvements Presentation**RECOMMENDED**

That the Business Assurance and Risk Committee note the presentation provided to the Committee.

DISCUSSION

Mr Moore introduced the Customer Service Improvement presentation, including providing context in relation to Council's Business Improvement Plan.

Mrs Wear, Mr Voegt and Mrs Sharkey presented to the Committee on the front line, technological and organisational wide Customer Service initiatives implemented across Council.

DECISION

The Business Assurance and Risk Committee noted the presentation provided to the Committee and thanked the team for their presentation and explanations of Council's customer service strategy.

Mr Voegt, Mrs Wear and Ms Chilcott left the Business Assurance and Risk Committee meeting after this item.

BUS01 Apologies**RECOMMENDED**

That a leave of absence be granted to members not in attendance.

DECISION

A leave of absence was granted to Cr Fischer.

There were no other leave of absence granted.

BUS02 Declaration of Interest

RECOMMENDED

That declarations of interest be noted.

DECISION

No declarations of interest were made.

BUS03 Minutes to the 12 October 2015 Business Assurance and Risk Committee Meeting

RECOMMENDED

That the Business Assurance and Risk Committee approve the minutes to the 12 October 2015 Business Assurance and Risk Committee meeting.

DISCUSSION

The Committee requested an Actions Listing table be included with future Minutes, noting any actions from the Minutes which have been completed or are underway.

DECISION

The Business Assurance and Risk Committee approved the minutes to the 12 October 2015 Business Assurance and Risk Committee meeting.

Moved: Mr Hanrahan
Seconded: Cr Sidgreaves

BUS05 Procurement Tendering Internal Audit Report

RECOMMENDED

That the Business Assurance and Risk Committee:

- i. Notes the Procurement – Tendering Internal Audit Report (Full Report and Concise Report)
- ii. Determines whether the Full Report, Concise Report, or both reports are to be provided to Committee meetings for future audits.

DISCUSSION

(Mr Banicevic arrived 6.50pm).

Ms Brockwell outlined the findings from the Procurement Tendering Internal Audit Report for the Committee.

Ms Brockwell advised the Committee she had met with the Senior Management Team (SMT) to run through the recommendations for improvement as a result of the Report. SMT agreed on the recommendations that would be implemented and determined not to implement a small number of the recommendations. A review would be undertaken in 12 months to ensure the changes made addressed all risks identified. Ms Brockwell was satisfied with this approach.

Mr Hanrahan provided feedback on the Report, noting the issues that had been raised and understood this was about setting the foundation, and building for improvement. Mr Gordon asked if there were any actions that needed to be done immediately to address matters raised. Ms Brockwell advised the introduction of the Tender Compliance Panel should address the issues.

Mr Gordon asked whether Contract Management would be examined in the future. Ms Brockwell advised this was listed on the third year of the audit program.

DECISION

The Business Assurance and Risk Committee:

- i. Noted the Procurement – Tendering Internal Audit Report (Full Report and Concise Report)
- ii. Determined that the Full Report only, including an Executive Summary, be provided to Committee meetings for future audits.

BUS06 Internal Audit Plan Status Update

RECOMMENDED

That the Business Assurance and Risk Committee:

- i. Note the contents of the report
- ii. Approve the deferral of the audit of Fleet Management until an internal review is finalised
- iii. Approve the removal of the audit of Project Management - Oran Park from the Internal Audit Plan
- iv. Approve the outsourcing of the Civic Centre audit.

DISCUSSION

Mr Gordon asked that a briefing be provided to the next Committee meeting on processes underway to support the relocation to Oran Park Administration Building. Mr Moore asked if this briefing should include information on construction aspects of the project. The Committee advised yes.

DECISION

The Business Assurance and Risk Committee:

- i. Noted the contents of the report
- ii. Approved the deferral of the audit of Fleet Management until an internal review is finalised
- iii. Approved the removal of the audit of Project Management - Oran Park from the Internal Audit Plan
- iv. Approved the outsourcing of the Civic Centre audit.

BUS07 External Audit Update - Update on Finalisation of the Financial Statements and Audit Reports

RECOMMENDED

That the Business Assurance and Risk Committee note the information included in the

report.

DISCUSSION

Mr Banicevic advised that PricewaterhouseCoopers (PwC) had assessed Council's preparedness for an audit of Special Schedule 7 (Report on Infrastructure Assets). Mr Banicevic advised that PwC's assessment was that Council's preparedness was adequate.

DECISION

The Business Assurance and Risk Committee noted the information included in the report.

BUS08 Enterprise Risk Management Framework Update □

RECOMMENDED

That the Business Assurance and Risk Committee note the status update on the establishment of Council's Enterprise Risk Management Framework.

DISCUSSION

Mr Reynolds advised the Committee that Council is on target to complete the Enterprise Risk Management (ERM) Framework, despite staff turnover.

Mr Gordon asked where we were up to with identifying top 10 risks, including strategic risks. Ms Brockwell noted this was part of the work currently underway.

Mr Gordon requested the status update on the ERM Framework project be provided to each Committee meeting.

DECISION

The Business Assurance and Risk Committee noted the status update on the establishment of Council's Enterprise Risk Management Framework.

BUS09 Camden Council - Business Continuity Plan

RECOMMENDED

That the Business Assurance and Risk Committee note the contents of this report.

DISCUSSION

The business continuity exercise was discussed and it was advised it was a useful exercise and that refinements to Business Continuity Plans as a result of that exercise were nearing completion.

DECISION

The Business Assurance and Risk Committee noted the contents of this report.

BUS10 Camden Council's Fit For The Future Update

RECOMMENDED

That the Business Assurance and Risk Committee note the report.

DISCUSSION

Mr Gordon asked if Council knew when outcomes or decisions by the NSW Government in relation to Fit for the Future would be made. Mr Rofe advised it was expected by the end of the year.

DECISION

The Business Assurance and Risk Committee noted the report.

BUS11 General Business

RECOMMENDED

That the Business Assurance and Risk Committee note any General Business items discussed.

DISCUSSION

Ms Brockwell advised the Committee that she is now an Executive member for a two year term on the Local Government Internal Audit Network group.

Mr Banicevic reminded the Committee of the new requirements for "related party disclosures".

DECISION

The Business Assurance and Risk Committee noted the General Business items.

Next Meeting:

The next meeting of the Business Assurance and Risk Committee will be held on Wednesday 2 March 2016.

Meeting Closed: 7.56PM