



Camden Council

Attachments

Ordinary Council Meeting
11 April 2017

Camden Council
Administration Centre
70 Central Avenue
Oran Park



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

ORD01	Demolition of existing structures, remediation of contaminated land, proposed residential subdivision, construction of a permanent stormwater basin, and associated site works - 10 Springs Road, Spring Farm.	
	Attachment 1: Recommended Conditions	6
	Attachment 2: Proposed Plan.....	24
	Attachment 3: Engineering Plans	25
	Attachment 4: Landscape Plan.....	28
	Attachment 5: Master Plan	29
	Attachment 6: Flora and Fauna Assessment Report	30
	Attachment 7: Aboriginal Archaeological Assessment & Cultural Heritage Assessment	85
	Attachment 8: Heritage Impact Statement.....	86
ORD02	Two x two storey dwellings & torrens title subdivision - 18 Hennings way, Gledswood Hills	
	Attachment 1: Recommended Conditions	120
	Attachment 2: Proposed Plans	129
ORD03	Two storey detached dual occupancy and strata subdivision - 1 Spitzer Street, Gregory Hills	
	Attachment 1: Recommended Conditions	135
	Attachment 2: Proposed Plans	144



ORD04	Multi unit housing development containing 33 units with associated parking, site works and strata subdivision - 277 Old Hume Highway, Camden South	
	Attachment 1: Recommended Conditions	149
	Attachment 2: Proposed Plans	164
	Attachment 3: Police Response	175
	Attachment 4: RMS Response	183
ORD05	Draft submission - Draft State Environmental Planning Policy for educational establishments and child care facilities and Draft State Environmental Planning Policy for Infrastructure	
	Attachment 1: Draft submission to Draft Infrastructure SEPP 2007 and Draft Education and Child Care SEPP 2017 (2)....	186
	Attachment 2: Explanatory document Draft Education & Childcare SEPP	200
ORD06	Proposed amendment to Camden LEP 2010 - 40 The Old Oaks Road, Grasmere (Lot 101 DP 1087958)	
	Attachment 1: Planning Proposal The Old Oaks Rd Grasmere	228
	Attachment 2: Visual Impact Assessment The Old Oaks Rd Grasmere	250
ORD07	Proposed amendment No. 15 To Camden LEP 2010 and Camden DCP 2011 - Glenlee	
	Attachment 1: Planning Proposal for Glenlee	271
	Attachment 2: Gateway determination Glenlee	314
	Attachment 3: Draft Camden DCP 2011 - Glenlee	321
ORD08	Community Financial Assistance Policy Review	
	Attachment 1: Community Financial Assistance Policy (with changes)	337
ORD09	Delivery Program Six Month Progress Report (July to December 2016)	
	Attachment 1: Six Month Delivery Program Progress Report July to December 2016 final	364
	Attachment 2: Review of Council's Policies and Procedures	418
ORD10	Water Play Parks and Youth Play Spaces	
	Attachment 1: Location Map - Water Play Parks and Youth Play Spaces	420

Diary

Diary

Attachment 1: Councillor Diary - 11/04/2017 422

Details of Conditions:**1.0 - General Conditions of Consent**

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

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

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Red S2719-72000-B8 Revision D	Plan of Proposed Subdivision for Lot 1 in DP 798823 at Macarthur & Springs Road, Spring Farm	Burton & Field Surveying & Land Development	10 February 2017
Dwg No. 000 Issue A2	Cover Sheet and Locality Plan	Umbrella Civil Consulting	22 February 2017
Dwg No. 001 Issue A2	Existing Services and Demolition Plan	Umbrella Civil Consulting	22 February 2017
Dwg No. 100 Issue A2	Concept Erosion and Sediment Control plan	Umbrella Civil Consulting	22 February 2017
Dwg No. 101 Issue A2	Erosion and Sediment Control Standard Details	Umbrella Civil Consulting	22 February 2017
Dwg No. 200 Issue A2	Concept Bulk Earthworks Layout Plan	Umbrella Civil Consulting	22 February 2017
Dwg No. 201 Issue A2	Bulk Earthworks Sections	Umbrella Civil Consulting	22 February 2017
Dwg No. 300 Issue A2	Concept Roadworks and Drainage Layout Plan, Road 1 Longitudinal Section and Typical Cross Section	Umbrella Civil Consulting	22 February 2017
Dwg No. 301 Issue A2	Concept Road 1 Cross Sections	Umbrella Civil Consulting	22 February 2017
Dwg No. 400 Issue A2	Bio-Retention Basin Layout Plan and Details	Umbrella Civil Consulting	22 February 2017
Dwg No. 500 Issue A2	Concept Stormwater Catchment Plan	Umbrella Civil Consulting	22 February 2017
Dwg No. 501 Issue A2	Concept Stormwater	Umbrella Civil Consulting	22 February 2017

	Longitudinal Sections Sheet 1 of 2		
Dwg No. 502 Issue A2	Concept Stormwater Longitudinal Sections Sheet 2 of 2	Umbrella Civil Consulting	22 February 2017
Dwg No. 200 Rev A	Landscape Notes and Legend	Indesco	5 April 2016
Dwg No. 210 Rev B	Landscape Plan	Indesco	23 February 2017
Dwg No. 220 Rev A	Landscape Details Plan	Indesco	5 April 2016
Job no. 151119 Sheet 1 of 2	Plan Showing Detail & Levels Over Lot 1 in DP 798823	Total Surveying Solutions	5 November 2015
Job no. 151119 Sheet 2 of 2	Plan Showing Detail & Levels Over Lot 1 in DP 798823	Total Surveying Solutions	5 November 2015

Document Title	Prepared by	Date
Road Traffic Noise Impact Assessment, Report R150574R1, Rev 2	Rodney Stevens Acoustics	22 November 2016
Aboriginal Cultural Heritage Assessment Version 3	Street Archaeological Services	14 December 2016
Air Quality Impact Assessment Report STC-72-11509/AIR1 V1	ADE Consulting Group	7 December 2016
Site Based Stormwater Management Plan Issue 02	Umbrella Civil Consulting Engineers	9 September 2016
Remediation Action Plan Ref JC16259B-r1	Geo Enviro Consultancy Pty Ltd	19 August 2016
Traffic Impact Assessment	Hemanote Consultants	April 2016
Flora and Fauna Assessment Report, Rev A, Ref 302216	Envirotech	4 August 2016
Waste Management Plan Ref 307716	Envirotech	24 March 2016
Mine Subsidence Board Approval Ref FN00-04172PO	Mine Subsidence Board	5 April 2016
Heritage Impact Statement	Edwards Planning Town Planning and Heritage Consultants	April 2016

- (2) **Modified Documents and Plans** - The development shall be modified as follows:
- a) The landscape plans shall be amended to ensure that street trees in front of Lot 14 provide a clear collection point to cater for lots 9, 10, 11, 12 and 13 as per condition 1(5).
- Amended plans or documentation demonstrating compliance shall be provided to the Certifying Authority and Council prior to the issue of a Construction Certificate.
- (3) **Local Traffic Committee Concurrence** – Installation of or changes to regulatory signage, line marking and devices are subject to the concurrence of Council’s Local Traffic Committee on local roads, and the Roads and Maritime Services on State roads.
- These concurrences (as required) must be obtained prior to the installation of or any changes to regulatory signage, line-marking and devices.
- (4) **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.
- (5) **Alternative Waste collection** - Waste collection for lots 9, 10, 11, 12 and 13 is to be provided on Lot 14. Sufficient space is to be provided to accommodate waste bins for these lots and no trees or infrastructure is provided in that area. Stop signs must be erected within the cul-de-sac to facilitate waste truck manoeuvring.
- (6) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council’s Engineering Specifications and the relevant DCP.
- (7) **Street Lighting** – Street lighting for the subdivision shall be designed and installed in accordance with relevant Australian Standards and to the satisfaction of the Roads Authority (Council).
- (8) **Noxious Weeds Management** – The applicant must fully and continuously suppress and destroy by appropriate means, any noxious or environmentally invasive weed infestations that occur during or after works. New infestations must be reported to Council.
- Pursuant to the *Noxious Weeds Act 1993*, the applicant must at all times ensure that any machinery, vehicles or other equipment entering or leaving the site are clean and free from any noxious weed material.
- (9) **Aboriginal Objects Found during Works** - If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:
- (a) All excavation or disturbance of the area must stop immediately in that area; and,
- (b) The Office of Environment and Heritage must be advised of the discovery in accordance with Section 89A of the *National Parks and Wildlife Act 1974*.
- Note: If an Aboriginal object is discovered, an Aboriginal Heritage Impact Permit may be required under the *National Parks and Wildlife Act 1974*.

- (10) **Remediation Works** - All works proposed as part of the Remediation Action Plan that includes: remediation, excavation, stockpiling, onsite and offsite disposal, cut, backfilling, compaction, monitoring, validations, site management and security, health and safety of workers, must be undertaken on the site in accordance with the Remediation Action Plan titled *"Remediation Action Plan Proposed Residential Subdivision Development Lot 1 in DP 798823, No 10 Springs Road, Spring Farm NSW Ref: JC16259B-r1"* prepared by GeoEnviro Consultancy Pty Ltd and dated August 2016 EXCEPT AS STATED IN ANY OTHER CONDITION OF THIS CONSENT.

Any further variation or modification to the Remediation Action Plan in terms of compliance work or remediation work beyond what is contained in the approved RAP or conditions of this consent must be requested from the Consent Authority (Camden Council) in writing prior to works being undertaken. Significant variations may require additional consent approval.

- (11) **Lot 14** – This consent does not grant any approval for a child care centre on Lot 14.
- (12) **Signage** – This consent does not grant any approval for any signage on Lot 19.

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 Roads Authority 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 demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (4) **Turning Facilities** - Turning facilities shall be provided at all dead end roads. All turning and manoeuvring facilities, including turning heads, cul-de-sac, etc, shall be designed in accordance with Council's Engineering Specifications.
- (5) **Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications.

- (6) **Easement Creation** - Drainage easements shall be obtained over downstream properties where drains for the disposal of stormwater are located across lands owned by others (and where the drainage is not within a water course). The width of the drainage easement/s shall be in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to Council with the Construction Certificate application.
- The easement shall be registered with the NSW Land & Property Information prior to the issue of an Occupation Certificate.
- (7) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.
- A detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the Certifying Authority with the Construction Certificate application.
- (8) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan 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.
- (9) **Archival Recording** - An archival record of the existing building shall be completed and provided to the Certifying Authority and Council for the following properties:
- a) 10 Springs Road, Spring Farm.
- The recording shall be in accordance with the NSW Heritage Office guidelines "Photographic Recording of Heritage Items using Film or Digital Capture" (2006) (or as amended).
- (10) **Cycle and Pedestrian Paths** – Cycle and pedestrian connections shall fully comply with the requirements of the Spring Farm Masterplan. Details demonstrating compliance shall be provided to the Certifying Authority prior to the issue of a Construction Certificate.
- (11) **Section 94 Contributions – Works In Kind** - Section 94 contributions may be in the form of carrying out works as part of a 'Works in Kind' agreement with Council in lieu of making monetary contributions. Works in Kind to be carried out shall be agreed to by Council in writing prior to the payment of the contributions and issue of a Construction Certificate (related to the works in kind work). All such agreements shall be in accordance with Council's Works In Kind Policy.
- (12) **Half Width Road Construction on Macarthur Road** - Half width road construction and dedication is required to be undertaken in accordance with Camden Council's current Engineering Design Specifications.
- (13) **Overhead Power lines to be relocated underground** – Prior to the issue of a construction certification details shall be shown on the construction certificate plans to clearly illustrate that the new kerb and gutter on Macarthur Road will not encroach upon the existing power poles. Should the location of the new kerb and gutter conflict with the existing power pole, proof is required to be submitted to demonstrate that

satisfactory agreement with Council has been reached with regards to the relocation of overhead power lines and associated power poles to underground infrastructure.

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:
 - 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 Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
 - e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (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; and
 - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (6) **Performance Bond** - Prior to commencement of works a performance bond of \$5000 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- Note** – An administration fee is payable upon the lodgement of a bond with Council.
- (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) **Demolition Work** - Consent is granted for the demolition of the existing structures currently existing on the property, subject to compliance with the following conditions:
- a) The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any)

- either side, immediately at the rear of, and directly opposite, the demolition site;
- b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address;
 - c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied;
 - d) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times;
 - e) A Work Plan prepared by a suitably qualified person in accordance with AS 2601 'Demolition of Structures' shall be provided to the PCA for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials;
 - f) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal;
 - g) The burning of any demolished material on site is not permitted and offenders will be prosecuted; and
 - h) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.
- (9) **Waste Management Plan** – Details of the collection contractor should be updated on the waste management plan prior to works commencing.

4.0 - During Works

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

- (1) **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 facility;
 - 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 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*.
- (2) **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/envguidlms/index.htm)
- Once assessed, the materials shall be disposed of 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.
- (3) **Additional Approvals Required** - Where any works are proposed in the public road reservation, the following applications shall be made to Council, as applicable:
- a) For installation or replacement of private stormwater drainage lines or utility services, including water supply, sewerage, gas, electricity, etc, an application shall be made for a Road Opening Permit and an approval under Section 138 of the *Roads Act 1993*;
 - b) For construction / reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application shall be made for a Roadworks Permit under Section 138 of the *Roads Act 1993*.
- Note:** Private stormwater drainage is the pipeline(s) that provide the direct connection between the development site and Council's stormwater drainage system, or street kerb and gutter.

- (4) **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.
- (5) **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).

- (6) **Traffic Management Plan Implementation** - All construction traffic management procedures and systems identified in the approved Construction Traffic Management Plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (7) **Site Signage** – 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.
- (8) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/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.
- (9) **Unexpected Finds Contingency (Remediation)** – Should any additional contamination or hazardous materials be encountered during any stage of the remediation process, all remediation works in the vicinity of the findings shall cease and compliance with the contingency recommendations in the approved remediation action plan shall be adopted.
- (10) **Remediation Works Inspections** – A qualified environmental consultant or scientist must frequently inspect the remediation works to confirm compliance with the RAP including all health and safety requirements.

- (11) **Salinity Management Plan** – All approved development that includes earthworks, imported fill, landscaping, buildings, roads and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with AS2159 and AS2870 as well as the Management Strategies outlined in Section 9.2 of the report titled 'Preliminary Contamination and Salinity Investigation: Proposed Residential Subdivision Development, Lot 1 in DP798823, No 10 Springs Road, Spring Farm NSW Ref No.JC16259A prepared by GeoEnviro Consultancy Pty Ltd and dated April 2016'.
- (12) **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.
- (13) **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).
- (14) **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.
- (15) **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.
- (16) **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;
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics;
- 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.

- (17) **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.
- (18) **Acoustic Boundary Fence** – A 1.8m high acoustic rated boundary fence, free of any holes and gaps, is required along the full length of the southern boundary of lot 19 so as to provide acoustic attenuation to lot 18 and lots 9 – 12.

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.
- (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.

Note – An administration fee is payable upon the lodgement of a bond with Council.
- (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) **Electricity Notice of Arrangement** – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy must be submitted to the Principal Certifying Authority (Council). The arrangement must include the provision of street lighting in accordance with the electrical design approved by Council.
- (10) **Soil Classification** - A soil classification report prepared by a suitably qualified person in accordance with 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; and
 - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (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 and drainage easement/s over overland flow paths;
 - c) easement for on-site-detention;
 - d) positive covenant over the on-site detention / water quality facility for the maintenance, repair and insurance of such a facility;
 - e) easement for water quality;
 - f) retaining wall, positive covenant, and restriction to user;
 - g) restriction as to user detailing that no person shall alter, remove or destroy any soil, planting or any part of the fence which forms part of the acoustic barrier without the prior approval of Council and that the landowners or their assigns shall maintain the acoustic barrier in good order at all times. If the acoustic barrier is not maintained to the satisfaction of Council, Council may enter upon the land and carry out the necessary work at full cost to the owner;
 - h) All approved development that includes earthworks, imported fill, landscaping, buildings, roads and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with *AS2159-2009: Piling Design and installation* and *AS2870-2011: Residential Slabs and Footings* in order to address a mildly aggressive environment to concrete as well as the Management Strategies outlined in Section 9.2 of the report titled *'Preliminary Contamination and Salinity Investigation: Proposed Residential Subdivision Development, Lot 1 in DP798823, No 10 Springs Road, Spring Farm NSW Ref No.JC16259A prepared by GeoEnviro Consultancy Pty Ltd and dated April 2016'*;

- i) A 1.8m high acoustic rated boundary fence, free of any holes and gaps, is required along the full length of the southern boundary of lot 19 so as to provide acoustic attenuation to lot 18 and lots 9 – 12;
 - j) For lots 15-18, lots 9-12 and lots 2-3 (upper level only) the construction requirements and window and door treatments are to be consistent with *Table 6.1 'In Principle Glazing Recommendations'* contained within *"Proposed residential development, 10 Springs Road, Springs Farm NSW, Road Traffic Noise Impact Assessment Report: R150574R1 Revision 2"* prepared by Rodney Stevens Acoustics and dated 22 November 2016. Compliance with the above is to be demonstrated with each dwelling application; and,
 - k) For lots 15-18 and lots 9-12 some facades identified in the report may require windows to be closed (but not necessarily sealed) to meet internal noise criteria. As a result, 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 inside the dwellings when windows are closed. Consultation with a mechanical engineer to ensure that BCA and AS1668 are achieved may be required. Compliance with the above ventilation requirement is to be demonstrated for each dwelling application on the affected lots.
 - l) Restriction as to user that any dwelling to be constructed on Lot 3 is to be setback a minimum of 10m from the boundary shared with Lot 4.
 - m) Restriction as to user that any dwelling to be constructed on lot 2 is to be setback 10m from the end of the battle-axe handle to align with the dwelling on Lot 3.
 - n) Restriction as to user that any dwelling to be constructed on Lot 4 is to have a side setback of 1.5m from the southern boundary.
- (14) **Drainage Easement Widths** – The widths of the proposed Easement for Drainage in Lots 11 to 14, and Lots 14 to 18 shall be in accordance with Council's Engineering Design Specification. These widths shall be correctly shown on the Plan of Subdivision.
- (15) **Swale For Overland Flow From Adjoining Upstream Properties** – A swale to cater for the overland flow from adjoining upstream properties shall be designed and constructed in accordance with Council's Engineering Design Specification.
- (16) **Water Quality Facility** - A water quality facility must be constructed for the site in accordance with the approved plans and Council's Engineering Specifications.
- (17) **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.
- (18) **Maintenance Bond** - The applicant is to lodge a maintenance bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works, with Council prior to the issue of a Subdivision Certificate.
The bond covers the maintenance after the date of issue of the Subdivision Certificate for a stipulated period 12 months for matters relating to the On-site Detention Basin and Bio-retention Basin in proposed Lot 1, public reserve or other

public property that require on-going maintenance as a result of the Development Consent conditions.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (19) **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.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (20) **Footpath Bond** - The applicant is to lodge a bond in the form of an unconditional bank guarantee or cash bond with Council for the construction of a concrete footpath and/or pedestrian/cycle shared way. This applies only where such a facility is located in existing and/or proposed public land.

The bond is to be in the form of cash or unconditional bank guarantee, in favour of Council and shall be equivalent to 125% 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 required to be held until at least 80% of the subdivision occupancy, or when determined by Council.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (21) **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.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (22) **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 amount is 10% of the value of civil works, with Council.

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 in writing by Council.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (23) **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
Camden Contributions Plan 2011	Open Space Land Acquisition - indexed Annually by land values.	\$8,409.00 per lot or dwelling	\$ 142,953.00
Camden Contributions Plan 2011	Community Land Acquisition - indexed Annually by land values.	\$52.00 per lot or dwelling	\$884.00
Camden Contributions Plan 2011	Drainage, Roadworks, Traffic Facilities, Open Space Embellishment and Masterplan - indexed Quarterly to the CPI.	\$43,532.00 per lot or dwelling	\$740,044.00
Camden Contributions Plan 2011	Recreation and Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation and Administration Services - indexed Quarterly to the CPI.	\$10,470.00 per lot or dwelling	\$177,990.00
	Total		\$1,061,871.00

A copy of the Section 94 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park or can be accessed on Council's website at www.camden.nsw.gov.au.

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.

- (24) **Validation Report** - A validation report prepared by a suitable qualified person shall be provided to the PCA within 30 days of completion of the remediation works, and prior to the issue of a Subdivision Certificate, which demonstrates:
- a) compliance with objectives of the approved RAP;

- b) that the remediation acceptance criteria (in the approved RAP) has been fully complied with;
- c) that all remediation works comply with the contaminated lands planning guidelines, *Contaminated Lands Management Act 1997* and SEPP 55;

and includes:

- d) Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor;
 - e) a "notice of completion of remediation work" as required under Clause 18 of SEPP 55; and
 - f) a statement confirming that the site following remediation of contamination is suitable for the intended use.
- (25) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the DP&E.

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

Reasons for Conditions:

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



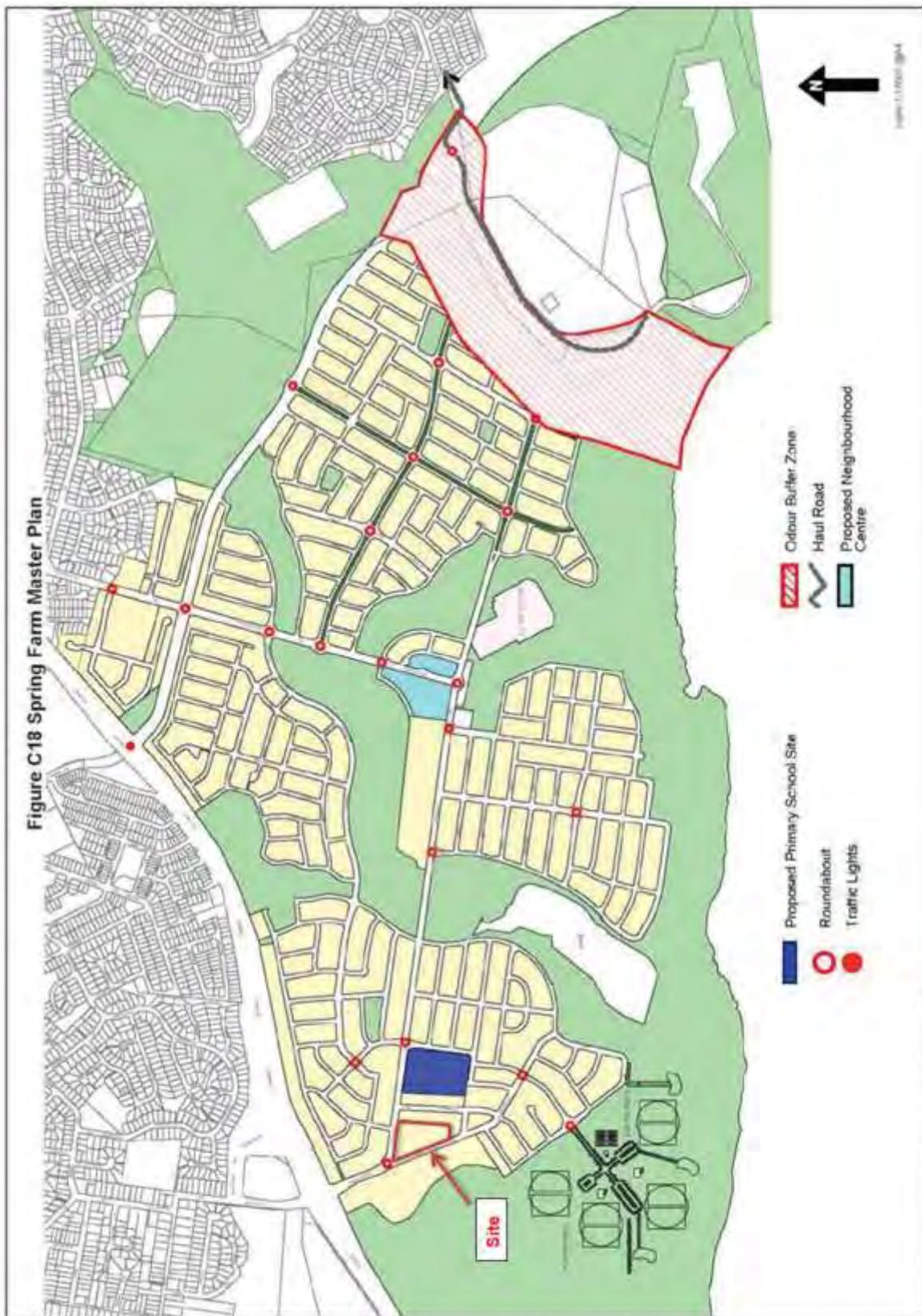
Attachment 3

ORD01

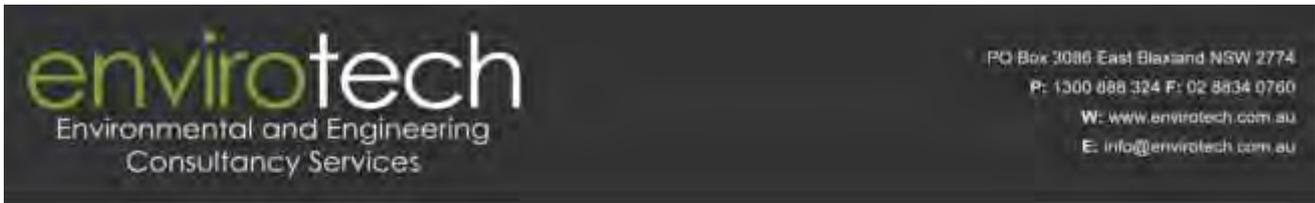
ORD01

Attachment 4





ORD01



Attachment 6

FLORA AND FAUNA ASSESSMENT REPORT

10 SPRINGS ROAD

SPRING FARM

PREPARED FOR: Olmoty Pty Ltd.

OUR REFERENCE: 302216

ISSUE DATE: 29/03/2016

QDO 029-0
F&F Assessment

Release Date: 9/10/2014
Approved By: Daniel Mathew

Wastewater Management | Effluent Reuse | Contamination Investigations | Urban Stormwater Investigations | Biodiversity Impact Assessments | Geotechnical Engineering (Slope Stability) | Assessment & Erosion Control | Structural Engineering (Design & Construction) | Flora & Fauna | Environmental Impact Assessment | Management

CONTROLLED DOCUMENT

DISTRIBUTION AND REVISION REGISTER

DISTRIBUTION LIST		
<u>Copy No.</u>	<u>Custodian</u>	<u>Location</u>
1 Original	Daniel Mathew	ENVIROTECH PTY. LTD (Filed)
2 Soft Copy (PDF, emailed)		

Note: This register identifies the current custodians of controlled copies of the subject document.

DOCUMENT HISTORY		
<u>Document No.</u>	<u>Revision No.</u>	<u>Issue Date</u>
302216	A	29/03/2016

AUTHOR	TECHNICAL REVIEWER	
Shane Maloney (Ecologist) B.Env.Sc (Hons), Grad. Dip.Ed, M.Sc.Res		
		

COPYRIGHT © 2015 ENVIROTECH PTY. LTD.

The report is protected by copyright law and may only be reproduced, in electronic or hard copy format, with the prior written permission of EnviroTech Pty. Ltd.

Executive Summary

This report describes the biological environment of 10 Springs Road, Spring Farm and assesses the potential effects on threatened and migratory species, endangered populations and ecological communities of the proposal to subdivide the site into six lots.

A desktop search for threatened species within a 10 km radius of the site was generated, and a flora (3 hours) and fauna (3 hours) assessment was undertaken to ascertain if any threatened species were on site or might use the site. The site is highly degraded.

No threatened species, endangered populations or endangered ecological communities listed on the schedules of the *NSW Threatened Species Conservation Act 1995*, or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* were recorded in the study area.

Following an assessment of the seven factors from Section 5A of the *NSW Environmental Planning and Assessment Act 1979*, as required by the *NSW Threatened Species Conservation Act 1995*, in accordance with relevant assessment guidelines, it is concluded that the proposal is unlikely to have a significant effect on threatened species, endangered populations, ecological communities, or their habitats. A Species Impact Statement is not required for the proposal.

Following consideration of the administrative guidelines for determining significance under the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999*, it is concluded that the proposal is unlikely to have a significant impact on matters of National Environmental Significance or Commonwealth land, and a referral to the Commonwealth Environment Minister is not necessary.

A number of impact mitigation and amelioration strategies have been recommended for the proposal. These strategies mitigate the effects of the proposal on threatened species, endangered populations, ecological communities, or their habitats and minimise the impacts of the proposal on the flora and fauna values of the study area in general.

Table of Contents

1. Introduction	
1.1 Aims	6
1.2 Project Context	7
1.3 Description of Study Area	7
1.4 Proposed Development	7
1.5 Maps and Imagery	8
2. Legislative Requirements and International Agreements	9
3. Methodology	11
3.1 Literature and Database Search	11
3.2 Terrestrial Flora Survey	11
3.3 Terrestrial Fauna Survey	15
3.4 Key Threatening Processes	18
3.5 Limitations of the Report	18
4. Results	19
4.1 Vegetation Communities	19
4.2 Flora	21
4.3 Terrestrial Fauna	26
4.4 Migratory Species	36
4.5 Key Threatening Processes	37
5. Impacts of the Proposed Development	38
5.1 Potential Impacts on Endangered Ecological Communities (EECs)	38
5.2 Potential Impacts on Threatened Flora Species	38
5.3 Potential Impacts on Threatened Fauna Species	40
6. Conclusion	44
7. Recommendations	444
8. References	46
Appendix 1: Detailed Site Plan	47
Appendix 2: Species Recorded Onsite	48
Flora	49
Fauna	51
Appendix 3 EPBC Act Considerations	52

List of significant tables

Table	Description	Page Number
Table 10	<i>Results of Bionet and Protected Matters Search tool, identifying endangered ecological communities recorded</i>	18
Table 12	<i>An analysis of threatened flora species</i>	23
Table 14	<i>An analysis of threatened fauna species likely to occur onsite</i>	28
Table 15	<i>15. Results of the Desktop research, showing the occurrence of migratory species within a 10km radius of the site (C-CAMBA; J-JAMBA, K-ROKAMBA)</i>	36
Table 16	<i>6. Key threatening processes relating to the development</i>	37
Table 17	<i>The potential impact on threatened flora species that have habitat represented on site, and whether a Seven Part Test is required (TSC Act has been applied)</i>	39
Table 18	<i>The potential impact on threatened fauna species, and whether a Seven Part Test is required (TSC Act has been applied)</i>	41

List of significant figures

Figure	Description	Page Number
Figure 1	Aerial map of 10 Springs Road, Spring Farm.	8
Figure 2	Vegetation Map of 10 Springs Road, Spring Farm (six maps vegetation viewer)	8
Figure 3	Detailed site plans for the proposed action at 10 Springs Road, Spring Farm	41

1. Introduction

This report determines the presence of threatened species, habitats, populations (and their associated habitats) as well as ecological communities within the subject property. It is written in accordance with the requirements of the *Environmental Planning and Assessment Act (1979)*, *Threatened Species Conservation Act (1995)* and the *Environment Protection and Biodiversity Conservation Act (1999)*.

1.1 Aims

The aim of this report is to produce a flora and fauna assessment to:

- Assess the ecological resources of the study site;
- Fulfil the requirements of the *Environmental Planning and Assessment Act (1979)*;
- To assess the impact of the development on matters of conservation significance;
- Assess the potential for threatened flora and fauna species and Endangered Ecological Communities (EECs) to occur within the study site which may be listed under commonwealth and state legislation;
- Suggest measures, which may alleviate the disturbance, in alignment with the *Threatened Species Conservation Act, (1995)* and the *Environmental Conservation and Biodiversity Act, (1999)*.

The specific objectives of the report are to:

- Conduct a database search of the study site;
- Plan and undertake field surveys, designed in accordance with the *Working Draft Threatened Biodiversity Assessment Guidelines for Developments and activities (2004)*
- Identify habitat for threatened species on the study site that are listed in the schedules of the TSC Act and the EPBC Act that are known or are likely to occur in the study area;
- Undertake an Assessment of Significance in accordance with the TSC Act and significant impact criteria assessments under the EPBC Act for threatened species, communities and populations that can be impacted by the proposal, either directly or indirectly; and,
- Provide recommendations to mitigate the impacts of the proposed action

1.2 Project Context

Table 1: Name and address of client

Client Name	Olmoty Pty. Ltd.
Address	10 Springs road, Spring Farm
Local government area	Camden City Council

1.3 Description of Study Area

Table 2: Description of study area

Size of Property	1.627 Ha
Proposed land use	Residential subdivision of 1 Lot into 19 lots.
Map of study site	Refer to Figure 1.

1.4 Proposed Development

Table 3: Description of proposed development

Proposed Development	The proposal is to subdivide the existing Lot into 19 lots, with road and 1 lot being a proposed drainage basin.
----------------------	--

The concept plan for the proposed development is provided in Appendix 1.

1.5 Site details



Figure 1: Aerial Map of 10 Springs Road, Spring Farm (Six Maps vegetation viewer)



Figure 2. Six Maps Vegetation map for 10 Springs Road, Spring Farm

■ = Alluvial Woodland (as a part of River Flat Eucalypt Forest)

2. Legislative Requirements and International Agreements

Threatened Species Conservation Act, 1995 (New South Wales)

The central aim of the *Threatened Species Conservation Act* is to protect any threatened flora and fauna occurring in NSW, omitting marine plants and fish. The Act provides information for the identification, conservation and recovery of threatened species as well as their associated populations and communities, and any threats that are imposed on those species. If a proposed action is likely to have an effect on a threatened species, population or ecological community, then this is considered in the development approval process. If the impact is considered significant then a Species Impact Statement (SIS) must be prepared and submitted to the Director General and further agreement and approval is needed. In certain circumstances, the Minister for the Environment may additionally be consulted.

Environmental Planning and Assessment Act 1979 (NSW)

The primary objective of the *Environmental Planning and Assessment Act* (1979), is focused on the protection of the environment. This includes the protection of native flora and fauna, threatened species, populations, ecological communities and their associated habitats. The secondary objective of this act is to implement the precautionary principle, outlined in the *Protection of the Environment Administration Act* (1991). Under section 5A of the Act and Section 94 of the *Threatened Species Conservation Act* (1995), seven listed factors collectively termed the '7-part assessment of significance', allows the determination of the likely impact of a proposed action on threatened species, population or endangered ecological communities. If the proposed action is assessed as likely to have an effect on any of these, then a SIS is required.

Environment Protection and Biodiversity Conservation Act (1999; Commonwealth legislation)

The EPBC Act is legislation of the Commonwealth. In accordance with this act, all proposed actions are to be assessed to determine impacts on *Matters of National Environmental Significance*. These matters include: World heritage properties; Natural heritage; Wetlands of national importance (RAMSAR, CAMBA, JAMBA and ROKAMBA wetlands); Threatened species and ecological communities; Migratory species; Marine areas in the Commonwealth; and Nuclear actions.

International migratory animal agreements include:

- a. Appendices to the Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals) for which Australia is a Range State under the Convention;
- b. The recognised agreement between Australia and the People's Republic of China for the Protection of Migratory Birds in Danger of Extinction and their Environment (CAMBA);
- c. The recognised agreement between Australia and the Republic of Korea on the Protection of Migratory Birds (ROKAMBA); and,
- d. The recognised agreement between Australia and Japan for the Protection of Migratory Birds and Birds in Danger of Extinction and their Environment (JAMBA).

If the proposed action is likely to affect a *Matter of National Environmental Significance*, it is necessary that this action is assessed via the EPBC Acts 'considerations' assessment. If there is likely to be a significant impact on these matters, referral to the Commonwealth Environment Minister is required for review. Approval for the proposed action may then be granted, so long as accompanied control measures alleviate likely impacts.

3. Methodology

3.1 Literature and Database Search

A database review was conducted prior to undertaking onsite surveys. This was done to give Envirotech ecologists an insight into which threatened or migratory species should be targeted during field surveys. Table 4 provides an overview of the desktop review.

Table 4: Overview of Desktop Search

Search Tool	Description	Search Parameters
The NSW Bionet <i>Atlas of New South Wales Wildlife</i>	Used to generate a list of species listed under the TSC Act.	Parameters set to a 10km radius of the study site (Flora, Fauna and Vegetation Communities).
Commonwealth <i>Protected Matters Search Tool</i>	Used to generate a list of species protected under the EPBC Act.	Parameters set to a 10km radius of the study site (Flora, Fauna and Vegetation Communities).
<i>Vegetation Information System</i>	Used to generate a map of the vegetation community onsite.	Six Map Vegetation Viewer (Figure 2)

3.2 Terrestrial Flora Survey

Envirotech ecologist Shane Maloney conducted a flora survey at 9:00 am on Monday 21st March 2016 for approximately 3 hours. It was a warm day.

The methodology employed was designed in accordance with the *Working Draft Threatened Biodiversity Assessment Guidelines for Developments and activities (2004)*. Table 5 refers to specific techniques employed.

Table 5: Survey techniques employed to target threatened flora

Survey Type	Description	Effort	Is this in accordance with Guidelines?
Random Meander	The site was traversed and the flora species observed were recorded.	3 Hours	Yes, however the survey was limited in effort and time (See section 3.5)

3.2.1 Habitat Assessment

The degree to which the vegetation on the site resembled natural, undisturbed vegetation was used to determine the habitat potential of the site. This included the following criteria:

- The composition of the species (diversity, degree of weed invasion); and
- Structure of the vegetation (how many original layers of vegetation existed).

Criteria used to evaluate the habitat values of the area in general terms, were *good*, *moderate*, *poor* and *cleared/disturbed*. These are detailed in table 6.

Table 6: Criteria used to assess habitat quality for threatened flora

Score	Criteria
Good	There is a high diversity of species, no weeds are extant or those weeds that are present only occur on the edges of the study site, the vegetation represents many layers (i.e. ground, shrub, canopy layers) and these are readily identifiable
Moderate	There are a high number of native species, some weed invasion but these only occur in small patches, one or more of the vegetation layers are disturbed but these are relatively intact;
Poor	There is a low number of native species, many of the plants that are on the site consist of exotic species that occur in dense patches, more than one of the vegetation layers has been disturbed or removed;
Cleared and disturbed	This represents a significantly modified landscape that has less than three native species, invasive species are mostly dominant, there is little representation of vegetation layers, the soil profile is disturbed and there is the likelihood that the area will not regenerate to its natural condition and that revegetation techniques would need to be implemented in order to achieve this.

3.2.2 Detailed Vegetation Description

The site at 10 Springs Road, Spring Farm is 1.627 hectares in area. The area is degraded for the most and covered with non-native vegetation; the vegetation map for the site is presented in Figure 2 (Six maps vegetation viewer). This resource has indicated that Alluvial Woodland (as river Flat eucalypt Forest) is mapped 500 m to the East and 770m to the West; the vegetation survey did not find any evidence of this community on site.

The area around the existing dilapidated house has many garden plantings, shrubs and trees: Examples are Grevillea Robin Gordon, Silky Oak, Moreton Bay Fig and climbers. The area where the proposed Lots 1-18 is to be sited is cleared for the most, excepting an area that is Acacia regrowth (area for Lot 14, road and drainage basin), amongst this area is African olive. There were 3 Eucalypt species recorded on site one *Corymbia maculata*, one unknown (within the existing house Lot) and *Eucalyptus robusta* (behind the houses to the East).

Using the criteria listed in Table 6, the vegetation in the area for the proposed Lots 1-19 would be classified as cleared and disturbed.

3.3 Terrestrial Fauna Survey

A fauna survey was conducted by Envirotech ecologist Shane Maloney on Monday the 21st March 2016 for approximately three hours.

Methodology employed was in accordance with the *Working Draft Threatened Biodiversity Assessment Guidelines for Developments and activities (2004)* and consisted of the following survey methods (Table 7):

Table 7: Survey techniques employed to target threatened fauna

Survey Type	Description	Does this match guidelines?
Frog	The site was surveyed for potential habitat and any calls emitted from species present.	Yes, however the survey was limited in effort and time. (see section 3.5)
Reptile Search	A targeted habitat search was undertaken, across the entire site. Techniques used to locate species included peeling back loose bark from trees, upturning logs and disturbing leaf litter.	Yes, however the survey was limited in effort and time. (see section 3.5)
Bird point Count Survey	Point count surveys were undertaken onsite, for a period of 20 minutes, using both visual and aural detection.	Yes, however the survey was limited in effort and time. (see section 3.5)
Opportunistic (Diurnal)	The entire site was traversed with emphasis on searches for mammal scats, tracks, burrows, diggings and scratchings.	Yes

3.3.1 Habitat Assessment

A number of habitat values were recorded during the site inspection (Table 8).

The potential for the site to provide habitat for threatened fauna species was based upon habitat values provided in Table 8, and the specific habitat requirements of threatened species. Criteria used to evaluate the overall quality of the habitat, were *good*, *moderate*, and *poor*. This criteria is detailed in Table 9.

Table 8: Description of fauna habitat values

Habitat Value	Description
Hollow Bearing Trees	There were no hollows on site
Stags	There were no stags on site.
Connectivity	There was minimal connectivity for the site (see Figure 2).
Water	There was no watercourses on site
Rocky Outcrops	There were no rocky outcrops at the site
Leaf Litter	The study area had a minimal covering of leaf litter and grasses

Table 9: Criteria used to assess habitat quality for the site

Score	Criteria
Good	The presence of the ground flora consists of a diverse range of native species, the assemblages of species of the vegetation, leaf litter, significant number of refuge, feeding and breeding sites and the presence of a diverse range of native fauna species
Moderate	The ground flora contains a relatively high number of native species, the assemblages of species is relatively undisturbed, leaf litter, the presence of some refuge, feeding and breeding sites and diverse presence of native fauna
Poor	There was a low diversity of ground flora and very little presence of native flora, the assemblages of species of vegetation is low, poor presence of leaf litter, little or no refuge, feeding and breeding sites and a low diversity of fauna species.

3.3.2 Detailed Fauna habitat description

The study area indicates significant disturbances in the past, such as clearing. At present there is a dilapidated house and cleared areas on site, where the proposed Lots 1-19 (Figure 3) are to be sited. In this area there are scattered trees and a covering of introduced grasses. The site is found adjacent to and surrounded by an existing housing estate (East and South), and estates being developed (North and West).

The lack of rocky outcrops and patchy grassy groundcover would provide minimal shelter and foraging for terrestrial fauna. The paucity of hollows on site would decrease the availability of resources for hollow dependent fauna. Habitat connectivity to areas of native vegetation is practically non-existent for the study area (see Figure 2).

There was evidence of habituation of the area by rabbits; with plenty of scratching's and a burrow (fresh) within the Acacia regrowth area. A feral cat was observed stalking this area also.

Overall the site was assessed to have a poor habitat quality assessment. This is due to the amount of introduced species (flora) and previous clearing that has happened on site; and the paucity of hollows and ground shelter for fauna species.

3.4 Key Threatening Processes

A list of the Key Threatening Processes, listed under the *Environmental Protection and Biodiversity Conservation Act (1999)* and *Threatened Species Act (1995)*, was generated by conducting a desktop search of the *Species Profile and Threats* database. During the site inspection, the presence or absence of these processes occurring on the site were documented, with additional threats not otherwise being listed, considered (refer to section 4.5 Key Threatening processes for a more detailed assessment).

3.5 Limitations of the Report

The methodological design employed for the purposes of this report was habitat based, in accordance with Section 5A of the *Environment Planning and Assessment Act (1979)*.

In respect to the timing of the survey and the survey effort employed, a considerable continuum of fauna and flora species and assessments of the ecological processes that are likely to be imposed on the study site, have been derived through desktop searches, and background and literature searches. Therefore, a full inventory of flora and fauna and the ecological processes likely to occur on the study site and surroundings cannot be fully provided in this report.

It is also acknowledged that the presence and detection of threatened and migratory species can alter in respect to time, which includes seasonal weather and climatic cycles. These limitations have been mitigated by identifying any potential habitat for flora and fauna species and by assessing the likelihood of occurrence of these species, with respect to previous records, the habitat present, the land use on the study site and the landscape context of the wider area.

The report has collected data from publically available data sources and is bound by the limitations of the collection, processing and management of those databases used (Table 4).

4. Results

4.1 Vegetation Communities

Results of the desktop research are provided in Table 10, with a vegetation community map of the study site provided in Figure 3 and 4.

Table 10. Results of Bionet and Protected Matters Search tool, identifying endangered ecological communities recorded within 10 km of the site.

Community name	NSW Status	Commonwealth status	Occurrence
Agnes Banks Woodland in the Sydney Basin Bioregion	Endangered	Critically Endangered	Not detected
Blue Gum High Forest in the Sydney Basin Bioregion	Critically Endangered	Critically Endangered	Not detected
Blue Mountains Shale Cap Forest in the Sydney Basin Bioregion	Endangered	Critically Endangered	Not detected
Castlereagh Scrubby Gum Woodland in the Sydney Basin Bioregion	Vulnerable	Not listed	Not detected
Cooks River/Castlereagh Ironbark Forest in the Sydney Basin Bioregion	Endangered	Critically Endangered	Not detected
Cumberland Plain Woodland in the Sydney Basin Bioregion	Endangered	Vulnerable	Not detected

Community name	NSW Status	Commonwealth status	Occurrence
Elderslie Banksia Scrub Forest in the Sydney Basin Bioregion	Endangered	Not Listed	Not Detected
Freshwater Wetlands on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South east Bioregion	Endangered	Not Listed	Not Detected
River-flat Eucalypt Forest on Coastal Floodplains of the New South Wales, North Coast, Sydney Basin and South East Corner Bioregions	Endangered	Not listed	Not Detected
Shale Gravel Transition Forest in the Sydney Basin Bioregion	Endangered	Critically Endangered	Not Detected
Shale/Sandstone Transition Forest in the Sydney Basin Bioregion	Critically Endangered	Critically Endangered	Not Detected
Southern Sydney sheltered forest on transitional sandstone soils in the Sydney Basin Bioregion	Endangered	Not listed	Not Detected
Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	Endangered	Not listed	Not Detected
Western Sydney Dry Rainforest in the Sydney Basin Bioregion	Endangered	Critically Endangered	Not Detected

Note: A total of 14 EEC's were recorded within 10 km of the site. No Endangered Ecological community was detected on the site.

4.2 Flora

4.2.1 Desktop Research

Results of the desktop research is provided in Table 12. A total of 6 threatened flora species and 1 threatened population have been recorded within a 10km radius of the study site. This includes:

- 7 species listed under the TSC Act (including 1 population)
- 5 species listed under the EPBC Act

4.2.2 Site Habitat Features

Flora surveys revealed the following habitat features for the study area (Table 11): A total of 55 species were recorded during the survey 14 (25%) were native and 41 (75%) were exotic (Appendix 2).

Table 11: Habitat features present onsite for threatened flora

Feature	Quantity	Description
Species diversity	Low	During the vegetation survey 14 native species and 41 exotic species were recorded. Some of the native species were garden plantings.
Structural integrity	Low	The site has a very high level of modified landscape, without any levels of stratum present.
Habitat quality	Low	The site represents poor habitat quality within the boundaries of the significantly modified site.
Disturbances	High	The site is significantly modified, with disturbances found within Lots 1-19.

4.2.3 Assessment of Occurrence (Flora)

Table 12 below provides a summary of the results from desktop and field surveys, findings indicate there is:

- A low likelihood of the occurrence of 7 species to be present onsite (including 1 population)

For these species, which were recorded within 10 km of the site, 7 Part Tests of Significance were deemed **not** to be required as there is no habitat that is required by these flora species, which will be removed by the proposal.

Where required, species nationally protected have had an impact assessment undertaken with respect to the EPBC Act presented in Appendix 3.

Details of the assessment of available habitat resources onsite, specific to threatened flora species is provided in Table 12.

Table 12. An analysis of threatened flora species likely to occur onsite (Using species habitat requirements and site habitat features (Table 11) and surveys).

Species	Common name	NSW status	Commonwealth status	Habitat	Likelihood of occurrence on the study site
<i>Cynanchum elegans</i>	White-flowered wax Plant	Endangered	Endangered	The White-flowered Wax Plant usually occurs on the edge of dry rainforest vegetation. Other associated vegetation types include littoral rainforest; Coastal Tea-tree <i>Leptospermum laevigatum</i> – Coastal <i>Banksia</i> <i>integrifolia</i> subsp. <i>integrifolia</i> coastal scrub; Forest Red Gum <i>Eucalyptus tereticornis</i> aligned open forest and woodland; Spotted Gum <i>Corymbia maculata</i> aligned open forest and woodland; and <i>Bracylet</i> <i>Honey-myrtle</i> <i>Melaleuca armillaris</i> scrub to open scrub.	Low
<i>Eucalyptus benthamii</i>	Camden White Gum	Vulnerable	Vulnerable	Occurs on the alluvial flats of the Nepean River and its tributaries. There are two major subpopulations: in the Kedumba Valley of the Blue Mountains National Park and at Bents Basin State Recreation Area. Several trees are scattered along the Nepean River around Camden and Cobbitty, with a further stand at Werriberri (Monkey) Creek in The Oaks. At least five trees occur on the Nattai River in Nattai National Park. Large areas of habitat were inundated by the formation of Warragamba Dam in 1933. Requires a combination of deep alluvial sands and a flooding regime that permits seedling establishment.	Low

Species	Common name	NSW status	Commonwealth status	Habitat	Likelihood of occurrence on the study site
<i>Marsdenia viridiflora subsp. Viridiflora</i>	Marsdenia viridiflora R. Br. subsp. viridiflora population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Pennith local government areas	Endangered	Not Listed	Recent records are from Prospect, Bankstown, Smithfield, Cabramatta Creek and St Marys. Previously known north from Razorback Range. Grows in vine thickets and open shale woodland.	Low
<i>Pimelea spicata</i>	Spiked Rice Flower	Endangered	Endangered	In both the Cumberland Plain and Illawarra environments this species is found on well-structured clay soils. On the Cumberland Plain sites it is associated with Grey Box communities (particularly Cumberland Plain Woodland variants and Moist Shale Woodland) and in areas of ironbark.	Low
<i>Pommaderris brunea</i>	Brown Pommaderris	Endangered	Vulnerable	Brown Pommaderris grows in moist woodland or forest on clay and alluvial soils of flood plains and creek lines. Flowers appear in September and October.	Low
<i>Pultenaea pedunculata</i>		Endangered	Not Listed	The Matted Bush-pea occurs in a range of habitats. NSW populations are generally among	Low

Species	Common name	NSW status	Commonwealth status	Habitat	Likelihood of occurrence on the study site
<i>Thesium australe</i>	Austral Toadflax	Vulnerable	Vulnerable	Occurs in grassland on coastal headlands or grassland and grassy woodland away from the coast. Often found in association with Kangaroo Grass (<i>Themeda australis</i>). A root parasite that takes water and some nutrient from other plants, especially Kangaroo Grass.	woodland vegetation but plants have also been found on road batters and coastal cliffs. It is largely confined to loamy soils in dry gullies in populations in the Windellama area.

4.3 Terrestrial Fauna

4.3.1 Desktop Research

Results of the desktop research are provided in Table 14. A total of 27 threatened fauna species have been recorded within a 10 km radius of the study site. This includes:

- 22 species listed under the TSC Act (including 1 population)
- 8 species listed under the EPBC Act (5 migratory see Table 15)

4.3.2 Fauna Surveys

A list of the species recorded onsite during the survey period is presented in Appendix 2. In total, 14 species were recorded on site, 12 birds and 2 mammals.

Of the 14 species recorded, the introduced Indian Mynah was recorded and the two mammal species recorded were the introduced European Rabbit and Cat.

4.3.3 Habitat Assessment

An overview of the habitat assessment is provided in the Table 13 below.

Table 13: Habitat features onsite for threatened fauna

Habitat Value	Quantity	Description
Hollow Bearing Trees	Low	No hollows were observed
Stags	Low	The site contained no stags.
Connectivity	Low	The site has low connectivity.
Water	Low	No watercourse on site
Rocky Outcrops	Low	There were no rocky outcrops on site.
Leaf Litter	Low to Moderate	The patchy grassy groundcover would provide a minimal level of shelter and foraging for terrestrial fauna

4.3.4 Assessment of Occurrence:

Table 14 below provides the results from desktop and field surveys, it has been determined that there is:

- A low likelihood for the occurrence of 29 threatened species to be present on the study site;

For the species (29) that were found within 10 km of the site, 7 Part Tests of Significance were deemed **not** to be required as no habitat that these species utilise for roosting, breeding and foraging will be removed (Table 18).

Where required, species nationally protected have had an impact assessment undertaken, with respect to the EPBC Act presented in Appendix 3. No nationally protected species were recorded on site, any species recorded within 10km of the site (Tables 14 and 15) are not considered likely to be impacted by the proposed development as, the proposed action will not remove any habitat of which these species might require or utilise.

Table 14: An analysis of threatened fauna species likely to occur onsite (Using species habitat requirements and habitat features of the site (Table 13) and surveys).

Species	Common Name	NSW Status	Commonwealth Status	Habitat	Likelihood of occurrence on study site
<i>Aves</i>					
<i>Oxyura australis</i>	Blue-billed Duck	Vulnerable	Not Listed	The Blue-billed Duck prefers deep water in large permanent wetlands and swamps with dense aquatic vegetation. The species is completely aquatic, swimming low in the water along the edge of dense cover. It will fly if disturbed, but prefers to dive if approached.	Low
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Endangered	Endangered	Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes (<i>Typha</i> spp.) and spikerushes (<i>Eleocharis</i> spp.). Hides during the day amongst dense reeds or rushes and feed mainly at night on frogs, fish, yabbies, spiders, insects and snails.	Low
<i>Hieraaetus morphnoides</i>	Little Eagle	Vulnerable	Not Listed	Occupies open eucalypt forest, woodland or open woodland. She-oak or Acacia woodlands and riparian woodlands of interior NSW are also used. Nests in tall living trees within a remnant patch, where pairs build a large stick nest in winter.	Low

Species	Common Name	NSW Status	Commonwealth Status	Habitat	Likelihood of occurrence on study site
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Vulnerable	Not Listed	In summer, generally found in tall mountain forests and woodlands, particularly in heavily timbered and mature wet sclerophyll forests. In winter, may occur at lower altitudes in drier more open eucalypt forests and woodlands, and often found in urban areas. May also occur in sub-alpine Snow Gum (<i>Eucalyptus pauciflora</i>) woodland and occasionally in temperate rainforests. Move to lower altitudes in winter, preferring more open eucalypt forests and woodlands, particularly in box-ironbark assemblages, or in dry forest in coastal areas. Favours old growth attributes for nesting and roosting.	Low
<i>Neophema pulchella</i>	Turquoise Parrot	Vulnerable	Not listed	Lives on the edges of eucalypt woodland adjoining clearings, timbered ridges and creeks in farmland. Usually seen in pairs or small, possibly family, groups and have also been reported in flocks of up to thirty individuals. Prefers to feed in the shade of a tree and spends most of the day on the ground searching for the seeds or grasses and herbaceous plants, or browsing on vegetable matter.	Low

Species	Common Name	NSW Status	Commonwealth Status	Habitat	Likelihood of occurrence on study site
<i>Ninox strenua</i>	Powerful Owl	Vulnerable	Not Listed	The Powerful Owl inhabits a range of vegetation types, from woodland and open sclerophyll forest to tall open wet forest and rainforest. The Powerful Owl requires large tracts of forest or woodland habitat but can occur in fragmented landscapes as well. The species breeds and hunts in open or closed sclerophyll forest or woodlands and occasionally hunts in open habitats. It roosts by day in dense vegetation comprising species such as Turpentine <i>Syncarpia glomulifera</i> , Black She-oak <i>Allocasuarina littoralis</i> , Blackwood <i>Acacia melanoxylon</i> , Rough-barked Apple <i>Angophora floribunda</i> , Cherry Ballart <i>Excocarpus cupressiformis</i> and a number of eucalypt species. Powerful Owls nest in large tree hollows (at least 0.5 m deep), in large eucalypts (diameter at breast height of 80-240 cm) that are at least 150 years old.	Low
<i>Chthonicola sagittata</i>	Speckled Warbler	Vulnerable	Not Listed	The Speckled Warbler lives in a wide range of Eucalyptus dominated communities that have a grassy understorey, often on rocky ridges or in gullies. Typical habitat would include scattered native tussock grasses, a sparse shrub layer, some eucalypt regrowth and an open canopy. Large, relatively undisturbed remnants are required for the species to persist in an area.	Low
<i>Daphoenositta chrysoptera</i>	Varied sitella	Vulnerable	Not listed	This species occurs in Eucalypt forests particularly where rough barked species are found.	Low

Species	Common Name	NSW Status	Commonwealth Status	Habitat	Likelihood of occurrence on study site
<i>Melanodryas cucullata</i>	Hooded Robin	Vulnerable	Not Listed	Prefers lightly wooded country, usually open eucalypt woodland, acacia scrub and mallee, often in or near clearings or open areas. Requires structurally diverse habitats featuring mature eucalypts, saplings, some small shrubs and a ground layer of moderately tall native grasses.	Low
<i>Petroica boodang</i>	Scarlet Robin	Vulnerable	Not Listed	The Scarlet Robin lives in dry eucalypt forests and woodlands. The understorey is usually open and grassy with few scattered shrubs. This species lives in both mature and regrowth vegetation. It occasionally occurs in mallee or wet forest communities, or in wetlands and tea-tree swamps. Scarlet Robin habitat usually contains abundant logs and fallen timber: these are important components of its habitat.	Low
<i>Petroica phoenicea</i>	Flame Robin	Vulnerable	Not listed	This species will occur in tall moist eucalypt forests and woodlands where ridges and slopes are present. It will be found where there are clearings on areas with an open understorey.	Low
<i>Stagonopleura guttata</i>	Diamond firetail	Vulnerable	Not Listed		
Mammalia					
<i>Pteropus poliocephalus</i>	Grey-headed Flying Fox	Vulnerable	Vulnerable	Occur in subtropical and temperate rainforests, tall sclerophyll forests and woodlands, heaths and swamps as well as urban gardens and cultivated fruit crops. Roosting camps are generally located within 20 km of a regular food source and are commonly found in gullies,	Low

Species	Common Name	NSW Status	Commonwealth Status	Habitat	Likelihood of occurrence on study site
<i>Saccolaimus flaviventris</i>	Yellow-bellied Shearwater	Vulnerable	Not Listed	Roosts singly or in groups of up to six, in tree hollows and buildings; in treeless areas they are known to utilise mammal burrows. When foraging for insects, flies high and fast over the forest canopy, but lower in more open country.	Low
<i>Mormopterus norfolkensis</i>	Eastern Freetail Bat	Vulnerable	Not Listed	Occur in dry sclerophyll forest, woodland, swamp forests and mangrove forests east of the Great Dividing Range. Roost mainly in tree hollows but will also roost under bark or in man-made structures.	Low
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Vulnerable	Vulnerable	Roosts in caves (near their entrances), crevices in cliffs, old mine workings and in the disused, bottle-shaped mud nests of the Fairy Martin (<i>Petrochelidon ariel</i>), frequenting low to mid-elevation dry open forest and woodland close to these features. Females have been recorded raising young in maternity roosts (c. 20-40 females) from November through to January in roof domes in sandstone caves and overhangs. They remain loyal to the same cave over many years.	Low
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Vulnerable	Not listed	Found in moist habitats where there is an abundance of trees taller than 20 metres	Low
<i>Miniopterus australis</i>	Little Bent-wing Bat	Vulnerable	Not Listed	Moist eucalypt forest, rainforest, vine thicket, wet and dry sclerophyll forest, Melaleuca swamps, dense coastal forests and banksia scrub. Generally found in well-timbered areas. Little Bentwing-bats roost in caves, tunnels, tree hollows, abandoned mines, stormwater	Low

Species	Common Name	NSW Status	Commonwealth Status	Habitat	Likelihood of occurrence on study site
				drains, culverts, bridges and sometimes buildings during the day, and at night forage for small insects beneath the canopy of densely vegetated habitats.	
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Vulnerable	Not Listed	Caves are the primary roosting habitat, but also use derelict mines, storm-water tunnels, buildings and other man-made structures. Hunt in forested areas, catching moths and other flying insects above the tree tops.	Low
<i>Myotis macropus</i>	Southern Myotis	Vulnerable	Not listed	Generally roost in groups of 10 - 15 close to water in caves, mine shafts, hollow-bearing trees, storm water channels, buildings, under bridges and in dense foliage. Forage over streams and pools catching insects and small fish by raking their feet across the water surface.	Low
<i>Scoteanax rueppellii</i>	Greater broad nosed bat	Vulnerable	Not listed	This species occurs in a wide range of habitats. It is mostly found in tall wet forest. Forages along creek and river edges.	Low
Gastropods					

Species	Common Name	NSW Status	Commonwealth Status	Habitat	Likelihood of occurrence on study site
<i>Meridolium corneovirens</i>	Cumberland Plains Land Snail	Endangered	Not Listed	Primarily inhabits Cumberland Plain Woodland (a critically endangered ecological community). This community is a grassy, open woodland with occasional dense patches of shrubs. It is also known from Shale Gravel Transition Forests, Castlereagh Swamp Woodlands and the margins of River-flat Eucalypt Forest, which are also listed communities. Lives under litter of bark, leaves and logs, or shelters in loose soil around grass clumps. Occasionally shelters under rubbish.	Low

4.4 Migratory Species

4.4.1 Desktop Research

Results of the desktop research are provided in Table 15. A total of 5 migratory species have been recorded within a 10km radius of the study site.

4.4.2 Fauna Surveys

No migratory species were recorded onsite during the fauna surveys.

4.4.3 Assessment of Occurrence

In collating results from desktop and field surveys, it has been determined that there is a low likelihood of the occurrence of the 5 migratory species potentially occurring on the study site.

Table 15. Results of the Desktop research, showing the occurrence of migratory species within a 10km radius of the site (C=CAMBA; J=JAMBA, K=ROKAMBA)

Species	Common Name	NSW Status	Commonwealth Status	Habitat	Occurrence on Study Site
<i>Ardea ibis</i>	Cattle Egret	Not Listed	C, J	The Cattle Egret occurs in tropical and temperate grasslands, wooded lands and terrestrial wetlands. he Cattle Egret often forages away from water on low lying grasslands, improved pastures and croplands. It is commonly found in cattle fields and other farm areas that contain livestock.	Low
<i>Haliaeetus leucogaster</i>	White-bellied Sea Eagle	Not Listed	C	The White-bellied Sea-Eagle is found in coastal habitats (especially those close to the sea-shore) and around terrestrial wetlands in tropical and temperate regions of mainland Australia and its offshore islands. The habitats occupied by the sea-eagle are characterised by the presence of large areas of open water (larger rivers, swamps, lakes and the sea).	Low

Species	Common Name	NSW Status	Commonwealth Status	Habitat	Occurrence on Study Site
<i>Calidris cornutus</i>	Red Knot	Not Listed	C, J, K	In Australasia the Red Knot mainly inhabit intertidal mudflats, sandflats and sandy beaches of sheltered coasts, in estuaries, bays, inlets, lagoons and harbours, sometimes on sandy ocean beaches or shallow pools on exposed wave-cut rock platforms or coral reefs. They are occasionally seen on terrestrial saline wetlands near the coast, such as lakes, lagoons, pools and pans, and recorded on sewage ponds and saltworks, but rarely use freshwater swamps. They rarely use inland lakes or swamps	Low
<i>Gallinago hardwicki</i>	Latham's Snipe	Not Listed	C, J, K	In Australia, Latham's Snipe occurs in permanent and ephemeral wetlands up to 2000 m above sea-level. They usually inhabit open, freshwater wetlands with low, dense vegetation (e.g. swamps, flooded grasslands or heathlands, around bogs and other water bodies). However, they can also occur in habitats with saline or brackish water, in modified or artificial habitats, and in habitats located close to humans or human activity.	Low
<i>Merops ornatus</i>	Rainbow Bee Eater	Not Listed	J	This species occurs mainly in open forests and woodlands, shrublands, and in various cleared or semi-cleared habitats, including farmland and areas of human habitation. It usually occurs in open, cleared or lightly-timbered areas that are often, but not always, located in close proximity to permanent water.	Low

4.5 Key Threatening Processes

Key threatening processes listed under the *Environmental Protection and Biodiversity Conservation Act* (1999) and *Threatened Species Act* (1995) relevant to the site have been listed in Table 16.

Where the proposal is shown to contribute to KTP, these are further considered in section 5.

Table 16: Key threatening processes relating to the development

Threatening Process	Act	Likely to Occur on site at present	Proposal may Contribute
Bushrock removal	TSC	No	No
Clearing of native vegetation	TSC/EPBC	No	Yes
High frequency fire resulting in the disruption of life cycle processes in plants and animals and loss of vegetation structure and composition	TSC/EPBC	No	No
Invasion of native plant communities by exotic perennial grasses	TSC	Yes	No
Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants	TSC/EPBC	Yes	No
Herbivory and environmental degradation caused by feral deer	TSC	Yes	No

Note: The native vegetation that the proposal will remove will be the *Acacia* regrowth, which is found on Lot 14, the road and proposed drainage basin, no specific vegetation community will be removed for the proposal.

5. Impacts of the Proposed Development

5.1 Potential Impacts on Endangered Ecological Communities (EECs)

The proposed action will not have any significant effect on any Endangered Ecological Community as no EEC's were detected during the vegetation survey, and the closest that any EEC was mapped to the site was 500 metres to the East and 770 Metres to the South West (see figure 2).

5.2 Potential Impacts on Threatened Flora Species

The proposal is **unlikely** to cause the following impacts on threatened flora species:

- Removal of habitat
- Individual death or injury
- A disturbance to reproduction
- Functional and structural changes within flora populations

Table 17 provides a justification for the conduct of a Seven Part Test, in relation to individual flora species.

This assessment has determined that the development will **NOT** have a significant impact upon the seven threatened flora species recorded within 10 km of the site (Table 17), as there will not be any suitable habitat removed.

It has been determined that these species **do not** require that a seven part test is to be applied as part of this assessment (See Table 17).

An assessment of considerations under the *Environmental Protection and Biodiversity Conservation Act (1999)* has also determined that it is **unlikely** that this development will lead to the local extinction of the five threatened species listed (Table 12).

Table 17: The potential impact on threatened flora species that have habitat represented on site, and whether a Seven Part Test is required (TSC Act has been applied)

Scientific Name	TSC Act	EPBC Act	Individual death or injury	Disturbance to reproduction	Impact assessment applied?
<i>Cynanchum elegans</i>	Endangered	Endangered	Unlikely	Unlikely	No
<i>Marsdenia viridiflora</i> subsp. <i>Viridiflora</i>	Endangered	Not Listed	Unlikely	Unlikely	No
<i>Eucalyptus benthamii</i>	Vulnerable	Vulnerable	Unlikely	Unlikely	No
<i>Pimelea spicata</i>	Endangered	Endangered	Unlikely	Unlikely	No
<i>Pomaderris brunnea</i>	Endangered	Vulnerable	Unlikely	Unlikely	No
<i>Paltemaea pedunculata</i>	Endangered	Not Listed	Unlikely	Unlikely	No
<i>Thesium australe</i>	Vulnerable	Vulnerable	Unlikely	Unlikely	No

5.3 Potential Impacts on Threatened Fauna Species

The potential impacts of the proposal on threatened fauna species, can be assessed by utilising the information from Table 14 (regarding the potential habitat available), and whether a threatened species was recorded on site; this information is used to determine if the proposal is likely to cause any of the following impacts on threatened fauna species:

- Death of individuals
- Injury of individuals
- Reduction and loss of breeding resources
- Reduction and loss of foraging resources
- Disturbance to a larger habitat area
- Loss of connectivity within and between habitats

Table 18 outlines the potential impacts that the proposal may have on threatened species and determines whether a Seven Part Test (TSC Act) is to be applied.

As the proposed action will not remove any habitat that these species will utilise, it has been determined that it is **unlikely** that the proposed action will cause:-

- any death or injury to any of these species,
- a reduction and loss of breeding resources and foraging resources for these species,
- a disturbance to a larger habitat area for these species
- a loss of connectivity within and between habitats for these species

It has been determined that these species **do not** require that a seven part test is to be applied as part of this assessment (See Table 18).

Table 18 The potential impact on threatened fauna species, and whether a Seven Part Test is required (TSC Act has been applied).

Common name	Scientific name	TSC Act	EPBC Act	Individual death or injury	Loss or disturbance to limiting of foraging resources	Loss or disturbance of breeding resources	Impact assessment applied?
Blue-billed Duck	<i>Hirundapus caudacutus</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Cattle Egret	<i>Ardea ibis</i>	Not Listed	C, J	Unlikely	Unlikely	Unlikely	No
Australasian Bittern	<i>Botaurus poiciloptilus</i>	Endangered	Endangered	Unlikely	Unlikely	Unlikely	No
White-bellied sea eagle	<i>Haliaeetus leucogaster</i>	Not Listed	C	Unlikely	Unlikely	Unlikely	No
Little Eagle	<i>Hieraaetus morphnoides</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Red Knot	<i>Calidris canutus</i>	Not Listed	C, J, K	Unlikely	Unlikely	Unlikely	No
Latham's Snipe	<i>Gallinago hardwickii</i>	Not Listed	C, J, K	Unlikely	Unlikely	Unlikely	No
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Little Lonkeet	<i>Glossopsitta pusilla</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Torquise Parrot	<i>Neophema pulchella</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No

Powerful Owl	<i>Ninox strepera</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Rainbow bee Eater	<i>Merops ornatus</i>	Not Listed	J	Unlikely	Unlikely	Unlikely	No
Speckled warbler	<i>Chthonicola sagittata</i>	Vulnerable	Not listed	Not likely	Unlikely	Not likely	No
Varied sittella	<i>Daphoenositta chrysoptera</i>	Vulnerable	Not listed	Unlikely	Unlikely	Unlikely	No
Hooded Robin	<i>Melanodryas cucullata</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Scarlet Robin	<i>Petroica boodang</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Flame Robin	<i>Petroica phoenicea</i>	Vulnerable	Not listed	Unlikely	Unlikely	Unlikely	No
Grey-headed flying fox	<i>Pteropus poliocephalus</i>	Vulnerable	Vulnerable	Unlikely	Unlikely	Unlikely	No
Saccolaimus flaviventris	<i>Yellow-bellied Shearwater Bat</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Eastern Freetail Bat	<i>Mormopterus nofolkenensis</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	Vulnerable	Vulnerable	Unlikely	Unlikely	Unlikely	No
Eastern False Pipistrelle	<i>Falstirellus tasmanensis</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No

Attachment 6
ORD01

Little Bent-wing Bat	<i>Miniopterus australis</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Eastern Bentwing-bat	<i>Miniopterus schreibersii oceanensis</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Southern Myotis	<i>Myotis macropus</i>	Vulnerable	Not listed	Unlikely	Unlikely	Unlikely	No
Greater Broad-nosed Bat	<i>Scoteanax rueppellii</i>	Vulnerable	Not Listed	Unlikely	Unlikely	Unlikely	No
Cumberland Plain Land Snail	<i>Meridolium corneovirens</i>	Endangered	Not Listed	Unlikely	Unlikely	Unlikely	No

6. Conclusion

This report assesses whether any threatened flora and fauna species, endangered populations and endangered ecological communities, are likely to be impacted upon by the proposed residential development. It addresses the *Threatened Species Conservation Act (1995)* and the *Environmental Protection and Biodiversity Conservation Act (1999)*.

No threatened species, endangered populations or endangered ecological communities listed on the schedules of the *NSW Threatened Species Conservation Act 1995*, or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* were recorded in the study area.

Following an assessment for the application of the seven factors from Section 5A of the *NSW Environmental Planning and Assessment Act 1979*, as required by the *NSW Threatened Species Conservation Act 1995*, in accordance with relevant assessment guidelines, it is concluded that the proposal is unlikely to have a significant effect on threatened species, endangered populations, ecological communities, or their habitats.

A Species Impact Statement is not required for the proposal.

Following consideration of the administrative guidelines for determining significance under the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999*, it is concluded that the proposal is unlikely to have a significant impact on matters of National Environmental Significance or Commonwealth land, and a referral to the Commonwealth Environment Minister is not necessary.

A number of impact mitigation and amelioration strategies have been recommended for the proposal. These strategies mitigate the effects of the proposal on threatened species, endangered populations, ecological communities, or their habitats and minimise the impacts of the proposal on the flora and fauna values of the study area in general.

7. Recommendations

The following recommendations are suggested in order to mitigate and ameliorate the impacts of the proposal on threatened flora and fauna species and endangered communities:

Vegetation Removal:

- Clearing for the proposal should be undertaken such that areas of native vegetation to be retained are not impacted upon during construction works.
- Invasive exotic perennial grass species listed in the Final Determination of the NSW Scientific Committee for this key threatening process (Appendix B) should not be sown within 10m of vegetation to be retained intact. Sterile cover crops should be sown if necessary to stabilise exposed surfaces, and native grasses or non-invasive exotic grasses should be sown to provide the final vegetative cover in these areas if required.
- Native plants from the species list in Appendix 2 of this report should be considered in any landscaping for the proposal.
- Known weed or invasive species should not be planted for landscaping purposes.
- Any invasive weeds and escaped garden plants should be removed from the site.

Offsetting the Impacts:

- If any fauna is injured during construction works WIRES should be called immediately.
- Appropriate sediment control measures should be established before the commencement of work on the proposal and retained in place until all bare areas have been revegetated.
- Vehicles and earthmoving machinery should only be parked in restricted areas in order to protect the off-site habitat surrounding the study site.

8. References

- Christides, L. & Boles, W. 1994, *The Taxonomy and Species of Birds of Australia and its Territories*, Royal Australasian Ornithologists Union, Victoria.
- Churchill, S. 1998, *Australian Bats*, Reed New Holland, Sydney.
- Cogger, H.G. 1996, *Reptiles and Amphibians of Australia*, Reed Books, Sydney
- Department of the Environment (2013) Protected matters search tool (online). Accessed 21st March 2016 [<http://www.environment.gov.au/epbc/pmst/>]
- Department of the Environment (2012) Species profiles and threats database (online). Accessed 22nd March 2016 [<http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>]
- Leonard, G. 1996, *Eucalypts A Bush Walkers Guide*, University of New South Wales Press.
- Griffiths, K. 2012. *Frogs and Reptiles of the Sydney Region*. New Holland. Sydney.
- National Herbarium of NSW (n.d.) New South Wales Flora Online. NSW Government. Accessed 22nd March 2016 [<http://plantnet.rbgsyd.nsw.gov.au/search/simple.htm>]
- Office of Environment and Heritage (2013) *NSW Bionet* (online). Accessed 21st March 2016 [<http://www.bionet.nsw.gov.au/>]
- Office of Environment and Heritage (undated) Threatened species profile search (online). Accessed 22nd March 2016 [<http://www.environment.nsw.gov.au/threatenedspeciesapp/>]
- Robinson, L. (2003). *Field Guide to the Native Plants of Sydney*. Kangaroo Press, Sydney.
- Slater, P., Slater, P., and Slater, R. 1998, *The Slater Field Guide to AUSTRALIAN BIRDS*, Lansdowne Press, Sydney.
- Van Dyke, S., Gynther, I., Baker, A., 2011, *Field companion to the Mammals of Australia*, New Holland.
-

Appendix 2: Species Recorded Onsite

Flora

* Denotes exotic species

Plant Family	Scientific Name	Common Name	Conservation/Weed Status
Alliaceae	<i>Agapanthus praecox</i> *	Agapanthus	
Apocynaceae	<i>Nerium oleander</i> *	Oleander	
Apocynaceae	<i>Vinca major</i> *	Blue periwinkle	
Asclepiadaceae	<i>Araujia hortorum</i> *	Moth Vine	
Asphodelaceae	<i>Aloe vera</i> *	Aloe Vera	
Asteraceae	<i>Bidens pilosa</i> *	Cobblers Pegs	
Asteraceae	<i>Conyza albida</i> *	Fleabane	
Asteraceae	<i>Onopordum acanthium</i> *	Scotch Thistle	
Asteraceae	<i>Senecio madagascariensis</i> *	Fireweed	Class 4 Noxious Weed
Asteraceae	<i>Targetes minuta</i> *	Stinking Roger	
Balsaminaceae	<i>Impatiens walleriana</i> *	Impatiens	
Bignoniaceae	<i>Jacaranda mimosifolia</i> *	Jacaranda	
Bignoniaceae	<i>Campsis radicans</i> *		Garden Planting
Bignoniaceae	<i>Macfadyena unguis</i> *	Cat's Claw Creeper	Garden Planting
Commelinaceae	<i>Tradescantia fluminensis</i> *	Wandering Jew	
Convolvulaceae	<i>Ipomoea indica</i> *	Blue morning Glory	
Dennstaedtiaceae	<i>Pteridium esculentum</i>	Bracken	
Fabaceae	<i>Acacia decurrens</i>	Black Wattle	
Fabaceae	<i>Acacia parramattenis</i>	Parramatta Wattle	
Fabaceae	<i>Senna pendula</i> *	Easter Cassia	
Fabaceae	<i>Olex europaeus</i> *	Gorse	
Malvaceae	<i>Sida rhombifolia</i> *	Arrowleaf Sida	
Malvaceae	<i>Modiola caroliniana</i> *	Red Flower Mallow	
Moraceae	<i>Ficus macrophylla</i>	Moreton Bay Fig	Garden planting
Myrsinaceae	<i>Anagallis arvensis</i> *	Scarlet Pimpernel	
Myrtaceae	<i>Corymbia maculata</i>	Spotted Gum	1 tree only
Myrtaceae	<i>Eucalyptus robusta</i>	Swamp Gum	1 tree only
Myrtaceae	<i>Eucalyptus spp.</i>	Unknown (Garden)	1 tree only
Oleaceae	<i>Ligustrum lucidum</i> *	Large leaved Privet	
Oleaceae	<i>Ligustrum sinense</i> *	Small leaved privet	
Oleaceae	<i>Olea europea</i> *	African Olive	
Oxalidaceae	<i>Oxalis corniculata</i> *	Yellow Wood Sorrel	
Oxalidaceae	<i>Oxalis bowiei</i> *	Bowie Wood Sorrel	
Oxalidaceae	<i>Oxalis articulata</i> *	Shamrock Oxalis	
Oxalidaceae	<i>Oxalis debilis</i> *	Pink Shamrock	
Plantaginaceae	<i>Plantago lanceolata</i> *	Lambs Tongue	
Plantaginaceae	<i>Plantago major</i> *	Greater Plantain	
Poaceae	<i>Aristida vagans</i>	Three-awn Speargrass	
Poaceae	<i>Cymbopogon refractus</i>	Barbed Wire Grass	
Poaceae	<i>Cynodon dactylon</i> *	Couch	

Poaceae	<i>Eragrotis curvula</i> *	African Love Grass	
Poaceae	<i>Paspalum dilatatum</i> *	Paspalum	
Poaceae	<i>Pennisetum clandestinum</i> *	Kikuyu	
Poaceae	<i>Poa labillardieri</i>	Tussock Grass	
Poaceae	<i>Themeda australis</i>	Kangaroo Grass	
Primulaceae	<i>Anagallis arvensis</i> *	Pimpernel	
Proteaceae	<i>Grevillea spp.</i>	Robin Gordin	Garden Planting
Proteaceae	<i>Grevillea spp.</i>	Honey Gem	Garden Planting
Proteaceae	<i>Grevillea robusta</i>	Silky Oak	Garden Planting
Solanaceae	<i>Solanum mauritianum</i> *	Wild Tobacco	
Solanaceae	<i>Solanum sisymbriifolium</i> *	Sticky Nightshade	
Strelitziaceae	<i>Strelitza reginae</i> *	Bird of Paradise	
Theaceae	<i>Camellia spp.</i> *	Cammellia	
Verbenaceae	<i>Lantana camara</i> *	Lantana	Class 4 Noxious Weed
Verbenaceae	<i>Verbena bonariensis</i> *	Purple Top	

Fauna *Denotes introduced species

SCIENTIFIC NAME	COMMON NAME
Aves	
<i>Acanthiza chrysorrhoa</i>	Yellow Rumped Thornbill
<i>Rhipidura leucophrys</i>	Willy Wagtail
<i>Gymnorhina tibicen</i>	Magpie
<i>Grallina cyanoleuca</i>	Magpie Lark
<i>Acridotheres tristis</i> *	Mynah Bird*
<i>Hirundo neoxena</i>	Welcome Swallow
<i>Neochmia temporalis</i>	Red-browed Finch
<i>Corvus coronoides</i>	Raven
<i>Dacelo novaeguineae</i>	Kookaburra
<i>Ocyphaps lophotes</i>	Crested Pidgeon
<i>Malurus cyaneus</i>	Superb Blue Wren
<i>Anthochaera chrysoptera</i>	Brush Wattlebird
Mammals	
<i>Oryctolagus cuniculus</i> *	European Rabbit (scat)*
<i>Felis catus</i> *	Cat*

Appendix 3: EPBC Act Considerations

An assessment of the impact of the proposed development upon threatened species, populations, ecological communities, World Heritage values, and migratory species listed under the *Environment Protection and Biodiversity Conservation Act 1999* are listed below.

Impacts on threatened species and ecological communities

An action has, will have, or is likely to have a significant impact on a threatened species if it does, will, or is likely to:

- Lead to a long-term decrease in the size of a population
- Reduce the area of occupancy of the species
- Fragment an existing population into two or more populations
- Adversely affect habitat critical to the survival of a species
- Disrupt the breeding cycle of a population
- Modify, destroy, remove, isolate, or decrease the availability or quality of habitat to the extent that the species is likely to decline
- Result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species habitat; or
- Interfere with the recovery of the species

Critically endangered and endangered species

No critically endangered or endangered species were observed on the subject site, however potential habitat exists for the endangered species *Cynanchum elegans*, *Pimelea spicata*. These species were not detected in the study area however may potentially occur in the soil seedbank.

It is considered that the proposed development will not disrupt the lifecycle of these species such that any potentially viable local population would be placed at increased risk of extinction. The potential impacts of the proposed development is not likely to lead to significant exacerbation of those points listed above.

Vulnerable Species

No vulnerable species were recorded at the study site, however potential habitat exists for the vulnerable flora species *Eucalyptus benthamii*, *Pomaderris brunnea* and *Thesium australe*. These species were not detected in the study area however may potentially occur in the soil seedbank.

It is considered that the proposed development will not disrupt the lifecycle of these species such that any potentially viable local population would be placed at increased risk of

extinction. The potential impacts of the proposed development is not likely to lead to significant exacerbation of those points listed above.

Critically endangered and endangered ecological communities

An important population is one that is necessary for a species long-term survival and recovery. This may include populations that are:

- Key source populations either for breeding or dispersal
- Populations that are necessary for maintaining genetic diversity; and/or
- Populations that are near the limit of the species range.

No Critically Endangered or Endangered Ecological Communities were detected or mapped on the site. It is highly unlikely that the proposed action will have a detrimental effect on any ecological community in the area.

Impacts on migratory species

An action has, will have, or is likely to have a significant impact on a migratory species if it does, will, or is likely to:

- Substantially modify (including by fragmenting, altering fire regimes, altering nutrient cycles or altering hydrological cycles), destroy or isolate an area of important habitat of the migratory species;
- Result in invasive species that are harmful to the migratory species, and prevent the species becoming established in an area of important habitat;
- Seriously disrupt the lifecycle (breeding, feeding, migration or nesting behaviour) of an ecologically significant proportion of the population of the species.

An area of important habitat is:

- Habitat utilised by a migratory species occasionally or periodically within a region that supports an ecologically significant portion of the population of the species
- Habitat utilised by a migratory species which is at the limit of the species range; or
- Habitat within an area where the species is declining.

Five (5) migratory species (Cattle egret, White-bellied Sea Eagle, Red Knot, Latham's Snipe and Rainbow Bee Eater), were recorded within a 10km radius of the site (Table 15). The proposed development will not significantly decrease habitat available for these species, or disrupt the lifecycle of these species such that viable populations are likely to be placed at risk of extinction. The proposed development is therefore not likely to have a significant impact on these species and is not likely to result in any points listed above under the migratory species provisions of the EPBC Act.

EPBC Act Assessment

- The proposed action will not significantly impact on any of the 5 flora and 3 fauna species listed under the EPBC Act and recorded within a 10 km radius of the site (Tables 12 and 14).
- The proposed action will not significantly impact on any Critically Endangered or Endangered Ecological Community on the site or area.
- The proposed action will not significantly impact upon the 5 migratory species that are listed under the EPBC Act and recorded within a 10km radius of the site (Table 15).

Referral Recommendation

The proposed development will **not** require referral to the Commonwealth Minister for the Environment for consideration under the EPBC Act.



Benjamin Streat
Streat Archaeological Services
PO Box 114
Enmore
NSW Australia
2042
Phone: 02 9564 2206
streatarchaeological@netspace.net.au

15 August 2016

Heritage Officer
Camden Council
70 Central Avenue
Oran Park, NSW
2570

Dear Sir or Madam

Re: Preparation of Aboriginal Archaeological Assessment, Aboriginal Cultural Heritage Assessment and archaeological test excavation under the Code of Conduct for an area of land located Lot 1, DP 798823, 10 Springs Road, Spring Farm, New South Wales.

Streat Archaeological Services Pty Ltd in association with AMAC Group has been commissioned by Rayland Developments Pty Ltd (c/o Raymond Laoulach, Managing Director, Rayland Developments, Po Box 167, Guildford, NSW 2161) to conduct an Aboriginal Archaeological Assessment and an Aboriginal Cultural Heritage Assessment and archaeological test excavation under the Code of Conduct for an area of land located at 10 Springs Road, Spring Farm, New South Wales. The proposed works is for the subdivision of the above mentioned property.

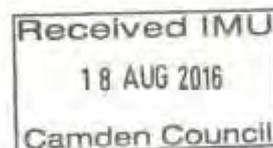
As per the Office of Environment, and Heritage [sic] Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010, we are required to contact the Camden Council in order to identify any registered Aboriginal stakeholder groups who may have an interest in the project

Could you please provide the contact details of any Aboriginal community groups or individuals registered with council who may have an interest.

Yours sincerely

A handwritten signature in black ink, appearing to read "B. Streat".

Benjamin Streat (Managing Director)
Streat Archaeological Services Pty Ltd





HERITAGE IMPACT STATEMENT

For:

Demolition of the existing dwelling house and subdivision of land

Date:

April 2016

Address:

10 Springs Road, Spring Farm

Prepared by:

Edwards Planning
Town Planning & Heritage Consultants
APNS 42 161 094 368

PO Box 4189
PITT TOWN NSW 2756

(02) 4589 3049

enquiry@edwardsplanning.com.au
www.edwardsplanning.com.au

Prepared for:

Olmoty Pty Ltd



HERITAGE IMPACT STATEMENT - 10 Springs Road, Spring Farm

EP2016/0116

DOCUMENT CONTROL					
Project No.	Date of Issue	Revision	Issue	Prepared	Reviewed
EP2016/0116	15/04/2016	A	DRAFT	 Michael Edwards Principal Consultant	 Michael Edwards Principal Consultant
	21/04/2016	B	FINAL		
<p>© EDWARDS PLANNING 2016</p> <p>This report remains the property of Edwards Planning.</p> <p>The Client commissioning Edwards Planning to prepare this report shall have a non-exclusive licence for the use of this report, however the copyright remains the property of Edwards Planning.</p> <p>No part of it may in any form or by any means (electronic, mechanical photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted, in part or in full, without the express written consent of Edwards Planning.</p> <p>DISCLAIMER</p> <p>Any representation, statement, opinion or advice expressed or implied in this report is made in good faith but on the basis that Edwards Planning is not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking, or not taking (as the case may be) action in any respect of any representation.</p> <p>While any representation, statement, opinion or advice in this report is provided in good faith, it does not guarantee that a development approval will be issued by the Consent Authority, nor give expressed or implied partisan support to any development proposal, unless solely by professional recommendation and opinion.</p>					

HERITAGE IMPACT STATEMENT - 10 Springs Road, Spring Farm

EP2016/0116

ORD01

Attachment 8

REPORT CONTENTS

1.0 INTRODUCTION	1
1.1 Context of the report.....	1
1.2 Methodology.....	1
1.3 Authorship.....	1
1.4 Limitations.....	1
1.5 Terminology.....	2
1.6 Physical Evidence.....	2
2.0 SITE ASSESSMENT	3
2.1 Context.....	3
2.2 Description of the site.....	4
2.3 Streetscape contribution.....	8
2.4 Integrity and condition.....	8
3.0 HISTORICAL OVERVIEW	10
3.1 Introduction.....	10
3.2 First land grant.....	10
3.3 Elderslie Estate.....	11
3.4 20 th Century.....	13
3.5 Ettlesdale Estate.....	14
3.6 Late 20 th Century and early 21 st Century.....	14
4.0 HERITAGE LISTING STATUS	15
4.1 Introduction.....	15
4.2 Statutory and non-statutory heritage listings.....	15
4.3 Items of heritage significance within the vicinity of the site.....	15
5.0 ASSESSMENT OF CULTURAL SIGNIFICANCE	16
5.1 Assessment of Cultural Significance using the NSW Heritage Assessment Criteria.....	16
5.1.1 Criterion (a) - Historical Significance.....	16
5.1.2 Criterion (b) - Historical Association Significance.....	16
5.1.3 Criterion (c) - Aesthetic Significance.....	17
5.1.4 Criterion (d) - Social Significance.....	18
5.1.5 Criterion (e) - Technical / Research Significance.....	18
5.1.6 Criterion (f) - Rarity.....	19
5.1.7 Criterion (g) - Representativeness.....	19
5.2 Proposed Statement of Cultural Significance.....	20
6.0 DEVELOPMENT PROPOSAL	21
6.1 Plans & drawings referenced.....	21
6.2 Detailed description of the proposal.....	21
7.0 ASSESSMENT AGAINST PLANNING AND HERITAGE CONTROLS	22
7.1 Camden Local Environmental Plan 2010.....	22
7.2 Camden Development Control Plan 2011.....	22
8.0 HERITAGE IMPACT ASSESSMENT	23
8.1 Consideration of the Heritage Impact.....	23
8.2 Response to the evaluation criteria.....	23
9.0 CONCLUSION AND RECOMMENDATIONS	26
9.1 Conclusion.....	26
9.2 Recommendations.....	26

1.0 INTRODUCTION

1.1 Context of the report

This Heritage Impact Statement has been prepared at the request of Olmoty Pty Ltd to assess the potential heritage impacts and to accompany a Development Application, which seeks approval for demolition of the existing dwelling and subdivision of land at 10 Springs Road, Spring Farm.

The report considers:

1. What impact the proposed works will have on the identified heritage significance;
2. What measures are proposed to mitigate negative impacts;
3. Why more sympathetic solutions are not viable;
4. Recommendations to mitigate heritage impacts.

1.2 Methodology

This report has been prepared in accordance with the general methodology and guidelines set out in the Heritage Council of NSW publication '*Statements of Heritage Impact*' as contained in the *NSW Heritage Manual*.

The overarching philosophy and approach to this report is guided by the conservation principles and guidelines of the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (Burra Charter 2013)*.

The assessment criteria developed by the Heritage Council of NSW as contained in the *NSW Heritage Manual* is used to assess and establish the cultural significance of the subject site.

A visual examination of the subject site has been undertaken, which is followed by a merit and significance based desktop assessment of the development proposal.

The potential, actual and / or perceived heritage impacts stemming from the development proposal have been assessed with reference to the *Camden Local Environmental Plan 2010*, the *Camden Development Control Plan 2011* and the Heritage Council of NSW assessment criteria.

1.3 Authorship

This Heritage Impact Statement has been prepared by Michael Edwards (a *Former Officer of the Heritage Council of NSW*) Principal Town Planner and Heritage Specialist for Edwards Planning.

Mr Edwards has 10 years extensive experience in both the town planning and heritage conservation disciplines and has held previous positions in Local and State Government. Mr Edwards has previously worked with the Heritage Division of the NSW Office of Environment and Heritage and is currently Heritage Advisor to the City of Ryde Council.

Unless otherwise noted, all contemporary photography in this report is by Edwards Planning.

1.4 Limitations

This Heritage Impact Statement:

- Is limited to the investigation of the non-Aboriginal cultural heritage of the site. Therefore, it does not include any identification or assessment of Aboriginal significance of the place.
- Is limited to a due-diligence archaeological assessment only and does not present a detailed archaeological assessment of the site.
- Does not provide a structural assessment or advice. Subsequently, this report should be complemented by advice from a Structural Engineer with demonstrated heritage experience.
- Does not provide a detailed merit-based assessment of the development controls relating to heritage items or development within the vicinity of heritage items as contained within the *Camden DCP 2011*. The heritage impact assessment does however, have general regard to the relevant development controls and requirements.

1.5 Terminology

The terminology used throughout this report is consistent with the NSW Heritage Manual and the *Burra Charter*.

A glossary of common terms used is listed in Appendix A.

1.6 Physical Evidence

A visual examination of the site and the surrounding area was undertaken on 6th April 2016.

All contemporary photography used in Section 2 of this report was captured at this time.

2.0 SITE ASSESSMENT

2.1 Context

The site is situated within the Camden local government area and comprises Lot 1 in Deposited Plan No.798823, commonly known as 10 Springs Road, Spring Farm (Figures 1 and 2).



Figure 1: Aerial view of the locality.
[Source: NSW Land and Property Information, 2016]



Figure 2: Aerial view of the site.
[Source: NSW Land and Property Information, 2016]

2.2 Description of the site

Inherent characteristics

The subject site is situated on a street corner, bound by Macarthur Road to the west and Springs Road to the north. The site is situated within a predominantly rural landscape, although the precinct is presently undergoing change to an urban residential character.

The site is triangular in shape and ranges in width from 136.5m to 52.71m and has an average depth of 160m. In total, the site comprises an area of 1.619ha (or 16,190sqm).



Figure 3: View from Macarthur Road facing towards the subject site and Spring Road.



Figure 4: View of the subject site facing east.



Figure 5: View of the subject site facing southeast.



Figure 6: View of the subject site facing south along Macarthur Road.



Figure 7: View of the site facing east.

Form, materiality and detailing

The subject site contains a single-storey, detached-style dwelling house, which is situated towards the northwestern corner of the site.

The dwelling is of a modest scale and form, and despite its present dilapidated condition, displays the principal characteristics that are attributed to the domestic vernacular of the Inter-War period (c1920s construction) and displays stylistic features that identify it as belonging to the 'Californian Bungalow' architectural style.

The dwelling is rectangular in its footprint and is typically of timber frame construction with fibrous cement sheet cladding to the external and internal walls. The roof is gabled, with planar timber bargeboards, fibrous cement sheet clad soffits and corrugated sheet metal cladding to the roof. A smaller gable projects forward of the front (western) elevation with an enclosed verandah projecting further forward and wrapping around to the northern elevation (fronting Springs Road).

There are two masonry chimneys which punctuate the roof line, with one chimney on the north facing roof plane and one on the eastern (rear) facing roof plane. The rear chimney retains a pair of terracotta chimney pots.



Figure 8: View of the northwestern front corner of the dwelling.



Figure 9: View of the front elevation.

Interior

An examination of the dwelling's interior was undertaken which demonstrates the advanced deteriorated state of the fabric.

The interior comprises two bedrooms, a bathroom, laundry, kitchen, living / lounge room, hallway, and an enclosed verandah or 'sunroom'.

Flooring is timber tongue-and-groove boards with soft carpet furnishings. Walls are timber framed with fibrous cement sheet cladding. Ceilings are fibrous cement sheet clad with timber battens.

Windows are consistently of timber frame construction and double-hung sashes. While the majority of internal doors have been replaced, skirtings, picture rails and architraves generally remain intact.



Figure 10: View of the rear dining room.



Figure 11: View of the kitchen.



Figure 12: View of the enclosed front verandah.



Figure 13: View of the front bedroom.



Figure 14: View of the front bedroom.



Figure 15: View of the rear bedroom.



Figure 16: View of the front lounge room.

Landscape and setting

The dwelling is situated towards the northwestern corner of the site and within close proximity to Springs Road and Macarthur Road.

The remainder of the site comprises open grassed paddocks with mature vegetation cover within the immediate vicinity of the dwelling house.

The site is predominantly of a rural character.



Figure 17: View of the mature tree canopy at the rear of the dwelling.



Figure 18: View of the open paddocks facing east.



Figure 19: View facing northeast over Springs Road.



Figure 20: View of the landscape at the rear of the dwelling.



Figure 21: View facing south.



Figure 22: View facing east over the adjoining public park.



Figure 23: View facing north towards the dwelling house.



Figure 24: View facing south.



Figure 25: View facing north along Macarthur Road.

2.3 Streetscape contribution

The dwelling presently has an indirect relationship with the streetscape and is not considered visually prominent, with only filtered views of the dwelling from Macarthur Road and Springs Road, obscured by existing vegetation.

Subsequently, the dwelling has a quiet contribution to the streetscape. Were the vegetation to be removed, direct views of the dwelling would be achieved. However, the dwelling is of a scale and form that would not be visually prominent within the streetscape.

2.4 Integrity and condition

The integrity of a site, in terms of its heritage significance, can exist on a number of levels. For instance, a site may be an intact example of a particular architectural style or period and thus have a high degree of significance for its ability to illustrate that style or period.

HERITAGE IMPACT STATEMENT – 10 Springs Road, Spring Farm

EP2016/0116

Equally, heritage significance may arise from a lack of architectural integrity where the significance lies in an ability to illustrate an important evolution to the building or change in use.

Examination of the extant built form and fabric, reveals that the building has been previously modified, although the principal characteristics of the 'Californian Bungalow' architectural style remain and retaining the overall silhouette and form.

However, the dwelling is in an extremely poor condition due to it sitting vacant for some time resulting in a lack of maintenance and inspection as well as substantial vandalism through persons squatting and wilful destruction.

The interior and exterior of the dwelling has been substantially damaged, with missing fabric, including segments of wall and roof cladding and windows.

Subsequently, the dwelling has little architectural interest and value and has a low degree of integrity.

3.0 HISTORICAL OVERVIEW

3.1 Introduction

The following historical overview is important for its contribution to the assessment of cultural significance and is based on primary and secondary sources referenced throughout.

It is not intended to present a comprehensive history of the property, but rather to provide an overview of the historical development, including significant events and changes which have impacted on, and shaped the property.

The historical analysis also builds on existing extensive publication and research and assumes a prior knowledge of the pre-1788 Aboriginal history and early European history of the Camden district.

3.2 First land grant

The subject site forms part of 850 acres originally granted by Governor Lachlan Macquarie to Surveyor John Oxley in 1815, which Oxley named 'Elderslie' [sic], changing to 'Elderslie' by 1828.

This grant of 850 acres, followed an earlier grant of 1000 acres by Macquarie to Oxley in the previous year, to which Oxley gave the name 'Kirkham' after his birthplace in Yorkshire.

Oxley's Elderslie grant adjoined numerous smaller grants, which had been given by the Crown between 1812 and 1815¹.



Figure 26: Extract of the map of the Parish of Narellan, c1820s showing John Oxley's Kirkham Estate from 1814 (red outline) and Elderslie Estate from 1815 (yellow outline).
[Source: NSW Land and Property Information, 2016]

¹ Willis, I. Undated, 'Elderslie'.

The village of Elderslie was planned along the Great Northern Road (now Camden Valley Way) with a subdivision and provision made for a church, parsonage and market place.

Some of the village blocks were sold around 1841, but within three months after the Elderslie town allotments were offered for sale, the village was effectively overwhelmed by land sales across the river in adjoining Camden².

By the 1850s, title deeds reveal that the Elderslie Estate had been acquired by Charles Campbell, a Barrister, who had also acquired a number of the smaller allotments fronting the Nepean River. The Camden News of December 13, 1900³ on recollecting the 'Elderslie of Old' records that Campbell had the estate surveyed into village and farm lots.

With the additional allotments, the size of the Elderslie Estate had increased from Oxley's original grant of 800 acres, to now comprise an area of 1,430 acres.



Figure 27: Extract of the Parish of Narellan map, showing the expanded Elderslie Estate by the 1850s (denoted by red outline).

[Source: NSW Land and Property Information, 2016]

3.3 Elderslie Estate

Campbell had the Estate surveyed in the 1840s, creating the village of Elderslie and adjoining farming allotments. Between 1847 and 1852, much of the land had been disposed of, with the farming allotments 'making comfortable homesteads'⁴.

² Willis, I. Undated. 'Elderslie'.

³ Camden News, 1900. 'Elderslie of Old' Thursday, December 13, 1900.

⁴ Ibid.

On the 28th February 1854, a Deed of Conveyance records that Charles Campbell sold part of the Estate to Edward Palmer¹.

By early February 1886, Edward Palmer had sold his portion of the Elderslie Estate, transferring to Charles Thomas Whiteman², a Storeman.

Charles Whiteman sold his allotment on 16th April 1891, transferring to John Bensley, a farmer from Camden, for the sum of two hundred and fifty pounds and two shillings. The land comprised two individual portions, then separated by a roadway. The first portion comprised an area of 'eight acres two roods thirty-four and one half perches' (being part of Lots 57 and 58 of the Elderslie Estate) and the second portion, comprising 'sixteen acres one rood half a perch' (being a further part of Lots 57 and 58 of the Elderslie Estate)³.

In early August 1892, John Bensley sold the land to Thomas Albury, a Farmer from Camden, together with his wife, Charlotte Albury of the first part and the second part to Charles Thomas Whiteman (who incidentally had been a previous owner of the allotment), who was by now recorded as being a 'Gentleman from Camden'.

A sum of three hundred and twenty pounds had been paid for the land.

3.4 20th Century

Charlotte Albury died late May 1902 and the property transferred into the sole ownership of her husband⁴. Thomas Albury retained ownership of the property for much of the next thirty-five years, before selling in 1927.

Around this time, a small single-storey dwelling house was erected on the land and remains to the present day.

The property next sold on 15th October 1927, having been purchased by George Osborne Longley⁵, a Clerk from Camden for the sum of two hundred pounds.

By now, the land comprised a reduced area of only four acres, however a revised Parish Map for the Parish of Narellan was issued the following year, showing that the former road through the site had been realigned to the present-day location of Macarthur Road, effectively re-uniting the site as a singular allotment.

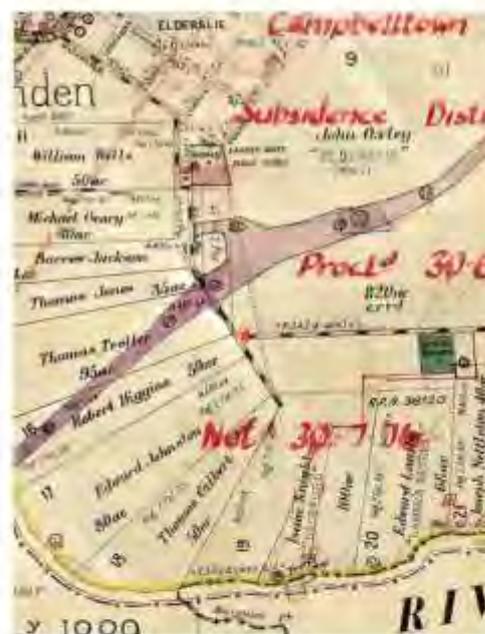


Figure 29: Map of the Parish of Narellan c1928.
[Source: NSW Land and Property Information, 2016]

¹ NSW Land and Property Information, 2016. Old System Title Book 437 No.361.

² Ibid. Book 333 No.627.

³ Ibid. Book 463 No.230.

⁴ Ibid. Book 1491 No.694.

⁵ Ibid. Book 1491 No.694.

3.5 Ettlesdale Estate

The growth of coal mining in the area in the 1950s and 1960s contributed to local population growth¹⁰, with an increasing demand for residential land releases on farmland adjacent to the floodplain.

As part of the response to the pressure, in early April 1951, a survey was undertaken of Lot 57 and part of Lot 58, with a plan of subdivision prepared for the creation of twenty-three new residential allotments¹¹.

Known as the Ettlesdale Estate, the allotments were created straddling a new roadway which would be named Ettlesdale Road. The Estate would effectively sever the subject site into two portions, with the eastern half comprising the Ettlesdale Estate and the western half comprising the residual land with the single-storey dwelling house.

3.6 Late 20th Century and early 21st Century

George Osborne Longley retained ownership of the portion of the land comprising the dwelling house, from 1927 to 1988.

Longley sold the property in early September 1988 for the sum of \$145,000, transferring to Joseph Moses (½ undivided share), Charles Moses (¼ undivided share), Rita Stanton (1/8 undivided share) and Melanie Malkoun (1/8 undivided share) and all as tenants in common¹².

In March 1989, the land was surveyed and a new Deposited Plan was issued for the realigned and surveyed boundaries, becoming known as Lot 1 in Deposited Plan 798823.

The property next sold in early April 2011, transferring to Hua Yong Huang (50%) and Wen Lin (25%) and Jia Yao (25%) for the sum of \$710,000.

Finally, the property sold on 27th October 2015 for the sum of \$2,050,000; transferring to Olmoty Ptd Ltd, who remain the present owners¹³.

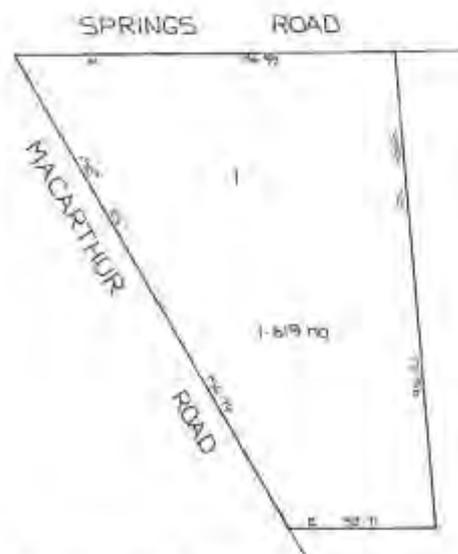


Figure 30: Deposited Plan 798823 from 1989. [Source: NSW Land and Property Information, 2016].

¹⁰ Willis, & UnDATED, 'Ettlesdale'
¹¹ NSW Land and Property Information, 2016, Deposited Plan No.34392.
¹² Ibid., Book 3758 No.865.
¹³ Ibid., Transfer Dealing A7933466.

4.0 HERITAGE LISTING STATUS

4.1 Introduction

Identification of the statutory and non-statutory heritage listings applicable to the subject site is as follows:

4.2 Statutory and non-statutory heritage listings

Statutory lists

The subject site **is not** identified as an item of local heritage significance, listed under Schedule 5 of *Camden Local Environmental Plan 2010*.

The subject site **is not** located within a Heritage Conservation Area listed under Schedule 5 of *Camden Local Environmental Plan 2010*.

Non-statutory lists

The subject site **is not** identified on any non-statutory heritage lists or registers.

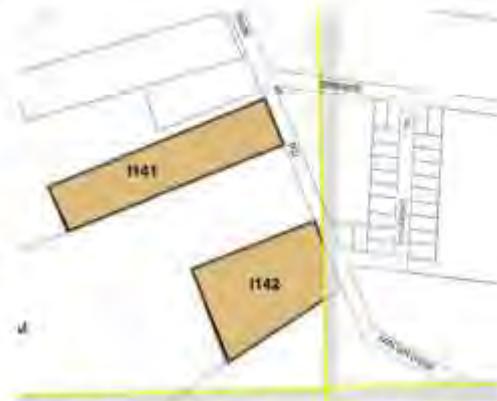


Figure 31: Map showing the heritage status of the subject site and surrounding allotments.

[Source: NSW Legislation website, *Camden LEP 2010*, Heritage Map HER_009 and HER_013]

4.3 Items of heritage significance within the vicinity of the site

For the purposes of this heritage impact assessment, the term 'in the vicinity' is taken to be any item or items that:

- i) Are within an approximate 100m radius of the boundaries of the subject site;
- ii) Have a physical relationship to the subject site i.e. adjoin the property boundary;
- iii) Are identified as forming a part of a group i.e. a row of terrace houses;
- iv) Have a visual relationship to and from the site; or
- v) Are a combination of any of the above.

In applying the above criteria, items of local heritage significance (listed under Schedule 5 of *Camden Local Environmental Plan 2010*) within the vicinity of the subject site include:

- 'House and curtilage' 176 Macarthur Road, Spring Farm (Item No.I141)
- 'Galvin Cottage and curtilage' 196 Macarthur Road, Spring Farm (Item No.I142)

There are no items of state heritage significance (listed on the State Heritage Register under the *Heritage Act 1977*) within the vicinity of the subject site.

5.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1 Assessment of Cultural Significance using the NSW Heritage Assessment Criteria

The assessment of cultural significance follows the methodology recommended in *Assessing Heritage Significance*¹⁴ and is consistent with the guidelines as set out in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter 2013)*.¹⁵

An item will be assessed to be of heritage significance if it meets one or more of the following criteria:

5.1.1 Criterion (a) – Historical Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Shows evidence of a significant human activity; Is associated with a significant activity or historical phase; Maintains or shows the continuity of a historical process or activity. 	<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important activities or processes; Provides evidence of activities or processes that are of dubious historical importance; Has been so altered that it can no longer provide evidence of a particular association.

Assessment of Significance

The dwelling at 10 Springs Road, demonstrates the continued evolution of the Elderslie Estate and in particular, evidences the rural residential development of the early Inter-War period of the 1920s.

The dwelling is not an isolated example of the early Inter-War period vernacular within the locality and does not evidence significant development or societal activity, or a significant historical phase within the locality.

Accordingly, 10 Springs Road, Spring Farm, does not satisfy this criterion in demonstrating historical significance.

5.1.2 Criterion (b) – Historical Association Significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Shows evidence of a significant human occupation; Is associated with a significant event, person or group of persons. 	<ul style="list-style-type: none"> Has incidental or unsubstantiated connects with historically important people or events; Provides evidence of people or events that are of dubious historical importance; Has been so altered that it can no longer provide evidence of a particular association.

¹⁴ NSW Heritage Branch, 2001. *Assessing Heritage Significance*

¹⁵ Australia ICOMOS, 2013. *Burra Charter*

Assessment of Significance

The dwelling at 10 Springs Road is situated on land originally granted in 1815 to John Oxley – one of the most renowned Surveyors in the colony of New South Wales.

The land was later owned by Charles Campbell, Edward Palmer and Charles Whiteman.

There is no evidence of any earlier improvements having been made to the land and the present dwelling was built in the 1920s and the site was further subdivided in 1951 and a boundary realignment in 1989. Subsequently, there is nothing in the fabric of the site or its improvements that specifically links the property to John Oxley, Charles Campbell, Edward Palmer or Charles Whiteman.

An examination of the successive owners of the property from the late 19th Century to the present day, are all considered of dubious historical importance.

Accordingly, 10 Springs Road, Spring Farm, does not satisfy this criterion in demonstrating historical associative significance.

5.1.3 Criterion (c) – Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> * Shows or is associated with, creative or technical innovation or achievement; * Is the inspiration for a creative or technical innovation or achievement; * Is aesthetically distinctive; * Has landmark qualities; * Exemplifies a particular taste, style or technology. 	<ul style="list-style-type: none"> * Is not a major work by an important designer or artist; * Has lost its design or technical integrity; * Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded; * Has only a loose association with a creative or technical achievement.

Assessment of Significance

The dwelling is attributed to the 'Californian Bungalow' style of the early 20th Century Inter-War period and is of a modest scale and form, sitting silently within the streetscape. The dwelling exhibits substantial damage from a prolonged period of vacancy, with substantial irreversible damage to the fabric.

The dwelling is also concealed from view from the streetscape by existing vegetation.

In this regard, the dwelling is not considered aesthetically distinctive nor does it have landmark qualities within the streetscape or locality.

There is no evidence to suggest that the dwelling is the work of an important designer.

Accordingly, 10 Springs Road, Spring Farm, does not satisfy this criterion in demonstrating aesthetic significance.

5.1.4 Criterion (d) – Social Significance

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Is important for its associations with an identifiable group; Is important to a community's sense of place. 	<ul style="list-style-type: none"> Is only important to the community for amenity reasons; Is retained only as preference to a proposed alternative.

Assessment of Significance

No community consultation has been undertaken as part of this assessment of significance.

However, historical documentary evidence does not suggest that the dwelling at 10 Springs Road has any direct or indirect associations with a particular community or cultural group for social, cultural or spiritual reasons.

Accordingly, 10 Springs Road, Spring Farm, does not satisfy this criterion in demonstrating social significance.

5.1.5 Criterion (e) – Technical / Research Significance

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Has the potential to yield new or further substantial scientific and/or archaeological information; Is an important benchmark or reference site or type; Provides evidence of past human cultures that is unavailable elsewhere. 	<ul style="list-style-type: none"> The knowledge gained would be irrelevant to research on science, human history or culture; Has little archaeological or research potential; Only contains information that is readily available from other resources or archaeological sites.

Assessment of Significance

The extant fabric of the dwelling (albeit substantially damaged) displays form and detailing that is typical to the typology and domestic vernacular of the early 20th Century period and of the 'Californian Bungalow' architectural style.

A visual examination of the dwelling reveals that the dwelling incorporates standard construction materials and techniques.

It is unlikely that the surviving fabric would yield substantial further information on construction practices and techniques associated with the vernacular of the early 20th Century and specifically, the Inter-War period.

The dwelling is not considered an important benchmark or reference site.

While the dwelling appears to have been the first structure erected on the site, historical mapping shows that an early roadway crossed the site. First appearing on the earliest parish maps of c1830s, the

roadway had been relocated by 1928. Notwithstanding, given the long association and use of the site for agricultural and grazing purposes, the archaeological potential is considered to be low, with any early resources likely to have been disturbed.

Accordingly, 10 Springs Road, Spring Farm does not satisfy this criterion in demonstrating technical / research significance.

5.1.6 Criterion (f) – Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Provides evidence of a defunct custom, way of life, or process; Demonstrates a process, custom or other human activity that is in danger of being lost; Shows unusually accurate evidence of a significant human activity; Is the only example of its type; Demonstrates designs or techniques of exceptional interest; Shows rare evidence of a significant human activity important to the community. 	<ul style="list-style-type: none"> Is not rare; Is numerous but under threat.

Assessment of Significance

The dwelling is attributed to the housing stock of the early Inter-War period, (built c1920s).

An examination of the surrounding streetscape reveals a varied building typology, with examples of late 19th Century domestic vernacular on the opposite (western) side of Macarthur Road and mid 20th Century domestic vernacular within the Ettlesdale Estate to the east and south.

However, throughout the broader locality, there are numerous examples of Californian Bungalows from the Inter-War period of the early 20th Century and the dwelling is therefore not attributed to an architectural style that is rare or under imminent threat.

Accordingly, 10 Springs Road, Spring Farm, does not satisfy this criterion in demonstrating rarity significance.

5.1.7 Criterion (g) - Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's:

- Cultural or natural places; or
- Cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments.).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Is a fine example of its type; Has the principal characteristics of an important class or group of items; Has attributes typical of a particular way of life, philosophy, custom, significant process, design, 	<ul style="list-style-type: none"> Is a poor example of its type; Does not include or has lost the range of characteristics of a type; Does not represent well the characteristics that make up a significant variation of a type.

- technique or activity;
- Is a significant variation to a class of items;
 - Is part of a group which collectively illustrates a representative type;
 - Is outstanding because of its setting, condition or size;
 - Is outstanding because of its integrity or the esteem in which it is held.

Assessment of Significance

Built c1920s, the single-storey dwelling house, with its timber frame construction, fibrous cement cladding to external walls and gabled corrugated sheet metal clad roof, are characteristic elements, which collectively, define the dwelling as belonging to the domestic 'Californian Bungalow' architectural style of the early Inter-War period.

The dwelling is of a modest scale and form, and despite some notable modifications, maintains the original silhouette and form. The dwelling has a silent contribution to the streetscape given the obscurity by existing vegetation.

However most significantly, the dwelling is in an extremely poor condition due to it sitting vacant for some time and resulting in a lack of maintenance and inspection as well as substantial vandalism through persons squatting and wilful destruction. The interior and exterior of the dwelling has been substantially damaged, with missing fabric, including segments of wall and roof cladding and windows.

Subsequently, the integrity of the dwelling has been substantially compromised and resultantly, has little architectural interest and value.

Accordingly, 10 Springs Road, Spring Farm, does not satisfy this criterion in demonstrating representative significance.

5.2 Proposed Statement of Cultural Significance

Despite the dwelling at 10 Springs Road, Spring Farm, demonstrating the continued evolution of the locality and in particular, evidencing the rural residential development of the Elderslie Estate from the Inter-War period of the early 20th Century, the dwelling is in an extremely poor condition and its integrity has been substantially compromised to the point that the dwelling has been assessed as having little architectural value or interest.

In our assessment, it cannot be demonstrated that the property satisfies the NSW Heritage Assessment criteria relating to historical, associative, aesthetic, social, technical, rarity or representative significance.

6.0 DEVELOPMENT PROPOSAL

6.1 Plans & drawings referenced

This Heritage Impact Statement provides an assessment of the development proposal as shown on the following plans and drawings:

Drawing No.	Revision	Title	Dated	Prepared By
S2719-72000-B8 1 of 1		Plan of Proposed Subdivision for Lot 1 in DP798823 at Macarthur & Springs Roads, Spring Farm	17/12/2015	Burton & Field

6.2 Detailed description of the proposal

The development proposal seeks the consent of Council for the demolition of the existing single-storey Inter-War period dwelling house and removal of existing vegetation, followed by the subdivision of the lot into nineteen (19) new allotments with an internal access road off Macarthur Road.

The proposed subdivision will create allotments of varied dimensions, ranging from 389.9sqm to 3,501sqm. The average allotment size will be approximately 450sqm.



Figure 32: Plan showing the proposed subdivision of the site.
[Source: Burton & Field, 2015. Drawing No. S2719-72000-B8 1 of 1.]

The heritage impacts of the above-described proposal are considered in detail in the ensuing sections of this report.

7.0 ASSESSMENT AGAINST PLANNING AND HERITAGE CONTROLS

7.1 Camden Local Environmental Plan 2010

Clause 5.10 *Heritage Conservation of Camden Local Environmental Plan 2010* contains provisions, which relate to heritage conservation and management of heritage items, heritage conservation areas and archaeological sites (both Aboriginal and non-Aboriginal).

The provisions specify circumstances where development consent is and is not required, together with specifying statutory requirements and key considerations for the Consent Authority.

However, as the subject site is not identified as an item of heritage significance listed within Schedule 5 of *Camden LEP 2010*, the provisions of clause 5.10 *Heritage Conservation* do not apply.

In assessing development proposals relating to items of heritage significance, Council as the Consent Authority, must consider the impacts of the proposed works on the heritage item (clause 5.10(4)). However this requirement does not extend to 'development within the vicinity' of a heritage item or a heritage conservation area.

Notwithstanding, the ensuing heritage impact assessment considers in detail what impact the proposed development will have on the established cultural significance and heritage values of the heritage items within the vicinity of the site.

7.2 Camden Development Control Plan 2011

The *Camden Development Control Plan 2011* contains the detailed design standards relating to development in the Camden local government area.

Part B3 of the *Camden DCP 2011* contains performance-based controls that relate to the development of heritage items, development within the vicinity of a heritage item, or development within a heritage conservation area. These development controls seek to ensure that new development is appropriately designed, contextually responsive and sympathetic to the heritage values and significance of an item or place.

The proposed development has been considered against the development guidelines of the DCP and consistency is demonstrated in the ensuing heritage impact assessment.

Furthermore, the subject site has been identified in the table of Potential Heritage Items (Table B4 page B57) within part B3 of the *Camden DCP 2011*. The potential heritage significance of 10 Springs Road, Spring Farm has been considered and assessed within this report, which concludes that the property does not satisfy the NSW Heritage Assessment criteria in demonstrating historical, associative, aesthetic, social, technical, rarity or representative significance.

8.0 HERITAGE IMPACT ASSESSMENT

8.1 Consideration of the Heritage Impact

The ensuing heritage impact assessment is based upon the Statement of Significance (refer to Section 5.2 above); available physical and documentary evidence including a visual inspection of the site and statutory planning requirements.

The Heritage Council of NSW has published a series of evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed heritage items or heritage conservation areas¹⁶, which are listed below and considered in the ensuing statement of heritage impact:

Demolition of a Building or Structure

- Have all options for retention and adaptive re-use been explored?
- Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?
- Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?
- Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?

Subdivision

- How is the proposed curtilage allowed around the heritage item appropriate?
- Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?
- Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?

8.2 Response to the evaluation criteria

Demolition

The proposal involves the total demolition of the existing dwelling house, enabling the subdivision of the site and eventual residential development of the new allotments.

Built c1920s, the dwelling is of a modest scale and form, and despite some notable modifications, maintains the original silhouette and form, with characteristics that identify it as belonging to the 'Californian Bungalow' architectural style of the Inter-War period.

Overall, the dwelling has a silent contribution to the streetscape and has little architectural interest and value, largely because of its significantly compromised condition, with extensive material damage to fabric and missing fabric.

In our assessment, it cannot be demonstrated that the property satisfies the NSW Heritage Assessment criteria relating to historical, associative, aesthetic, social, technical, rarity or representative significance.

While the existing dwelling could be retained and repaired whereby being incorporated into the subdivision layout, such option has been discounted first and foremost on the basis that the dwelling is of little architectural interest and value due to its present condition, the low degree of rarity of the

¹⁶ NSW Heritage Branch, *Heritage Impact Statements – Some questions to be answered in a Statement of Heritage Impact and Supporting Information Required*

In this regard, while the subject site is 'within the vicinity' of the heritage items, it can be considered as a separate entity that has little contribution to the setting, character or significance of the heritage items.

The rural-like character and setting of the heritage items will be appropriately preserved through the retention of their own lot-boundary heritage curtilage.

The proposed subdivision of the site will allow for future residential development, consistent with the emerging urban landscape on the eastern side of Macarthur Road. The allotments are of a size and dimension that suggests detached style housing will eventuate, which is generally considered to be of a scale, size and form that would not adversely visually dominate the landscape or streetscape.

The proposed subdivision will also appear as an extension of the adjoining Ettlesdale Estate subdivision from 1951.

8.2.1 The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The dwelling on the subject site has been assessed as having little architectural interest and value and its architectural integrity has been substantially compromised through neglect and vandalism. Subsequently, demolition of the dwelling will not result in the loss of a significant domestic building.
- The dwelling is attributed to the 'Californian Bungalow' architectural style of the early 20th Century Inter-War period, with a construction date of c1920s. The dwelling is attributed to an architectural style that is not rare or under threat within the wider locality.
- The subject site has little visual contribution to the rural-like character and setting of the heritage items opposite and can be subdivided independently of the heritage items, without any detrimental impact on the heritage curtilage required to retain their rural landscaped character and setting.

8.2.2 The following sympathetic solutions have been considered and discounted for the following reasons:

- Retention of the dwelling has been discounted first and foremost on the basis that the dwelling is of little architectural interest and value due to its present condition, the low degree of rarity of the architectural style; together with the heritage value of retaining the dwelling, cognisant of the fact that a substantial amount of further material affectation would be necessitated through the removal of damaged and irreversible fabric and its subsequent replacement.

9.0 CONCLUSION AND RECOMMENDATIONS**9.1 Conclusion**

In our assessment, it cannot be demonstrated that the property satisfies the NSW Heritage Assessment criteria relating to historical, associative, aesthetic, social, technical, rarity or representative significance.

In this regard, the existing dwelling is considered of little architectural interest and value and demolition is supported.

The proposed demolition of the existing dwelling and subdivision of land at 10 Springs Road, Spring Farm, is therefore considered to have an acceptable heritage impact and is recommended to Council for approval.

9.2 Recommendations

There are no specific recommendations made with regards to this development proposal.

HERITAGE IMPACT STATEMENT - 10 Springs Road, Spring Farm

EP2016/0116

Appendix A Common Terms Used

ORD01

Attachment 8

The following is a list of terms and abbreviations adopted for use in the NSW Heritage Manual (prepared by the Heritage Council of NSW), and other terms used by those involved in investigating, assessing and managing heritage, including terms used within this Heritage Impact Statement:

Aboriginal significance: An item is of Aboriginal heritage significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in New South Wales.

Adaptation: Modification of a heritage item to suit a proposed, compatible use.

Aesthetic significance: An item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Archaeological assessment: A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

Archaeological feature: Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

Archaeological significance: A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation.

Archaeological sites: A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

Archaeology: The study of material evidence to discover human past. See also historical archaeology.

Artefacts: Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.

Australia ICOMOS: The national committee of the International Council on Monuments and Sites.

Burra Charter: (and its guidelines). Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

Comparative significance: In the NSW Heritage Assessment Procedure there are two values used to compare significance: representativeness and rarity.

Compatible use: A use for a heritage item, which involves no change to its culturally significant fabric; changes which are substantially reversible or changes, which make a minimal impact.

Cultural landscapes: Those areas of the landscape, which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.

Cultural significance: A term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also one of the categories of significance listed in the Heritage Act 1977.

Curtilage: The geographical area that provides the physical context for an item, and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.

Demolition: The damaging, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area, in whole or in part.

Conjectural reconstruction: Alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter's conservation principles.

Conservation: All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Management Plan: (CMP) A document explaining the significance of a heritage item, including a

heritage conservation area, and proposing policies to retain that significance. It can include guidelines for additional development or maintenance of the place.

Conservation policy: A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.

Contact sites: Sites which are associated with the interaction between Aboriginal and non-Aboriginal people.

Excavation permit: A permit issued by the Heritage Council of New South Wales under section 60 or section 140 of the Heritage Act 1977 to disturb or excavate a relic.

Façade: The elevation of a building facing the street.

Heritage Act 1977: The statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.

Heritage advisor: A heritage consultant engaged by a local council, usually on a part-time basis, to give advice on heritage matters to both the council and the local community.

Heritage assessment criteria: Principles by which values for heritage significance are described and tested. See historical, aesthetic, social, technical/ research, representativeness, rarity.

Heritage conservation area: An area which has a distinctive character of heritage significance, which it is desirable to conserve.

Heritage Council: The New South Wales Government's heritage advisory body established under the Heritage Act 1977. It provides advice to the Minister for Urban Affairs and Planning and others on heritage issues. It is also the determining authority for section 60 applications.

Heritage fabric: All the physical material of an item, including surroundings and contents, which contribute to its heritage significance.

HERITAGE IMPACT STATEMENT – 10 Springs Road, Spring Farm

EP2016/0116

Heritage inventory: A list of heritage items, usually in a local environmental plan or regional environmental plan.

Heritage item: A landscape, place, building, structure, relic or other work of heritage significance.

Heritage Division: The State Government agency of the Office of Environment and Heritage, responsible for providing policy advice to the Minister for Heritage, administrative services to the Heritage Council and specialist advice to the community on heritage matters.

Heritage precinct: An area or part of an area which is of heritage significance. See also heritage conservation area.

Heritage significance: Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.

Heritage study: A conservation study of an area, usually commissioned by the local council. The study usually includes a historical context report, an inventory of heritage items within the area and recommendations for conserving their significance.

Heritage value: Often used interchangeably with the term 'heritage significance'. There are four nature of significance values and two comparative significance values. See heritage significance, nature of significance, comparative significance.

Hierarchy of significance: Used when describing a complex heritage site where it is necessary to zone or categorise parts of the area assigning each a particular significance. A commonly used four level hierarchy is: considerable, some, little or no, intrusive (that is, reduces the significance of the item).

Industrial archaeology: The study of relics, structures and places involved with organised labour extracting, processing or producing services or commodities; for example, roads, bridges, railways, ports, wharves, shipping, agricultural sites and structures, factories, mines and processing plants.

Integrity: A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.

International Council on Monuments and Sites (ICOMOS): An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance.

There are also national committees in sixty countries including Australia.

Level of significance: There are three management levels for heritage items in New South Wales — local, regional and state. The level is determined by the context in which the item is significant. For example, items of state heritage significance will either be fine examples or rare state-wide or will be esteemed by a state-wide community.

Local significance: Items of heritage significance which are fine examples, or rare, at the local community level.

Moveable heritage: Heritage items not fixed to a site or place (for example, furniture, locomotives and archives).

occupation deposits: (In archaeology.) Accumulations of cultural material that result from human activity. They are usually associated with domestic sites, for example, under-floor or yard deposits.

post-contact: Used to refer to the study of archaeological sites and other heritage items dating after European occupation in 1788 which helps to explain the story of the relationship between Aborigines and the new settlers.

Preservation: Maintaining the fabric of an item in its existing state and retarding deterioration.

Rarity: An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural heritage.

Reconstruction: Returning a place as nearly as possible to a known earlier state by the introduction of new or old materials into

the fabric (not to be confused with conjectural reconstruction).

Relic: The Heritage Act 1977 defines relic as: '...any deposit, object or material evidence relating to non-Aboriginal settlement which is more than fifty years old.' The National Parks and Wildlife Act 1974 defines a relic as: '...any deposit, object or material evidence (not being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.'

Representativeness: Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

Restoration: Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new material.

social significance: Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

State heritage inventory: A list of heritage items of state significance developed and managed by the Heritage Division. The inventory is part of the NSW Heritage Database.

state significance: Items of heritage significance which are fine examples, or rare, at a state community level.

statement of heritage significance: A statement, usually in prose form which summarises why a heritage item or area is of importance to present and future generations.

technical/research significance: Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.

Approved Development:

This development consent approves the following development subject to and specifically referred to in the Development Consent Conditions set out below:

- 2 x Two Storey Dwellings and Torrens Title Subdivision and associated site works

Details of Conditions:**1.0 - General Conditions of Consent**

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

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

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
MD085-16, Issue B Sheet 01 of 14	Site Plan	Marretta design	01.03.17
MD085-16, Issue B Sheet 02 of 14	Benching Plan		
MD085-16, Issue B Sheet 03 of 14	Site & Context Analysis Plan		
MD085-16, Issue B Sheet 04 of 14	Subdivision Plan		
MD085-16, Issue B Sheet 05 of 14	Shadow Diagrams		
MD085-16, Issue B Sheet 06 of 14	Shadow Diagrams		
MD085-16, Issue B Sheet 08 of 14	Ground Floor Plan		
MD085-16, Issue B Sheet 09 of 14	First Floor Plan		
MD085-16, Issue B Sheet 10 of 14	Elevation		
MD085-16, Issue B Sheet 11 of 14	Elevation		
MD085-16, Issue B Sheet 12 of 14	Elevation		
MD085-16, Issue B Sheet 13 of 14	Section A-A		

Document Title	Prepared by	Date
Colour Schedule Building A	No author	No date
Colour Schedule Building B	No author	No date

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

- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (4) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
 - i. has been informed in writing of the name and licence number of the principal contractor; and
 - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
 - b) in the case of work to be carried out by an owner-builder:
 - i. has been informed in writing of the name of the owner-builder; and
 - ii. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (5) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - b) where necessary, underpin the building, structure or work to prevent any such damage.
- This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying
- A copy of the written consent must be provided to the PCA prior to the excavation commencing.
- (6) **Boundary Fencing** – All boundary fencing is to be in accordance with the Turner Road DCP 2007.

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

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

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

Plan Name	Contribution Type	Indexed Rate	Amount Payable
<i>Oran Park & Turner Road</i>	Open Space & Recreation - Land Acquisition	\$13,203 per dwelling	\$13,203.00
<i>Oran Park & Turner Road</i>	Open Space & Recreation - Works	\$10,165 per dwelling	\$10,165.00
<i>Oran Park & Turner Road</i>	Open Space & Recreation - Project Management	\$223 per dwelling	\$223.00
<i>Oran Park & Turner Road</i>	Community Facilities - Land Acquisition	\$168 per dwelling	\$168.00
<i>Oran Park & Turner Road</i>	Community Facilities - Works	\$1,738 per dwelling	\$1,738.00
<i>Oran Park & Turner Road</i>	Community Facilities - Project Management	\$37	\$37.00
TOTAL CASH CONTRIBUTIONS			\$25,534.00

A copy of the Oran Park and Turner Road Precincts Section 94 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park or can be accessed on Council's website at www.camden.nsw.gov.au.

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) **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.
- (4) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any

property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (5) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:
- a) the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
 - b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
 - c) the level for the driveway across the footpath area shall achieve a gradient of 4%, and
 - d) a Driveway Crossing Approval (PRA) must be obtained prior to the commencement of any works.

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

- (6) **Salinity (Dwellings & Outbuildings)** - The proposed dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity management plan "Salinity Investigation and Management Plan Report, Stages 7-10 and 12-14 The Hermitage, Gledswood Hills" Project No. 34295.11 prepared by Douglas Partners dated May 2012".

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.

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

3.0 - Prior to Commencement of Works

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

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

- a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
 - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes
- (2) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and

the PCA is notified in writing of the name and contractor licence number of the owner/builders intending to carry out the approved works.

- (4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
 - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (5) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.
- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction (the blue book)' and any Sediment and Erosion plans approved with this development consent.

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

4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
 - a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
 - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
 - c) retaining walls shall not be erected within drainage easements; and

- d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (4) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the street gutter.
- Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.
- All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.
- (5) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (6) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.
- (7) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.

5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Registration of Subdivision** - Documentary evidence shall be provided demonstrating that the proposed allotments have been created and registered with the NSW Land & Property Information.
- (2) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (3) **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.
- (4) **Driveway Crossing Construction** – The driveway crossing shall be constructed in accordance with this consent and the Driveway Crossing Approval (PRA) prior to use or occupation of the development.

- (5) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.

6.0 – Ongoing Use

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

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
- a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
 - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.

7.0 - Prior to Issue of a Subdivision Certificate

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

- (1) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
- a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;
 - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
 - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (2) **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.
- (3) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until evidence of a satisfactory frame inspection of the development approved under DA2016/1525/1 from an Accredited Certifier has been presented to the Principal Certifying Authority for the subdivision.

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

- (4) **Burdened Lots To Be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions shall also be suitably burdened.
- (5) **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.
- (6) **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.

Shadow June 21-9a.m
Scale 1:250

Shadow June 21-12p.m
Scale 1:250

REVISION SCHEDULE		ISSUE	DESCRIPTION	BY	DATE
1	PRELIMINARY	FE	02/16/16	FE	02/16/16
2	CONCEPTUAL	DI	01/23/17	DI	01/23/17

FOUNDER:	RS	PROJECT:	2 Lot Torrens Title Sub
ARCHITECT:	21/04/16	CUSTOMER:	Mr Wyer
DATE:	21/04/16	ADDRESS:	Lot 1257 HN#, DP: 1200894
			Hennings Way, Gledswood Hills (Hermitage)

PROJECT NAME:	Custom Design Custom Facade
STRUCTURE:	Camden

PH: 0756 5010
 FOR: 0725 2022
 Building Designers & Development Builders
www.marrettdesign.com.au
admin@marrettdesign.com.au

Shadow June 21-12p.m
Scale: 1:500

Shadow June 21-3p.m
Scale: 1:500

REVISION SCHEDULE		FIGURES	REV.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	1-13-16	1	ISSUED FOR PERMIT	21/04/16	MR WYER
2	FOR INFORMATION	2-13-16	2	FOR INFORMATION	21/04/16	MR WYER
3	FOR INFORMATION	3-13-16	3	FOR INFORMATION	21/04/16	MR WYER
4	FOR INFORMATION	4-13-16	4	FOR INFORMATION	21/04/16	MR WYER

PROJECT NO:	1257 HN#
CLIENT:	Mr WYER
ADDRESS:	Lot 1257 HN#, DP: 1200894 Hennings Way, Gledswood Hills (Hermitage)
PROJECT NAME:	Camden

PH: 9754 5010
FOR: 9728 2022
www.marrettdesign.com.au
admin@marrettdesign.com.au

DATE: 21/04/16
PROJECT: 1257 HN#

COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY MARRETTA DESIGN SHALL REMAIN THE EXCLUSIVE PROPERTY OF MARRETTA DESIGN UNLESS A LICENSED OR USED STATING OTHERWISE

COPYRIGHT, COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY MARRETTA DESIGN SHALL REMAIN THE EXCLUSIVE PROPERTY OF MARRETTA DESIGN UNLESS A LICENSED ARCHITECT OR REGISTERED ARCHITECTURE STUDIO SIGN

REVISION SCHEDULE

ISSUE	DESCRIPTION	BY	DATE
A-1	RESUBMITS	DM	10/10/16
B	UPROCESSING	DM	24/01/17

GENERAL BUILDING NOTES

1. ALL WORK SHALL BE TO BE DONE IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS.
2. THIS DRAWING IS TO BE USED IN CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
3. ALL WORK SHALL BE TO BE DONE IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS.
4. ALL WORK SHALL BE TO BE DONE IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS.
5. ALL WORK SHALL BE TO BE DONE IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS.
6. ALL WORK SHALL BE TO BE DONE IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS.
7. ALL WORK SHALL BE TO BE DONE IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS.
8. ALL WORK SHALL BE TO BE DONE IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS.
9. ALL WORK SHALL BE TO BE DONE IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS.
10. ALL WORK SHALL BE TO BE DONE IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS.

marretta design
 ph: 9756 5010
 fax: 9725 2022
 Building Designers & Development Planners
 www.marrettdesign.com.au
 admin@marrettdesign.com.au

2 Lot Torrens Title Sub & 2-2 STOREY HOMES
 Mr Wyer
 100-1000
 Lot 1257 HN#, DP: 1200894 Hennings Way,
 Gledswood Hills (Hermitage)

Council: Camden
 10 of 14
 DATE DRAWN: 21/04/16
 DATE CHECKED: 21/04/16
 DRAWN BY: Camryn Dwyer
 CHECKED BY: Camryn Dwyer
 PROJECT NO: MD085-16

Front-Elevation (Southern)
 Scale 1:100

Rear-Elevation (Northern)
 Scale 1:100

COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY MARRETTA DESIGN SHALL REMAIN THE EXCLUSIVE PROPERTY OF MARRETTA DESIGN UNLESS A LICENSED OR QUOTING OTHERWISE

*ALL NOT FOR CONSTRUCTION AND CONSTRUCTION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT AND THE TERMS AND CONDITIONS OF THE LICENSE TO BE OBTAINED FROM THE ARCHITECTURAL BOARD OF ONTARIO (R.O. 101.09)

7.03m (23'0" x 10'6" NSG)

REVISION SCHEDULE	
ISSUE	DESCRIPTION
A-1	FINAL PLANS
B	PROGRESSIVE

Left-Elevation Dwelling A (Western)
Scale 1:100

Right-Elevation Dwelling B (Eastern)
Scale 1:100

GENERAL BUILDING NOTES

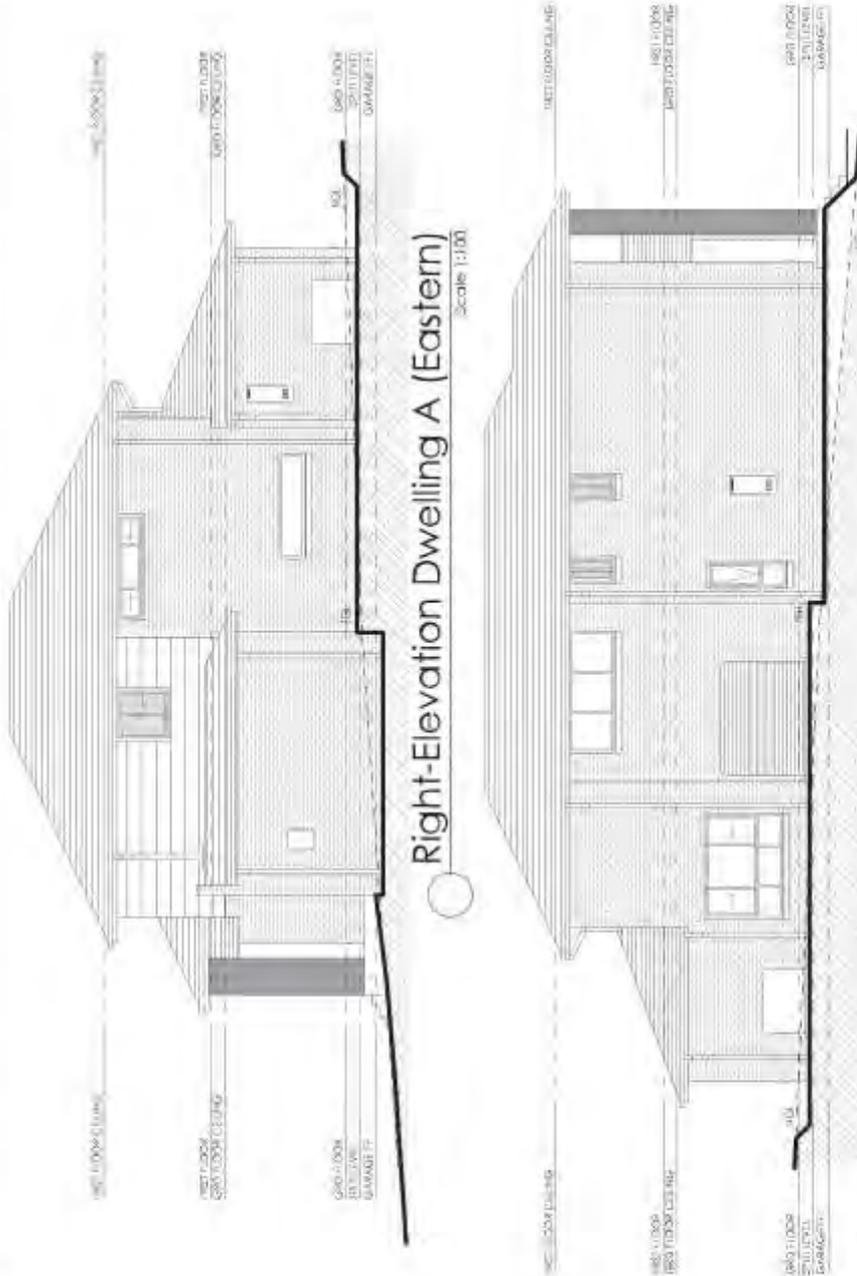
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

marretta design

ph: 9756 5010
fax: 9756 2022
Building Designers & Development Planners
www.marrettdesign.com.au
admin@marrettdesign.com.au

PROPOSED
2 LOT TOWNHOMES
2-2 STOREY
HOMES
CLIENT
Mr Wyer
OFF-PLAN
Lot 1257 HN#, DP: 1200894
Henings Way,
Gledswood Hills (Hermitage)
COUNCIL
Camden
DATE DRAWN: 11/04/16
DATE CHECKED: 11/04/16
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: MD085-16

COPYRIGHT © COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY MARRETTA DESIGN SHALL REMAIN THE EXCLUSIVE PROPERTY OF MARRETTA DESIGN UNLESS A LICENSED ISSUED STATING OTHERWISE



Right-Elevation Dwelling A (Eastern)
Scale: 1:100

Left-Elevation Dwelling B (Western)
Scale: 1:100

REVISION SCHEDULE		ISSUED	DATE	BY	DESCRIPTION
A	PRELIMINARY	FE	03/11/17	FE	
B	INTERIM PLAN	DI	21/03/17	DI	

PROJECT NO:	2 Lot Torrens Title Sub
CLIENT:	Mr Wyer
ADDRESS:	Lot 1257 HN#, DP: 1200894 Hennings Way, Gledswood Hills (Hermitage)
PROJECT NAME:	Camden

PROJECT NO:	91-5800W
DATE:	12/01/14
PROJECT:	PRELIM

ph: 9754 5018
for: 9723 2022
Building Designers & Development Builders
www.marrettdesign.com.au
admin@marrettdesign.com.au

marretta design



ATTACHMENT 1 - RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

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

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

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
16.2022 Issue K	Site plan	GPM Architecture	16/03/2017
16.2022 Issue K	Ground floor plan	GPM Architecture	16/03/2017
16.2022 Issue J	Upper floor plan	GPM Architecture	22/02/2017
16.2022 Issue J	Roof plan	GPM Architecture	22/02/2017
16.2022 Issue A	Drainage plan	GPM Architecture	16/03/2017
16.2022 Issue J	Site and sedimentation plan	GPM Architecture	22/02/2017
16.2022 Issue K	South-west elevation and south-east elevation	GPM Architecture	16/03/2017
16.2022 Issue K	North-west elevation	GPM Architecture	16/03/2017
16.2022 Issue I	Rear north-east elevation, rear north-west elevation	GPM Architecture	15/02/2017
16.2022 Issue J	Section A-A and B-B	GPM Architecture	22/02/2017
16.2022 Issue A	Strata subdivision plan	GPM Architecture	16/03/2017

Document Title	Prepared by	Date
BASIX Certificate No. 720652M_02	Certified Energy	21/10/2016
Waste Management Plan	GPM Architecture	20/10/2016

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

This is the report submitted to the field on

Page 1



-
- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (4) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
 - i. has been informed in writing of the name and licence number of the principal contractor; and
 - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
 - b) in the case of work to be carried out by an owner-builder:
 - i. has been informed in writing of the name of the owner-builder; and
 - ii. if the owner-builder is required to hold an owner-builder permit under that Act, has provided a copy of the owner builder permit.
- (5) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - b) where necessary, underpin the building, structure or work to prevent any such damage.
- This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying
- A copy of the written consent must be provided to the PCA prior to the excavation commencing.
- (6) **Boundary Fencing** – All boundary fencing is to be in accordance with the Turner Road DCP part 7.4.10 Boundary Fencing.

2.0 – Prior to Issue of a Construction Certificate

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

- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.



- (2) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (3) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:
- the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
 - the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
 - the level for the driveway across the footpath area shall achieve a gradient of 4%, and
 - a Driveway Crossing Approval (PRA) must be obtained prior to the commencement of any works.
- Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.
- (4) **Salinity (Dwellings & Outbuildings)** - The proposed dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity investigation and management plan report, proposed residential subdivision Stage 6 Gregory Hills Project No. 40741.95 Dated January 2013 prepared by Douglas Partners.
- Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Building in a Saline Prone Environment Policy shall be submitted to the Certifying Authority.
- Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (5) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.
- (6) **Section 94 Contributions – Monetary (Turner Road and Oran Park)** - A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below.

This is the report submitted to the field on

Page 3



Plan Name	Contribution Type	Indexed Rate	Amount Payable
Oran Park and Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Open Space & Recreation Land Acquisition	\$13,203 per lot or dwelling	\$ 13,203
OP & TR Contributions Plan	Open Space & Recreation Capital Work	\$10,165 per lot or dwelling	\$10,165
OP & TR Contributions Plan	Open Space & Recreation Project Management	\$223 per lot or dwelling	\$223
OP & TR Contributions Plan	Community Facilities Land Acquisition	\$168 per lot or dwelling	\$168
OP & TR Contributions Plan	Community Facilities Capital Work	\$1,738 per lot or dwelling	\$ 1,738
OP & TR Contributions Plan	Community Facilities Project Management	\$37 per lot or dwelling	\$ 37
	Total		\$25,534

A copy of the Oran Park and Turner Road Precincts Section 94 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park or can be accessed on Council's website at www.camden.nsw.gov.au.

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

- (7) **Privacy – Window Sill Height** - To ensure reasonable privacy for the adjoining property, the following windows shall have a minimum sill height of 1.5m above finished floor level:

- Dwelling 2 Upper floor sitting area window on the south-east elevation.

Alternatively, the windows may be permanently fixed to this height (i.e. windows are not to swing or lift open) with obscure glazing provided that the ventilation requirements of the BCA are met. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.



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

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

3.0 - Prior to Commencement of Works

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

- (1) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
- a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
 - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes
- (2) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.

This is the report submitted to the field on

Page 5



(3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:

- a) a Construction Certificate has been issued by a Certifying Authority;
- b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
- c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
- d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and

the PCA is notified in writing of the name and contractor licence number of the owner/builders intending to carry out the approved works.

(4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:

- a) that unauthorised entry to the work site is prohibited;
- b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
- c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

(5) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.

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

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

4.0 - During Works

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



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

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

 All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.
- (5) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor
- (6) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.
- (7) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.

5.0 - Prior to Issue of an Occupation Certificate

This is the report submitted to the field on

Page 7



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

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (3) **Driveway Crossing Construction** – The driveway crossing shall be constructed in accordance with this consent and the Driveway Crossing Approval (PRA) prior to use or occupation of the development.
- (4) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (5) **Strata Plan of Subdivision** - The proposed strata subdivision shall be created and registered with NSW Land & Property Information prior to the issue of a final Occupation Certificate. All plans for the approved development shall be consistent with the registered allotment and any restrictions as to the user created under the property title.

6.0 – Ongoing Use

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

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
 - a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
 - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.

7.0 - Prior to Issue of a Subdivision Certificate

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

- (1) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
 - a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;



-
- b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
 - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

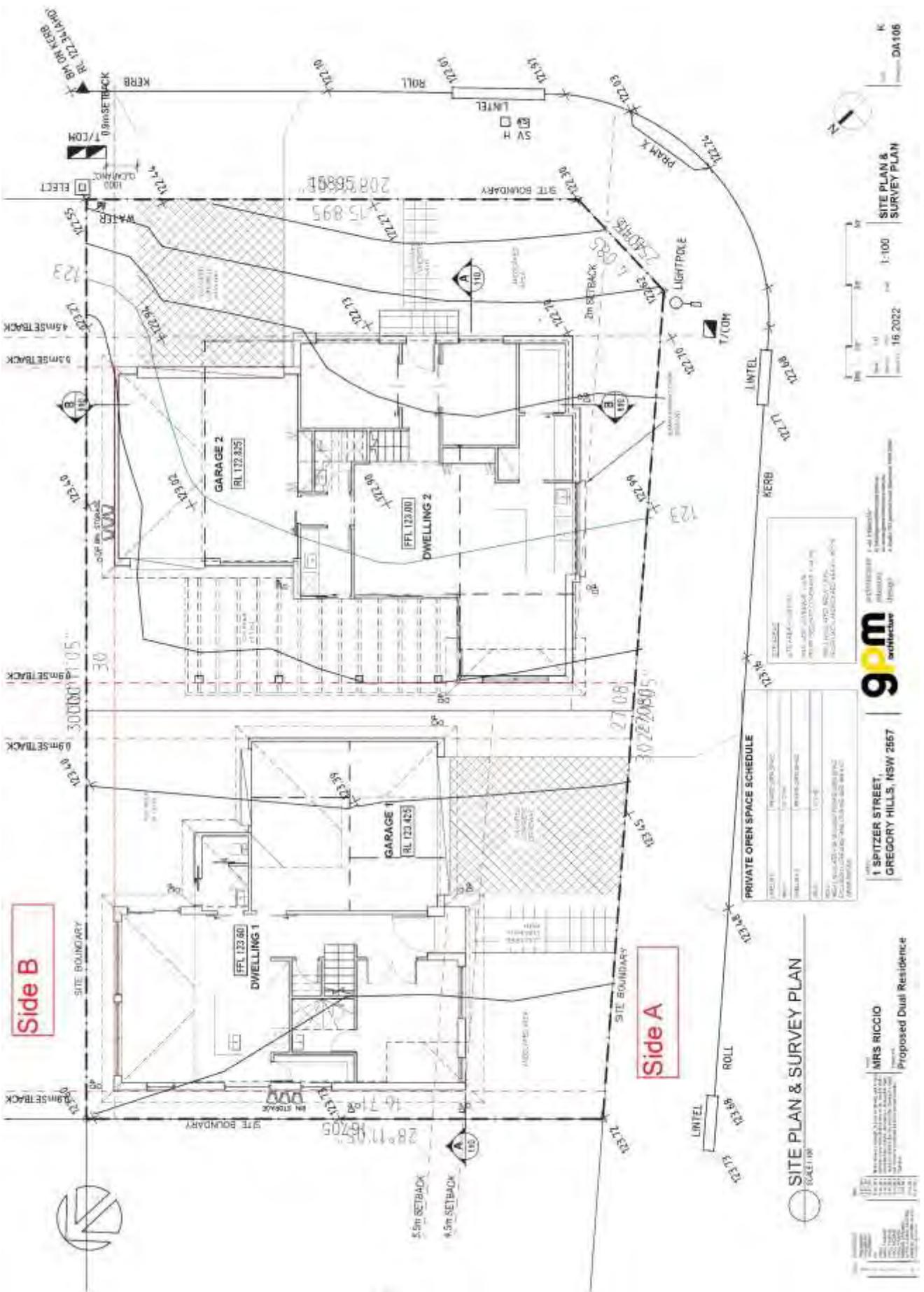
- (2) **Strata Plan of Subdivision** - Sections 37 and 37A of the *Strata Schemes (Freehold Development) Act 1973* require an application to be provided to Council or a PCA for approval prior to the issue of the certified strata plan of subdivision.

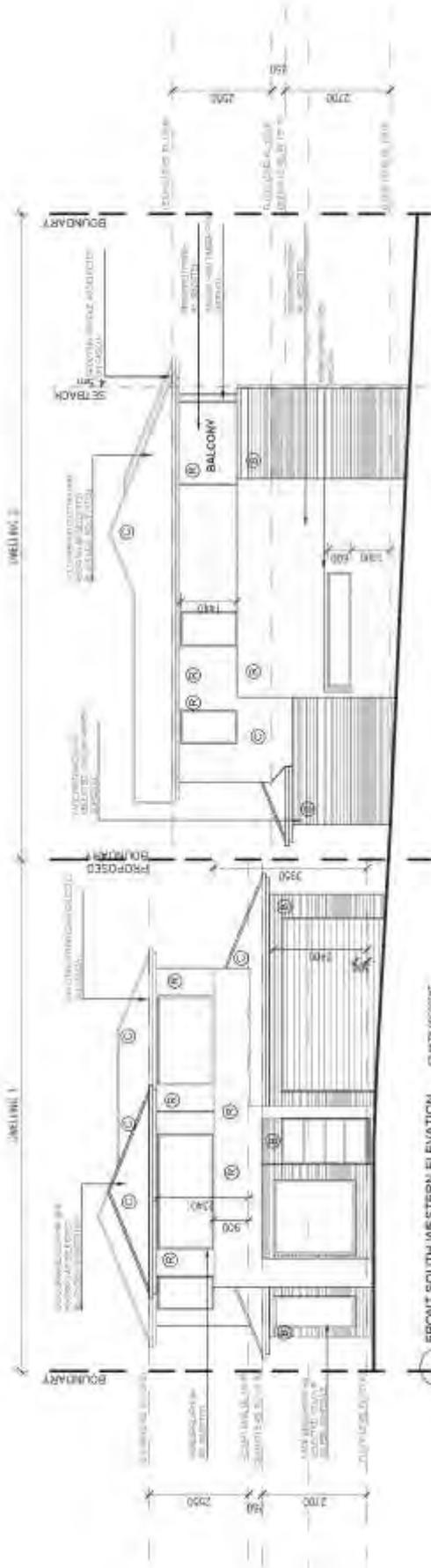
The applicant will be required to submit documentary evidence that the property has been developed in accordance with the plans approved by this development consent 1455/2016, and of compliance with the relevant conditions of consent, prior to the issuing of a Strata Plan of Subdivision.

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

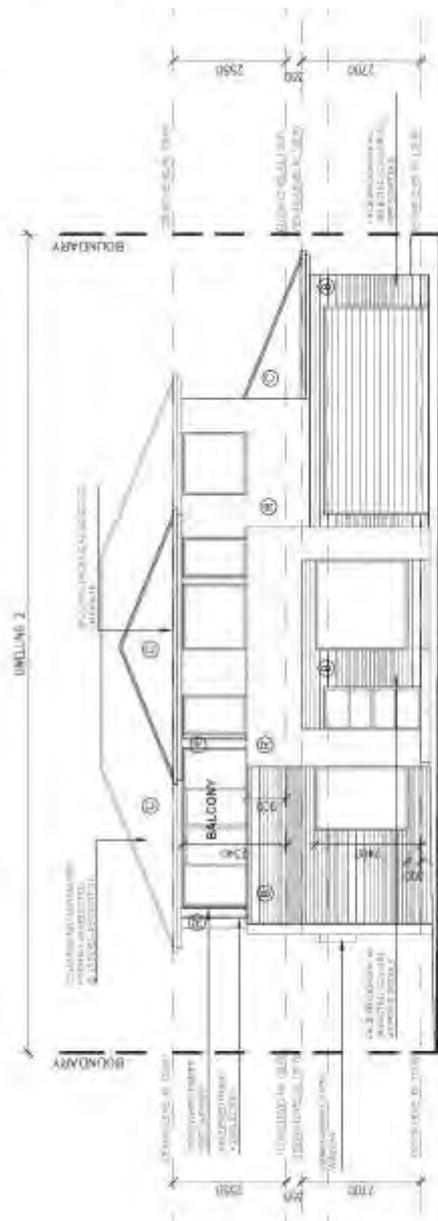
ORD03

Attachment 2





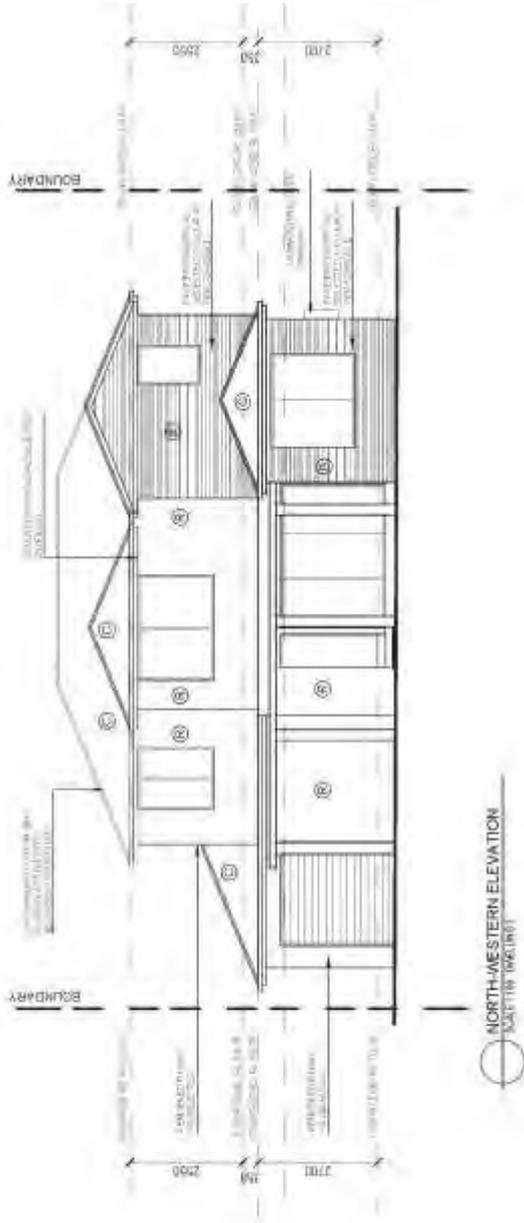
- KEY**
- Ⓚ BRICK FACE
 - Ⓛ ACRYLIC RENDER
 - Ⓜ CUSTOM ORB COLOURBOND ROOFING



16.2022
1:100

99m architecture
1 SPITZER STREET,
GREGORY HILLS, NSW 2567

MRS RICCIO
Proposed Dual Residence



KEY

- ⓑ BRICK FACE
- ⓐ ACRYLIC RENDER
- ⓐ CUSTOM ORB COLOURBOND ROOFING



 1:100

 16.2022

 PROPOSED ELEVATIONS | DA1104

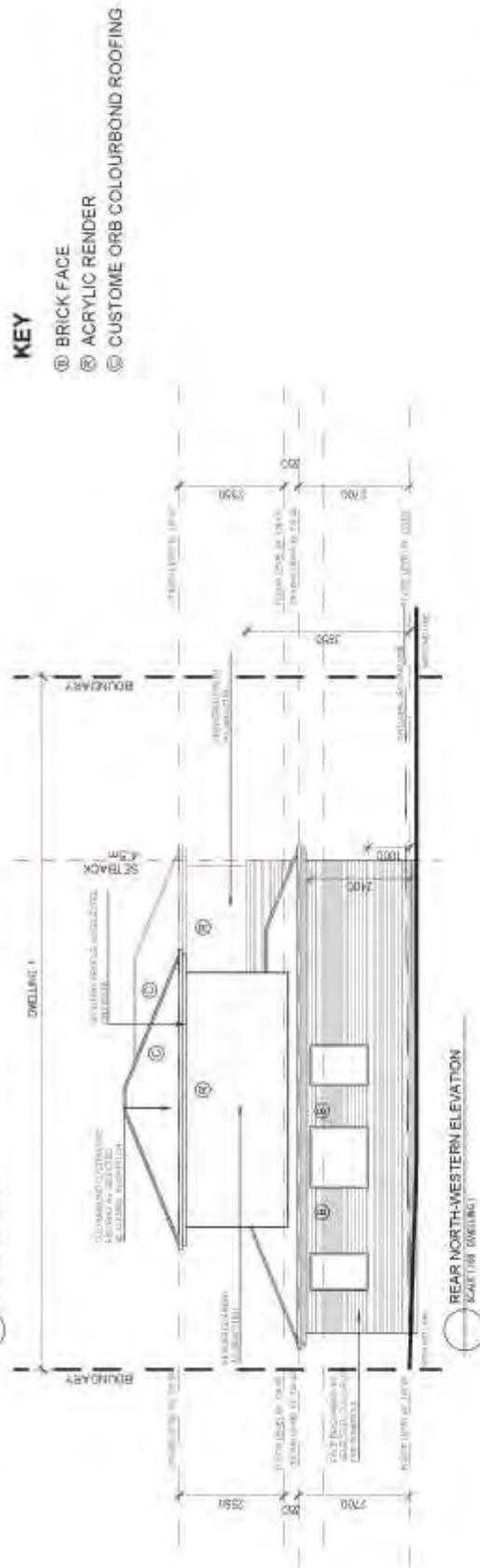
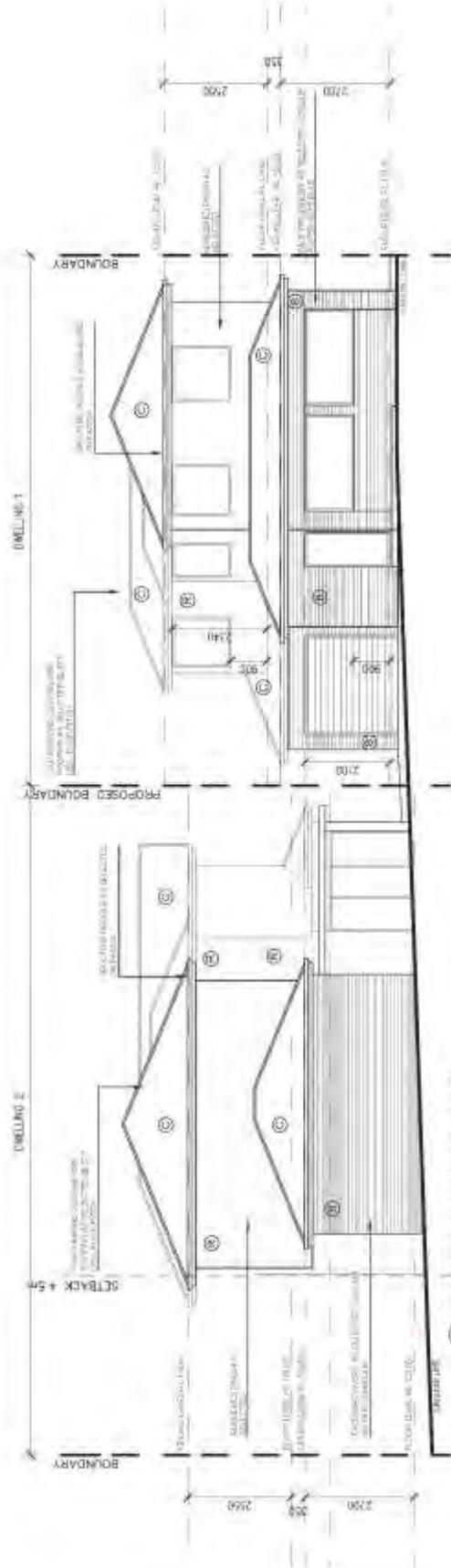


 1 SPITZER STREET,

 GREGORY HILLS, NSW 2857

MRS RICCIO

 Proposed Dual Residence



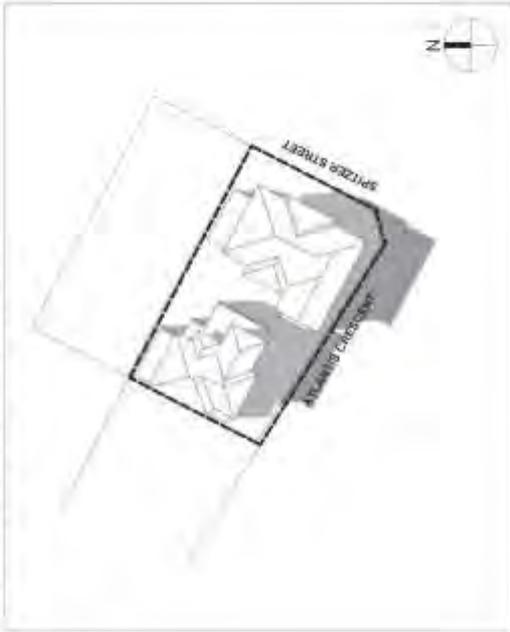
DATE: 16/02/2022
SCALE: 1:100
PROPOSED ELEVATIONS DA111

99m architecture
1 SPITZER STREET,
GREGORY HILLS, NSW 2567

MRS RICCIO
Proposed Dual Residence

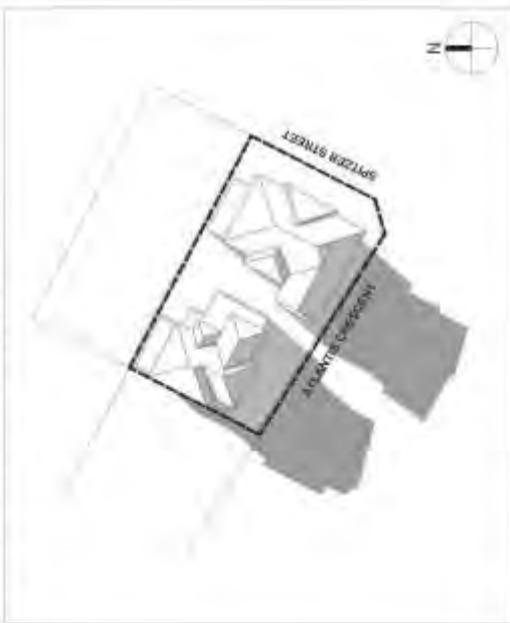
Attachment 2
ORD03

21ST OF JUNE - 12.00 PM

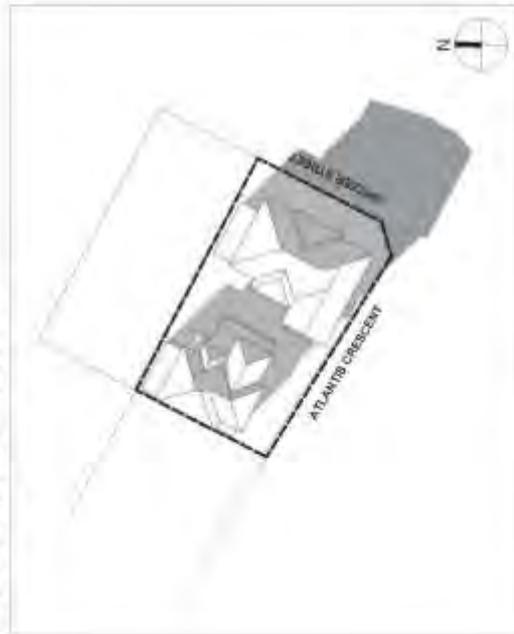


SHADOW DIAGRAMS
SCALE 1:500

21ST OF JUNE - 9.00 AM



21ST OF JUNE - 3.00 PM



1 SPITZER STREET,
 GREGORY HILLS, NSW 2557

MRS RICCIO
 Proposed Dual Residence

99m
 architecture

SHADOW DIAGRAMS
 SCALE 1:500
 16.2022
 DA114

Attachment 4**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
1883-B	Site Plan	Reggie's Residential Design and Drafting	15 February 2017
1883-1-A	Units 1 & 2 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-2-A	Units 1 & 2 Northern and Southern Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-3-A	Units 1 & 2 Eastern and Western Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-4-A	Units 3 & 4 Lower Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-5-A	Units 3 & 4 Upper Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-6-A	Units 3 & 4 Northern and Southern Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-7-A	Units 3 & 4 Eastern and Western Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-8-A	Units 5 & 6 Lower Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-9-A	Units 5 & 6 Upper Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-10-A	Units 5 & 6 Northern and Southern Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-11-A	Units 5 & 6 Eastern and Western	Reggie's Residential Design and Drafting	29 August 2015

ORD04

Attachment 1

	Elevations		
1883-12-B	Units 7, 8, 9 & 10 Lower Floor Plan	Reggie's Residential Design and Drafting	15 February 2017
1883-13-B	Units 7, 8, 9 & 10 Upper Floor Plan	Reggie's Residential Design and Drafting	15 February 2017
1883-14-B	Units 7, 8, 9 & 10 Eastern and Western Elevations	Reggie's Residential Design and Drafting	15 February 2017
1883-15-B	Units 7, 8, 9 & 10 Northern and Southern Elevations	Reggie's Residential Design and Drafting	15 February 2017
1883-15-B	Units 11 & 12 Floor Plan	Reggie's Residential Design and Drafting	15 February 2017
1883-16-B	Units 11 & 12 Eastern and Western Elevations	Reggie's Residential Design and Drafting	15 February 2017
1883-17-B	Units 11 & 12 Eastern and Western Elevations	Reggie's Residential Design and Drafting	15 February 2017
1883-18-B	Units 11 & 12 Northern and Southern Elevations	Reggie's Residential Design and Drafting	15 February 2017
1883-19-B	Units 13, 14, 15 & 16 Lower Floor Plan	Reggie's Residential Design and Drafting	15 February 2017
1883-20-B	Units 13, 14, 15 & 16 Upper Floor Plan	Reggie's Residential Design and Drafting	15 February 2017
1883-21-B	Units 13, 14, 15 & 16 Eastern and Western Elevations	Reggie's Residential Design and Drafting	15 February 2017
1883-22-B	Units 13, 14, 15 & 16 Northern and Southern Elevations	Reggie's Residential Design and Drafting	15 February 2017
1883-23-A	Units 17 & 18 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-24-A	Units 17 & 18 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-25-A	Units 17 & 18 Northern and	Reggie's Residential Design and Drafting	29 August 2015

	Southern Elevation		
1883-26-A	Units 17 & 18 Garage Block Plan and Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-27-A	Garage Below Unit 19 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-28-A	Unit 19 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-29-A	Unit 19 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-30-A	Garage Below Unit 20 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-31-A	Unit 20 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-32-A	Unit 20 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-33-A	Garage Below Unit 21 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-34-A	Unit 21 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-35-A	Unit 21 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-36-A	Garage Below Unit 22 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-37-A	Unit 22 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-38-A	Unit 22 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-39-A	Garage Below Unit 23 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-40-A	Unit 23 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-41-A	Unit 23 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-42-A	Garage Below Unit 24 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-43-A	Unit 24 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-44-A	Unit 24 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-45-A	Garage Below Unit 25 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015

ORD04

Attachment 1

1883-46-A	Unit 25 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-47-A	Unit 25 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-48-A	Garage Below Unit 26 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-49-A	Unit 26 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-50-A	Unit 26 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-51-A	Garage Below Unit 27 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-52-A	Unit 27 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-53-A	Unit 27 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-54-A	Garage Below Unit 28 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-55-A	Unit 28 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-56-A	Unit 28 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-57-A	Garage Below Unit 29 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-58-A	Unit 29 Floor Plan	Reggie's Residential Design and Drafting	29 August 2015
1883-59-A	Unit 29 Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-60-A	Unit 30 & 31 Floor Plans	Reggie's Residential Design and Drafting	29 August 2015
1883-61-A	Unit 30 & 31 Northern and Southern Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-62-A	Unit 30 & 31 Eastern and Western Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-63-A	Unit 32 & 33 Floor Plans	Reggie's Residential Design and Drafting	29 August 2015
1883-64-A	Unit 32 & 33 Northern and Southern Elevations	Reggie's Residential Design and Drafting	29 August 2015

1883-65-A	Unit 32 & 33 Eastern and Western Elevations	Reggie's Residential Design and Drafting	29 August 2015
1883-66-A	Section A-A and Section B-B	Reggie's Residential Design and Drafting	29 August 2015
1883-67-A	Section C-C and Section D-D	Reggie's Residential Design and Drafting	29 August 2015
1883-68-A	Section E-E and Section F-F	Reggie's Residential Design and Drafting	29 August 2015
1883-69-A	Construction Details	Reggie's Residential Design and Drafting	9 October 2015
1883-A	Landscape Plan, Fencing Key and Timber Edging Detail	Reggie's Residential Design and Drafting	19 September 2014
2440-14SP Sheet 1 of 5	Strata Plan - Location Plan	John Walton	undated
2440-14SP Sheet 2 of 5	Strata Plan – Ground Floor	John Walton	undated
2440-14SP Sheet 3 of 5	Strata Plan – Ground Floor	John Walton	undated
2440-14SP Sheet 4 of 5	Strata Plan – Level 1	John Walton	undated
2440-14SP Sheet 5 of 5	Strata Plan – Ground Floor	John Walton	undated

- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (4) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - b) where necessary, underpin the building, structure or work to prevent any such damage.

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

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

- (5) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.
- (6) **Landscaping Maintenance and Establishment Period** – Commencing from the Date of Practical Completion (D of PC) of the Landscaping Works, the Applicant will have, for a 12 month period, the establishment and maintenance responsibility for all landscaping associated with this Consent.
- The Date of Practical Completion (D of PC) is taken to mean completion of all civil works, soil preparation, weed control, planting, turf installation, irrigation installation, street tree installation and mulching installation.
- (8) **Outdoor Lighting** - All lighting shall comply with AS 1158 and AS 4282.
- (9) **Reflectivity** - The reflectivity of glass index for all glass used externally shall not exceed 20%.
- (10) **Roof Mounted Equipment** - All roof mounted equipment such as air conditioning units, etc., required to be installed shall be integrated into the overall design of the building and not appear visually prominent or dominant from any public view.
- (11) **Safety by Design** - The safer-by-design features included in the NSW Police's Safer by Design Evaluation with reference D/2015/664659 and dated 16 December 2015 shall be incorporated into the approved development.
- (12) **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.
- (13) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
 - i. has been informed in writing of the name and licence number of the principal contractor; and
 - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
 - b) in the case of work to be carried out by an owner-builder;
 - i. has been informed in writing of the name of the owner-builder; and
 - ii. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (14) **Roads and Maritime Services** – The development shall be undertaken to satisfy the requirements of Roads and Maritime Services as outlined in their correspondence SYD15/01471 (A10997328) dated 4 December 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) **Smoke Alarms** - In accordance with Clause 186A of the EP&A Regulation 2000, where not existing, smoke detectors complying with AS 3786 shall be installed.

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

- (2) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:
- a) the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
 - b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
 - c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
 - d) a Driveway Crossing Approval (PRA) must be obtained prior to the commencement of any works.

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

- (3) **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 Roads Authority can approve commencement of works within an existing road reserve.

- (4) **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.
- (5) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

A detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the Certifying Authority with the Construction Certificate application.

- (6) **Garbage Room** - Plans showing the location and details of garbage room(s) and room(s) used for the washing and storage of garbage receptacles shall be provided to the Certifying Authority for approval. Garbage room(s) are to be constructed of solid material, cement rendered and trowelled to a smooth even surface. Floors are to be impervious, coved, graded and drained to an appropriate floor waste connection. Walls are to be smooth impervious surfaces. Ventilation, pest proofing and a hose tap must be provided.
- (7) **Landscape Plan** - A detailed landscape plan prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority.
- (8) **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.

- (9) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan 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.
- (10) **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.
- (11) **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
Camden Contributions Plan 2011	Open Space Land Acquisition	\$5,424 per lot	\$173,568.00
Camden Contributions Plan 2011	Community Land Land Acquisition	\$35 per lot	\$1,120.00
Camden Contributions Plan 2011	Recreation and Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation and Administration Services	\$6,753 per lot	\$216,096.00
	Total Cash Contributions		\$390,784.00

A copy of the Section 94 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park or can be accessed on Council's website at www.camden.nsw.gov.au.

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.

- (12) **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.
- (13) **No Stopping Signage** - No stopping signage is to be provided on the northern side of Wire Lane between the Old Hume Highway and Crookstone Drive Camden South to facilitate improved sightlines for vehicles exiting this development. Signage details will need to be submitted to and approved by the Local Traffic Committee prior to a Construction Certificate being issued.

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:
 - 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 Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (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; and
 - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (6) **Performance Bond** - Prior to commencement of works a performance bond of \$10,000.00 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- Note** – An administration fee is payable upon the lodgement of a bond with Council.
- (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) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.
- (9) **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.

- (10) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable and be kept on site for compliance until the completion of all construction works.

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 and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (3) **Site Signage** – 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.
- (4) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/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) **Additional Approvals Required** - Where any works are proposed in the public road reservation, the following applications shall be made to Council, as applicable:
- For installation or replacement of private stormwater drainage lines or utility services, including water supply, sewerage, gas, electricity, etc, an application shall be made for a Road Opening Permit and an approval under Section 138 of the *Roads Act 1993*;
 - For construction / reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application shall be made for a Roadworks Permit under Section 138 of the *Roads Act 1993*.
- Note:** Private stormwater drainage is the pipeline(s) that provide the direct connection between the development site and Council's stormwater drainage system, or street kerb and gutter.
- (6) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (7) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.

- (8) **Noise During Work** - 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's Environmental Noise Manual.
- (9) **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.
- (10) **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).
- (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 (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.
- (12) **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;
 - b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics;
 - 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.

- (13) **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.
- (14) **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.
- (15) **Construction Glazing Requirements** – For units 7-18, glazed window and door treatments are to be consistent with "Section 7.1 – Glazing Requirements" and "Table 7-1 – In Principle Glazing Recommendations" contained within the "Acoustic Impact Assessment proposed Residential Development: 277 Old Hume Highway Camden NSW 2145, Prepared by Rodney Stevens Acoustics, Report No 150391R1 (Version 2), Dated 7 December 2015.
- (16) **Mechanical Plant Location and Noise Level** – All outdoor mechanical plant and equipment is to be placed on the ground floor and should be selected to not have a sound power level (SWL) greater than 55 dB(A).
- (17) **Construction Noise Management Plan** (insert) "Section 8.3 of "Acoustic Impact Assessment proposed Residential Development: 277 Old Hume Highway Camden NSW 2145, Prepared by Rodney Stevens Acoustics, Report No 150391R1 (Version 2), Dated 7 December 2015."
- (18) **Alternative Ventilation for Habitable Rooms** - For units 7-18, all facades identified in the acoustic report may require windows to be closed (but not necessarily sealed) to meet internal noise criteria. As a result, 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 inside the dwellings when windows are closed. Consultation with a mechanical engineer to ensure that BCA and AS1668 are

achieved may be required. Compliance with the above ventilation requirement is to be demonstrated for each dwelling application on the affected lots.

- (19) **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 "Mandatory Building and Infrastructure Requirements" as contained within Camden Council's "Building In A saline Prone Environment" policy.
- (20) **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).
- (21) **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.
- (22) **Construction Waste Management Plan** – A construction waste management plan must be created and utilised to manage all waste generated from all construction activities. Recycling of waste material where appropriate must be incorporated into the plan.
- (23) **Fencing** – All fencing shall be constructed strictly in accordance with the Landscape Plan endorsed by Council with reference 1883-A and dated 19 September 2014.
- (24) **Footpath Paving** - Council's standard concrete footpath paving (as per Engineering Specifications) must be constructed by the developer at no cost to Council for the full road frontage of the property in Wire Lane, prior to the issue of an Occupation Certificate. The area of the footway not paved must be topsoiled and turfed. Any necessary relocation or modification of existing public infrastructure within the road reserve to facilitate these works must be completed by the developer at no cost to Council.

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) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (2) **Removal of redundant crossings** – Any redundant existing vehicular crossing is to be removed at no cost to Council and the public footway and kerb being restored to match the existing infrastructure and be completed prior to the issuing of an Occupation Certificate for the proposed development.

Note: A separate approval from Camden Council must be obtained for all works within the public road reserve pursuant to Section 138 of the Roads Act 1993.

- (3) **Fencing** – The PCA shall ensure all fencing is constructed strictly in accordance with the Landscape Plan endorsed by Council with reference 1883-A and dated 19 September 2014 prior to the release of the Occupation Certificate.

6.0 - Prior to Issue of a Subdivision Certificate

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

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

The applicant will be required to submit documentary evidence that the property has been developed in accordance with the plans approved by this development consent DA1246/2015, and of compliance with the relevant conditions of consent, prior to the issuing of a Strata Plan of Subdivision.

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

7.0 – On going use of the site

The following conditions of consent shall be complied with during the operation of the site.

- (1) **Waste Removal from the Site** – The removal of waste from the site is not to be undertaken prior to 7am Monday to Friday. No waste removal can be undertaken on Saturdays and Sundays.



Photo Montage 1 - Wire Lane



Photo Montage 2 - Wire Lane



Photo Montage 3 - Wire Lane



Photo Montage 4 - Wire Lane



Photo Montage 5 – Corner of Wire Lane and Old Hume Highway

ORD04

Attachment 2



Photo Montage 6 –Old Hume Highway



Photo Montage 7 –Loading and Unloading Area, Bin Storage and Communal Open Space

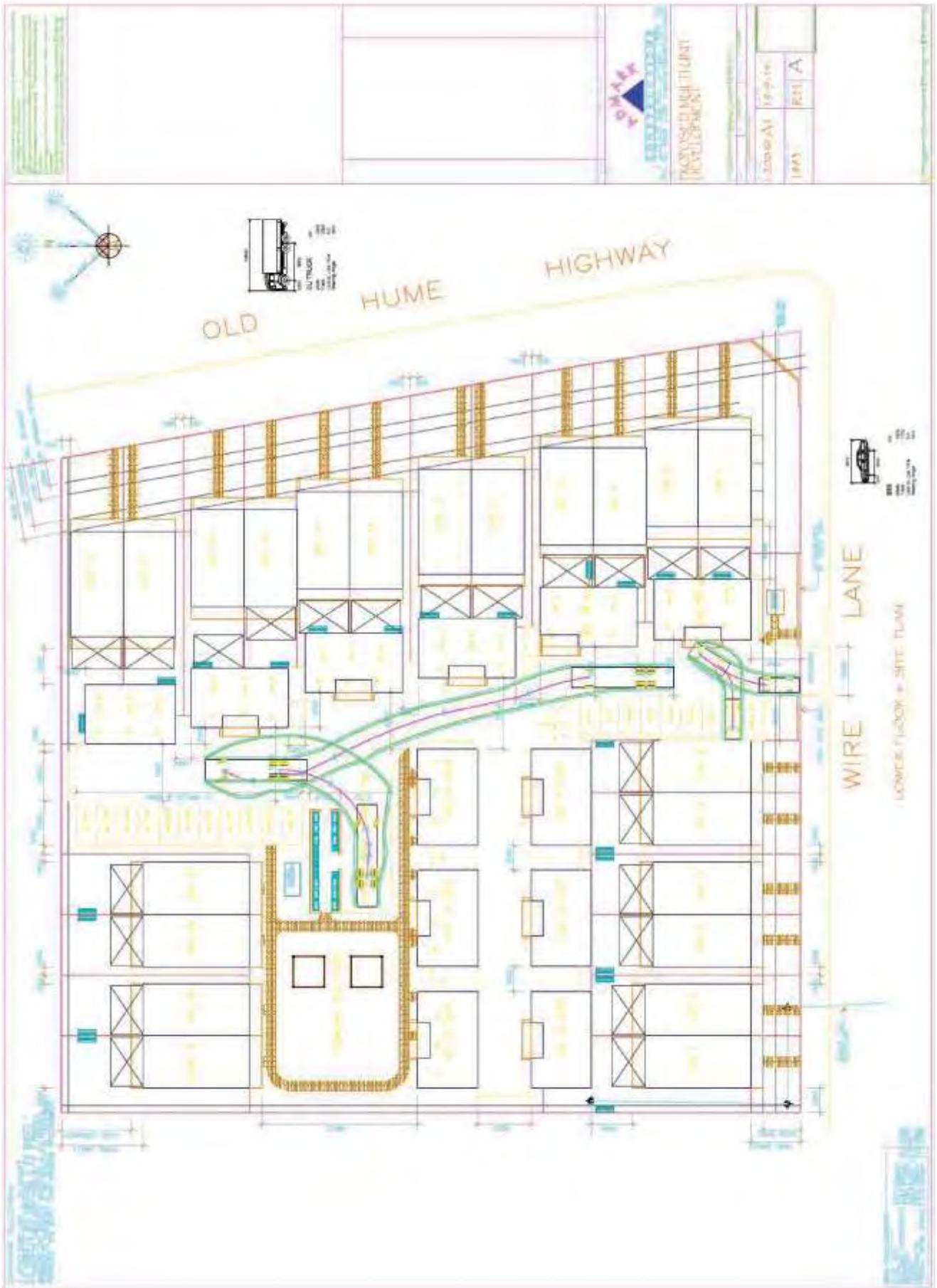
EASTERN ELEVATION (OLD HOME HIGHWAY)

SOUTHERN ELEVATION (WIRE LANE)

CLIENT: PETERSTONE CONSTRUCTION 1 EASTON AVENUE, SPRING FARM, NSW 2570 PH: 02 4556 3388 FAX: 02 4556 3455 LUCA Construction	JOB: PROPOSED MULTI-UNIT DEVELOPMENT 107 OLD HOME HIGHWAY, SPRING FARM NSW 2570 LOT 1, DP 930755, TAREA LUCA Construction	SCALE: 1:200 @ A2	DATE: 19-9-14	DRAWING ISSUE: R1 A	NOTES: 1. All dimensions are to face unless otherwise stated. 2. All work to be in accordance with the Australian Standards. 3. All work to be in accordance with the Council's Development Control Plan. 4. All work to be in accordance with the Council's Planning Scheme. 5. All work to be in accordance with the Council's Local Law. 6. All work to be in accordance with the Council's Building Code of Australia.
		DRAWING No: 1883	REGGIE'S ARCHITECTURE		

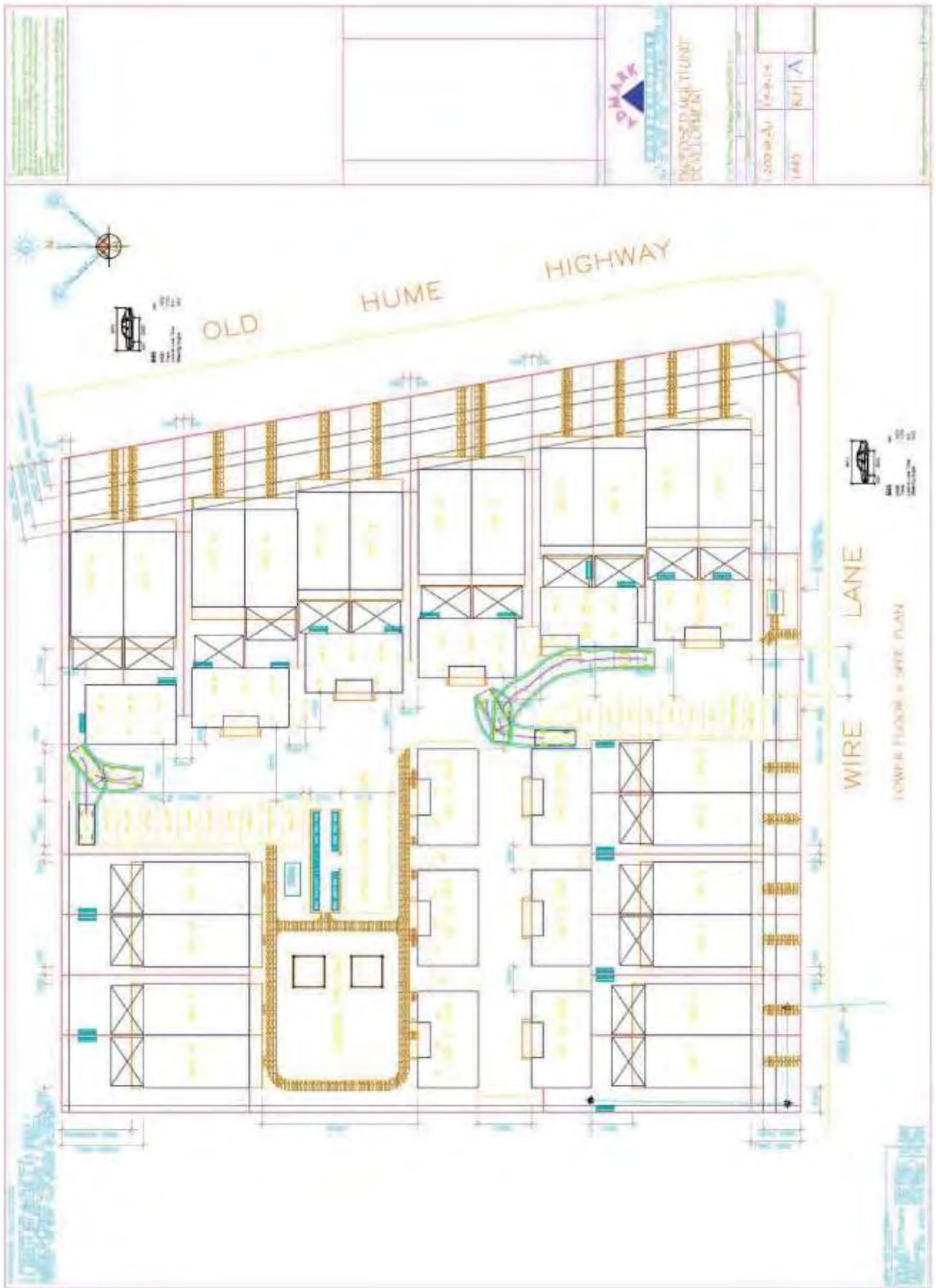
ORD04

Attachment 2



ORD04

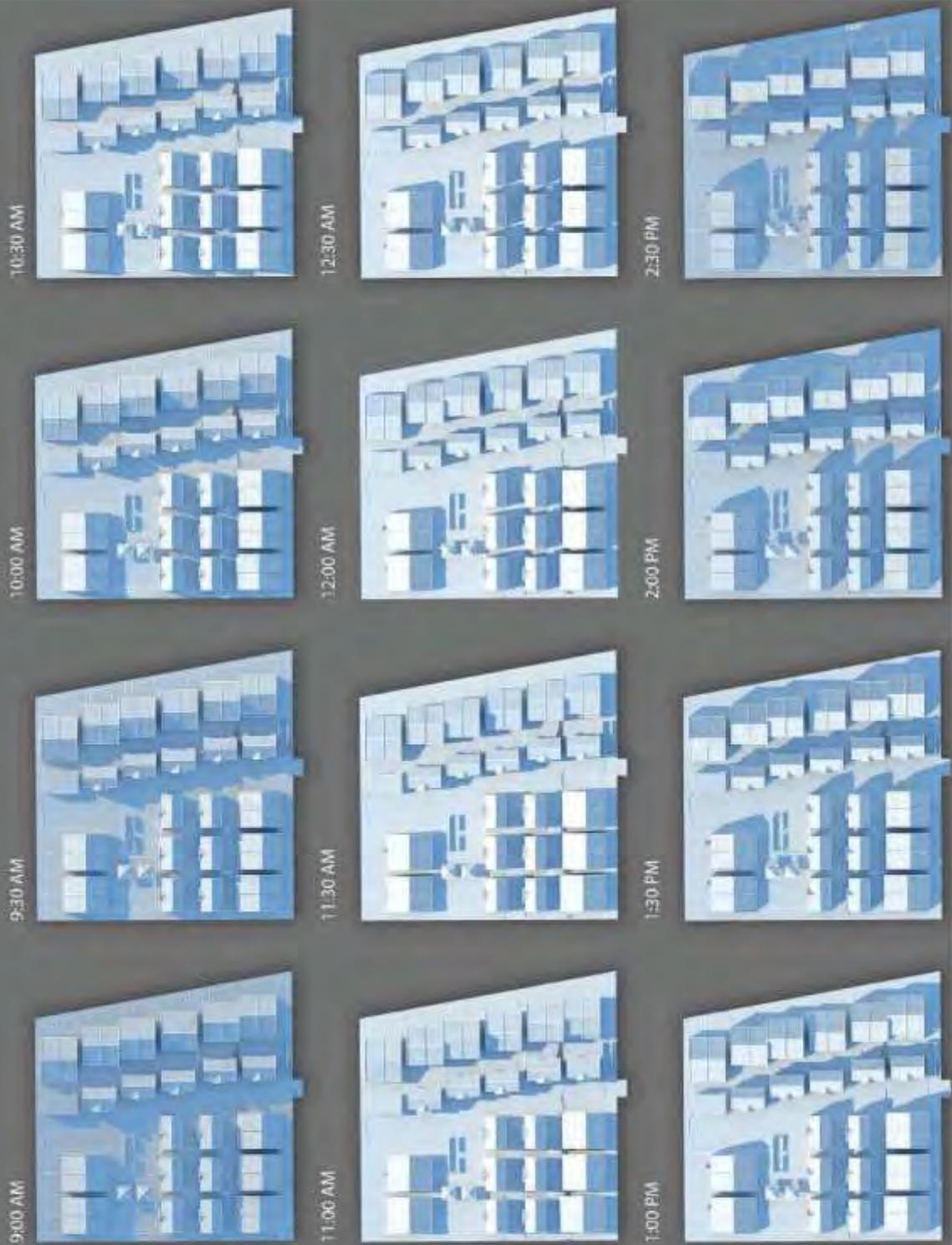
Attachment 2

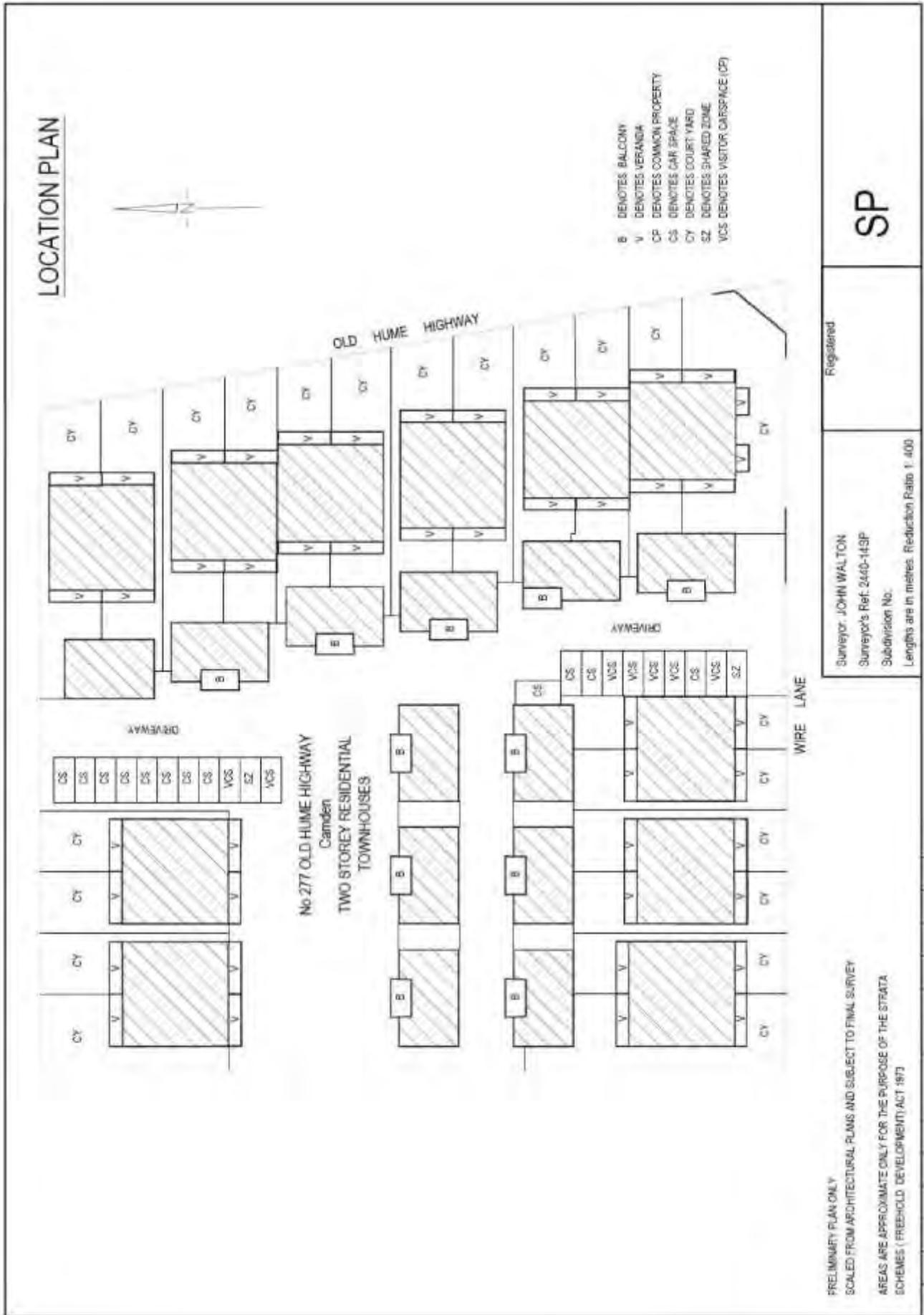


277 Old Hume Highway Camden South

Solar access calculation for 21.06

- Lot 1: 4:36 (10:24 am - 3:00 pm)
- Lot 2: 0:00
- Lot 3: 0:00
- Lot4: 0:19 (10:54 am - 11:15 am)
- Lot5: 0:00
- Lot6: 0:39 (9:16 am - 9:55 am)
- Lot7: 3:02 (10:00 am - 1:02 pm)
- Lot8: 3:03 (10:03 am - 1:06 pm)
- Lot9: 3:09 (9:51 am - 1 pm)
- Lot10: 3:24 (10:24 am - 1:48 pm)
- Lot11: 3:01 (10:13 am - 1:14 pm)
- Lot12: 3:00 (10:32 am - 1:32 pm)
- Lot13: 2:17 (10:20 am - 1:03 pm)
- Lot14: 3:17 (10:34 am - 1:51 pm)
- Lot15: 3:35 (9:38 am - 1:13 pm)
- Lot16: 4:13 (10:38 am - 2:51 pm)
- Lot17: 3:32 (9:40 am - 1:12 pm)
- Lot18: 6:00 (9:00 am - 3:00 pm)
- Lot30: 6:00 (9:00 am - 3:00 pm)
- Lot31: 6:00 (9:00 am - 3:00 pm)
- Lot32: 6:00 (9:00 am - 3:00 pm)
- Lot33: 6:00 (9:00 am - 3:00 pm)





PRELIMINARY PLAN ONLY
 SCALED FROM ARCHITECTURAL PLANS AND SUBJECT TO FINAL SURVEY
 AREAS ARE APPROXIMATE ONLY FOR THE PURPOSE OF THE STRATA
 SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

Surveyor: JOHN WALTON
 Surveyor's Ref: 2440-14SP
 Subdivision No.
 Lengths are in metres. Reduction Ratio 1:400

Registered

SP

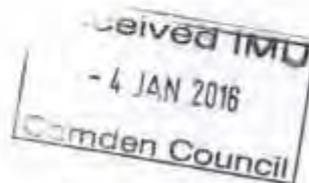
Safer by Design 277 Old Hume Highway Camden South, 33 Units.

1

4/2015/66465



NSW Police Force
www.police.nsw.gov.au



Ms J Maejiirs.
Camden Council
37 John Street
Camden NSW 2570

16 December 2015.

DA: 1246/2015/1. LOT: 1 DP: 605762, 277 Hume Highway Camden South.

On Wednesday 16th December 2015, a Safer by Design Evaluation was conducted on **DA, 1246/2015/1** for the proposed Multi Unit Housing Development Containing 33 Units with associated vehicle accommodation and site works including strata subdivision.

In April 2001 the NSW Minister for Planning introduced Crime Prevention Guidelines to Section 79C of the Environmental Planning and assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. 'If a development presents a crime risk, the guidelines can be used to justify modification of the development on the grounds that crime risk cannot be appropriately minimised'.

The Guidelines contain two parts. 'Part A details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained police, and Part B outlines basic Crime Prevention Through Environmental Design (CPTED) principles and strategies that can be used by consent authorities to justify the modification proposals to minimise risk'. (DUAP 2001:2)

Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

CAMDEN Local Area Command

Narellan Police Station

278 Camden Valley Way, NARELLAN NSW 2567

Telephone 02 46324459 Facsimile 02 46324455 ENet 84459 EFax 84455 TTY 9211 3776 (Hearing/Speech impaired)

ABN 43 406 613 190

NSW POLICE FORCE RECRUITING NOW 1800 222 122

WWW.POLICE.NSW.GOV.AU/RECRUITMENT

Safer by Design 277 Old Hume Highway Camden South, 33 Units.

2

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension).
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards) and
- Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour)

CPTED employs four key strategies. These are surveillance, access control, territorial re-enforcement and space/activity management.

- Surveillance
- Access Control,
- Territorial re-enforcement and
- Space/activity management.

Site Description

The proposed development is for a Multi Unit Housing Development Containing 33 Units with associated vehicle accommodation and site works including strata subdivision.

Site Risk Rating

The NSW Police Safer by Design Evaluation process is based upon Australia and New Zealand Risk Management Standard ANZS4360:1999. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risk. Evaluation measures include crime likelihood (statistical probability), consequence (crime outcome), distributions of reported crime (hotspot analysis), socio-economic conditions (relative disadvantage), situational hazards and crime opportunity.

After conducting this process the rating for this development has been identified as, **low Crime Risk.**

NSW POLICE FORCE RECRUITING NOW 1800 222 122
 WWW.POLICE.NSW.GOV.AU/RECRUITMENT

Safer by Design 277 Old Hume Highway Camden South, 33 Units.

3

Surveillance

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. *Natural surveillance* is a by-product of well-planned, well-designed and well-used space. *Technical/mechanical Surveillance* is achieved through mechanical/electronic measures such as CTV, help points and mirrored building panels. *Technical/mechanical Organised) Surveillance* is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

Natural surveillance is an important element capable guardianship. When supervision is lacking, the perception of surveillance can be created to deter opportunistic criminals. Offenders often scan their surroundings to see if they are being watched.

Objects, areas and structures capable of concealing an offender (especially near pedestrian routes) increase crime risk.

Advised Conditions of Consent:

- Entry points should be designed so as to maximize surveillance opportunities to and from these areas from both inside, as well as outside.
- The placement and orientation of common entry areas such as foyers should maximize opportunities for natural supervision by caretakers, tenants and other guardians.
- Laminated glass walls and windows facilitate supervision of common entry areas.
- Residential setbacks (such as front yards) act as a transition or buffer between private and public space. These areas require good sight lines from private vantage points to public areas.
- Store and Electrical Meter Rooms need to have doors locked at all times.
- CCTV cameras to be installed in and around car parking areas, and to be installed by licensed, qualified security professionals.
-

Recommended Conditions of Consent:

- Doors into Electrical Meter Rooms, to have approved Power Company locks and doors to be kept locked at all times.
- All vegetation/ Landscaping to be trimmed on a regular basis to ensure it is kept to a minimal height i.e eye level, at all times.
- Ensure all barriers and panels around the dwellings are transparent.
- Effective lighting to be installed in and around the car parking areas as well as the public / private areas with 48 hours storage.

NSW POLICE FORCE RECRUITING NOW 1800 222 122

WWW.POLICE.NSW.GOV.AU/RECRUITMENT

Safer by Design 277 Old Hume Highway Camden South, 33 Units. 4

- ❑ The configuration of car parking spaces can impact the risk to car thieves. Grid rows increase natural surveillance. Avoid dark spots, corners and isolated car spaces.
- ❑ Garbage disposal areas and other communal spaces should not be located in a buildings 'leftover space'. Poor supervision of communal facilities can greatly increase the risk of predatory crime, theft and vandalism. Areas that are unused or sporadically used after hours and unsupervised should not be accessible to the public.
- ❑ As the proposed development may be exposed to Break Enter and Steals, Stealing, Steal from persons, Malicious Damage and Steal from Motor Vehicle offences, a closed circuit television system (CCTV) which complies with the Australian Standard – Closed Circuit Television System (CCTV) AS:4806:2006 needs to be implemented to receive, hold or process data for the identification of people involved in anti social or criminal behaviour. The system is obliged to conform with Federal, State or Territory Privacy and Surveillance Legislation.
- ❑ This system should consist of surveillance cameras strategically located in and around the development to provide maximum surveillance coverage of the area, particularly in areas which are difficult to supervise.
- ❑ Cameras should be strategically mounted outside the development buildings and within the car parking areas to monitor activity within these areas.
- ❑ One or more cameras should be positioned at the entry and exit points to monitor these areas (car park foyer entrance)

Lighting

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). Good lighting can assist in increasing the usage of an area. Further information is required within the plans, which were reviewed to indicate the lighting proposals for the street lighting and car park, i.e the positioning of the lights next to vegetation is of a concern due to reducing the spread of the lighting.

Lighting should meet minimum standards. Crime and fear reduction are specified as key objectives in Australian lighting standard AS1158 for public streets, car parks and pedestrian areas.

Effective lighting contributes to public safety by reducing fear, increasing community activity, improving visibility and increasing the chance that offenders will be detected and apprehended. The Canadian METRAC Group (Toronto City Council) recommends a 15 metre facial recognition test in public places. This yardstick is often

NSW POLICE FORCE RECRUITING NOW 1800 222 122
 WWW.POLICE.NSW.GOV.AU/RECRUITMENT

Safer by Design 277 Old Hume Highway Camden South, 33 Units. 5
 applied as a non-technical measure of lighting effectiveness.

Walking from overtly bright places into dark places, or dark to light places can lessen a pedestrian's ability to see and recognize people, objects and colours. Transition lighting can help to reduce (night) vision impairment.

General Comments in Design for Lighting:

- ❑ Lighting should be designed to the Australian and New Zealand Lighting Standards.
- ❑ Australia and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.
- ❑ Lighting layout for the outdoor areas should be Anti Vandal type lights which are a better option, for both lighting and maintenance.

Recommended Conditions of Consent:

- ❑ A lighting maintenance policy needs to be established for the development.
- ❑ Australian and New Zealand Lighting Standard 1158 – Car Parks, must be used especially in undercover type parking in each block.
- ❑ The walls and ceilings of the car parks should be painted a light colour.
- ❑ Public area lighting must be bright and even (to permit facial recognition of approaching persons at 15 metres).
- ❑ Public or outdoor lighting to be addressed to ensure it complies and is effective.
- ❑ All lighting should be vandal proof throughout the complex.

Landscaping

Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can also provide concealment or entrapment areas for people involved in *criminal behaviour*.

General Conditions of Consent:

- ❑ Some predatory offenders seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future especially at rear open space areas.
- ❑ A safety convention is to have 3-5 metres of cleared space on either side of pathways. Thereafter, vegetation is stepped back in height to maximise sightlines.
- ❑ A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment.
- ❑ Landscaping can greatly interfere with residential setbacks (such as front yards). These areas require good sight lines from private vantage points to

NSW POLICE FORCE RECRUITING NOW 1800 222 122
 WWW.POLICE.NSW.GOV.AU/RECRUITMENT

Safer by Design 277 Old Hume Highway Camden South, 33 Units. 6

public areas therefore it is important that landscaping does not inhibit surveillance.

Recommended Conditions of Consent:

- ❑ Landscaping close to and around the dwelling should be regularly maintained to ensure branches cannot act as natural ladders to gain access to higher parts of the dwelling, and to assist with natural surveillance in and around the dwellings.
- ❑ Vegetation to be 3-5 metres clear of pathways.

Territorial Re-enforcement

Criminals rarely commit crime in areas where the risk of detection and challenges are high. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it. *Territorial Re-enforcement* uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be, and what activities are appropriate.

General Conditions of Consent:

- ❑ The boundaries of the development are reasonably well defined and re-enforced by fencing and landscaping.
- ❑ There is no information to indicate signage, which might be used in and around the development. Confusion resulting from vague entry design can legitimise exploration, trespassing and excuse making by opportunistic criminals. Entries should be legible and inviting.
- ❑ Car park design and definitional legibility can help (or hinder) way finding. Knowing how and where to enter/exit and find assistance can impact perceptions of safety, victim vulnerability and crime opportunity. Signage should reinforce (not be an alternative to effective design).

Recommended Conditions of Consent

- ❑ Signage needs to be provided at entry/exit points indicating public and private access points and areas throughout the development, to assist users and warn intruders that they will be prosecuted.
- ❑ All car parking areas should have signage "residents only", and signs for all visitor parking.
- ❑ Warning signs should be strategically posted around the buildings to warn intruders of what security treatments have been implemented to reduce opportunities for crime.
- ❑ Warning, trespassers will be prosecuted.
- ❑ Warning, these premises are under electronic surveillance

NSW POLICE FORCE RECRUITING NOW 1800 222 122

WWW.POLICE.NSW.GOV.AU/RECRUITMENT

Safer by Design 277 Old Hume Highway Camden South, 33 Units. 7

Environmental Maintenance

All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

General Conditions of Consent:

- There is no information as to the maintenance policy for the development.

Recommended Conditions of Consent:

- A graffiti management plan needs to be incorporated into the maintenance plan for the development. Research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such materials generally with a forty-eight hour period.

Space / Activity Management

Space /Activity management strategies are an important way to develop and maintain *natural* community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximize community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

General Comments:

- As residents within this area have been targeted for malicious damage, break enter and steal, and stealing's, it is important that access to and from the development be established and maintained.
- There is little information to indicate the access control treatments in and around the development.
- Natural ladders are building features, trees or nearby structures that can help a criminal to climb to balconies, rooftops, ledges and windows.

Recommended Conditions of Consent:

- Further consideration to be given to enhancing the entry into buildings with electronic access control equipment to enhance physical security.
- Intercom facilities should be incorporated into these entry/exit points at the front and back of the dwelling to enable residents to communicate and identify with people prior to admitting them to the premises. An auxiliary lock set should also be incorporated into the design of each of the entry/exit points to enable

NSW POLICE FORCE RECRUITING NOW 1800 222 122

WWW.POLICE.NSW.GOV.AU/RECRUITMENT

ORD04

Safer by Design 277 Old Hume Highway Camden South, 33 Units. 8

emergency services to access the development particularly in emergency situations.

- Having electronic access control equipment fitted to these areas to enhance physical security should control the doors from public to private areas.
- 'Residents only' access to parking through the interior of the dwelling can reduce opportunities for theft from vehicles, motor vehicle theft, and entrapment.

We would like to thank you for the opportunity of inspecting the plans for this development and should you require further information on the subjects mentioned within this report feel free to contact Constable Greg Louden, Crime Prevention Officer, Camden Local Area Command, phone 46324459 or Email loud1gre@police.nsw.gov.au

Yours faithfully,

Ward Hanson
Superintendent
Commander
Camden Local Area Command.

Disclaimer
 The New South Wales Police have a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this evaluation, any person who does so acknowledges that:-

1. It is not possible to make areas evaluated by the New South Wales Police, absolutely safe for members of the community or their property.
2. It is based upon the information provided to the New South Wales Police, at the time the evaluation was made.
3. The evaluation is a confidential document and is for use by the consent authority or organization referred to on page 1 only.
4. The contents of this evaluation are not to be copied or circulated otherwise that for the purposes of the consent authority or organization referred to on page 1.

The New South Wales Police hopes that by using the recommendations contained in this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.



Attachment 3



Transport
Roads & Maritime
Services

ORD04

Attachment 4

4 December 2015

Our Reference: SYD15/01471 (A10997328)
Council Ref: DA 1246/2015/1

The General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Attention: Josephine Maejirs

PROPOSED MULTI UNIT HOUSING DEVELOPMENT
277 OLD HUME HIGHWAY, CAMDEN SOUTH

Dear Sir/Madam,

Reference is made to Council's letter dated 16 November 2015, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for concurrence in accordance with Section 138 of the Roads Act, 1993.

Roads and Maritime has reviewed the submitted application and would provide concurrence under Section 138 of the Roads Act 1993 subject to the following conditions being included in any consent issued by Council:

1. Roads and Maritime has previously vested a strip of land as road along the Old Hume Highway frontage of the subject property, as shown by grey colour on the attached Aerial – "X".

Therefore, all buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Old Hume Highway boundary.

2. The redundant driveways on Old Hume Highway shall be removed and replaced with kerb and gutter. The design and construction of the kerb and gutter on Old Hume Highway shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 88492138)

Detailed design plans of the proposed kerb and gutter crossing are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

Roads and Maritime Services

27-31 Argyle Street, Parramatta NSW 2150 |
PO Box 973 Parramatta NSW 2150 |

www.rms.nsw.gov.au | 131 782

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

3. Council should ensure that the post-development storm water discharge from the subject site into the Roads and Maritime drainage system does not exceed the pre-development discharge.
4. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 88492766

5. It is recommended that the proposed development should be designed such that road traffic noise from Old Hume Highway is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of State Environmental Planning Policy (Infrastructure) 2007.
6. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
7. Any proposed landscaping and/or fencing must not restrict sight distance to pedestrians and cyclist travelling along the footpath.
8. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Old Hume Highway during construction activities.
9. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Old Hume Highway.
10. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely



Rachel Nicholson
A/Senior Land Use Planner
Network and Safety Section

DRAFT SUBMISSION



**Draft Submission to Department of
Planning & Environment**

*Draft State Environmental Planning Policy
(Educational Establishments and Child Care
Facilities) 2017*

AND

*Draft State Environmental Planning Policy
(Infrastructure 2007)*

March 2017

Table of Contents

Table of Contents.....	1
Executive Summary.....	2
Introduction.....	3
Background.....	3
Part 1.....	4
Submission to the Draft Infrastructure SEPP.....	4
Key suggestions.....	4
Conclusion.....	5
Part 2.....	5
Submission to the Draft Education and Child Care SEPP.....	5
Key Issues.....	5
Key Issue 1: Impact on existing and future character and context.....	5
Key issue 2: Traffic Impacts.....	6
Key issue 3: School complying development.....	7
Key Issue 4: Noise Impacts.....	10
Key issue 5: Reduced community input.....	10
Key issue 6: Technical Assessments.....	11
Matters for clarification.....	12
Change in definitions to the Standard Instrument Order.....	12
Statutory weight of the Child Care Planning Guidelines.....	12
Additional Considerations from Council.....	12
Strong support to make home-based child care on bushfire prone land exempt development.....	12
Conclusion.....	12

Executive Summary

Council has prepared this submission in response to the *draft State Environmental Planning Policy (Infrastructure)* (draft Infrastructure SEPP) and the *draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities)* (draft Education and Child Care SEPP).

Council welcomes the opportunity to provide comment on the results of the DPE's SEPP Review Program, which intends to make it easier and faster to deliver and maintain social infrastructure including health facilities, correctional centres, emergency and police services, and council services.

Camden Council also supports the NSW Government's commitment to increasing access to child care and education infrastructure. This objective is aligned to Council's awareness of the potential stresses experienced by residents in accessing essential services such as child care, as identified in our community strategic plan *Camden 2040*.

Part 1

Council has conducted a review of the changes proposed in both draft SEPPs. Part 1 of the submission contains Council's comments on the draft SEPP (Infrastructure). Whilst the proposed amendments are considered to be minor in nature, Council wishes to take this opportunity to suggest further areas of review under the Infrastructure SEPP for the DPE's consideration. This is in relation to:

- Permitting advertising signage on bus shelters as exempt development; and
- Removing the use of 'classified roads' from Schedule 3 of the Infrastructure SEPP

Part 2

A review of the draft Education and Child Care SEPP has been conducted against existing controls in the Camden Development Control Plan 2011 (Camden DCP 2011). Consideration has also been given to community concerns and expectations surrounding education and child care development.

Whilst the overall vision reflected in the draft SEPP is broadly supported, key issues have been identified. These relate to Council's diminished role in ascertaining planning outcomes for child care and school development under the draft SEPP, as well as managing the associated amenity impacts. Consideration is also given to Council's lack of planning control under the draft SEPP for producing a built form that is well integrated and will offer a positive contribution to local character and context.

Further insight into the themes identified above are reflected through the following key issues discussed in Part 2 of the submission below:

1. Impact on existing and future character and context;
2. Traffic impacts;
3. School complying development;
4. Noise impacts;
5. Reduced community input; and
6. Technical assessments.

Part 2 of the submission also reflects the need for clarification on the policy framework being proposed under the draft Education and Child Care SEPP:

- Change in definitions to the Standard Instrument Order; and
- Statutory weight of the Child Care Planning Guidelines

Additional considerations are also briefly addressed in relation to exempt development of home-based child care on bushfire prone land. This submission reflects Council's strong support of permitting this development as exempt development under the draft SEPP.

Introduction

This document forms Camden Council's formal submission to the exhibition of the *draft State Environmental Planning Policy (Infrastructure)* and *draft State Environment Planning Policy (Educational Establishments and Child Care Facilities)*.

The submission was endorsed by Council on **DATE**

Background

Draft Infrastructure SEPP

In early 2016 DPE commenced the latest review of the Infrastructure SEPP in early 2016. The 2016 review had a strong focus on improving the delivery of social infrastructure. Consequently, the draft SEPP introduces new provisions for health facilities, correctional centres, emergency and police services, and council services. As part of the review, DPE proposes to transfer the educational provisions contained in the Infrastructure SEPP; into new standalone draft Education and Child Care SEPP.

Draft Education and Child Care SEPP

The NSW Government notes that unprecedented population growth is placing increasing pressure on education and child care facilities.

On 3 February 2017, the DPE released the draft Education and Child Care SEPP with the intention of simplifying the planning process and to make it easier for child-care providers, schools, TAFEs and universities to upgrade and build new facilities.

The proposed SEPP also sought to introduce the physical environmental requirements for early childhood and care facilities from the National Quality Framework into the NSW planning system for the first time.

Public exhibition period

The public exhibition period for both draft SEPPs was initially open until 24 March 2017. This deadline was later extended to 7 April 2017. The DPE has granted Council further time to lodge this submission.

Part 1

Submission to the Draft Infrastructure SEPP

Council has determined the nature of the amendments proposed in the Draft Infrastructure SEPP are minor in nature, and are broadly supportive of the proposed changes. In addition to the proposed changes Council officers suggest the DPE investigate additional provisions relating to bus shelters.

Key suggestions

Advertising signage on bus shelters permitted as exempt development

Under the draft Infrastructure SEPP, bus shelters are currently exempt development. Commercial advertising signage on bus shelters is not exempt development and requires the submission of a development application. Additionally, clause 10 of State Environmental Planning Policy No 64—Advertising and Signage, prohibits advertising signage in a number of land use zones including residential and open space zones.

As a result of discussions between Council officers and potential bus shelter providers, it was determined that there is potential for bus shelters with advertising signage to occur in some residential areas.

Council officers have found the approach adopted by other Councils is for bus shelter advertising to be listed under exempt development in their LEP. As the bus shelters are within the road reserve, the decision to progress with bus shelters and advertising signage would remain with Council.

Recommendation:

The draft submission suggests the Infrastructure SEPP could be further amended to nominate advertising signage on bus shelters (and taxi rank shelter signs) as exempt development, subject to compliance with the following development standards:

- Must be located on land owned or managed by Council;
- Council approval must be obtained for the shelter and advertising signage;
- Must not extend beyond the perimeter of the shelter;
- Only 1 advertising panel per shelter that may comprise an advertisement on 2 sides;
- Must not contain flashing or neon signage;
- Must not obstruct pedestrian paths of travel;

- Must not obstruct the line of sight of vehicular traffic.

Additional considerations

The following additional amendment is also suggested for the DPE's consideration:

Schedule 3 of the Infrastructure SEPP currently deals with 'Traffic generating development to be referred to RMS'. It is suggested that when a development application needs to be referred to Roads and Maritime Services (RMS), that 'classified roads' should be removed, and replaced with 'state roads'. It is suggested the use of the term classified roads is incorrect, as some local roads are still classified roads. It is suggested the distinction between state and local roads is required to prevent confusion as to when a referral to RMS needs to be made.

Conclusion

In preparation for this submission, Council has reviewed the draft Infrastructure SEPP exhibited. Overall, the amendments proposed in the draft SEPP are considered minor in nature. However, Council has taken the opportunity to highlight additional issues for DPE's consideration in the review of the draft Infrastructure SEPP.

Part 2

Submission to the Draft Education and Child Care SEPP

Key Issues

This section addresses the key issues identified in response to the draft Education and Child Care SEPP.

Key Issue 1: Impact on existing and future character and context

Council is concerned the draft SEPP and draft Child Care Planning Guidelines are not adequate enough to ensure child care centres integrate well into their local character and context. This concern is heightened in urban release areas, where Council seeks to ensure child care centres align with the *future* desired character of a development.

Non-discretionary standards

The key limitation in this submission is the operation of the non-discretionary standards. It is understood the non-discretionary standards list development standards for particular matters relating to centre-based child care. If a development application satisfies the standards in this clause, Council cannot require more onerous standards for those matters, or refuse a development application if it complies with the standards.

5

The submission argues the non-discretionary standards are too broad in scope and limit Council's ability to determine the final design and built form outcome of a child care centre. Under the operation of the clause, Council will also be in a limited position to determine whether a child care centre is sensitively designed and responds well to its locality. This is because the non-discretionary standards extend to factors such as site area, site coverage, site dimension and colour of buildings.

It is also noted that certain non-discretionary standards directly conflict with Council's DCP controls on the same matters. For example, the Camden DCP states the maximum site coverage of a child care centre located within a residential zone must be 50%. This requirement coincides with the site coverage requirement for dwellings in a residential zone and aims to ensure child care centre development matches the scale of its residential context. DCP controls such as this would no longer apply in favour of site coverage requirements in the non-discretionary standard clause, which would allow development to cover any part of the site.

This submission suggests the overall scope of the non-discretionary standards is too extensive, and attempts to enforce a 'blanket approach' to development assessment of child care centres. On this point, the full breadth of non-discretionary standards proposed is not supported, as these contradict Council's aims of ensuring child care development is consistent with its local character and context.

Council has always sought to ensure well-designed and integrated child care facilities. Council has considered these matters in the context of our existing areas, including one matter that was subject to a Land and Environment Court decision. Council would welcome an opportunity to discuss our experiences with the DPE if further information is sought.

Recommendation:

- The non-discretionary standards are too broad. It is suggested DPE remove site area, site coverage, site dimension and colour of building materials from the non-discretionary standards. This action would afford Council greater scope to determine how a proposed child care development integrates with the existing or future character and context.

Key issue 2: Traffic Impacts

This submission provides a review of proposed changes concerning child care and school development in relation to the management of traffic impacts.

Child care

The draft Child Care Planning Guidelines state that a centre-based child care facility is not to be located on a site adjoining a busy road. The submission considers that child care centres located on sites adjoining busy roads are not necessarily detrimental to the safety of children, but can pose an unacceptable risk where the facility has direct access to and from main or busy roads. The submission suggests the Guideline controls are reworded to clarify the locational criteria in relation to access to main or busy roads.

The Child Care Planning Guidelines acknowledge traffic and parking as priority considerations when considering a development proposal for centre-based child care facilities in the low density

residential/suburban context. However, these considerations are not reflected in any design criteria that could influence how these considerations are to be addressed.

The relevance of controls in the Camden DCP 2011 is highlighted in this regard. The DCP requires child care centres to be located on land where access to the site is via a road with a carriageway width of 7.4m minimum at any one point. The effect of this control is that child care centres are discouraged on sites with access from narrower roads due to traffic congestion and a reduction in street parking as a result of increased activity.

The Camden DCP 2011 further requires all required parking spaces for a proposed development to be contained within the proposed site, and shown on a plan. It is acknowledged this outcome is not possible for all local government areas. However, Council is in a unique position to implement these standards when planning for urban release areas. It is further noted these standards are particularly relevant to managing traffic impacts in Camden, as we have a high reliance on car usage and limited access to public transport services in comparison to other local government areas in Sydney.

Schools

Under the proposed changes, a complying development certificate for the expansion of schools must be obtained where the expansion seeks to increase student numbers by more than 50. In order to obtain a complying development certificate, the Roads and Maritime Services (RMS) must certify the impacts on the surrounding road network are acceptable, by way of a traffic certificate that must accompany the application.

That submission suggests that where traffic impacts on local roads will occur, Council should be the authority to assess applications for traffic certificates.

Recommendation:

- It is suggested the Guideline criteria are reworded to clarify that child care centres should not have access to and from main/busy roads.
- The draft SEPP should include a provision that will allow Council to enforce DCP controls that are designed to manage provision of car parking for child care centres.
- Where a school seeks expansion under complying development, Council should be the authority to assess applications for traffic certificates, where these impacts will affect local roads.

Key Issue 3: School complying development

Camden Council understands that schools and education are important to our community. It is therefore equally important to facilitate the provision of schools in our local government area, which is growing significantly. Council is supportive of the notion of delivering new schools that are well designed and positively contributes to the amenity of the surrounding locality.

Current school complying development provisions in the Infrastructure SEPP

It is noted complying development already exists in the Infrastructure SEPP for school buildings. Currently, the SEPP permits the construction of, or alterations or additions to, classrooms, libraries, administration offices, school halls and canteens to be undertaken as complying development. The Infrastructure SEPP will permit these buildings to reach a maximum height of 12m with a minimum setback of 5m from the side and rear boundary.

Changes to school complying development in the draft Education and Child Care SEPP

The changes proposed by DPE seek to transfer these provisions from the Infrastructure SEPP to a stand-alone draft Education and Child Care SEPP. Additionally, the height and setback standards are proposed to be changed.

The draft Education and Child Care SEPP stipulates that the height of a building must not exceed 4 storeys and 22m from the ground level. The draft SEPP also adjusts the side and rear setback standards according to the height of the proposed building, and in what zone that building is proposed to be built. The full changes proposed are summarised in **Table 1** below.

Building height	Setbacks in residential zones	Setbacks in all other zones
Up to 12 metres	5 metre setback	1 metre setback
12 – 15 metres	8 metre setback	2.5 metres setback
15 – 22 metres	10 metres setback	4 metres setback

Table 1: Complying development for school buildings under draft Education and Child Care SEPP

Council officers have reviewed the above changes and provide the following comments:

Increased height of buildings not supported

This submission does not support buildings to be constructed to a maximum height of four storeys and 22 metres as proposed in the Draft Education and Child Care SEPP. Council officers are further not satisfied the corresponding setback requirements will prevent adverse impacts in a low density residential environment. The submission therefore requests DPE especially consider the amenity impacts on low density development, such as overshadowing, visual and acoustic privacy.

Supporting infrastructure surrounding school sites should be facilitated in draft Education and Child Care SEPP

Recent government schools in Camden's urban release areas has demonstrated a propensity for school development to focus on design *within* the proposed site, to the expense of providing adequate supporting infrastructure surrounding the site.

The draft Education and Child Care SEPP is silent on the provision of supporting infrastructure surrounding the development site (including adequate on-site parking). However, in Council's previous experience, critical supporting infrastructure to school developments, such as road access, pedestrian crossings, and on-site parking is already challenging to secure.

Council seeks to prevent developments that present adverse impacts on the safety and amenity of local residents, students, staff and visitors. These impacts may be felt because of a lack of supporting infrastructure that can adequately enable the activity of school sites and surrounding areas. In this context, the expansion of school sites that will further increase activity under complying development is concerning.

In this respect, the submission suggests DPE consider including a provision in the draft SEPP that will facilitate schools to deliver enabling infrastructure surrounding the school site. Supporting infrastructure such as access roads, pedestrian crossings, on-site parking and drop-off bays are essential to ensuring schools are well designed and function well, not only within school boundaries, but also in relation to surrounding areas.

The draft submission further suggests capping the expansion of school sites under complying development to a maximum number of 50 students. This would allow Council the opportunity to assess more significant expansions under the development assessment process.

RECOMMENDATION:

- Increased height of school buildings to 22m and four storeys is not supported. The existing building height standards of 12m and three storeys should be retained.
- The draft SEPP must include provisions that will facilitate schools to provide key supporting infrastructure surrounding the development site (including adequate on-site parking). Key supporting infrastructure should include access roads, pedestrian crossings, on-site parking and drop-off bays.
- The draft SEPP should cap the expansion of schools under complying development to a maximum of 50 new students. Proposed expansions greater than this should undergo development assessment by Council.
- The design quality principles contained in the draft SEPP and supporting draft Better Schools Design Guide should introduce stronger controls aimed to address the surrounding amenity impacts of school development. Consideration should be given to matters such as overshadowing, visual and acoustic privacy.

Key Issue 4: Noise Impacts

In relation to acoustic privacy, the draft Child Care Planning Guidelines states that a 2-metre-high acoustic fence along any boundary is to be provided along any boundary where the adjoining property contains a residential use.

The requirement to achieve 5dBA above background noise level may warrant the installation of significant acoustic fences (greater than 2.1m in height where there is low ambient background noise). To address this issue, consideration needs to be given to reviewing the target noise levels in the draft Child Care Planning Guidelines, associated technical documents and general accepted industry practice for child care centre developments. The Guideline should also be amended to provide for flexibility in the determination of acoustic fence heights.

Furthermore, Council cannot see the merit in having an internal assessment for affected residence/s especially in greenfield release areas (such as Camden) where an adjoining residential lot may not have an existing dwelling located on the land.

Council is concerned the requirement to assess internal noise appears onerous as it may become difficult to gain access to noise affected residences in-order to undertake required noise assessments. It may also be impracticable to have the assessment undertaken until quite some time after a new child care centre has opened as there will need to be a sufficient time for the centre to provide sufficient numbers of children for the assessment to be accurate.

Camden DCP 2011 has a control for larger centres that the number of children participating in outdoor activities at any one time must be controlled to ensure satisfactory acoustic impacts for neighbouring properties. It is suggested that the draft Child Care Planning Guidelines implement this noise control strategy.

Recommendation

- Review target noise levels in the draft Child Care Planning Guidelines, associated technical documents and general accepted industry practice for child care centre developments to avoid the need for the installation of significant acoustic fence heights.
- The draft Child Care Planning Guidelines provide flexibility for determining acoustic fence heights.
- DPE provide direction in the Child Care Planning Guidelines on possibly restricting the number of children participating in external play at any given time to achieve target noise levels.

Key Issue 5: Reduced community input

The submission highlights concern the draft Education and Child Care SEPP will reduce community input on local planning outcomes surrounding child care and school development.

The introduction of complying development for buildings up to 22 metres and four storeys in height will result in unexpected planning outcomes in the local community. This is especially concerning given the potential impacts the scale of such buildings will have on adjoining properties, such as overshadowing and visual privacy. Additionally, residents will be unable to provide comment on the

impact an increased student population will have on the amenity of the locality they live in such as traffic movement, acoustic privacy and reduced parking.

Recommendation:

- As per the previous recommendation dealing with the proposed expansion of exempt and complying development provisions, matters that have potential impact on neighbouring properties should be subject to Council's public notification process for development assessments.

Key issue 6: Technical Assessments

The submission notes the draft Child Care Planning Guidelines includes an *Appendix 3 – Checklist of Specialist Studies or Technical Considerations in Development Applications*.

The purpose of this checklist is to advise an applicant which specialist/technical studies should be completed, the matters to be addressed in those studies and when an assessment of that nature would be required. The submission recommends the following additional technical studies are included in the checklist:

- Odour Assessment; and
- On-site Sewerage Management.

Odour Assessment

Currently, Camden DCP 2011 will consider the proximity of child care centres to existing odour generating land uses, such as poultry farms, but may require an assessment in accordance with the relevant odour assessment requirements.

Unsewered sites

Under the Camden DCP, child care centres must not be located on land which is not connected to a reticulated sewer of Sydney Water unless satisfactory on-site sewerage management can be provided.

Recommendation:

- DPE include odour assessment to Appendix 3 – Checklist of Specialist Studies or Technical Considerations in Development Applications. The odour assessment should be provided based on Council's assessment of the centre's proximity to existing odour generating uses.
- DPE include on-site sewage management to Appendix 3 – Checklist of Specialist Studies or Technical Considerations in Development Applications. This should be provided where a child care centre is proposed to be located on land which is not connected to a reticulated sewer of Sydney Water.

Matters for clarification

Change in definitions to the Standard Instrument Order

Proposed changes introduced in the Draft Education and Child Care SEPP will include new definitions for child care centres in the Camden Local Environmental Plan 2010 (Camden LEP 2010). The new definitions that would be introduced would cover: early childhood education and care facilities, centre-based child care, school-based child care, home-based child care and mobile child care.

The submission seeks clarification on whether these definitions would also be reflected in State Environmental Planning Policies applicable to the South West Priority Growth Area.

Statutory weight of the Child Care Planning Guidelines

The draft submission reports that the statutory weight of the Child Care Planning Guidelines is not clearly represented. To assess development proposals for centre-based child care, clause 21 of the Draft Education and Child Care SEPP states that Council *may* consider Part 3 of the Guidelines. At the same time, clause 24 of the draft SEPP makes it clear a provision of the DCP that specifies a requirement, standard or control in relation to any matter provided for in the Child Care Planning Guidelines does not apply to centre-based child care development.

It is therefore not clear to what extent Council would need to consider the Guidelines relative to Council's DCP Controls, given the Guidelines are intended to replace local development control plans.

Additional Considerations from Council

Strong support to make home-based child care on bushfire prone land exempt development

Council provides support for proposed changes that will permit home-based child care on bushfire prone land as exempt development. This is provided the relevant development standards in the *State Environmental Planning Policy (Exempt and Development Code) 2006* are satisfied.

Conclusion

This submission supports the wider intent behind the proposed changes of the draft Education and Child Care SEPP, which is to increase access to child care and education facilities. Greater access to these essential services is an important step forward in responding to the needs of residents in the Camden Local Government Area.

This submission advocates for the need for child care centres that are sensitively designed in terms of built form, scale and massing, will be capable of making a positive contribution to the character of the surrounding locality and would not create adverse impacts to traffic and parking. The draft

submission therefore raises concerns on the implications these proposed changes will have on the Camden DCP and Council's diminished role to ensuring positive planning outcomes for the community.

**Draft State
Environmental
Planning Policy
(Educational
Establishments and
Child Care Facilities)
2017**

*Explanation of Intended
Effect*



Reforms to the Educational Facilities and Early Childhood Education and Care Sector

This Explanation of Intended Effect (EIE) has been prepared under Section 38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It is presented in six parts:

Part A: The Policy Framework

Part A provides an overview of the proposed policy framework developed for the educational and child care sector, including the proposed State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 ('the proposed SEPP').

Part B: Early Childhood Education and Care Facilities

Part B outlines the policy rationale and the provisions in the proposed SEPP relating to early childhood education and care facilities. This section also outlines other elements of the policy package applying to childcare including proposed amendments to the *Standard Instrument (Local Environmental Plans) Order 2006* to introduce new standard definitions and provisions that permit centre-based child care in more land use zones.

Part C: Schools

Part C outlines the policy rationale and the provisions in the proposed SEPP relating to schools. This section also outlines other elements of the policy package applying to schools, including:

- a proposed amendment to the *Environmental Planning and Assessment Regulation 2000* to prescribe non-government schools as public authorities, to require the RMS to assess the traffic impacts of complying schools development prior to the lodgment of an application for a complying development certificate (CDC), and to require complying schools development proposals to be verified by designers before a CDC can be issued; and
- an Environmental Assessment Code of Practice that applies to non-government schools when assessing and carrying out development without consent under clause 31 of the proposed SEPP.

Part D: Universities

Part D outlines the policy rationale and the provisions in the proposed SEPP relating to NSW universities.

Part E: TAFEs

Part E outlines the policy rationale and the provisions in the proposed SEPP relating to Technical and Further Education (TAFE) institutes and campuses.

Part F: Related amendments to other environmental planning instruments

Part F outlines changes made to other planning instruments as part of the policy package. They include amendments to the State Environmental Planning Policy (State and Regional Development) 2011 and State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP), as well as consequential changes to the State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP), and to local environmental plans.

The consequential changes to local environmental plans follow from proposed changes to certain definitions relating to child care in the Standard Instrument Local Environmental Plan (SI LEP) to be made under the proposed Standard Instrument (Local Environmental Plans) Amendment Order (No 2) 2016.

Part A: The Educational and Child Care Sector Policy Framework

NSW's education future - A better plan

Child care and education infrastructure lays the foundations for our children's learning from their earliest years through to their adult careers.

Access to quality child care and education is vital for the development of our children and for our economy. So too, our tertiary institutions play a crucial role in building an educated and skilled workforce to meet the growing demands of industry, provide improved employment opportunities and deliver strong economic growth for NSW.

NSW needs to invest in high quality and cost-effective early childhood care facilities, schools, TAFEs and universities to nurture young minds, educate and train our future leaders, innovators and skilled workforce, and to provide the best opportunities for our youth to achieve their life ambitions.

Need for change - Demand for quality child care and education

NSW is facing unprecedented growth with the population forecast to increase by 28% to almost ten million people by 2036. The number of children under five will climb 18 percent to over 600,000, and the total population under 15 years of age will grow by 23 per cent to more than 1.8 million. This growth is placing increasing pressure on our social infrastructure, including child care facilities and all levels of our education system.

Many families face difficulties in finding suitable child care arrangements, with access to long day care facilities being limited and costly. The Productivity Commission has estimated that approximately 165,000 parents in NSW would like to work, or work more hours, if they could access suitable, affordable child care. It is estimated that an additional 2,700 long day care centres would be required by 2036 in order to address shortages and meet projected demand.

Our schools are also under increasing pressure with an estimated 172,000 new students entering the public school system by 2031. To meet this demand NSW will need to build 15 new schools a year, and refurbish or replace a further one-third of school assets that will be in poor condition or worse by 2031. As the public system struggles to keep up, there will be increasing pressure on the private sector to assist in meeting this demand.

Tertiary institutions are also experiencing rapid increases in student numbers, with 44% of young people expected to hold a bachelor degree or higher by 2025 (up from 40% in 2015). Our universities and TAFES are renowned for offering world class qualifications, and are instrumental in providing a strong and growing base of skilled workers across a mix of diversified industries. We need these institutions to continue to be able to meet student demand, while still offering the best education within high quality facilities.

The vocational education and training sector, including TAFE, also contributes to a skilled workforce. As the mix and nature of industries shift both the skills required for jobs and the way people learn, TAFE NSW needs to be flexible to adapt and respond to these changes and successfully upskill and reskill workers. TAFE NSW will play a significant role in achieving NSW State Priorities is to boost apprenticeships by working with employers and Group Training Organisations.

While population growth, greater uptake of education services, and ageing infrastructure put pressure on existing facilities, delivering services of the highest quality will always be a priority for the State. Child care and education facilities should therefore be well-designed, appropriately located, fit for purpose, contribute to the amenity of the local neighbourhood and be worthy of our State's most important assets – our young people.

Meeting the challenges – Improving the planning system

The NSW Government recognises the growing demand across all sectors of our education and child care systems, and is proposing to introduce improvements to the planning framework regulating these developments.

The planning system is designed to balance development pressures against environmental, social and economic considerations, as well as the interests of the public. With further improvements, the planning system will be better-placed to respond to the increasing demand for child care and education services, while still delivering high-quality infrastructure and minimising adverse outcomes.

The NSW Government has announced proposed changes to the planning system to stimulate more child care services and reduce frustrating approval delays to deliver appropriately located and high quality early childhood education and care. Improvements to the planning system can also ease the pressure on delivering new public and private schools, and upgrading existing facilities, as well as assisting TAFEs and universities to upgrade their campuses to cater for the growing number of tertiary students.

Quality design will be a key focus of the proposed planning improvements to ensure that new educational infrastructure enhances communities, delivers greater energy efficiency and contributes to healthy lifestyles for children.

The proposed changes to the NSW planning system aim to ensure the right settings are in place to:

- offer suitable and affordable child care facilities,
- ensure that every child in NSW has access to high quality school facilities, and
- deliver world class tertiary institutions.

A major part of the policy package will be the proposed SEPP which will provide the over-arching planning framework. The proposed SEPP will be supported by amendments to the *Environmental Planning and Assessment Regulation 2000*, planning guidelines for child care, and development of a Code of Practice for non-Government schools when assessing and carrying out development without consent under the proposed SEPP, to ensure that good on-ground outcomes are achieved. A planning circular has also been prepared that provides guidance to applicants and consent authorities in relation to the effect of the proposed SEPP on any development consent conditions that cap student and staff numbers at schools. These documents are outlined in this EIE.

Proposed Education and Child Care SEPP

Currently, planning provisions for schools and tertiary institutions are covered in the Infrastructure SEPP, while early childhood education and care facilities are regulated through several instruments, including National regulations, state requirements, as well as localised provisions in Local Environmental Plans (LEPs) and Development Control Plans (DCPs).

The proposed SEPP will align physical environment requirements from the National Quality Framework for Early Childhood Education and Care Facilities into the NSW planning system for the first time.

The proposed SEPP will:

- simplify and standardise the approval process for child care facilities, schools, TAFEs and universities, including broadening the range of development that can be undertaken as exempt development and complying development,
- set out clear planning rules for these developments, including where they can be built, what development standards apply, and consultation requirements, and
- establish state-wide assessment requirements and design considerations to improve the quality of these facilities and to minimise impacts on surrounding areas.

General provisions of the proposed SEPP

Simplifying approval processes

The proposed SEPP provides a range of tools to assist child care and education providers in constructing new facilities and upgrading existing facilities:

- minor works such as landscaping, awnings, fences, and minor internal and external alterations can be done as exempt development,
- a range of new building works including classrooms, lecture theatres, libraries, halls, indoor recreational facilities and school-based child care facilities can be certified as complying development, and
- more significant development proposals will require development consent.

The proposed SEPP sets out where these different classes of development can be undertaken, what approval pathway should be followed, what level of assessment will be required for each proposal, and consultation requirements.

Ensuring design quality and safe and healthy environments

It is not intended that meeting the increased demand for these facilities will compromise the quality of the services they provide, or have a negative impact on surrounding communities. The proposed SEPP will therefore introduce guidelines and design requirements for child care facilities and schools to ensure that facilities are well-designed, appropriately located, and fit for purpose.

Well-designed child care centres and schools can provide high quality education environments that will support the learning needs of students, be welcoming and stimulating. There is growing appreciation of the significant role that good design can play in education environments, with increasing evidence that student learning outcomes are closely related to the quality of learning environments. Factors such as air quality, a combination of indoor and outdoor learning spaces, ventilation, natural lighting, thermal comfort and acoustic performance have been shown to have a profound impact on teacher well-being and student attentiveness, attendance and overall performance.

High quality educational facilities are a vital part of a healthy and thriving community and can provide an important civic place for meeting and exchange. School facilities that are engaging, distinctive and contextually responsive can build a sense of pride and ownership among students, teachers, and the broader community. The design principles in the proposed SEPP aim to ensure that the design of school infrastructure responds appropriately to the character of the area, landscape setting and surrounding built form to ensure that schools and school building are an integral part of the community.

Allowing for flexibility and multiple uses

The policy also recognises that there is a continuum in the provision of child care, education and community services. Many sites and facilities offer shared-services and co-locate with other sectors. Child care services are sometimes located on school grounds and university campuses; education facilities may provide after-hours and vacation care; early education and pre-school services might co-locate with primary schools; and TAFEs may share grounds and facilities with schools. Furthermore, many of these facilities allow the public to access their sites and buildings for broader community purposes.

The proposed SEPP provides a range of permissible and additional uses on sites, facilitates co-location where appropriate, and encourages flexibility, versatility and adaptability in the design of buildings and sites.

Providing new child care and education services can be costly and takes time. The proposed SEPP provides a solid framework for child care and education providers to optimise the use of their existing sites and facilities now, while planning for any future expansion, redevelopment or development of new sites to cater for projected demand into the future.

Key aspects of the SEPP by sector

Child care and early childhood education

For child care, the proposed SEPP represents the first time national regulations (under the National Quality Framework) for early childhood education and care facilities will be brought into the NSW planning system, and will provide up-front information on national and State development controls. The new concurrence role of the Department of Education will ensure that providers have greater certainty that constructed facilities will comply with national service approval requirements.

Part of the challenge for child care providers has been navigating the sheer volume of overlapping and conflicting standards, controls and planning regulations, imposed at the local, State and National levels.

The proposed SEPP will switch off some local planning controls that are inconsistent with the National regulations, and consolidate standards and other planning controls into one State-wide guideline.

Related amendments to LEPs will see centre-based child care facilities permissible on R2 Low Density Residential and IN2 Light Industrial zoned land, permitting child care facilities on an additional 15,700 hectares of land. To support these changes, the proposed SEPP will set out additional controls around child care developments in industrial zones to ensure there are no adverse impacts on the child care facility or surrounding land uses, including those related to health, safety or planning matters.

Public and private schools

For schools, the proposed SEPP has a major focus on delivering new facilities and upgrading existing facilities faster. With many schools facing overcrowding, and around one-third of existing schools rated as having satisfactory to poor conditions, the NSW Department of Education faces a significant task of maintaining over \$25 billion in school assets, while constructing a further 230 new schools by 2031 to meet projected demand.

The proposed SEPP will simplify the planning requirements for educational facilities across the State. These reforms will make it much easier for schools to implement a wide range of improvements and expansions to schools such as upgrading sports fields, replacing portable classrooms with permanent buildings, building a new library, and offering new or additional before and after school care in existing school buildings.

The proposed SEPP also introduces design quality principles that designers of school infrastructure will be required to address when designing new school facilities. These principles aim to ensure that new school buildings are designed with a high level of amenity and sustainability, that are responsive to the character of the surrounding locality, contribute to the amenity of the neighbourhood and that are welcoming, accessible and fit for purpose. Good design can achieve buildings and spaces that contribute to the quality of life for users, improve the delivery of public services, give a sense of identity and community and deliver value-for-money as well as better buildings, particularly when attention is paid to the full costs over a building's lifetime.

Of note, new school buildings up to four storeys (or 22m) in height, including classrooms, halls, offices, and other facilities, can be approved as complying development provided the relevant development standards are met rather than requiring a development application. Design quality principles will apply to school development to ensure that new school infrastructure achieves good design. For school developments 12m

in height or greater undertaken as complying development, a certifying authority must not issue a complying development certificate, unless they have been provided with a written statement by a qualified designer verifying that the design quality principles in the proposed SEPP have been achieved.

Ensuring that school developments deliver appropriate road and traffic safety outcomes is another key aspect of the proposed SEPP. Applications for complying development certificates for the purpose of a school where it is proposed to increase student numbers by more than 50 students will be required to be accompanied by a traffic certificate from the Roads and Maritime Service. The traffic certificate will need to certify that any impacts on the surrounding road network as a result of the proposed development are acceptable if specified requirements are met.

One option being considered as part of the reforms is that all applications for complying development certificates for school infrastructure be issued by council certifiers. This proposal would ensure that councils still have some oversight and involvement in the development of school infrastructure in their local area.

The proposed SEPP also recognises the importance of non-government schools in easing the burden on the public school system. For the first time, private schools will also be able to expand and upgrade school facilities using similar planning provisions as public authorities. This includes being able to build single storey classrooms, offices, libraries, kiosks, book shops, carparks, and various alterations and additions to existing buildings, as development without consent under the draft SEPP, using the same self-assessment process as government schools may currently do.

Importantly, an environmental assessment Code of Practice has been developed to monitor and regulate private school operators to ensure that these works are assessed and undertaken appropriately, and that any potential impacts of the development are identified and mitigated. The Code will also set out requirements for consulting with councils, neighbours and other interested parties on proposed private school developments.

In recognition of the importance of school infrastructure and the urgency in delivering more facilities, it is proposed to amend the *State Environmental Planning Policy (State and Regional Development) 2011* to classify all new schools (regardless of capital investment value) and all major expansions of existing schools that have a capital investment value of \$20 million or more as State significant development. This type of proposed development will be assessed and determined by the Minister for Planning.

It is also being considered that a further option could be to make a separate amendment to the EP&A Act to make the relevant planning panels the consent authority for all other development applications relating to schools. Elevating these proposals to the State level will allow for any related planning matters, including separate approvals that may be required from other agencies, to be addressed in a comprehensive and coordinated manner.

Proposed development that involves the expansion of existing schools is often restricted by existing cap conditions limiting student and staff numbers on a school site (cap conditions). These cap conditions are an important tool to manage traffic and parking impacts, but can be a major constraint on the growth of the school and the provision of essential school infrastructure. To ensure that these cap conditions are applied consistently and appropriately, a planning circular has been prepared providing best practice guidance to applicants and consent authorities.

Tertiary institutions

The proposed SEPP recognises the integral role played by TAFEs and universities in training and developing a strong, educated workforce, to support economic growth in NSW. The provisions of the proposed SEPP enable TAFEs and universities to expand and adapt their facilities in response to the growing number of

people seeking tertiary qualifications, and to maintain our reputation for providing world class tertiary education.

The proposed SEPP includes expanded provisions for tertiary institutions to undertake exempt development and other development without consent.

While TAFEs currently have access to complying development provisions, the proposed SEPP will also introduce complying development for existing university facilities for the first time. New university buildings up to three storeys, including lecture theatres, libraries, offices, laboratories, training facilities, can be approved through complying development certification, provided the development standards are met, rather than requiring a development application.

Tertiary institutions also operate as research centres, commercial businesses, online hubs, and specialist facilities in diverse fields of inquiry. This means that some education centres, such as metropolitan campuses, may suit a broad range of localities and land use zones. An amendment to the Codes SEPP will allow tertiary institutions to access the change of use provisions, to enable tertiary educational establishments to occupy commercial premises as complying development, provided that relevant development standards are met.

Part B: Early Childhood Education and Care Facilities

The proposed SEPP introduces physical environment requirements for early childhood education and care facilities from the National Quality Framework into the NSW planning system for the first time. The proposed changes will support the delivery of more, and higher quality child care services across NSW and reduce frustrating approval delays.

By aligning the National requirements with the NSW planning system, new child care facilities can be designed and built according to key national standards, giving developers, child care providers and the community more certainty.

The proposed changes deliver on recommendations from the 2014 Productivity Commission report into child care services and a 2015 NSW State election commitment.

National Quality Framework for Early Childhood Education and Care Facilities

The Australian Government's National Quality Framework consists of the *Children (Education and Care Services) National Law (NSW)*, the *Education and Care Services National Regulations* and the *National Quality Standards*. The National Quality Framework sets quality standards to improve education and care for the following child care services:

- long day care,
- family day care (including care provided in an educator's residence and care provided at a venue other than a residence),
- preschool, which may be standalone or where combined with a kindergarten at a school,
- outside school hours care situated on and off school sites.

NSW regulates the following child care services through the *Children (Education and Care Services) Supplementary Provisions Act 2011* and *Children (Education and Care Services) Supplementary Provisions Regulation 2012*):

- home based education and care services, where the care is provided by the educator as a 'sole trader',
- mobile education and care services, and
- centre-based occasional education and care service.

The National Quality Framework contains a range of controls which regulate children's education and safety, staffing, partnerships with families and the community as well as the physical environment and use of the child care facility.

Proposed changes to planning for Early Childhood Education and Care Facilities

The proposed Standard Instrument (LEP) Amendment Order will align National definitions of early childhood education and care services into the NSW planning system, by including new and updated definitions covering:

- early childhood education and care facilities,
- centre-based child care,
- school-based child care,
- home-based child care, and
- mobile child care

The proposed SEPP proposes to introduce the following planning controls for early childhood education and care facilities:

- contain strict planning controls, including:
 - a requirement to take the *Child Care Planning Guideline* into consideration when assessing development applications,

- the grounds on which a development application for a centre-based child care cannot be refused by a consent authority (for example, the proximity of a facility to an existing one),
- heads of consideration to protect the health and safety of children and centre staff in industrial areas
- provide a concurrence role for the Department of Education to review development applications that do not meet key national requirements for unencumbered indoor and outdoor space for children,
- permit mobile child care, home-based child care and school-based child care (as long as no works are required on the school site) to be considered as exempt development,
- permit works for school-based child care to be considered as complying development, and
- permit the emergency or temporary relocation of early childhood education and care facilities, for up to 12 months, as exempt development.

To support the changes, an amendment to the Codes SEPP is proposed. The amendment will permit home-based child care as exempt development on all land, by removing the current restriction on bushfire prone land subject to strict fire safety development standards.

An amendment to the *Standard Instrument (Local Environmental Plans) Order 2006* is also proposed which will provide clarity and certainty by removing ambiguous and obsolete definitions, creating new definitions to enable expanded approval pathways, and adding to the scope of zones where centre-based child care may be permitted. The amendment will:

- amend and introduce planning definitions for a range of early childhood education and care services, including:
 - early childhood education and care facilities,
 - centre-based child care,
 - school-based child care, and
 - home-based child care
- update all environmental planning instruments to incorporate the updated and new definitions, and
- permit centre-based child care with development consent in all R2 Low Density Residential and IN2 Light Industrial zones, providing greater flexibility for child care centres in areas close to homes and jobs.

A consequence of the amendment will be to permit 'respite day care' in the same zones as 'centre-based child care', in accordance with the *Standard Instrument (Local Environmental Plans) Order 2006* requirements.

New definitions and types of development affected

New definitions for early childhood education and care facilities will be introduced into the proposed SEPP and *Standard Instrument (Local Environmental Plans) Order 2006*. These definitions align with services regulated under the National Quality Framework and more appropriately reflect the range of development types that are occurring. It will also allow different approval paths for different types of child care facilities. The proposed definitions can be found in Table 1.

Table 1: Types of development and definitions

New Definition	Type of service
Early childhood education and care facility	Group term which collectively covers home-based child care, school-based child care and centre-based child care.
Centre-based child care	A building or place used for early childhood education and care, such as long day care, occasional care, out-of-school-hours care not located on a non-school site, a preschool, family day care not carried out in an educator's residence, or a combination of any of the above.
Home-based child care	Early education and care for up to 7 children under the age of 13 years provided by a person in their home. Includes home based care regulated under the NSW State Supplementary Provisions and family day care carried out in an educator's residence regulated under the National Law and Regulations.
School-based child care	Early childhood education and care service for school children on a school site which includes out of school hours care and vacation care.
Mobile child care	Early education and care service that visits a premises, area or place for the purposes of providing child care.
Temporary relocation of an early childhood education and care facility	The relocation of an early childhood education and care facility due to an emergency that threatens the safety of the facility and its occupants (such as bushfire, flood, storm and the like).

The amendments propose that the group term "early education and care facility" be introduced to refer collectively to the three main types of child care facilities defined in the Standard Instrument Order – home-based child care, school-based child care and centre-based child care.

It is proposed that current references to "child care centre" be replaced with "centre-based child care," covering a broad range of centre-based child care facilities. The new definition excludes care occurring on school sites but includes family day care provided at venues other than the educator's residence.

It is proposed that "school-based child care" be separately defined to enable the creation of a specific approval pathway for services and related developments on school sites. School-based child care on school sites is integral to the operation of the school and has a lower risk of environmental impact making it more appropriate for faster development approval pathways. It encourages shared use of facilities, facilitating a sustainable and optimal approach to investing in school infrastructure and development.

New definitions will be included in the proposed SEPP which will enable mobile child care and the temporary relocation of an early childhood education and care facility in emergency situations to be undertaken as exempt development.

The new definitions will enable certain child care facilities to proceed through different approval pathways. This will enable low impact developments to be fast-tracked through the planning approval systems. The approval paths will be designated through the proposed SEPP.

Provisions to simplify planning approvals

The proposed SEPP proposes to simplify planning approvals by introducing exempt and complying development provisions for child care facilities with low amenity impacts. The approval pathways proposed in the proposed SEPP are set out in Table 2 below.

Table 2: Proposed approval pathways

Exempt development	Complying development	Local development	Integrated development
<ul style="list-style-type: none"> • Mobile child care • School-based child care without works • Temporary relocation of services due to emergency • Home-based child care on bushfire prone land • (Note: all other home-based child care is already exempt development) 	<ul style="list-style-type: none"> • New development for school-based child care • Minor alterations and additions • Centre based child care on TAFE sites 	<ul style="list-style-type: none"> • All other Centre-based child care 	<ul style="list-style-type: none"> • s91 EP&A Act • (Unchanged)

The proposed SEPP will not affect the existing integrated development provisions of the EP&A Act for early childhood education and care developments on land affected by the *Heritage Act 1977*, *Mine Subsidence Compensation Act 1961*, or the *Rural Fires Act 1997*, with the exception of exempt home-based child care on bushfire prone land.

Exempt Development

It is proposed that certain low impact child care developments may be permitted as exempt development under the proposed SEPP and an amendment to the Codes SEPP:

- home-based child care,
- school-based child care, as long as no works are required,
- mobile child care, and
- emergency or temporary relocation of child care facilities.

Home-based child care on bushfire prone land

Home-based child care is to be defined as:

- a family day care residence (within the meaning of the *Children (Education and Care Services) National Law (NSW)*), or
- a dwelling used for the purposes of a home based education and care service (within the meaning of the *Children (Education and Care Services) Supplementary Provisions Act 2011*),

Home-based child care is currently exempt development under Codes SEPP, except on bushfire prone land.

The proposed SEPP will amend the Codes SEPP by introducing development standards which will allow home-based child care on bushfire prone land as exempt development where certain standards are met.

The proposed standards are designed to ensure occupants' safety in the event of bush fires, and include:

- provision of an Asset Protection Zone around the dwelling;
- preparation of a Bush Fire Emergency Management and Evacuation Plan; and
- the dwelling in which the care is provided must not be located in bushfire attack level-40 (BAL-40) or the flame zone (BAL-FZ) land.

Prior to operating a home-based child care service, a Service Approval must be obtained from the Department of Education to ensure the safety of children cared for in the dwelling.

School-based child care, as long as no works are required

School-based care is to be defined as a building or place within a school that is used to provide out-of-school-hours care (including vacation care) for school children.

The proposed SEPP includes provisions to allow school-based child care as exempt development, as long as no building works are required to deliver the service. That is, where the service (or use) can be accommodated within existing on-site premises and facilities, the use does not require development consent provided certain standards are met.

Prior to operating a school-based child care service, a Service Approval must be obtained from the Department of Education.

Mobile child care

Mobile child care is to be defined as an education and child care service that visits a premises, area or place for the purpose of providing child care.

The proposed SEPP includes provisions that permit mobile child care as exempt development. A development application to council for a mobile child care service is not required.

Providers seeking to operate mobile child care service must obtain the consent of the landowner for the land on which the service is to be provided. Prior to operating a mobile child care service, a Service Approval must be obtained from the Department of Education.

Emergency or temporary relocation of child care

Emergency or temporary relocation is to be defined as the relocation of an early childhood education and care facility due to an emergency (including an emergency due to an actual or imminent occurrence (such as fire, flood, storm, earthquake, explosion, terrorist act, accident, epidemic or warlike action) which endangers, or threatens to endanger, the safety or health of persons, or destroys or damages, or threatens to destroy or damage, the facility).

The proposed SEPP will also allow the temporary relocation of child care facilities due to an emergency situation or in advance of an imminent emergency to be undertaken as exempt development. Temporary relocation is permitted for a period of 12 months following the issue of a Service Approval from the Department of Education for the temporary facility.

The intent of this provision is to allow a child care service to continue to operate following an emergency situation (or in advance of an imminent emergency).

Landowner consent is required for the temporary relocation of a child care. Prior to commencing operations in a temporary facility, a Service Approval must be obtained from the Department of Education. The 12 month temporary relocation provision will start from the date the day the new Service Approval is issued.

Complying Development

Certain straightforward developments will be permitted within school grounds as complying development where development is required to accommodate school-based child care services. These developments are determined through a fast track assessment process by an accredited certifier to determine if they meet pre-determined development standards.

New development for school-based child care

The proposed SEPP will permit new building works as complying development, where works are required to accommodate the school-based child care on a school site.

School-based child care with new development will only be complying development if:

- it is within the boundaries of an existing school and on land that is not on bush fire prone;
- the existing school is operating as a lawful use and is not an existing use within the meaning of section 106 of the EP&A Act;
- it meets the requirements for complying development in clause 1.17A of the Codes SEPP (e.g. it is not a heritage item); and
- it does not contravene any existing conditions of a development consent (other than a complying development certificate) that may apply to any part of the school relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

It is proposed that school-based child care will be allowed to operate from 7.00 am to 7.00 pm, Monday to Friday, on a school site, if complying development approval is granted.

Prior to operating a school-based child care service, a Service Approval must be obtained from the Department of Education.

Local Development

The proposed SEPP requires all centre-based child care developments to be assessed through the local development application (DA) process. This means that a development application for a centre-based child care facility will be assessed by a consent authority, usually a council.

Centre-based child care

Centre-based child care is to be defined as a building or place used for the education and care of children that provides any one or more of the following:

- a) long day care,
- b) occasional child care,
- c) out-of-school-hours care (including vacation care),
- d) preschool care,
- e) a family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)),

but does not include:

- f) a building or place used for home-based child care or school-based child care, or
- g) an office of a family day care service, or

- h) a babysitting, playgroup or child-minding service that is organized informally by the parents of the children concerned, or
- i) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or
- j) a service that is concerned primarily with the provision of private tutoring, or lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or
- k) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.

Centre-based child care facilities permitted with consent will require a development application to council, consistent with current practices. Centre-based child care facilities must be designed in accordance with the physical environment requirements of the National Quality Framework, as outlined in the *Child Care Planning Guideline* and required by the proposed SEPP. The environmental, amenity and design matters in the draft *Child Care Planning Guideline* may be considered as matters for consideration as provided for in the proposed SEPP.

Development applications that do not meet the National Quality Framework's unencumbered indoor and outdoor space controls will require the concurrence of the Secretary of the Department of Education before the application can be determined.

Prior to operating a centre-based child care service, a Service Approval must be obtained from the Department of Education.

Other Policy Changes

Expanding opportunities for child care in NSW - Permissible zones

The proposed amendments to the *Standard Instrument (Local Environmental Plans) Order 2006* will create more opportunities to locate child care facilities closer to homes and jobs by permitting centre-based child care with development consent on land zoned:

- R2 Low Density Residential, and
- IN2 Light Industrial

All but six Local Environmental Plans across NSW permit child care centres in the R2 Low Density Residential zones. One-third of LEPs across NSW permit child care centres in IN2 Light Industrial zones. The proposed amendments to the R2 Low Density Residential and IN2 Light Industrial land use tables will align all LEPs across NSW, delivering a consistent approach and increase the land area available for centre-based child care development.

Heads of consideration for centre-based child care on industrial-zoned land

The proposed SEPP contains special provisions that must be considered when a centre-based child care facility is proposed on IN1 General Industrial or IN2 Light Industrial zoned land. These provisions are designed to minimise the risk of land use conflicts and ensure the safety and health of children, staff and visitors.

The proposed provisions require that the consent authority considers the following matters when determining a development application for centre-based child care in an IN1 General Industry or IN2 Light Industry zone:

- whether the proposed development is compatible with neighbouring land uses, including its proximity to hazardous land uses or restricted or sex service premises;
- whether the proposed development has the potential to restrict the operation of existing industrial land uses; and
- whether the location of the proposed development will pose a health or safety risk to children, staff or visitors.

Concurrence of the Department of Education

A concurrence mechanism is proposed to ensure that development proposals are compatible with key requirements of the National Quality Framework. The primary aim is to overcome the current situation where constructed facilities may require modification after completion in order to meet the National Quality Framework requirements.

Clauses 107 and 108 of the *Education and Care Services National Regulations* contains strict space requirements for child care facilities that must be met:

- at least 3.25m² of unencumbered indoor space must be provided for each child; and
- at least 7.0m² of unencumbered outdoor space must be provided for each child.

Development applications that do not comply with the unencumbered indoor and outdoor space requirements will require the concurrence of the Regulatory Authority. Currently, the Regulatory Authority is the Secretary of the Department of Education. The Secretary will have 28 days in which to respond to the concurrence request. If no response is received, the consent authority may proceed to determine the application.

The Regulatory Authority will have the opportunity to give valuable input about whether the proposal should be developed in its proposed form; whether the provider may later need to apply for a service waiver and if this would be supported; or whether the proposal should be redesigned as an alternate solution. It will protect developers from constructing buildings that cannot meet the National Quality Standards.

Non-discretionary development standards

The proposed SEPP includes non-discretionary standards for centre-based child care. This means that a development application for a centre-based child care cannot be refused by a consent authority on the following grounds:

- location – the development may be located at any distance from an existing or proposed early childhood and education and care facility;
- indoor or outdoor space – the unencumbered area of indoor space and the unencumbered area of outdoor space for the development must comply with the requirements of clauses 107 (Space requirements—indoor space) and 108 (Space requirements—outdoor space) of the *Education and Care Services National Regulations* (or the space requirements under clause 28 of the *Children (Education and Care Services) Supplementary Provisions Regulation 2012* if it is a State regulated education and care service);
- design – if the development satisfies the design criteria in the *Child Care Planning Guideline*;
- site area, site coverage and site dimensions – the development may be located on a site of any size, cover any part of the site, and have any length of street frontage or allotment depth; and
- colour of building materials or shade structures – the development may be of any colour or colour scheme, except where the development is a heritage item or in a heritage conservation area.

The proposed change will ensure that future centre-based child care development can meet the intent and requirements of the National Quality Framework and provide consistent State-wide controls.

Controls in a Development Control Plan

The proposed SEPP makes clear that certain matters contained in Development Control Plans does not apply to development for the purpose of centre-based child care. This is to ensure that any Development Control Plan does not contain requirements that exceed those within the National Quality Framework or that are onerous.

The proposed provision disapplies the following matters in any Development Control Plan controls to proposed development for the purpose of centre-based child care:

- numbers of children
- age ratios of children
- compliance with the Building Code of Australia;
- glazed areas (windows);
- operational or management plans or arrangements;
- demonstrated need or demand for child care services;
- proximity of facility to other early childhood education and care facilities;
- fencing;
- laundry and hygiene facilities;
- space requirements—indoor space;
- space requirements—outdoor space (including natural environment and shade);
- toilet and hygiene facilities;
- ventilation and natural light;
- administrative space;
- nappy change facilities; and
- any matter provided for in the *Child Care Planning Guideline*.

The majority of these provisions are matters that are regulated by the National Quality Framework. Explanations on how to meet the intent of the National Quality Framework are contained in the draft *Child Care Planning Guideline*.

Assessment of development applications for centre-based child care

Development applications for centre-based child care, will be subject to controls as set out in the proposed SEPP and associated draft *Child Care Planning Guideline*.

The proposed *Child Care Planning Guideline* supplements the proposed SEPP, and sets out planning and design requirements for centre-based child care. The Guideline is consistent with the regulatory intent of the National Quality Framework.

The proposed SEPP states that Part 2 of the draft *Child Care Planning Guideline* must be considered, and Part 3 may be considered, when assessing development applications for centre-based child care. These provisions will ensure that these development proposals are assessed against consistent criteria through NSW. These new provisions will ensure that a building is fit for a service approval under the National Law, prior to it being approved and built.

Part C, Schools

Planning controls for schools currently exist in Division 3 of the Infrastructure SEPP. These provisions will be repealed from the Infrastructure SEPP and transferred into the proposed SEPP. Additional provisions are also proposed in order to assist in the delivery of essential school infrastructure.

The intended effect of the provisions in the proposed SEPP are outlined below.

Exempt Development

The exempt development provisions for schools are intended to enable minor works to be undertaken within school grounds without planning approval provided that certain development standards are met.

The types of low impact developments that will be permitted as exempt development include:

- one storey portable classrooms
- out of school hours care for primary school aged children provided in existing buildings
- removal of trees if they pose a risk to safety or damage to infrastructure
- landscaping and environmental management works
- play equipment, sporting fields and courts
- routine maintenance works
- walking paths, seats, shelters and shade structures
- information boards and way finding signage
- amenities building
- demolition of certain development that is not a heritage item or in a heritage conservation area.

The development standards applicable to these development types are listed in clause 32 of the proposed SEPP.

Complying Development

Straightforward developments will be permitted within school grounds as complying development to enable additional classrooms and educational facilities to be installed rapidly in response to increased student numbers. These developments are determined through a fast track assessment process by an accredited certifier to determine if they meet pre-determined development standards.

The types of complying development proposed to be permitted within the boundaries of an existing school include:

- construction of buildings for educational uses such as classrooms, a library, administration, school hall, gymnasium, canteen or a child care facility
- a covered outdoor learning area
- a car park
- demolition of a buildings that have an area no greater than 250 square metres
- minor alterations or additions to existing buildings
- restoration, replacement or repair of damaged facilities.

The development standards applicable to these development types are listed in Schedule 2 of the proposed SEPP and will include those listed in Table 3 below.

Table 3

Height	Maximum 4 storeys and 22m
Setbacks	<ul style="list-style-type: none"> at least 5m from any side or rear boundary of the land where it adjoins residential zoned land, and 1m where it adjoins all other land use zones for buildings with a height up to 12m; at least 8m from any side or rear boundary of the land where it adjoins residential zoned land, and 2.5m where it adjoins all other land use zones for buildings with a height up to 15m; at least 10m from any side or rear boundary of the land where it adjoins residential zoned land, and 4m where it adjoins all other land use zones for buildings with a height up to 22m.
Materials	External walls must be constructed of non-reflective materials
Overshadowing	Proposed school buildings must not reduce the solar access to habitable rooms and private open space of adjoining residential properties to less than 3 hours between 9am and 3pm on the winter solstice
Privacy	Windows must be designed or treated to preserve the privacy of adjoining residential dwellings.
Landscaping	An area 3m wide along the property is to be landscaped with planting that will achieve a mature height of at least 3m and consist of species that are not likely to pose a health or safety risk.

Other development standards relating to waste, earthworks, tree removal, drainage and development on bush fire prone land and flood prone land are also included in Schedule 2 of the proposed SEPP.

Ensuring that development undertaken as complying development delivers high quality and well-designed facilities is a key concern. A certifying authority must not issue a complying development certificate unless they have been provided with a written statement by a qualified designer verifying that school buildings that are more than 12 metres in height achieve the design quality principles contained in Schedule 4 of the proposed SEPP.

The road and traffic safety outcomes resulting from development at schools is a significant issue. Certain complying development that proposes to increase student numbers by more than 50 students will be required to be referred to the Roads and Maritime Service for certification that the traffic impacts on the surrounding road network arising from the proposed development are acceptable or will be acceptable if specified requirements are met. This certificate will be required to be submitted with an application for complying development.

Development Without Consent

Certain small scale developments will be permitted without a development consent from a consent authority, but will require the person carrying out the development to undertake environmental assessment of the likely impacts of the proposed activity in accordance with Part 5 of the EP&A Act.

The types of development that will be permitted to be carried out without consent in connection with existing schools include:

- one storey buildings for school purposes such as a library, administration, a classroom, a tuckshop, cafeteria or bookshop
- a car park that is not more than one storey high,

- an outdoor learning or play area and associated awnings or canopies,
- minor alterations or additions, such as internal fitouts, or to address occupational health and safety requirements or to provide access for people with a disability,
- restoration, replacement or repair of damaged facilities,
- demolition of buildings or structures.

Developments undertaken without consent will only allow for minor expansions of schools. The provisions will permit development that will not allow for an increase in the numbers of student and staff numbers at the existing school that is greater than 10% of the numbers at the site during the previous 12 months.

Development undertaken without consent also cannot contravene any existing condition of a development consent (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

Non-government schools will be prescribed as public authorities to enable them to carry out these developments without consent using the same process as currently used by public schools. An amendment to the *Environmental Planning and Assessment Regulation 2000* will be made to prescribe non-government schools as public authorities for the purpose of carrying out development without consent under clause 30 of the proposed SEPP to enable this as the existing legislative provisions currently only permit public authorities to access development without consent provisions.

To support this amendment, a draft Environmental Assessment Code of Practice has been developed to regulate how non-government schools must carry out the environmental assessment and determination of activities permitted without consent by the proposed SEPP. The draft Code outlines the assessment and documentation requirements, and requirements for community consultation. Compliance with the mandatory requirements in the Code will be a requirement under the EP&A Act and EP&A Regulation, and the Department of Planning and Environment can undertake compliance action regarding certain breaches of the Code.

Development Permitted With Consent

School development that is not exempt development, complying development or permitted without consent will require development consent before the development can take place. The consent authority that gives this development consent varies depending on the size and nature of the proposed development.

State Significant Development

All new schools, and significant alterations and additions to existing schools that have a project cost of more than \$20 million are proposed to be categorised as State Significant Development (SSD). The existing threshold of \$30m capital investment value of development for the purposes of educational facilities to be classified for SSD in Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* will be amended.

SSD applications are lodged with the Department of Planning and Environment for assessment, including consultation with the community. The Minister for Planning is the consent authority for SSD applications, although this may be delegated to Department staff, or the Planning and Assessment Commission.

To provide flexibility to accommodate the built form requirements of schools, the proposed SEPP will enable the consent authority to grant development consent even if a development does not comply with development standards such as height and floor space ratios contained in local environmental plans. The applicant will be required to justify the departure from the development standards and demonstrate that there are sufficient environmental planning grounds to support the contravention.

The proposed SEPP lists seven design quality principles in Schedule 4 that apply to schools to ensure that school infrastructure is well designed and responsive to its purpose and location. The consent authority is required to take into consideration the design quality of a proposed development in accordance with these design quality principles before determining a SSD application for school development.

Regional Development

Separate amendments to the EP&A Act are also being considered to provide that developments comprising alterations and additions to existing schools with a project value of less than \$20 million that are not complying development will be categorised as regional development. Applications for regional development are lodged with the local council for assessment and community consultation, but are determined by the relevant Joint Regional Planning Panel (regional panel).

The JRRP would also be required to consider the design quality principles before determining a regional development application for schools.

Caps on Development Consents

Development consents issued for school development, either as local, regional or State significant development are often subject to conditions that limit the intensification of the school development through caps on both student and staff numbers (cap conditions). These cap conditions are an important tool to manage the traffic and parking impacts arising from school development (both new schools and major expansions), but can be a major constraint on the growth of the school and the provision of essential school infrastructure. Under the proposed SEPP, development undertaken as complying development and development to be carried out without consent cannot contravene any existing conditions on development consents relating to student or staff numbers that apply to the land within the boundaries of an existing school.

A planning circular has been prepared outlining that the consent authority should recognise the need for flexibility when limiting staff and student numbers as enrolments at both public and non-government schools can fluctuate considerably between years and may be hard to predict. If cap conditions are required, they should only be applied in circumstances justified by a comprehensive and evidence-based assessment of relevant planning issues such as traffic and parking.

Zoning of School Sites

Existing school sites are zoned by local councils in their respective Local Environmental Plans. This approach has resulted in varied and inconsistent zoning of schools, and in some cases there are schools with zonings that do not permit educational facilities which can restrict expansion and redevelopment of the school.

To address this, the proposed SEPP will include provisions for site compatibility certificates to facilitate more consistent zonings and flexible use of school sites with special use zonings. These provisions will permit a school site to adopt the zoning of adjoining land to enable development that is permissible on adjoining land to also be carried out on the school site despite the provisions of the applicable LEP. These provisions will also facilitate the disposal of surplus educational sites.

However, the proposed SEPP will require that consent must not be granted for development using these provisions unless a Sydney Planning Panel in the metropolitan area or a Joint Regional Planning Panel outside of Sydney has certified in a site compatibility certificate that the development is compatible with the surrounding land uses. In determining whether to issue a certificate, the planning panel can consider information, amongst other things, regarding whether the proposal is consistent with the applicable district growth plan.

Design of Schools

Many school campuses are located within residential neighbourhoods and are an integral part of the community. Well-designed schools create a distinctive and place-friendly facility that responds to and enhance the qualities and identity of the area including adjacent sites, streetscapes and neighbourhood. High quality educational facilities play a significant role in supporting the learning outcomes of students and providing flexibility in meeting the changing methods of delivery of educational services.

The proposed SEPP aims to deliver better quality design for schools to ensure that development at schools respond appropriately to the character of the area, landscape setting and surrounding built form as well as providing a high level of amenity for users of the site. A set of design principles have been developed that outline the design requirements for school developments. These principles are contained in Schedule 4 of the proposed SEPP.

The design requirements will apply to three and four storey buildings proposed to be carried out as complying development under the proposed SEPP. An amendment to the EP&A Regulation will require that a certifying authority must not issue a complying development certificate unless they have been provided with a written statement by a qualified designer verifying that school buildings that are more than 12 metres in height achieve the design quality principles contained in Schedule 4 of the proposed SEPP.

The design requirements also apply to development undertaken at schools that require a development application. Clause 29 of the proposed SEPP requires the consent authority to consider whether the proposed school development meets the design quality principles in Schedule 4 of the proposed SEPP before granting a development approval.

One option that is being considered is an amendment to the EP&A Regulation to require that the designer of school developments that are state significant development must be a qualified architect, similar to the current requirement applying to the designers of residential apartment buildings. This is to ensure that new schools and major school developments are well designed and achieve the design quality principles.

Traffic Issues Associated with School Development

Traffic impacts, demand for parking and road safety in the traffic network surrounding schools are key concerns arising from development occurring at schools.

For certain complying developments that will result in an additional 50 or more students, the proponent will be required to consult the Roads and Maritime Services (RMS) first to assess whether the traffic impacts of the proposed development on the surrounding road network are acceptable or will be acceptable if specified requirements are met. This is to ensure that the traffic impacts arising from certain complying schools development are properly assessed by the RMS prior to the lodgment of an application for a CDC, and any required measures to address traffic congestion and road safety are identified.

Any application for complying development must be accompanied by a certificate issued by the RMS certifying that any impacts on the surrounding road network as a result of the development are acceptable or will be acceptable if specified requirements are met. Schedule 1 of the Environmental Planning and Assessment Regulation 2000 will be amended to insert this requirement. If the RMS does not issue a certificate, then the proponent will be required to lodge a development application for the proposed works.

The proposed SEPP provisions also require that a proponent consult with the RMS on schools development undertaken without development consent that will result in additional 50 or more students and located adjacent to a classified road. The proponent is required to take into account any matters raised by the RMS prior to determining whether to undertake the development.

The current process applying to development applications lodged for school developments will continue to apply under the proposed SEPP. Traffic generating developments are referred to the RMS for provision of technical input as part of the assessment process.

Student Accommodation

The provision of accommodation for students is a facility offered by some schools, however, it is not an educational facility and is a separate use. The proposed SEPP clarifies that development proposing student accommodation is not development for the purpose of a school.

Part D: Universities

Currently, the Infrastructure SEPP has limited provisions applying to universities in Division 3. It is proposed to transfer these provisions into the proposed SEPP, and include additional provisions for exempt and complying development, as outlined below.

Exempt development

It is proposed to allow the following exempt development to be undertaken at existing universities: *car parking areas, provided there is no increase or decrease the number of car spaces already required for the site under a previous consent;*

- cycleways;
- outdoor recreation facilities, including fields but not grandstands;
- routine maintenance (including earthworks associated with a playing field or landscaping and maintenance of existing roads);
- lighting;
- landscaping, including irrigation (whether they use recycled or other water);
- environmental management works;
- walking tracks, boardwalks, raised walking paths, ramps, minor pedestrian bridges, stairways, gates, seats, barbecues, shelters and shade structures;
- viewing platforms with an area not exceeding 100m²;
- portable or temporary buildings for educational purposes; and
- demolition of buildings and other development permitted to be constructed as exempt development under the proposed SEPP.

The development standards applicable to these development types are listed in cl 42 of the proposed SEPP.

Complying development

The proposed SEPP will include complying development provisions relating to the provision of core educational facilities by universities within existing sites, including:

- information or education facilities,
- cafes and take away food premises to provide for students and staff that is carried out in accordance with AS 4674-2004, Design, construction and fit-out of food premises,
- office premises,
- community facility,
- recreation facilities (indoor),
- amenities building,
- storage facility, maintenance facility, and
- environmental facilities including greenhouses and glass houses

The development standards that are proposed to apply to complying development include a maximum height limit of 15m and 3 storeys, and restrictions on gross floor area. These development standards are listed at cl 43 and Schedule 3 of the proposed SEPP. An option is being considered to restrict application of the complying development provisions to existing universities located within SP1 and SP2 zones only, to ensure that complying development permitted by this proposed SEPP may be carried out only on the main campuses of universities.

Various amendments to the Codes SEPP will also be made, including amending provisions to enable universities to access change of use provisions to allow a change from a commercial or industrial premises to an educational establishment. This is to acknowledge the changing nature of delivery of tertiary education and to enable services to be provided beyond campuses in settings such as office buildings and business parks. The size of premises that may be occupied using the change of use complying development

provisions for universities will be restricted to a gross floor area of 60m², to ensure that proposed change of use of larger premises will require a full assessment through the development application process.

Development Without Consent

Provisions enabling development to be undertaken without development consent will be included in the proposed SEPP. These provisions will enable the following types of development to be carried out without consent in connection with an existing university:

- one storey buildings for school purposes such as a library, administration, a classroom, a tuckshop, cafeteria or bookshop
- a car park that is not more than one storey high,
- an outdoor learning or play area and associated awnings or canopies,
- minor alterations or additions, such as internal fitouts, or to address occupational health and safety requirements or to provide access for people with a disability,
- restoration, replacement or repair of damaged facilities,
- demolition of buildings or structures.

Developments undertaken without consent will only allow for minor expansions of existing universities. The provisions will restrict the amount of gross floor area of buildings that can be constructed under this provision, as outlined at clause 40 of the proposed SEPP. Development undertaken without consent also cannot contravene any existing condition of a development consent (other than a complying development certificate) that applies to any part of the university, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

Development With Consent

The existing provision at clause 28 of the Infrastructure SEPP will be transferred to the proposed SEPP. The proposed SEPP will permit development for the purpose of a university to be carried out with consent in prescribed zones. Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* will continue to apply to tertiary institutions, which provides that development for the purpose of educational establishments (including associated research facilities) that has a capital investment value of more than \$30 million are SSD applications. Developments with a value less than \$30 million will continue to be local and regional development applications, dependent on cost of the project.

Student Accommodation

The provision of accommodation for students is a facility commonly offered by universities, however, it is not an educational facility and is a separate use. The proposed SEPP clarifies that development proposing student accommodation is not development for the purpose of a university.

Part E: TAFE NSW Institutes

Currently, planning provisions applying to TAFE NSW institutes are contained within the Infrastructure SEPP. It is proposed to transfer these provisions into the proposed SEPP, and include some minor additional provisions for exempt and complying development, as outlined below.

Exempt Development

The types of exempt development proposed to be permitted to be carried out within the boundaries of an existing TAFE institution include:

- landscaping, including irrigation schemes (whether they use recycled or other water),
- play equipment,
- routine maintenance and environmental management works,
- cycleways, walking paths, boardwalks and raised walking paths, ramps, minor pedestrian bridges, stairways, gates, seats, barbecues, shelters and shade structures,
- outdoor recreation facilities including playing fields but not including grandstands,
- viewing platforms,
- use of existing facilities as out-of-school-hours care, including vacation care, for primary school students,
- use of existing facilities as out-of-school-hours care, including vacation care, for primary school students,
- information boards and way finding signage,
- Single storey amenities buildings,
- A portable or temporary office, classroom or amenities, and
- Demolition of certain structures and buildings.

The development standards applicable to these development types are listed in cl 49 of the proposed SEPP.

Complying Development

Complying development is proposed to be permitted within the boundaries of an existing TAFE institution. The types of complying development that will be permitted include:

- cafes and take away food premises to provide for students and staff,
- recreation facilities (indoor) and (outdoor),
- environmental facilities, including greenhouses and glass houses,
- information and education facilities,
- office premises related to the existing tertiary institution,
- community facilities,
- centre based child care,
- a storage facility or maintenance facility,
- demolition of certain buildings,
- minor alterations or additions to existing buildings, and
- restoration, replacement or repair of damaged facilities.

The development standards that will apply to these developments include a height limit of 12m and minimum side and rear setbacks. The development standards are listed in cl 50 of the proposed SEPP.

Various amendments to the Codes SEPP will also be made, including amending provisions to enable TAFEs to access change of use provisions to allow a change from a commercial or industrial premises to an educational establishment. This is to acknowledge the changing nature of delivery of tertiary education and to enable services to be provided beyond campuses in settings such as office buildings and business parks.

Development Without Consent

The existing provision at clause 29 of the Infrastructure SEPP will be transferred to the proposed SEPP. The types of development that will be permitted to be carried out without consent in connection with existing TAFE institutions are listed at cl 47 and include:

- one storey buildings for school purposes such as a library, administration, a classroom, a tuckshop, cafeteria or bookshop
- a car park that is not more than one storey high,
- an outdoor learning or play area and associated awnings or canopies,
- minor alterations or additions, such as internal fitouts, or to address occupational health and safety requirements or to provide access for people with a disability,
- restoration, replacement or repair of damaged facilities.
- demolition of buildings or structures.

Developments undertaken without consent will only allow for minor expansions of existing TAFE institutions. The provisions will permit development that will not allow for an increase in the numbers of student and staff numbers at the existing school that is greater than 10% of the numbers at the site during the previous 12 months. Development undertaken without consent also cannot contravene any existing condition of a development consent (other than a complying development certificate) that applies to any part of the TAFE, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

Development With Consent

The existing provision at clause 28 of the Infrastructure SEPP will be transferred to the proposed SEPP unchanged. The proposed SEPP will permit development for the purpose of a TAFE to be carried out with consent in prescribed zones. Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* will continue to apply to tertiary institutions, which provides that development for the purpose of educational establishments (including associated research facilities) that has a capital investment value of more than \$30 million are SSD applications. Developments with a value less than \$30 million will continue to be local or regional development applications, depending on the cost of works.

Part F: Related amendments to other environmental planning instruments

State Environmental Planning Policy (State and Regional Development) 2011

An amendment to Schedule 1, Part 15 of the State and Regional Development SEPP is proposed, to amend the trigger for school developments to become State Significant Development (SSD) applications. All new schools will be classified as SSD applications, and the capital investment threshold for major works to existing schools is proposed to be lowered from \$30 million to \$20 million.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)

A number of minor amendments to the Codes SEPP relating to child care facilities, schools and tertiary institutions is proposed as outlined in the respective Parts above, including amending provisions to enable universities to access change of use provisions.

State Environmental Planning Policy (Infrastructure) 2008

The Infrastructure SEPP will be amended by removing provisions that relate to educational establishments.

Standard Instrument Local Environmental Plan Order

Consequential amendments will also be made to all relevant planning instruments to enact amendments to the *Standard Instrument Local Environmental Plan Order*. The changes include inserting new definitions for various child care facilities into all affected environmental planning instruments and updating the permissible uses in the R2 Low Density Residential and IN2 Light Industrial to include centre-based child care.

ORD06

Attachment 1

**SUBMISSION TO CAMDEN COUNCIL - PLANNING
PROPOSAL**

**Amendment to Camden LEP 2010 in relation to Lot 101 in DP
1087958, The Old Oaks Road, Grasmere**

Prepared For:
Ms Furiglio

Prepared By:



October 2015

Table of Contents

1 EXECUTIVE SUMMARY.....	3
FIGURE 1 – CONTEXT OF SUBJECT SITE	3
1.1 OVERVIEW	4
1.2 SCOPE OF REPORT	4
1.3 REPORT STRUCTURE	4
2 THE SUBJECT LAND.....	5
2.1 LAND DESCRIPTION	5
2.2 CURRENT ZONING.....	5
FIGURE 2 – CURRENT ZONE	5
2.3 MINIMUM SUBDIVISION LOT SIZE	5
FIGURE 3 – MINIMUM LOT SIZE	6
2.4 HEIGHTS OF BUILDINGS	6
FIGURE 4 – HEIGHTS OF BUILDINGS	7
3 PART 1 – STATEMENT OF OBJECTIVES OR INTENDED OUTCOMES OF THE PLANNING PROPOSAL	7
4 PART 2 – EXPLANATION OF PROVISIONS	7
4.1 PROPOSED CHANGES TO MAPS.....	8
5 PART 3 – JUSTIFICATION	8
5.1 SECTION A – NEED FOR THE PLANNING PROPOSAL	8
5.1.1 IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT	8
5.1.2 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?	8
5.2 SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORKS	
5.2.1 IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUB-REGIONAL STRATEGY?.....	8
5.2.2 DRAFT SOUTH WEST SUBREGIONAL STRATEGY	8
TABLE 2 – APPLICABLE ACTIONS.....	9
5.2.3 IS THE PLANNING PROPOSAL CONSISTENT WITH LOCAL COUNCIL'S LOCAL STRATEGY OR OTHER LOCAL STRATEGIC PLAN?.....	9
5.2.3.1 Camden2040.....	9
5.2.4 ACTIVELY MANAGING CAMDEN'S GROWTH	10
5.2.5 HEALTHY URBAN AND NATURAL ENVIRONMENTS	10
5.2.6 A PROSPEROUS ECONOMY.....	10
5.2.7 EFFECTIVE AND SUSTAINABLE TRANSPORT	10
5.2.8 AN ENRICHED AND CONNECTED COMMUNITY.....	10
5.2.9 A STRONG LOCAL LEADERSHIP	10
5.2.10 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?	10
TABLE 3 – APPLICABLE STATE POLICIES.....	11

5.2.11	IS THE PLANNING CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S 117 DIRECTIONS)?	12
	TABLE 5 – CONSIDERATION OF MINISTERIAL DIRECTIONS	12
5.3	SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT....	16
5.3.1	IS THERE ANY LIKELIHOOD THAT CRITICAL HABITAT OR THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES, OR THEIR HABITATS, WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?	16
5.3.2	ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?	16
5.3.3	HOW HAS THE PLANNING ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?	16
5.4	SECTION D – STATE AND COMMONWEALTH INTERESTS.....	16
5.4.1	IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?	16
5.4.2	WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?	17
6	MAPPING.....	17
7	PART 5 – COMMUNITY CONSULTATION	17
8	INDICATIVE PROJECT TIMELINE	18
	TABLE 6 – PROJECT TIMELINE.....	18
9	CONCLUSION	19

Annexures

A: Subdivision Plans – JMD Development Consultants Pty Ltd

1 Executive Summary

This planning proposal refers to the land identified as Lot 101 in DP 1087958, The Old Oaks Road, Grasmere (refer to **Figure 1**). It is noted that the land immediately adjoining to the west, being Lot 24 DP 1086823 No 10 Crase Place, was the subject of a Planning Proposal to rezone part of the land to R5. The rezoning of the land was the result of Sydney Water amending the odour buffer zone from the previous 400m to 300m. This has resulted in two lots being able to be created.

As a result of the above amendment to the odour buffer zone, it is proposed to amend the Land Zoning Map LZN_004 to R5 - Large Lot Residential and the Minimum Lot Size Map part LSZ_004 to 4000m² (W) and part 3ha (Z2) for the subject land.

FIGURE 1 - CONTEXT OF SUBJECT SITE



The purpose of this planning proposal is to allow the subdivision of the land to permit large residential development on lots that adjoin existing large lots, generally in accordance with the subdivision plan at **Annexure A**.

Council expects that it will need to undertake consultation with a range of State Government agencies.

Council is seeking a Gateway Determination to indicate whether there is support for proceeding with the planning proposal. It is therefore suggested that the Gateway Determination should provide 18 months for Council to finalise the planning proposal and submit to the Department for the plan to be made, on the basis that technical studies have to be prepared.

 Planning Proposal - The Old Oaks Road, Grasmere

1.1 OVERVIEW

This Report represents the formative phase in the development of a Planning Proposal geared toward the rezoning of the lands, described and shown above (Figure 1), at The Old Oaks Road, Grasmere for large lot residential purposes, as detailed in this submission.

The rezoning is to be effected through the preparation of a relevant Local Environmental Plan (LEP) amendment, it being proposed to amend Camden Local Environmental Plan (LEP) 2010.

1.2 SCOPE OF REPORT

The preparation of a local environmental plan now starts with a Planning Proposal (PP). The PP is a document which explains the objectives, intended effect of, and justification for a rezoning proposal.

This PP has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and relevant Department of Planning and Infrastructure Guidelines including "*A Guide to Preparing Local Environmental Plans*" and "*A Guide to Preparing Planning Proposals*".

As outlined in '*A Guide to Preparing Planning Proposals*' the Planning Proposal will evolve throughout the course of preparing the amending LEP as relevant sections will be updated and amended in response to the outcomes of any technical investigations and consultation.

The latter document requires the Planning Proposal to be provided in six (6) parts, being:

- Part 1 - A statement of the objectives or intended outcomes of the proposed instrument;
- Part 2 - An explanation of the provisions that are to be included in the proposed instrument;
- Part 3 - The justification for those objectives, outcomes and provisions and the process for their implementation;
- Part 4 - Maps, where relevant, to identify the intent of the Planning Proposal and the area to which it applies
- Part 5 - Details of the community consultation that is to be undertaken on the Planning Proposal.
- Part 6 - Project Timeline.

This report confirms that the development will provide a number of benefits for the LGA, including increased housing opportunities and housing choice close to facilities and services readily available in the immediate area.

1.3 REPORT STRUCTURE

This report, in preparing an outline Planning Proposal (PP), is structured in the following manner:

- Section A - Need for the Planning Proposal.
- Section B - Relationship to strategic planning framework.
- Section C - Environmental, social and economic impact.
- Section D - State and Commonwealth interests.

Planning Proposal – The Old Oaks Road, Grasmere

These Guidelines will be addressed below under the various headings. This report is the initial Planning Proposal report to be submitted to enable Council to formally resolve to proceed with the rezoning of the land in accordance with the requirements of the EP& A Act.

2 The Subject Land

2.1 LAND DESCRIPTION

The subject site is described as Lot 101 DP 1087958 The Old Oaks Road, Grasmere.

2.2 CURRENT ZONING

The subject lands are zoned RU1 – Primary Production under the provisions of Camden LEP 2010 (refer to Figure 2 below).



2.3 MINIMUM SUBDIVISION LOT SIZE

The minimum lots size for subdivision is 40ha in accordance with Figure 3 below.

FIGURE 3 – MINIMUM LOT SIZE

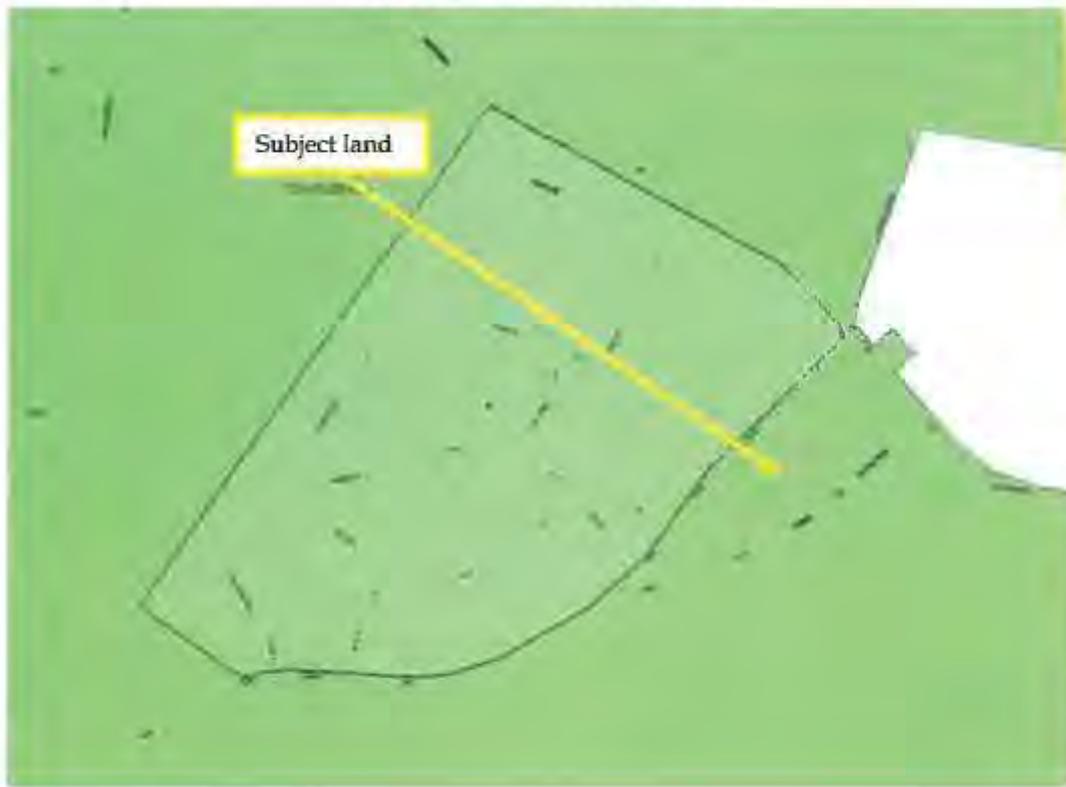


2.A HEIGHTS OF BUILDINGS

Clause 4.3 refers to the heights of buildings. The Heights of Building Map has a height restriction of 9.5m (refer to Figure 4 below). Future dwellings would need to comply with the height requirement. It would be noted that a dwelling currently exists on Proposed Lot 1.

Planning Proposal - The Old Oaks Road, Grasmere

FIGURE 4 - HEIGHTS OF BUILDINGS



3 Part 1 - Statement of Objectives or Intended Outcomes of the Planning Proposal

The objective of the Planning Proposal is to enable the redevelopment of the subject site for large lot residential development. A subdivision plan (**Annexure A**) has been prepared for the site to indicate how the subdivision can occur. The objective of the Planning Proposal is to achieve orderly development having regard to the site constraints and opportunities. The intended outcome of the Planning Proposal is to rezone the land to R5 Large Lot Residential to facilitate 3 large lots, noting that a dwelling exists on proposed Lot 1.

4 Part 2 - Explanation of Provisions

The proposed zoning controls would allow for large lot residential and ensures a transition to adjoining development.

The West Camden Water Recycling Plant is located directly opposite the site. Council had previously imposed a 400m odour buffer around the Plant. In July 2011 the extent of the odour buffer was reviewed as part of the upgrade to the Plant whereby Sydney Water nominally reduced the odour buffer to 300m.

Planning Proposal - The Old Oaks Road, Grasmere

The rezoning to R5 Large Lot Residential will facilitate 2 additional large lots. The proposed W - 4000m² minimum lot size is consistent with the zone objectives of R5 - Large Lot Residential and the proposed Z2 - 3ha minimum lot size will limit the opportunity for additional lots and maintain compliance with the nominal odour buffer affecting the site.

4.1 PROPOSED CHANGES TO MAPS

The Planning Proposal seeks to amend the following maps:

It is proposed to amend Camden LEP 2010 by permitting the Site to be developed for housing by amending the Land Zoning Map LZN_004 - R5 Large Lot Residential, and the Minimum Lot Size Map LSZ_004 to 4000m² (W) and 3ha (Z2).

5 Part 3 - Justification

5.1 SECTION A - NEED FOR THE PLANNING PROPOSAL

5.1.1 IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT

Technical studies have not been prepared for the site. However, the technical studies prepared for the West Camden Water Recycling Plant informed the adjoining Planning Proposal. Detailed technical studies can be prepared following Gateway Determination.

5.1.2 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

The Planning Proposal is considered the best option as it will allow the subdivision of the site in a manner that is compatible with surrounding development and also takes into consideration the site constraints. The site is currently zoned RU1 - Primary Production, which has limited development potential. Given the revised odour impact from the Plant, the Planning Proposal will allow development that is consistent with the nominal odour buffer of 300m.

The Planning Proposal is considered to be the best method of achieving renewal of landuse at the site, which is sympathetic with adjoining lands.

5.2 SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

5.2.1 IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUB-REGIONAL STRATEGY?

5.2.2 DRAFT SOUTH WEST SUBREGIONAL STRATEGY

Camden Local Government Area (LGA) is a sub-region within the Metropolitan Plan for Sydney 2036. The South West Subregion is comprised of Liverpool, Campbelltown, Wollondilly and Camden LGAs.

The Metropolitan Strategy and each of its draft South West Subregional Strategies consists of seven areas for consideration, or strategies. Each of these strategies consists of a series of actions pertaining to the following in Table 2 below.

Planning Proposal - The Old Oaks Road, Grasmere

TABLE 2 - APPLICABLE ACTIONS

Action	Compliance
Economy and Employment	Not inconsistent – provides additional housing land close to services and facilities.
Centres and Corridors	Not inconsistent – land located within an existing rural residential area.
Housing	Consistent – provides opportunities for the development of new and additional housing.
Transport	Consistent – located close to transport services.
Environment, Heritage and Resources	Not inconsistent – land not located within a Conservation Area.
Parks, Public Places and Culture	Not inconsistent – parks are located within the immediate area.
Implementation and Governance	Consistent – the proposal has been prepared in accordance with the Standard Instrument.

The proposed rezoning generally accords with each of the above. The “Key Directions” for Housing South West have identified that Camden Council will provide for approximately 10,274 new dwellings by 2031 and of this number, 8,690 will be via greenfield development. Whilst the site is not specifically mentioned in the MDP, it will provide additional housing that will add to the dwelling targets without the loss of existing housing stock.

Clause SW C1.1.4 – identifies the need to retain a distinct edge to urban areas where they border rural land. the proposal is compliant with this clause as it is consistent with the semi-rural character of the surrounding area as a rural residential subdivision.

Clause SW C2.1.1 – requires that new dwellings increase the region’s performance against the target for State Plan Priority E5. The site is within an area where a public bus route is available and therefore is able to accommodate this requirement. The subject site is also within close proximity to Camden Town Centre.

Clause SW C2.1.2 – the intent of this clause is to deliver a significant number of housing opportunities. The proposed rezoning will make a contribution to housing delivery without substantially altering the existing Grasmere area.

5.2.3 IS THE PLANNING PROPOSAL CONSISTENT WITH LOCAL COUNCIL’S LOCAL STRATEGY OR OTHER LOCAL STRATEGIC PLAN?

5.2.3.1 CAMDEN2040

The Camden Strategic Plan portrays a vision of Camden in the year 2040, as adopted at the Council meeting of 14 December 2010.

 Planning Proposal – The Old Oaks Road, Grasmere

To realise this vision 6 key direction areas are established around which strategies and actions are fashioned. The areas of most relevance include:

- Actively Managing Camden’s Growth.
- Healthy Urban and Natural Environments.
- A Prosperous Economy.
- Effective and Sustainable Transport.
- An Enriched and Connected Community
- Strong Local Leadership

5.2.4 ACTIVELY MANAGING CAMDEN’S GROWTH

The development proposal is consistent with the relevant aspects of the Growing Pains – Key Challenges Objectives. The subject site is located within an established residential area and development is consistent with the zone. Development of the land will create housing choice.

5.2.5 HEALTHY URBAN AND NATURAL ENVIRONMENTS

The proposal will not impact negatively on biodiversity characteristics of the area.

5.2.6 A PROSPEROUS ECONOMY

The development proposal is focused upon contributing to the availability of residential land for housing purposes, which will in turn support the local economy.

5.2.7 EFFECTIVE AND SUSTAINABLE TRANSPORT

The development site provides for future development that is readily accessible to public transport. A bus service operates within Werombi Road, within walking distance of the site.

5.2.8 AN ENRICHED AND CONNECTED COMMUNITY

Not applicable to this development proposal.

5.2.9 A STRONG LOCAL LEADERSHIP

Not applicable to this development proposal.

5.2.10 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

The lands are subject to the provisions of a raft of State Environmental Planning Policies. The subject policies are noted below in Table 3 and importantly do not prohibit and/or significantly constrain the Planning Proposal.

Planning Proposal – The Old Oaks Road, Grasmere

TABLE 3 - APPLICABLE STATE POLICIES

SEPP	Requirement	Proposal	Compliance
SEPP 55 - Remediation of Land	SEPP 55 requires a planning authority to consider whether land is contaminated, and if so whether it is, or can be made suitable for proposed residential development.	As part of the final Planning Proposal, appropriate investigation would be undertaken to confirm that there is no contamination on the site and confirm its suitability for residential development. It is noted, however, that site investigation for contamination was previously undertaken for the subdivision.	Yes.
SEPP No 60 - Exempt and Complying Development	The SEPP aims to provide for exempt and complying development for types of development.	The proposal will be based on the Standard Instrument Clause 1.9 - Application of SEPPs is a compulsory clause within the Standard LEP, which states that SEPP 60 will not apply.	Yes.
SEPP (Building Sustainability Index: BASIX) 2004	This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.	The relevant principles will inform building design.	Yes
SEPP (Exempt and Complying Codes) 2008	This Policy aims to streamline the assessment process.	The proposal would contain any provisions that would be inconsistent with the SEPP.	Yes
SEPP (Housing for Seniors or People with a Disability) 2004	This Policy aims to encourage the provision of housing to meet the needs for seniors or persons with a disability.	Seniors housing is not permissible on the land.	Yes

Planning Proposal - The Old Oaks Road, Grasmere

SEPP	Requirement	Proposal	Complies
SEPP (Affordable Rental Housing) 2009	This Policy aims to provide opportunities for affordable housing.	Affordable housing is permissible on the land with development consent.	Yes
Deemed SEPP No 2 - Hawkesbury Nepean River.	The Policy aims to maintain or improve water quality within the River system.	Any building works would need to ensure that sediment does not leave the site and impact on the River.	Yes

5.2.11 IS THE PLANNING CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S 117 DIRECTIONS)?

The planning proposal is consistent with the applicable Ministerial Directions (s.117 Directions) see Table 5 below.

TABLE 5 - CONSIDERATION OF MINISTERIAL DIRECTIONS

s.117 Direction Title	Applicable	Consistent	Comments
1. Employment and Resources			
1.2 Rural Zones	Y	Y	<p>The Planning Proposal is inconsistent with this objective. The Planning Proposal proposes to rezone the land from RU1 - Primary Production to R5 - Large Lot Residential.</p> <p>Notwithstanding this, the proposal is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> The site neighbours land that is zoned R5 large lot residential. The subdivision would be consistent with the revised odour impact and is compatible with adjoining development. The site is relatively small by agricultural standards at 5.1477ha.
2. Environment & Heritage			
2.1 Environment Protection Zones	Y	Y	It is not proposed to introduce an EPZ.

Planning Proposal – The Old Oaks Road, Grasmere

s.117 Direction Title	Applicable	Consistent	Comments
3. Housing Infrastructure & Urban Development			
3.1 Residential Zones	Y	<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment and resource lands. <p>3.1 (5) (b) states a Planning Proposal must not contain provisions which will reduce the permissible residential density of land.</p>	<p>The proposed R5 zone permits rural residential development that is compatible with lands adjoining the site. The site is relatively unconstrained in terms of vegetation and riparian corridors.</p> <p>The revised odour impact confirms the suitability of the site to include residential development. The 4000m² minimum lot size is consistent with the zone objectives of the R5 zone and the proposed Z2 – 3ha minimum lot size will limit the opportunity for additional residential lots to comply with the odour restriction.</p> <p>The site is considered to be consistent with this direction as the rezoning would encourage and facilitate housing needs.</p>
3.3 Home Occupations	Y	<p>The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.</p>	Y
3.4 Integrating Land Use & Transport	Y	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> improving access to housing, jobs and services by walking, cycling and public transport, increasing the choice of 	<p>The land is located close to existing transport networks, including bicycle paths that connect to the Camden Town Centre.</p>

Planning Proposal – The Old Oaks Road, Grasmere

s.117 Direction Title	Applicable	Consistent	Comments
		<p>available transport and reducing dependence on cars,</p> <ul style="list-style-type: none"> reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight. 	
3.5 Development Near Licensed Aerodromes	Y		The proposal does not propose building heights that would impact navigation to any airport. The Camden Airport masterplan indicates the current ANEF maps; which shows the subject site is not impacted. The proposal is also consistent with the Heights of Building Map for this site.
4.Hazard & Risk			
4.1 Acid Sulphate Soils	Y		The site is unlikely to be affected by Acid Sulphate Soils.
4.2 Mines Subsidence and Unstable Land	N/A		The subject land is not located within a Mines Subsidence District.
4.3 Flood Prone Land	N/A		The site is not listed on Council's mapping system as being flood prone land.
4.4 Planning for Bushfire Protection	Y		Part of the site is identified as being bushfire prone. A bushfire study will be undertaken post Gateway Determination.

Planning Proposal – The Old Oaks Road, Grasmere

s.117 Direction Title	Applicable	Consistent	Comments
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The proposal as submitted is consistent with the objectives of this direction.
6.3 Site Specific Provisions	N	<p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p> <p>6.3 (4) (c) states a Planning Proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</p> <ul style="list-style-type: none"> • allow that land use to be carried out in the zone the land is situated on, or • rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. 	It is not proposed to introduce controls for these lands, as DCP already applies to the land.
7. Metropolitan Planning			
Implementation of the Metropolitan Strategy	Y	The objective of this direction is to give legal effect to the vision,	Yes

Planning Proposal - The Old Oaks Road, Grasmere

s.117 Direction Title	Applicable	Consistent	Comments
		transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036. (Please note: The State Government has exhibited a Draft Metropolitan Strategy for Sydney to 2031 for community input).	

5.3 SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

5.3.1 IS THERE ANY LIKELIHOOD THAT CRITICAL HABITAT OR THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES, OR THEIR HABITATS, WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?

The site is currently cleared grassland. It is considered that there are no critical habitats or threatened species located on the site, which would be impacted by the proposal. In addition the site is not identified on Council's Environmentally Sensitive Lands Map.

5.3.2 ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?

The site is not flood prone.

5.3.3 HOW HAS THE PLANNING ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

The PP has addressed the current land supply limitations and move towards fulfilling the accommodation needs attached to the subregional population and housing projections. The Planning Proposal will allow the opportunity for development that is compatible with adjoining lands.

The proposal has positive social and economic contributions as discussed above in the various Strategies by providing much needed housing choice in the LGA.

Indeed, under the proposed scenario, no adverse social and/or economic impacts are foreshadowed, but rather positive impacts will accrue in this regard. The size and nature of the proposed lots is compatible to surrounding development for which there is a proven market in Camden.

5.4 SECTION D - STATE AND COMMONWEALTH INTERESTS

5.4.1 IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

The site is accessed via The Old Oaks Road, which intersects with Werombi Road, which provides access to the Camden Town Centre, located some 2km from the site. The proposed development of two additional lots would place a minor demand on existing public infrastructure and recreational facilities.

Planning Proposal – The Old Oaks Road, Grasmere

5.4.2 WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?

The Gateway determination will identify any consultation required with State or Commonwealth Public Authorities. This will include:

- Consultation required in accordance with a Ministerial Direction under section 117 of the EP&A Act; and
- Consultation that is required because in the opinion of the Minister (or delegate), a State or Commonwealth public authority will or may be adversely affected by the proposed LEP.

Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act 1979, as amended.

6 Mapping

A subdivision plan is submitted with this application as **Annexure A**. The required Maps have been prepared in accordance with the Standard Technical Requirements for LEP maps.

7 Part 5 – Community Consultation

Community consultation remains an important element of the Plan making process. The companion document “A Guide to Preparing Local Environmental Plans” outlines community consultation parameters. The subject provisions in respect of notification and the exhibition materials to support the consultation will be observed.

Before proceeding to public exhibition, the Director General of Planning (or delegate) must approve the form of the Planning Proposal as being consistent with the “Gateway” determination (EP&A Act 57(2)).

It is envisaged that further community consultation would occur through the public exhibition of detailed documents lodged with the development application for the development proposal.

This further consultation will, at a minimum include, advertising in local papers, exhibition material provided at Camden Council administration buildings and libraries and Camden Council’s webpage and the required written notifications that would ordinarily be required.

Once Council is satisfied with the amended Planning Proposal following determination at the Gateway, it is recommended that it will be publicly exhibited for a period of 28 days, as it is considered that the PP falls within the definition of “low impact” Planning Proposals. The exhibition would include letters to nearby and adjoining landowners.

The written notice will:

- Give a brief description of the objectives and intended outcomes of the Planning Proposal;
- Identify the land the subject of the Planning Proposal;
- Provide information of when and where the details of the Planning Proposal can be inspected;

Planning Proposal – The Old Oaks Road, Grasmere

- Give the contact details of Council for the receipt of submissions and for any enquiries;
- Indicate the last date for submissions to be received by Council; and
- Include any other information as instructed by the Gateway process.

Any submissions received in response to the community consultation would need to be fully considered, in accordance with the prevailing statutory provisions. Should there emerge any issues which occasion a significant amendment/s to the PP and proposed LEP amendment, re-exhibition and further consultation may be required.

8 Indicative Project Timeline

The following project timeline is advanced in **Table 6** below.

TABLE 6 – PROJECT TIMELINE

Project Detail	Timeframe	Timeline
Lodgement	N/A	October 2015
Council Review/Reporting	3 months	January 2016
Anticipated commencement date (Gateway determination)	2 months from submission to DoPE	March 2016
Anticipated timeframe for the completion of required technical information - after specialist study requirements determined	3 months	June 2016
Amendment of Planning Proposal, if needed	2 month	August 2016
Commencement and completion dates for public exhibition period & government agency consultation - after amending Planning Proposal, if required	2 months	October 2016
Dates for public hearing, if required	Not required	N/A
Timeframe for consideration of submissions	1 month	November 2016
Timeframe for the consideration of proposal post exhibition, including amendments and maps and report to Council	1 month	December 2016
Date of submission to the Department to finalise the LEP (including 6 week period for finalisation)	2 months	March 2017

Planning Proposal - The Old Oaks Road, Grasmere

Project Detail	Duration	Timeline
Anticipated date RPA will make the plan, if delegated	1 month	April 2017
Anticipated date RPA will forward to the Department for notification	1 month	May 2017

9 Conclusion

The preceding commentary has clearly established a case for the limited review the planning provisions as they pertain to the subject lands. It is proposed that the subject lands be zoned R5 - Large Lot Residential and that Camden LEP 2010 be amended by amending the Land Zoning Map LZN_004, and the Minimum Lot Size Map LSZ_004 to 4000m² (W) and 3ha (Z2).

Detailed environmental and infrastructure investigations will need to be undertaken and broad commitments to infrastructure provision made as the PP is advanced.

Council, as the responsible Planning Authority, is requested to support and forward this PP to the Department of Planning and Infrastructure for progressing through the "Gateway" in an expedient manner.

ORD06

Attachment 1

Planning Proposal – The Old Oaks Road, Grasmere

Annexure "A" Subdivision Plan



ORD06

Attachment 2

**Proposed Rezoning of Land at Lot 101 in DP 1087958, No 40
The Old Oaks Road, Grasmere**

Visual Impact Assessment



Prepared For:
Ms Furiglio

Prepared By:



September 2016

Table of Contents

1	INTRODUCTION	3
1.1	PURPOSE OF THIS REPORT	3
	FIGURE 1 – CONTEXT OF SUBJECT SITE	3
1.2	DOCUMENTS CONSULTED.....	3
1.3	METHODOLOGY	3
1.4	THE PROPOSAL.....	4
	FIGURE 2 – CURRENT ZONE.....	4
	FIGURE 3 – INDICATIVE SUBDIVISION PLAN	5
2	VISUAL IMPACT ASSESSMENT	5
	FIGURE 4 – CONTEXT WITH RURAL LANDSCAPE	6
3	VISUAL EXPOSURE.....	6
3.1	CLOSE VIEWS	6
3.2	MIDDLE DISTANCE AND LONGER VIEWS	7
4	MANAGEMENT PRINCIPLES TO MAINTAIN THE RURAL CHARACTER OF THE SITE AND ITS SETTING	7
4.1	RETAIN EXISTING LANDSCAPE CHARACTER	7
4.2	RETAIN VIEWS AND VIEW LINES TO THE HORIZON.....	8
4.3	ENHANCEMENT	8
5	DESIGN GUIDELINES FOR POTENTIAL DWELLINGS ON THE PROPOSED LOTS	8
5.1	BUILDING ENVELOPES	8
5.2	BUILDING SITING AND DESIGN	8
6	ASSESSMENT OF VISUAL EFFECTS OF THE APPLICATION	9
6.1	CHANGE IN THE INTRINSIC CHARACTER OF THE SITE.....	9
6.2	CHANGE IN THE INTRINSIC CHARACTER OF THE SURROUNDING STREETSCAPES	9
6.3	VISUAL FIT OF THE PROPOSED DEVELOPMENT	10
6.4	VISUAL SENSITIVITY	10
6.5	SUMMARY OF VISUAL EXPOSURE AND EFFECTS OF THE DEVELOPMENT	10
7	CONCLUSION	16

Annexures

A: Subdivision Plans - JMD Development Consultants Pty Ltd

Planning Proposal - 40 The Old Oaks Road, Grasmere

1 Introduction

1.1 PURPOSE OF THIS REPORT

We have been appointed by Ms Furiglio, the applicant in this case, to prepare a Visual Impact Assessment Report to accompany an Application for the rezoning of Lot I01 DP 1087958 No 40 The Old Oaks Road, Grasmere (refer to **Figure 1**). The applicant has lodged a Planning Proposal (Rezoning Application) with the intention that Council rezone part of the land to R5. The rezoning of the land was the result of Sydney Water amending the odour buffer zone from the previous 400m to 300m. This has resulted in two lots being able to be created.

FIGURE 1 - CONTEXT OF SUBJECT SITE



1.2 DOCUMENTS CONSULTED

We have perused the following drawings and documents in preparing this report:

- Proposed subdivision plan prepared by JMD Development Consultants;
- Camden Local Environmental Plan 2010;
- Camden Development Control Plan 2010.

1.3 METHODOLOGY

The proposal is for the rezoning of the land for potential subdivision and later use for rural residential development, commensurate with adjoining lands. The following factors are considered in detail as part of the overall visual impacts assessment to determine the degree of visual effect:

Planning Proposal - 40 The Old Oaks Road, Grasmere

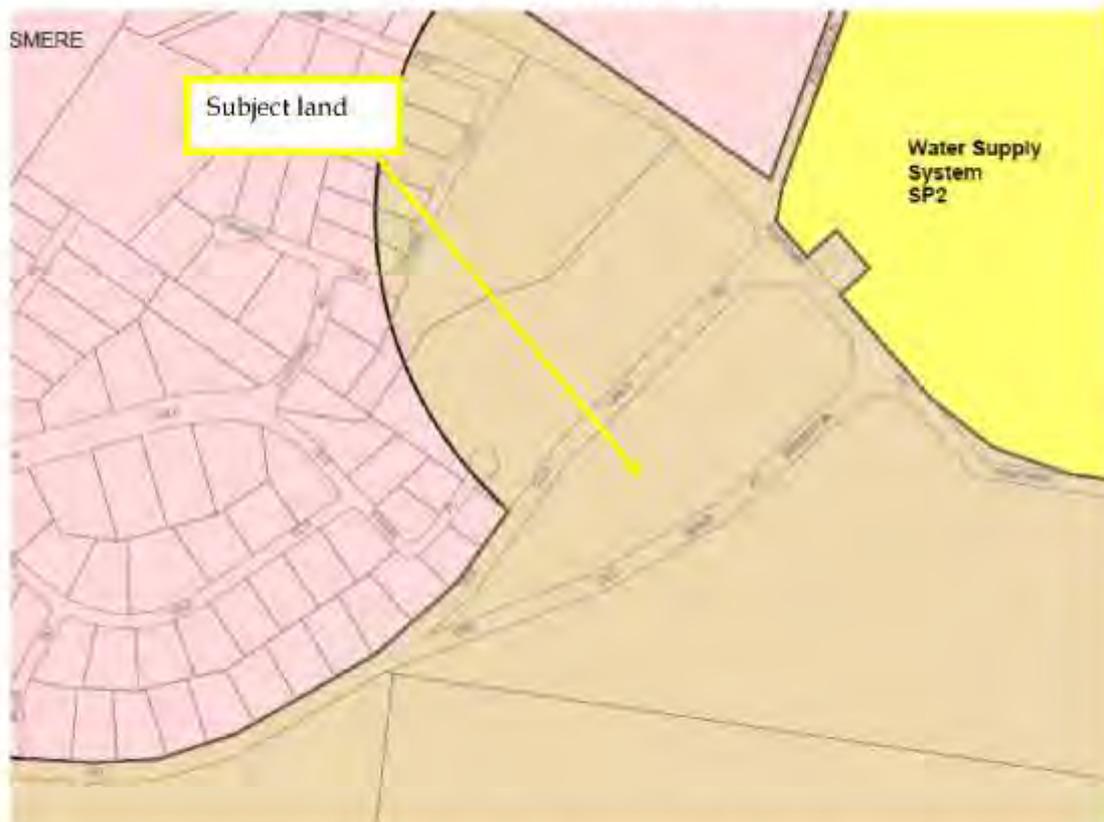
- Significant views into and out of the site; and
- Assessment of the visual impact of the proposed rezoning on identified view corridors.

1.4 THE PROPOSAL

The subject site is described as Lot 101 DP 1087958 The Old Oaks Road, Grasmere. The site is located on the western side of Werombi Road, opposite the Sydney Water Sewerage Treatment Plant STP). The proposal is to rezone the land from RU1 Primary Production (40ha minimum) to R5 Large Lot Residential (4000m²) - refer to **Figure 2** regarding current zoning of land). However, proposed Lot 3 will have an area of 3.9ha, as part of this lot will still be within the odour buffer zone. Vehicle access to the proposed lots will be from The Old Oaks Road (refer to **Figure 3** for indicative subdivision plan).

It is proposed to rezone the subject site to R5 Large Lot Residential which will reflect the residential zoning of the land adjoining the site. The proposed rezoning will allow the subdivision of the site and the erection of a dwelling on each of the lots. The proposed rezoning and associated future subdivision and development of the site is the subject of this visual assessment.

FIGURE 2 - CURRENT ZONE



The site has an area of approximately 4.3ha. It has a gentle fall from west to east with an approximate fall of 5° - 10° and is vacant of any structures. The land is grassed and there is no significant vegetation on the site.

Planning Proposal - 40 The Old Oaks Road, Grasmere

FIGURE 3 – INDICATIVE SUBDIVISION PLAN



2 Visual Impact Assessment

The visual impact assessment of the potential future subdivision has been undertaken through observation, evaluation of the existing landscape character, and analysis of the visual impact which could be caused by the proposed rezoning and its potential future development. Visual impacts relate to changes in the views experienced by people observing a landscape.

The development site is located within the context of a rural scenic setting which consists of a mix of large rural residential estates (to the north) and recent residential subdivisions comprising single and two storey detached houses. The West Camden STP is located opposite.

The subject property has an intersection with Werombi Road, being the lowest point of the property. The property has views to the southeast, south and southwest, as shown in the series of photographs below. These views mostly consist of rural lands, West Camden STP, the floodplain below, Bicentennial Park, vegetation along Werombi Road and distant views to the residential area of Camden and Camden Hospital (refer to **Figure 4** below).

The development site is essentially triangular in shape being surrounded by former The Old Oaks Road (closed section on northern boundary, The Old Oaks Road and Werombi Road). The development site has a relatively steep downward slope in the southeast corner from a relatively higher and flatter portion of the site where future dwellings would be erected. The steeper part has no development potential, being located within the odour buffer zone (refer to **Figure 3** above).

Planning Proposal - 40 The Old Oaks Road, Grasmere

FIGURE 4 - CONTEXT WITH RURAL LANDSCAPE


The development site is currently vacant and exhibits a rural character. It is not used for any significant agriculture or grazing use as the zoning intends, and it is evident from the existing state of the subdivision site that rural use of the land has been abandoned for a considerable period.

The subject land in itself has no outstanding scenic value other than as a reference to past rural character of the setting, and its elevated location relative to the surrounding land to the southeast and southwest. Seen from some of the more distant and elevated viewing places to the east and southeast, the development site is situated near the visual horizon, and this is due to the open landscape below, which is part of the Nepean River Floodplain of the Matahil Creek system.

The development site is visible from Werombi and Cawdor Roads, but at a considerable distance from the latter road. Along Werombi Road, the site is partially blocked by trees/vegetation within the road reserve or on the adjoining property to the south including disused poultry sheds. The development site is partially visible from distant views given the open nature of the land within the floodplain. It is only when one is closer that the site is visible. Importantly, these views are not dwellings but from drivers on these roads. There is no public viewing area and even the public use of Bicentennial Park is screened by trees within the park and the road reserve of Werombi Road.

The visual exposure of the development site is explained in detail in the following section 3.

3 Visual Exposure

3.1 CLOSE VIEWS

The future dwellings on the subdivided lots would be visible at a close range and to a varied extent only from the immediate streetscapes of The Old Oaks Road and Werombi Road. The future dwellings would not be visible to variable extents from some of the dwellings and rural estates located to the north.

Planning Proposal - 40 The Old Oaks Road, Grasmere

Due to the existing vegetation and setbacks along all the boundaries, and the potential strategic locations of the building envelopes on reasonable sized lots, the visibility and perception of the scale of the future dwellings would not be prominent and would be considerably screened. In particular, longer range views would retain the existing appearance of a partly wooded horizon with tall tree canopy extending above buildings.

3.2 MIDDLE DISTANCE AND LONGER VIEWS

There are some middle distance and long distance viewing locations from which the future dwellings would be visible. However the distance over which they would be visible and the vegetation on and in the vicinity of the development, including the siting of future dwelling on lower parts of the individual Lots predominantly below the visual horizon will significantly reduce their visual presence.

The view composition is essentially the same when seen from most of the middle and long distance viewing locations to the east and southeast of the site, which mainly consist of views of grassy pastures on the flood plain of Matahil Creek, tall vegetation within the fields, along creek alignments and on Werombi Road and filtered views of mostly screened to varied extents by vegetation.

4 Management Principles to maintain the Rural Character of the Site and its Setting

The existing rural resources of the land and the visual exposure to external views are relatively straight forward. Particular care needs to be taken in managing the visual resources of the land so that there is an overall high level of visual amenity, the best elements of view experiences are preserved, and that major physical adaptations to the landscape provide the best quality visual and rural environment. Care also needs to be taken to ensure that the most significant resources can be visually and/or physically linked into a system of quality visual experiences and that, wherever feasible, existing resources are enhanced in character and quality for the future.

The following measures could be taken to minimise the visibility of the future dwellings and enhancing the intrinsic rural character of the site. A number of detailed design guidelines for potential residential development are given in the following section at 5.0.

4.1 RETAIN EXISTING LANDSCAPE CHARACTER

Landscaping along the east side of proposed lot 3 will assist in providing a softening effect to the development and will also result in views of a vegetated horizon in the background when seen from locations to the south, east and southwest of the development site. This will add to the existing function of trees to be retained within the road reserve of Werombi Road, which already have this effect. This will also assist in providing screening effects to the future dwellings on lots 2 to 3.

The existing roadside vegetation along Werombi Road will assist in providing a screening and softening effect to the future dwellings on these lots. A 20m setback along The Old Oaks Road is also proposed which could also be utilised partly as a landscape buffer consisting of trees and shrubs of relatively low height so that the views of the horizon beyond are maintained.

Planning Proposal - 40 The Old Oaks Road, Grasmere

4.2 RETAIN VIEWS AND VIEW LINES TO THE HORIZON

The future dwellings should be located, where possible, to be seen below the horizon and not on the high points on the lots and partially screened by the existing and proposed landscaping so as to minimise visibility from the external viewing locations and to protect the views of the background horizon from those locations. Tree planting along The Old Oaks Road within proposed Lot 3 will assist in keeping the future dwellings slightly below the visual horizon.

4.3 ENHANCEMENT

Due to the substantial sizes of the individual lots, there would be a number of options to strategically locate the future dwellings on them. For each lot, a generous, realistic footprint should be determined and shown on the plan, which achieves the following performance standards.

The dwellings should be so located that it takes advantage of the screening and softening effect of the existing vegetation on the lot. The building materials and external surfaces should relate to those of other developments in the vicinity of the site and should be compatible within the landscape features of the site and the surroundings.

The height, form, scale and bulk of the dwellings should correspond to developments in the vicinity. The dwellings should not have an effect of significantly altering the rural character of the site.

5 Design Guidelines for potential dwellings on the proposed lots

The proposed setbacks within the rezoning application and how they respond to the landscaping requirement has already been detailed in the above sections. Hence, this section exclusively talks about the design guidelines for the forms of the potential dwellings.

5.1 BUILDING ENVELOPES**Controls**

- (a) Building envelopes should be sufficient in size to accommodate a dwelling house and associated buildings, taking into consideration the topography and soil conditions.
- (b) Building envelopes are to take into consideration proposed landscape features and landform suitability and in particular existing drainage paths.

5.2 BUILDING SETTING AND DESIGN**Controls**

- (a) Buildings shall be visually unobtrusive in the overall landscape. Buildings on the ridgeline are to be constructed of environmentally sensitive materials. These apply to the external surfaces of the dwelling house as well as the ancillary building/structures such as garages, fences and outbuildings.
- (b) Buildings should complement the characteristics of the landform. Cut and fill within the building envelope shall be kept to a minimum.
- (c) The roofline of the buildings should reflect the land profile within the vicinity of the development.

Planning Proposal - 40 The Old Oaks Road, Grasmere

- (d) The materials used in construction should reflect the character of the landscape. Appropriate materials include bricks, colourbond and roof tiles.
- (e) The colour of building material on all external surfaces of a dwelling-house and ancillary buildings/ structures (e.g. Garages, fences and outbuildings) should be natural and complementary to the surrounding landscape. Natural and earthy tones are appropriate colours for development. Building materials which are very light in colour such as white brickwork, or reflective in nature, are inappropriate.
- (f) The erection of any ancillary buildings on the site should be compatible in style and colour of the main building.

6 Assessment of visual effects of the Application

Below, we have undertaken a visual effect assessment of the proposed rezoning and subdivision of the development site. It has been assumed at this stage that the future dwellings would be based on the management principles and general design guidelines above in terms of building envelopes, additional landscaping and overall protection of the rural character of the development site and the locality generally. However, a future assessment of the future dwellings would be undertaken at the proposal stage.

6.1 CHANGE IN THE INTRINSIC CHARACTER OF THE SITE

There will not be a substantial change in the character of the site due to the proposed re-zoning and the subdivision. However, the future dwellings on the subdivided lots would cause a transitory change in the character of the development site. The development site is vacant at present. The introduction of a number of built elements would be an inevitable effect of the construction of the future dwellings. This is not an impact in itself unless it is accompanied with unreasonable amenity impacts. The development site is a large parcel of land and the proposed subdivision and the future dwellings on them would not overpower the overall existing rural character of the total development site.

The original character of the site will also be maintained due to the proposed landscape scheme that would include planting of native trees within proposed Lot 3. The scale, size and form of the future dwellings on the proposed lots would be compatible with the surrounding built elements and assist in maintaining the rural character of the site and the surroundings.

6.2 CHANGE IN THE INTRINSIC CHARACTER OF THE SURROUNDING STREETSCAPES

There will not be a substantial change in the character of the surrounding streetscapes or developments. The proposed development will not have a negative impact on the rural/rural residential and natural setting of the surrounding environs. There are many rural residential developments, rural estates and recent rural residential subdivision developments located in the vicinity of the development site.

The proposed subdivision and the future dwellings will not be out of character with its surroundings and will be compatible within the existing context of the character of the streetscapes. The proposed setbacks will assist in achieving a greater compatibility for the future residential development on the site with the existing streetscape character.

Planning Proposal - 40 The Old Oaks Road, Grasmere**6.3 VISUAL FIT OF THE PROPOSED DEVELOPMENT**

The capacity of the site to absorb the development and for it to fit in visually was judged to be moderate (mid-range) on a scale from negligible to high. The reasons for this assessment are summarised below:

- The proposed subdivision and the future dwellings, subject to individual assessment, would not be out of character within the surrounding existing context of predominantly rural and rural residential character with large residences in generous grounds and recent subdivisions.
- The proposed development will generally preserve the rural/natural character of the development site as well as the surroundings, albeit containing a number of rural residential dwellings.
- The proposed development will not be prominent in any of the distant views and would not have an effect of visually overpowering the scenic setting of the locality and the views of the background horizon.
- The resultant lot sizes are substantial in size and the future dwellings on them would be strategically located. The future dwellings would be of such a bulk, scale and height to be responsive to the rural character and the surrounding rural residential developments.
- Retention of existing trees and addition of others will retain and augment the existing tree canopies in the foreground and background of views.

6.4 VISUAL SENSITIVITY

Sensitivity relates to the number of viewers who would be likely to see the site and their likely expectations for visual quality. It is usually considered that a visual impact on a sensitive location in the public domain is more important than one of a similar quality on a less sensitive site. The overall visual sensitivity of the site was judged in summary to be moderate-high. The reasons for the assessment, both matters that increase and decrease sensitivity, are summarised below:

- The development site is located at a location at the corner of The Old Oaks Road and Werombi Road and on higher grounds compared to the floodplain.
- The future dwellings however would not be highly prominent from the external viewing locations as they would be located strategically on the subdivided lots with generous setbacks, with existing vegetation in place and the proposed landscaping, both providing partial screening to the future dwellings.
- The future dwellings would be responsive to the intrinsic rural character of the development site itself and of the surroundings.

6.5 SUMMARY OF VISUAL EXPOSURE AND EFFECTS OF THE DEVELOPMENT

The overall visual exposure and effects of the proposed development were rated as being moderate using a six-point ranking scale from negligible to high. This assessment is based on the visual exposure of the development site, the change to the character of the site and the surroundings, the visual fit of the future dwellings into the existing and future context of the surrounding streetscapes and the visual sensitivity of the development site.

Planning Proposal - 40 The Old Oaks Road, Grasmere

Plate 1 - view from Cawdor Road near the intersection with Burragorang Road. Location of proposed subdivision shown with red arrow.

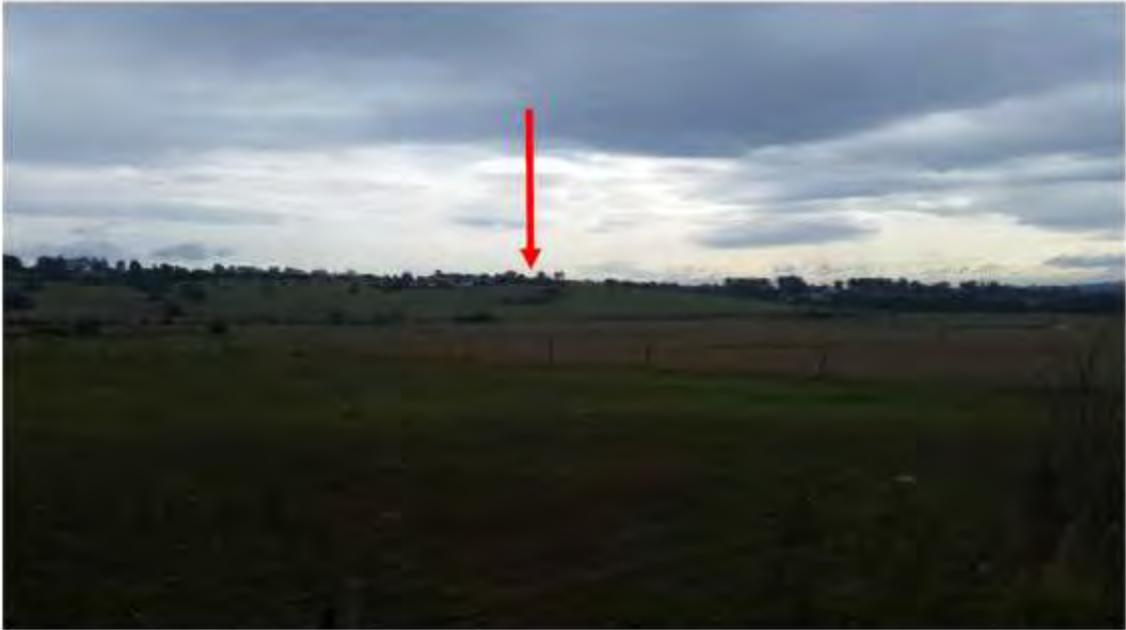


Plate 2 - closer zoomed view



Planning Proposal - 40 The Old Oaks Road, Grasmere

Plate 3 – view of existing dwellings along The Old Oaks Road to the west of the subject site and how these blend with the landscape and rural setting.



Plate 4 – view of site taken central along Cawdor Road. This picture shows existing dwellings along The Old Oaks Road to the west of the subject site.



ORD06

Attachment 2

Planning Proposal - 40 The Old Oaks Road, Grasmere

Plate 5 - shows the grassy expanse of proposed Lot 3, which will be retained, as this part of site located within the odour buffer zone. Photograph shows a vehicle driving west along The Old Oaks Road, depicted by red arrow.



Plate 6 - shows existing poultry sheds with red arrow. Location of proposed subdivision show with yellow arrow.



Planning Proposal - 40 The Old Oaks Road, Grasmere

Plate 7 - proposed subdivision inside 300m odour buffer zone. Remainder of grassy expanse to the east part of Lot 3. Photograph taken near corner of Cawdor and Werombi Roads.



Plate 8 - photograph taken on corner of Cawdor and Werombi Roads. Red arrow shows location of subdivision.



Planning Proposal - 40 The Old Oaks Road, Grasmere

Plate 9 - shows location of subdivision further along Werombi Road.



Plate 10 - site screened by existing vegetation along Werombi Road opposite West Camden STP.



Planning Proposal - 40 The Old Oaks Road, Grasmere

7 Conclusion

The proposed re-zoning, subdivision and the future dwellings would not have any unreasonable visual, or streetscape impacts. It would not be out of character within the existing context of surrounding developments or the rural fringe. The natural, rural and rural/residential character of the locality would be preserved, subject to the exercise of the relevant existing and future controls on the development made during applications to Camden Council.

Overall it is considered that the proposal is visually an appropriate development for the subject land and would be at worst neutral and at best contribute positively to the existing context of streetscape character and view composition. For these reasons, it is concluded that the visual impacts of the proposed development will be acceptable and that the application can be supported on visual grounds.

ORD06

Planning Proposal - 40 The Old Oaks Road, Grasmere

Annexure "A" Subdivision Plan

Attachment 2



PLAN NOTES

#1: THESE NOTES AND LEGEND IF SHOWN FROM PART OF THE PLAN AND SURVEY AND MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART.

#4: THE SURVEY INFORMATION SHOWN HERE HAS BEEN PREPARED FOR A SURVEY AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORIZED BY THE CLIENT.

#5: IF THIS PLAN HAS BEEN PREPARED IN ELECTRONIC FORM, IT IS ADVISED THAT THE POSITION OF POINTS, DIMENSIONS AND DISTANCES MAY BE IMPROVED BY THE CLIENT'S SURVEYING OFFICE. THE HARD COPY PLAN IS TO BE USED FOR CHECK POINTS AND DIMENSIONS.

LIMITATION NOTES

1.1: FOR THE PURPOSE OF THIS SURVEY, THE BOUNDARIES OF THE SUBJECT LANDS ARE SHOWN AS APPROXIMATE TO THE BEST AVAILABLE INFORMATION.

1.2: THE ADJACENT LANDS ARE SHOWN AS APPROXIMATE TO THE BEST AVAILABLE INFORMATION.

1.3: CONVEYANCES FROM HEREON SHALL BE SUBJECT TO THE SURVEYING OFFICE'S POLICY AND ANY ADJACENT DEPOSITED PLANS AND ARE SUBJECT TO CHANGE.

CADASTRAL NOTES

1.1: THE PROPOSED BOUNDARY DIMENSIONS SHOWN ARE APPROXIMATE ONLY. THEY HAVE BEEN COMPILED FROM TITLE INFORMATION AND ADJACENT DEPOSITED PLANS AND ARE SUBJECT TO CHANGE.

Client: FURIGLIO	Origin of Levels: N/A	Project: LOT 101 IN DP 1087958 THE OLD OAKS ROAD, GRASMERE	Sheet 1 of 1 sheets
Date of Survey: N/A		<p>PLAN OF PROPOSED SUBDIVISION</p> <p>Locality: GRASMERE L.G.A.: CAMDEN</p> <p>CAD Ref: SURV\DA Plans\14059PS.dgn</p>	Ref: 14059PS
Ratio (A3): 1:2000	Approved: MG 06-09-2016		
Datum: A.H.D.		<p>John M. Daly & Associates PTY LTD A.B.N. 88051977989</p> <p>Surveying Engineering Project Management Licensed Water Service Co ordinators</p> <p>32 Iolanthe Street P.O. BOX 25 CAMPBELLTOWN N.S.W. 2560 email: admin@jmd.com.au</p> <p>PH. (02) 4625 5055 FAX (02) 4628 2013</p>	

The ratio shown on this plan relates to the original plan, produced by JMD only. Any photocopying or printing from digital files provided (particularly PDF files) may significantly alter the ratio of the plan.



CAMDEN COUNCIL

PLANNING PROPOSAL

Amendment No. 15 – Glenlee

(Version - March 2017)

Attachment - Report to Council Meeting

Table of Contents

BACKGROUND SUMMARY	3
LOCALITY.....	4
PURPOSE OF PLANNING PROPOSAL (PP).....	5
PART 1 – OBJECTIVES OR INTENDED OUTCOMES	5
PART 2 – EXPLANATION OF PROVISIONS.....	7
PART 3 – JUSTIFICATION.....	10
PART 4 - MAPS	36
PART 5 – COMMUNITY CONSULTATION	41
PART 6 – PROJECT TIMELINE.....	42
PART 7 – APPENDICES.....	43

Tables

TABLE 1: EXISTING AND PROPOSED AMENDMENTS UNDER CAMDEN LEP 2010	7
TABLE 2: PROPOSED AMENDMENTS TO BE SOUGHT IN A REVISED GATEWAY DETERMINATION	9
TABLE 3 - NET COMMUNITY BENEFITS TEST	11
TABLE 4 - CONSISTENCY WITH STATE ENVIRONMENTAL PLANNING POLICIES	20
TABLE 5 – CONSIDERATION OF MINISTERIAL DIRECTIONS	22

Figures

FIGURE 2: EXISTING ZONING (SOURCE: COUNCIL)	6
FIGURE 3: PROPOSED ZONING (SOURCE: COUNCIL).....	6
FIGURE 4 - SHORT TO MEDIUM TERM (2017- 2021) ACCESS STRATEGY	28
FIGURE 5: ACCESS STRATEGY FOR LONG TERM (SOURCE: AECOM).....	29
FIGURE 1: EXISTING MAP - ZONING (SOURCE: COUNCIL).....	36
FIGURE 2: PROPOSED MAP - ZONING (SOURCE: COUNCIL).....	37
FIGURE 3: EXISTING MAP - LOT SIZE (SOURCE: COUNCIL).....	37
FIGURE 4: PROPOSED MAP - LOT SIZE (SOURCE: COUNCIL)	38

BACKGROUND SUMMARY

The subject site of Glenlee is shared by two local government areas being Camden Council and Campbelltown City Council. Both Councils at their respective meetings on 23 April 2013, resolved to proceed with seeking a Gateway Determination for the rezoning of the Glenlee area.

A separate Gateway Determination was issued to each Council on 3 July 2013. Extensions to the Gateway for the completion of the LEP have been granted to the Councils. The current Gateway expires on 9 January 2018. The LEP process has been coordinated as a Joint Planning Proposal by the Councils.

A Project Plan and Communications Strategy, which details the planning process and outputs was signed by both Councils and the Proponent on 30 August 2013. As per the above Strategy, a Project Control Group (PCG) and Project Working Group (PWG) were established to guide the management of the LEP process. These groups have since held subsequent meetings to discuss and resolve upcoming issues and ensure effective management of the LEP process.

The Planning Proposals for each Council are generally consistent with the aim to rezone the Glenlee site for predominantly industrial use, part environmental conservation with provisions for a proposed road corridor.

Progress on the Gateway to date has been the completion of the required 13 specialist studies. The specialist studies have provided detailed findings with recommendations to minimise the potential adverse impacts and to ensure quality environmental outcomes from the Planning Proposal.

The Gateway Determination required consultation to be undertaken with 28 various State Agencies and Public Authorities. The consultation as undertaken has received no outstanding objections from the Planning Proposal, subject to conditions from the State Agencies and Public Authorities.

As a result of the specialist studies and consultation undertaken with State Agencies and Public Authorities, the Councils now seek proposed amendments to the Gateways. This includes findings from the Traffic Study & Modelling that there is additional capacity within the road network to allow for an increase to the gross floor area (GFA) cap for warehousing and industrial development as imposed by the Gateway.

The findings from the Ecological and Riparian Corridor study have also recommended further protection of the remnant native vegetation on site and its rehabilitation with the replacement of the E3 Environmental Management Zone by a more suitable E2 Environmental Conservation Zone.

Councils will seek a revised Gateway with Department of Planning and Environment (DPE) prior to proceeding to public exhibition.

LOCALITY

The 107.6 hectare, Glenlee site extends across the Camden LGA and into the adjoining Campbelltown LGA. The larger land portion of the site is within the Campbelltown LGA, whilst all road access to Glenlee is via the Camden local road network. Glenlee operates as an intermodal site with a privately owned rail siding (4.2km in length) used for freight purposes, which connects to the Main Southern Railway Line.

The subject land is currently zoned RU1 Primary Production in the Camden LGA. Glenlee has primarily been used for industrial related purposes for a number of years and currently accommodates the industrial uses of the Sada Services landholding (truck depot, coal washery and reject coal emplacement), Camden Soil Mix (truck depot, green waste and recycling facility), and TRN (truck depot).

Adjoining the boundaries of Glenlee is Spring Farm Advanced Resource Recovery Park (SFARRP) to the north, Australian Botanic Gardens to the east and the Nepean River to the west.

The nearest residential area to Glenlee within Camden LGA is Spring Farm, located to the north and west of SFAARP. In the Campbelltown LGA, the nearest residential area to the southeast of Glenlee is the proposed Menangle Park Residential Release Area.

Glenlee House is a dwelling of State Heritage significance, which is located outside the subject site and visible from the site approximately 1-2km towards the west of the M31 Hume Motorway. The subject site of Glenlee and the Local Government boundaries are shown in **Figure 1**.

Figure 1: Locality Map (Source: Geolyse)



PURPOSE OF PLANNING PROPOSAL (PP)

The purpose of this PP is to rezone land within the Glenlee Precinct by amending Camden Local Environmental Plan 2010 (CLEP 2010) to permit the development of the land mainly for industrial focused purposes, together with lands for environmental conservation with provision for a proposed road corridor as future infrastructure.

The intention of the PP is to allow the land to be redeveloped in a form or manner compatible with the Site's context (current industrial land uses and essentially a brownfield site) within the immediate area.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The main objective of the Planning Proposal is to rezone the subject lands under Camden Local Environmental Plan (LEP) 2010 from RU1 Primary Production zone to a predominantly IN1 General Industrial zone. The rezoning to industrial land is conditional and restricted via a gross floor area cap (GFA) on the amount of warehousing and industrial which can be developed. The purpose of the GFA cap is to ensure traffic generation from the proposal does not exceed the capacity of the road network.

Other outcomes from the rezoning will include an E2 Environmental Conservation zone to the riparian lands and environmentally sensitive areas with future provision for a road corridor to be zoned as SP2 Infrastructure zone (Classified Road).

As such, the Planning Proposal will rezone the subject lands from RU1 Primary Production zone to the following zones:

- IN1 General Industrial;
- SP2 Infrastructure;
- E2 Environmental Conservation Zone.

The development standards to be achieved and applicable only to land zoned IN1 General Industrial include:

- Minimum lot size of 2000sqm;
- Maximum building height limit of 12m;
- Floor space ratio of 1:1.

The current and proposed LEP maps are provided in **Appendix 1**.

Refer to **Figures 2 & 3** that illustrates the existing and proposed zones for Glenlee.

Camden Council Amendment No. 15 – Glenlee

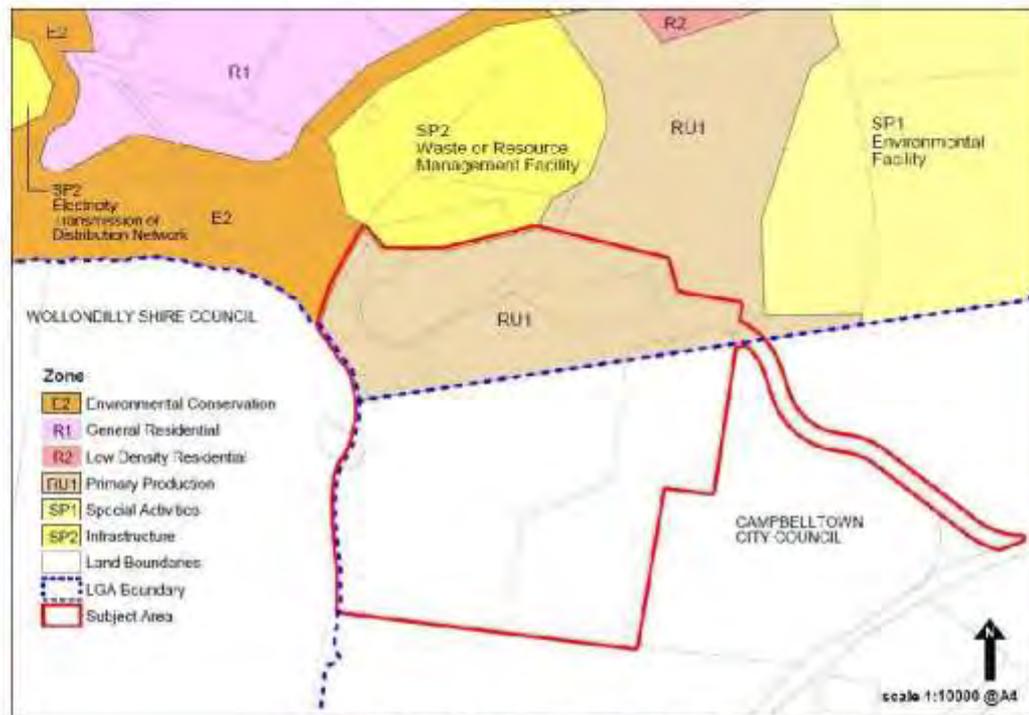


Figure 2: Existing Zoning (Source: Council)

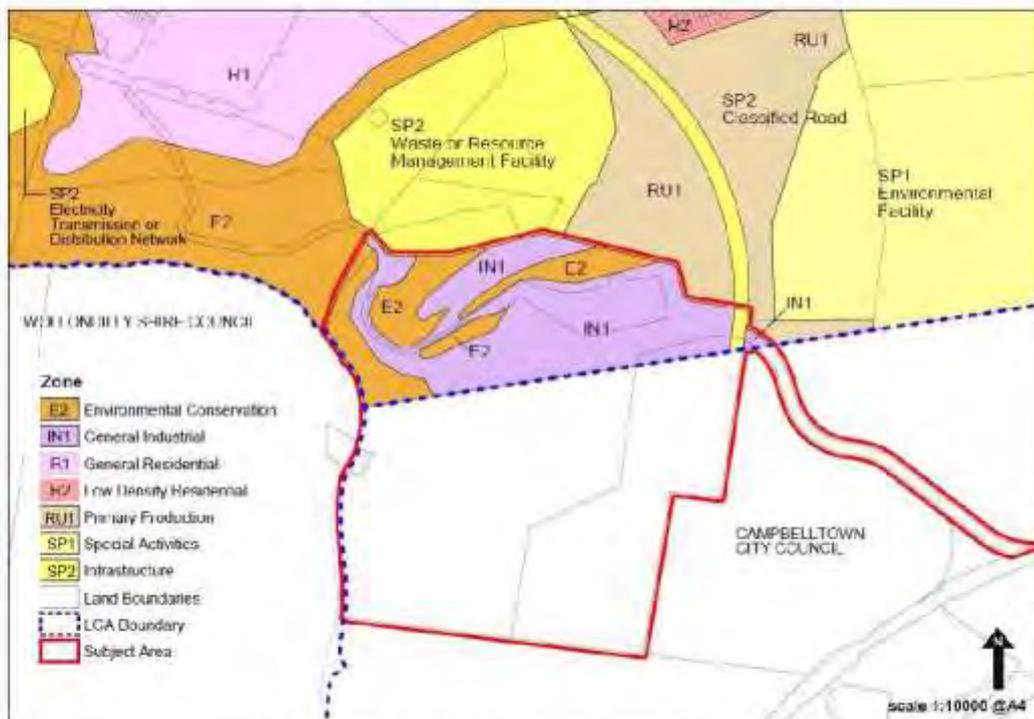


Figure 3: Proposed Zoning (Source: Council)

The delivery of the abovementioned objectives are supported by the following visions and intended outcomes for the subject site:

- A sustainable and coordinated extension to the Spring Farm and Menangle Park Urban Release Areas will be achieved in the form of employment areas close to residential areas.
- The natural systems will be conserved and enhanced. These natural systems will provide habitat linkages between the Nepean River, Bush Corridor in Spring Farm and the Australian Botanic Gardens.
- Water quality of the Nepean River will be maintained through the provision of sustainable systems having regard to Water Sensitive Urban Design (WSUD) principles that underpin an integrated Water Cycle Management Strategy.
- Improvements to existing road network will be undertaken with the long term plan to provide road access from the site via Liz Kemohan Drive to the M31 Motorway.

PART 2 – EXPLANATION OF PROVISIONS

The Camden Local Environmental Plan 2010 will be amended in the following way:

- Land Zoning Map – from RU1 Primary Production zone to:
- IN1 General Industrial zone;
- SP2 Infrastructure zone;
- E2 Environmental Conservation zone.

Other proposed amendments to Camden Local Environmental Plan (LEP) 2010 will only apply to the land zoned IN1 General Industrial. These include a change from the minimum lot size of 40 ha to 2000sqm; a change to the building height limit from 9.5m to 12m and a new floor space ratio of 1:1. The existing and proposed amendments under Camden LEP 2010 are summarised below in Table 1.

Table 1: Existing and Proposed Amendments under Camden LEP 2010

Camden LEP 2010 Development Standards	Existing	Proposed
Zoning	RU1 Primary Production zone	IN1 General Industrial Zone
	RU1 Primary Production zone	E2 Environmental Conservation Zone
	RU1 Primary Production zone	SP2 Infrastructure
Minimum Lot Size	40ha	2000sqm to IN1 zone only
Height of Buildings	9.5m	12m
Floor Space Ratio	Nil	1:1
Land Reservation Acquisition	Nil	Proposed Road Corridor as SP2
Maximum Gross Floor Area (Glenlee)	Total GFA of 12,500 sqm for warehousing or 10,000sqm for general industrial use (or a combination of both.)	Total GFA of 90,000 sqm for warehousing & general industrial use

The following LEP Sheet Sets 14, 17 and 18 will be amended to reflect the above.

Note, the above provisions for Camden LEP 2010 includes 4 changes to the planning proposal as endorsed by Council and the current Gateway Determination. The primary changes include the following:

- an increase to the GFA cap of 90,000sqm, which prohibits development of warehousing and industrial uses over this gross floor area;
- the replacement of the E3 Environment Management Zone by an E2 Conservation Zone;
- The removal of an IN2 Light Industrial Zone;
- The maximum building height is to be increased from 11m to 12m for IN1 General Industrial zone.

These changes are discussed further below.

Proposed Amendments sought to Gateway Determination prior to Public Exhibition

Increase to GFA Cap

As previously discussed, the Gateway Determination imposed a gross floor area (GFA) cap to restrict the quantity of warehousing and industrial development on the site, given the limited road access via Camden LGA and uncertainty as to the timing of new road infrastructure.

The detailed Traffic Study and modelling has identified that the road network has additional capacity to support the increase in the GFA cap from 12,500 sqm for warehousing to 90,000sqm, subject to further upgrades at the intersection of Liz Kernohan Drive and Camden By Pass.

The proposed increase to GFA cap is supported by the RMS and TfNSW, subject to conditions. As a result, both Councils now seek to amend the GFA cap and will each seek a revised Gateway to increase the GFA Cap to 90,000sqm for warehousing.

Replace E3 Environmental Management Zone with E2 Environmental Conservation Zone

The Gateway Determination proposed an E3 Environment Management Zone to apply to riparian and environmentally sensitive lands on the site. The E3 Environment Management Zone was found to be unsuitable, given that "dwellings" are still permitted within this zone. Further, development standards which restrict the height, size and density of a residential development are not applicable to this E3 zone as per the issued Gateway Determination.

It is recommended that an E2 - Environmental Conservation Zone which prohibits "dwellings" would be the more suitable zone to complement the environmental attributes of this land. The consultation undertaken with the Office of Environment and Heritage (OEH) has shown their support for the E2 Environmental Conservation zone.

As a result, both Councils now seek to amend the planning proposal with the replacement of the E3 Environmental Management Zone with an E2 Environmental Conservation Zone under a revised Gateway Determination.

Other Amendments

Other minor amendments sought in the revised Gateway will be to remove the incorrect reference to an IN2 – Light Industrial zone and have only one industrial zone for the site, i.e.

IN1 General Industrial zone. Under the Gateway, the development standards as applicable to the IN2 – Light Industrial zone will then apply to the IN1 – General Industrial, which include:

- Minimum lot size of 2000sqm;
- Maximum building height limit of 12m;
- Floor space ratio of 1:1.

Note Camden Council did not propose a Light Industrial zone in the original Planning Proposal and it is considered to be an incorrect reference issued in the Gateway Determination.

The maximum building height as issued in the Gateway is proposed to be increased from 11m to 12m for the Industrial zone. The increase in building height from 11m to 12m is proposed to align and to ensure consistency with the maximum building heights permitted for industrial zones under LEP controls in Campbelltown City Council.

The proposed amendments to the Planning Proposal will be sought under a revised Gateway from DPE. Refer to **Table 1** below, which shows the existing Gateway and the proposed amendments to be sought in a revised Gateway Determination.

Table 2: Proposed Amendments to be sought in a Revised Gateway Determination

Gateway Determination	Existing	Proposed
Zoning	IN1 General Industrial Zone & IN2 Light Industrial Zone	IN1 General Industrial Zone (only)
	E3 Environmental Management Zone	E2 Environmental Conservation Zone
GFA cap	GFA cap to be set at a total of 12,500 sqm for warehousing or 10,000sqm for general industrial use (or a combination of both).	GFA cap to be set at a total of 90,000 sqm for warehousing & general industrial use
Development Standards for Industrial Zoning	FSR 1:1 Building Height - 11m Lot Size – 2000sqm	FSR 1:1 Building Height - 12m Lot Size – 2000sqm

PART 3 – JUSTIFICATION

Section A – Need for the Planning Proposal

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

The Planning Proposal is not prepared as a result of any specific strategic study or report. However, the proposed use of the subject site as an industrial precinct is considered to contribute to "employment lands," which is considered a high priority as identified in the regional plan "A Plan for Growing Sydney."

Camden LGA falls within the Draft South West District Plan. A key priority as identified in the Draft South West District is to create a "Productive City" to deliver local jobs to support a diverse range with access to transport.

Glenlee will contribute to the existing industrial lands to create new employment opportunities at the local level of Camden LGA and strengthen the productivity baseline at the district level to further add value to the Western City.

Glenlee will also contribute to new job targets as identified as a key action within the Draft South West District Plan.

The planning of Spring Farm Parkway is highlighted as an action for future infrastructure to be provided as per the Draft South West District Plan. The Glenlee Planning Proposal will include future provision for the proposed road corridor of Spring Farm Parkway to link with Camden Bypass via Liz Kernohan Drive and extend to the M31 Hume Motorway. The Spring Farm Parkway will provide further relief to Narellan Road and Appin Road and support development in the proposed Menangle Park and Gilead areas.

The earlier strategic planning documents, Metropolitan Strategy (2005) and the draft South West Subregional Strategy had identified the Glenlee Precinct for investigation for future employment opportunities. The land was also defined as proposed employment in the draft Metropolitan Strategy to 2031.

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

It is considered that the Planning Proposal provides the best way of achieving the intended outcome. The current zoning only permits agricultural uses to be undertaken on the site. The only means of achieving uses of an industrial nature, outside of existing use rights for the current industrial use would be a planning proposal to rezone the lands to a complimentary zone.

Is there a net community benefit?

The Draft Centres Policy 2009 and Department of Planning and Infrastructure 'Guidelines for preparing a Planning Proposal' require a Net Community Benefits Test to be undertaken new centres. Whilst the Planning Proposal is not a centre, the evaluation criteria for conducting a "net community benefit test" is provided in **Table 3** below.

Table 3 - Net Community Benefits Test

Evaluation Criteria	Determination Y/N	Comment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?	Y	The proposed rezoning is in accordance with "A Plan For Growing Sydney" and the Draft South West District Plan (refer to Section B – Question 4 below). The land has been identified as employment lands within a number of strategic documents referred to in this report. The rezoning of the site will realise the objectives of such documents.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	Y	<p>The subject site is not specifically identified within a key strategic employment precinct, however, the potential use of the site "as an intermodal site" is consistent with the Draft South West District Plan. The Plan aims to protect land to serve Sydney's transport needs, including intermodal sites and associated corridors.</p> <p>The site of Glenlee is also identified within the Greater Macarthur Priority Growth Area, which aims to coordinate land use and infrastructure planning. This Plan aims to support the future development of areas such as Menangle Park and Gilead areas. Glenlee is located in the vicinity of Menangle Park, which will provide opportunities for employment lands to the local community of Menangle Park.</p>
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landowners?	N	<p>The proposed rezoning is unlikely to create a precedent within the locality or change the expectations in respect of the site. The adjoining lands to the northwest and southeast are either zoned for urban purposes (Spring Farm) or under investigation for urban purposes (Menangle Park). The subject site is therefore considered to be an area in between two major release areas, including the existing Mount Annan Estate.</p> <p>Importantly, the land will integrate</p>

ORD07

Attachment 1

Camden Council Amendment No. 15 – Glenlee

Evaluation Criteria	Determination Y/N	Comment
		with the Menangle Park Urban Release Area and Urban Growth's employment aspirations.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Y	All other spot rezonings before Council in the Camden Local Government Area generally comply with Council's strategic direction. This proposal also complies with the higher level Government Strategies and Council's strategic direction.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	Y	The site when rezoned will facilitate permanent employment close to residential areas. The proposal will also create employment through the construction stages to provide the infrastructure and industrial buildings, delivering an economic benefit to the community. The PP will not result in the loss of employment lands.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	N	N/A
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future transport?	Y	The existing public infrastructure will be required to be upgraded to meet the needs of the proposal with regards to the intersection at Camden By Pass and Liz Kemohan Drive. The site will also require improved access for pedestrian and cyclists. New bus services are also proposed to cater for the site. Whilst the existing road network is considered to be acceptable, there is a long term plan for vehicular access to link with the site via the proposed Spring Farm Parkway, which will provide access to connect with the M31 Motorway. The site is connected to the main southern railway line via a private rail line. There is capacity for freight services from the site by rail.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If	Y	The proposal will result in less travel distances with employment being located near local residential areas, such as Spring Farm and Mount

Camden Council Amendment No. 15 – Glenlee

Evaluation Criteria	Determination Y/N	Comment
so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?		Annan. From the air quality study undertaken, it was indicated that the proposal may have a minor increase in greenhouse gas emissions, which is considered to be acceptable.
Are there significant Government investments in infrastructure or services in the area where patronage will be affected by the proposal? If so, what is the expected impact?	N	The proposal will aid the business plan for the construction of the Spring Farm Parkway, which will require significant investment in public infrastructure. The site will also utilise the existing infrastructure and services of the local road network. The developer will extend and upgrade infrastructure to service the development as detailed in the technical studies and identified in Section C – Question 9 below.
Will the proposal impact on land that the Government has identified a need to protect (e.g. and with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	N	Conservation initiatives will be focused on the environmental conservation land as identified in the proposal. The land identified for industrial purposes is not mapped as flood affected.
Will the LEP be compatible or Complementary with surrounding adjoining land uses? What is the impact on the amenity in the location and wider community?	Y	The proposed local industrial precinct is near the residential area of Mount Annan and Spring Farm. The amenity of these residential areas will be maintained by the existing air quality/odour buffer in place between dwellings located in Spring Farm and the existing Spring Farm Resource Recovery Facility.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	N	The development does not involve the rezoning of land to a commercial zone. As such, the proposal is unlikely to negatively impact on nearby commercial facilities/centres.

Evaluation Criteria	Determination Y/N	Comment
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	N	The Glenlee Industrial precinct is not a centre and will not function as a centre. It will support the functions of other key centres such as Camden and Narellan.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	Y	<p>The development of the Site would not be realised for employment purposes, as incremental urban development occurs to the east and west and the demand for employment lands increases.</p> <p>The PP would result in the land being remediated, employment generation would occur, ecological land would be rehabilitated and improved water quality would result.</p> <p>Should the proposal not proceed, the lands would remain being used for industrial purposes, but without the required zoning in place. If the rezoning is not realised, then the potential employment opportunities that emanate will not occur and the site will remain in its current state. It is clear that the development of the site for industrial purposes will create employment opportunities for the LGA and the District.</p>
Will the public domain improve?	Y	A draft Development Control Plan has been prepared that seeks to create a high quality public domain. The potential exists for pedestrian/cycle linkages within and surrounding the site.

Overall, the proposal will provide a net community benefit for the following reasons:

- It constitutes a balanced and appropriate use of land and is in keeping with the residential area in the vicinity and that of development planned for lands immediately adjoining, although somewhat removed given the topography of the site.
- Significant employment job opportunities will be realised.
- Flora and fauna corridors will be progressively rehabilitated in correlation with the progression of development.
- The proposal will not result in any significant adverse environmental impacts.
- It will create local employment opportunities through the construction jobs associated with the civil and building works to the benefit of the local economy.
- Site remediation and interface with adjoining lands.
- The proposal can leverage from the existing rail infrastructure on the site.

Section B – Relationship to strategic planning framework.

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including “A Plan for Growing Sydney – December 2014” and exhibited draft strategies)?

“A Plan for Growing Sydney”

A Plan for Growing Sydney provides a framework for strengthening the global competitiveness of Sydney and delivering strong investment and jobs growth in Western Sydney. This regional plan for Sydney is proposed to be amended with the draft amendment, titled “Towards our Greater Sydney 2056.” The new strategic direction is focused on the concept of Greater Sydney as a metropolis of three cities, the eastern, central and western city.

The proposed amendment will accompany 6 new draft district plans for Sydney Region. The District Plans will sit in the middle of the hierarchy of metropolitan, district and local planning for the Greater Sydney Region.

Glenlee is located within the Camden and Campbelltown LGAs and falls within the Draft South West District Plan. A key priority as identified in the Draft South West District is to create a “Productive City” to deliver local jobs to support a diverse range with access to transport.

Glenlee will contribute to the new industrial lands to create employment opportunities at the local level of Camden LGA and strengthen the productivity baseline at the district level to further add value to the Western City.

Glenlee will contribute to new job targets as identified as a key action of the Draft South West District Plan.

“A Plan for Growing Sydney” reinforces the Government’s vision for Sydney as “a strong global city, a great place to live.”

To achieve this vision, the Government has set down the four goals below that Sydney will be:

- a competitive economy with world-class services and transport;
- a city of housing choice with homes that meet our needs and lifestyles;
- a great place to live with communities that are strong, healthy and well connected; and
- a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

The strategy is the Government's action plan, which will deliver the above goals for Sydney. Each goal has a number of priority areas (directions which provide a focus for the actions). The actions include:

- accelerating urban renewal across Sydney at train stations, providing homes closer to jobs;
- growing a more internationally competitive Sydney CBD;
- growing Greater Parramatta as Sydney's second CBD;
- transforming the productivity of Western Sydney through growth and investment;
- enhancing capacity at Sydney's Gateways – Port Botany, Sydney Airport and Western Sydney Airport;
- delivering the infrastructure that is needed;
- promoting Sydney's arts and culture, tourism and entertainment industries;
- protecting our natural environment; and
- managing long-term growth.

A Plan for Growing Sydney is consistent with the following directions which specifically relate to the Planning Proposal:

- Ensure adequate land for economic activity, investment and jobs in the right locations using new employment capacity targets.
- Promote employment in Western Sydney by facilitating growth in Strategic Centres and developing employment lands with detailed land use and infrastructure plans.
- Prepare and implement measures to assist development of low cost space for creative industries and business start-ups.
- Strengthen existing and emerging freight and industry clusters.
- Build the capacity of Sydney's rail freight network.

The Planning Proposal is further consistent with the above actions in that it will specifically provide the following:

1. The subject site has been identified in a number of planning documents for employment lands. The Site is located close to the residential areas of Spring Farm, Mount Annan and Narellan Vale, including the future Menangle Park Release Area. The development of the site will provide a boost to the local economy, making provision for local jobs and investment. The rezoning of the land is consistent with this Strategy and provides such land close to where people live, thereby reducing the number of employment trips outside the region, increasing productivity and reducing environmental impacts.

The subject site is a 'Brownfield' site, currently being used for 'industrial' uses for a number of years; however it is currently zoned for rural purposes. The site will promote further employment opportunities when fully developed. Currently the site

is under-utilised with a majority of the site used for low-key uses, mainly to due to the fact that emplacement of coal reject operation is currently being undertaken. When the coal reject operations are completed, there will be a level platform to enable the land to be developed for industrial related uses. Infrastructure has been addressed in a number of technical reports.

2. An opportunity exists for start-up businesses to occur on the site as the emplacement operations are completed or when the land is ready for development.
3. The site will be connected to major road networks, such as connection with the M31 Motorway, when the proposed Spring Farm Parkway is extended from Liz Kernohan Drive. On and off ramps are proposed as part of the regional road network and the Menangle Park Release Area. The connection of these roads will strengthen freight services in the region and beyond.
4. As stated, the site has an existing rail siding, which connects to the Main Southern Rail Network. This siding provides for opportunities for freight related businesses to establish on the site, once developed for industrial purposes. The presence of the existing siding presents specific site characteristics that could be enhanced to promote freight and logistics-type industries to locate at Glenlee.

Draft South West District Plan - Productivity priorities and actions

The proposed priorities and actions for a productive South West District draw significantly from the once-in-a-lifetime opportunity of the Western Sydney Airport and the development of the Western City. This will significantly influence land use patterns, and associated investment will drive jobs growth. Liverpool and Campbelltown-Macarthur will be the focus as health and education super precincts, with both providing a mix of retail and civic uses.

The overarching priorities are:

- Creating a framework to deliver the Western City;
- Integrating land use and transport planning to drive economic activity;
- Planning for job target ranges for strategic and district centres;
- Growing and diversifying the economic opportunities of the District's strategic centres;
- Growing jobs in the health and education sectors;
- Coordinating infrastructure planning with population growth – enhancing local access;
- Strengthening the diversity of employment choice.

The above priorities have several areas of matters for consideration in local planning matters; namely:

Creating a framework to deliver the Western City:

- The Western Sydney City Deal – governance
- Elements of the Western City
- Identify alignments and preserve regionally significant east-west and north-south rail and road corridors for the Western City
- Identify economic development priorities for the Western City
- Plan for a 21st Century aerotropolis
- with 21st Century amenity create high quality urban amenity across the Western City

Building international tourism

Support the visitor economy

Planning for job target ranges for strategic and district centres

Plan for the growth of centres

Planning for Greater Penrith as Sydney's Western Gateway

Manage growth and change in strategic and district centres, and, as relevant, local centres

Increasing, strengthening and diversifying the skill base**Accessing a greater number of metropolitan jobs and centres within 30 minutes****Accessing local jobs, goods and services within 30 minutes**

Planning for retail floor space provision and demand in the West District

Prioritise the provision of retail floor space in centres:

- Planning for district centres
- Transport connections to district and local centres

Managing freight activities**Managing employment and urban services land**

- Protect and support employment and urban services land

Glenlee Planning Proposal is considered to be consistent with a number of the priorities and actions in the South West District Plan in particular creating employment lands close to local residential areas with access to transport, contributing to new job targets and further strengthen the productivity of the locality, district and overall Western City.

Protecting the Metropolitan Rural Area

The Draft South West District Plan proposes "sustainability priorities" which includes the overarching priority for "Managing the Metropolitan Rural Area."

Under this overarching priority, considerations are to be given to the following sustainability priorities:

- i. "Discourage urban development in the metropolitan rural area;"
- ii. "Consider environmental, social and economic values when planning for the metropolitan rural area;"
- iii. "Provide for rural residential development while protecting the values of the metropolitan rural area."

In consideration to the priorities, it is noted the site, whilst rural zoned has been used for industrial related purposes for some time. Further, the majority of the site is highly disturbed and used as an emplacement site with fill from reject coal and tailings. As such, the site is not considered to be a greenfield but rather a brownfield site. Accordingly, the site is not considered to have agricultural productive land and is not suitable for land uses, other than industrial land.

The environmentally sensitive land and riparian corridors on the site are proposed to be zoned as environmental conservation and will create a suitable buffer surrounding the industrial land.

The site of Glenlee is also identified within the Greater Macarthur Priority Growth Area. This Plan aims to support the future development of areas such as Menangle Park and Gilead areas. As such, Glenlee is located in the near vicinity of Menangle Park, which will provide opportunities for employment lands to the proposed future local community of Menangle Park.

Improve Protection of Ridgelines and Scenic Landscapes

Sustainability Priority 1 of the Draft District Plan is to improve protection of ridgelines and scenic landscapes.

A visual and landscape assessment has been completed.

Development in Glenlee will be located below the ridgeline, consistent with the requirements of the Draft District Plan.

Landscape and Visual Assessment

This report provides an assessment of the visual catchment and the landscape character of the adjoining areas including parts of the Australian Botanic Garden, 'Glenlee House', 'Camden Park' estate and lands within the Menangle Park Masterplan Study Area.

The study recommended development design guidelines and landscape controls be implemented to ensure that any proposed development will not result in unacceptable visual and landscape impacts to the State heritage properties, 'Glenlee' and 'Camden Park Estate' and the Australian Botanic Garden. The recommended design controls have been provided in the draft DCP.

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

A key direction of Camden 2040 is to provide for "a *prosperous economy*."

Strategy 3.2.1

Providing suitable and sufficient land through the urban planning process to attract, enable and support a diversity of employment and industry types, including planning for economic development clusters or "hubs" that will maximise opportunities to build competitive advantage and strengths

The planning proposal is consistent with the Plan and specifically with Strategy 3.2.1 in that it will create an Industrial Precinct within the local area, which will provide an opportunity to be used to attract, enable and support a diversity of employment and industry type.

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

The proposal is subject to the provisions of a range of State Environmental Planning Policies. The subject policies are noted below in Table 3 and importantly do not prohibit and/or significantly constrain the Planning Proposal.

Table 4 - Consistency with State Environmental Planning Policies

SEPP	Comment
State Environmental Planning Policy No 1 – Development Standards	Not applicable. (As referenced in Camden LEP 2010. Clause 4.6 of LEP makes provision for variations to development)
State Environmental Planning Policy No 4 – Development without Consent and Miscellaneous Exempt and Complying Development	Not inconsistent (As referenced in Camden LEP 2010. Clause 6 and Parts 3 and 4 do not apply)
State Environmental Planning Policy No 6 – Number of Storeys in a Building	Not inconsistent (Maximum building height will be subject to maximum height expressed in metres)
State Environmental Planning Policy No 15 – Rural Land sharing Communities	Not applicable (Camden is not included in the land applicable schedule)
State Environmental Planning Policy No 19 – Bushland in Urban Areas	Not applicable (Camden is not included in the land applicable schedule)
State Environmental Planning Policy No 21 – Caravan Parks	Not applicable (Caravan Parks are prohibited under the proposed zones as currently prevailing in Camden LEP 2010)
State Environmental Planning Policy No 22 – Shops and Commercial Premises	Not inconsistent
State Environmental Planning Policy No 26 – Littoral Rainforests	Not applicable
State Environmental Planning Policy No 29 – Western Sydney Recreational Area	Not inconsistent
State Environmental Planning Policy No 30 – Intensive Agriculture	Not applicable
State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Urban Land)	Not applicable
State Environmental Planning Policy No 33 – Hazardous and Offensive Development	Not inconsistent for land zone IN1.
State Environmental Planning Policy No 36 – Manufactured Home Estates	Not applicable (Camden is in the Sydney Region which is excluded from the Policy's application)
State Environmental Planning Policy No 44 – Koala Habitat Protection	Not inconsistent
State Environmental Planning Policy No 50 – Canal Estate Development	Not applicable

Camden Council Amendment No. 15 – Glenlee

State Environmental Planning Policy No 52 – Farm Dams and Other Works in Land and Water Management Plan areas	Not applicable
State Environmental Planning Policy No 53 – Metropolitan Residential Development	Not applicable
State Environmental Planning Policy No 55 – Remediation of Land	Applicable (refer to technical study and Site Auditor's Interim Advice that preliminary investigations of site are adequate. Phase 2 investigations to be undertaken later, when site is to be developed as site conditions may change. Remedial Strategies are adequate, technically feasible and environmentally justifiable.
State Environmental Planning Policy No 59 – Central Western Sydney Regional Open Space	Not applicable (Land not located in Central Western Sydney)
State Environmental Planning Policy No 60 – Exempt and Complying Development	Not inconsistent (Will be relevant to industrial development)
State Environmental Planning Policy No 62 – Sustainable Aquaculture	Not permitted in the proposed zones
State Environmental Planning Policy No 64 – Advertising and Signage	Not inconsistent
State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development	Not applicable
State Environmental Planning Policy No 70 – Affordable Housing (revised schemes)	Not applicable
State Environmental Planning Policy No 71 – Coastal Protection	Not applicable
State Environmental Planning Policy (Building Sustainability Index: BASIX)	Not applicable
State Environmental Planning Policy (Exempt and Complying Codes) 2008	Not inconsistent
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Not applicable
State Environmental Planning Policy (Infrastructure) 2007	Not inconsistent
State Environmental Planning Policy (Major Development) 2005	Not inconsistent
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Not inconsistent – Coal Seam Gas operation is located in the area. The proposal and future use of the site can be suitably managed to meet the requirements of all legislative and best practice guidelines.

State Environmental Planning Policy (Rural Lands) 2008	Inconsistent - The inconsistency is of a minor nature – the land is not classified as high class agricultural land on the Land Classification Map. Both the Metropolitan Strategy (2005) and the South West Subregional Strategy have identified the Glenlee Precinct for investigation for future employment opportunities. The site is currently used for industrial related uses and the current rural zone does not reflect these uses. The Department of Primary Industries (Agriculture) has no objections to rezoning the land to industrial.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not applicable
State Environmental Planning Policy (Temporary Structures) 2007	Not applicable
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not applicable
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not applicable
Sydney Regional Environmental Plan No 20 (SREP 20)	Not inconsistent
Sydney Regional Environmental Plan No. 9 (No.2) (Extractive Industries)	Not applicable

The subject SEPP's do not prohibit and/or significantly constrain the PP.

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

Yes, the Section 117 Directions detail matters to be addressed in LEPs so as to achieve particular principles, aims and objectives or policies.

The planning proposal is consistent with the applicable Ministerial Directions (s.117 Directions) see **Table 5** below.

Table 5 – Consideration of Ministerial Directions

s.117 Direction Title	Applicable	Consistent	Comments
1 Employment and Resources			
1.1 Business and Industrial Zones	Y	Y	Essentially, the proposal is industrial in nature and not inconsistent with the permissible land uses under the Standard Template. The Planning Proposal will adopt the objectives within the proposed zones.

Camden Council Amendment No. 15 – Glenlee

			<p>The Planning Proposal will increase the amount of industrial floor space available for the area and overall District.</p> <p>The Planning Proposal is consistent with the other strategies that nominate the site as a candidate area for employment.</p>
1.2 Rural Zones	Y	N	<p>The Site is currently used for industrial related uses and the current rural zone does not reflect these uses.</p> <p>The land is not classified as high class agricultural land on the Land Classification Map.</p> <p>The Department of Primary Industries (Agriculture) has no objections to the Planning Proposal.</p>
1.3 Mining, Petroleum Production and Extractive Industries	Y	Y	<p>The site overlies coal exploration and other extractive resources.</p> <p>Consultation with NSW Dept of Industry (Resources & Energy) and the Mine Subsidence Board was undertaken as part of the Gateway.</p> <p>There were no objections raised by these Agencies & advice was received that the Planning Proposal is unlikely to impact on the extraction of resources in the near to medium terms.</p>
1.5 Rural Lands	Y	N	<p>Inconsistent (minor nature) The land is not considered to be prime agricultural land. The land is currently used for industrial uses. The site is considered to be a brownfield site and is proposed to be rezoned for industrial related uses.</p>
2. Environment & Heritage			

Camden Council Amendment No. 15 – Glenlee

2.1 Environment Protection Zones	Y	Y	<p>Refer to comments above and the various technical studies.</p> <p>Yes. Flora and fauna corridors proposed by the rezoning.</p> <p>Proposed conservation provisions in zoning of land. The Planning Proposal will provide habitat corridor linkages with the Spring Farm Bush Corridor, the Nepean River and ABG. It is considered that the proposal is consistent with the objective of this direction.</p>
2.3 Heritage Conservation	Y	Y	<p>Yes. A site has been identified in the technical studies, but is not located within the site. A Heritage Impact Study has recommended that there will be no loss to heritage significance to the items and any impacts can be adequately mitigated.</p>
3. Housing Infrastructure & Urban Development			
3.4 Integrating Land Use & Transport	Y	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> Improving access to housing, jobs and services by walking, cycling and public transport, increasing the choice of available 	<p>Yes.</p> <p>Integration of land use and transport</p> <p>The site for future industrial lands is ideally located close to residential urban release areas to reduce distance travelled by car.</p> <p>The site also has existing rail access with potential for intermodal expansion.</p>
4. Hazard & Risk			
4.1 Acid Sulphate Soils	Y	Y	<p>No. The property is not known to be affected by acid sulfate soils according to Council's map. This has been addressed in the technical reports.</p>

Camden Council Amendment No. 15 – Glenlee

4.2 Mines Subsidence and Unstable Land	Y	Y	<p>Yes. The site is located within a Mine Subsidence area and this has been identified in the technical studies.</p> <p>Development can be undertaken in a manner consistent with relevant subsidence parameters.</p> <p>Consultation with NSW Dept of Industry (Resources & Energy) and the Mine Subsidence Board have raised no objections to the Planning Proposal.</p>
4.4 Planning for Bushfire Protection	Y	Y	<p>Yes. Addressed in the bushfire assessment report. The required APZs can be managed on site and buildings can be designed and constructed to meet standards.</p>
5 Regional Planning			
5.1 Implementation of Regional Strategies	Y	Y	<p>Yes. The PP is consistent with regional strategies. Refer to comments above. The site has been identified as a 'candidate' site for employment for the region.</p> <p>The Site can create a number of employment opportunities as envisioned by these strategies.</p>
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	This Planning Proposal is consistent with the provisions of Camden LEP 2010 and the objective of this Direction.
6.2 Reserving Land for Public Purpose	Y	Y	<p>Yes. The proposal involves rezoning a portion of the land for future infrastructure, i.e. the proposed Spring Farm Parkway as actioned in the Draft South West District Plan.</p> <p>No objections were raised to the Planning Proposal during consultation with the RMS & TfNSW.</p>

Camden Council Amendment No. 15 – Glenlee

6.3 Site Specific Provisions	N	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	In this case, the proposed IN1 General Industrial zone will be imposed with a maximum GFA for the proposed development of warehousing and industrial land. This is to ensure that the that capacity of the road network will be adequate and that the proposal will not result in adverse traffic impacts to the surroundings.
7. Metropolitan Planning			
Implementation of the Metropolitan Strategy	Y	The objective of this direction is to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	Yes. The subject land is identified in the Metropolitan Strategy as employment land. The proposal is consistent with the Strategy.
Direction 7.1 Implementation of the A Plan for Growing Sydney	Y	Y	The Planning Proposal is consistent with the A Plan for Growing Sydney and the priorities of the Draft South West District Plan.

Section C – Environmental, social and economic impact.

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

It is unlikely that this proposal will have adverse impacts on critical habitat or threatened species, populations or ecological communities, or their habitats. The flora and fauna aspects of this proposal have been addressed in the specialists studies and are summarised below.

The Ecological Assessment revealed overall, the ecological values of the site are highly degraded due to the coal washery activities including the emplacement of reject material, clearing, major weed incursion, fragmentation of habitat, and barriers to the movements of fauna.

The site does contain some remnant native vegetation predominately confined to the riparian zone along the Nepean River and in the northwest of the site comprised of 2.4 ha Cumberland Plain Woodland (CPW) and 7.1 hectares of River-flat Eucalypt Forest (RrFF). The CPW as assessed on site, does not meet the condition criteria under the Commonwealth Environment Protection & Biodiversity Conservation Act 1999 (EPBC Act).

The Study identified 3 potential ecological corridors within the Glenlee site, which are recommended to be contained as Vegetation Management Zones including Zone A.

adjacent to Nepean River, Zone B comprised between the Nepean River and the Australian Botanic Gardens in the north of the site and Zone C associated with the modified drainage line known as Caleys Creek.

The study has recommended an environmental protection zone to be applied to the 3 ecological corridors and a Vegetation Management Plan (VMP) be prepared for each of the corridors to allow for further rehabilitation of the native vegetation communities on the site. The requirement for a VMP to be prepared and implemented for each of the corridors is proposed as a DCP control in Camden DCP 2011, which will be triggered by the first DA on the site.

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

The draft planning proposal and associated technical studies have indicated that the subject site can feasibly accommodate the proposal. A summary of the specialist studies are provided below:

Transport and Access

The Gateway Determination imposed a gross floor area (GFA) cap to restrict the quantity of warehousing and industrial development on the site, given the limited road access to the site via Camden LGA only and the uncertainty on the timing of new road infrastructure. The GFA aims to ensure traffic generation from the proposal does not exceed the road network capacity.

The preliminary traffic calculations undertaken prior to Gateway estimated the GFA cap to be set at a total of 12,500 sqm for warehousing or 10,000sqm for general industrial use (or a combination of both).

The detailed Traffic Study has recommended the previous GFA cap to be increased to 90,000sqm, subject to further road upgrades to the intersection of Liz Kernohan Drive and Camden By Pass in the short to medium term (by 2021). All other intersections are considered to perform satisfactorily to accommodate the proposed increase to the GFA cap.

The proposed increase to GFA cap to 90,000sqm is supported by Roads and Maritime Services (RMS) and Transport for NSW (TfNSW), subject to conditions. These conditions include that the full scope of intersection works, associated triggers (GFA cap) and a funding mechanism for road upgrade works are identified and agreed between all stakeholders prior to the gazettal of the LEP.

The Gateway Determination required a "map of road access strategies" to be provided for "short, medium term and long terms" as maps. The road access strategies for short to medium and long terms are discussed below and illustrated in the maps.

Short to Medium Term (2017- 2021) Access Strategy

The short to medium term (2016-2021) strategy relies upon the extension of Liz Kernohan Drive to connect to a local road that is being constructed on the western side of the Spring Farm Advanced Resource Recovery Park (SFARRP), which will connect to the Glenlee site. It is anticipated that these new sections of road will be completed prior to the Glenlee Precinct being developed.



Figure 4 - Short to Medium Term (2017- 2021) Access Strategy

Long Term (2031) Access Strategy

The long-term access strategy of Glenlee assumes the construction of Spring Farm Parkway to the M31 Hume Motorway and Menangle Road. Traffic to and from Glenlee would access the M31 Hume Motorway via Spring Farm Parkway and the new interchange with the freeway. This would reduce the amount of traffic on Narellan Road. Smaller amounts of heavy vehicle traffic heading towards Camden By Pass would continue using Liz Kernohan Drive. As Spring Farm Parkway is completed, additional access would be provided to the eastern side of Glenlee.

If the section of Spring Farm Parkway between Liz Kernohan Drive and the M31 Hume Motorway does not proceed, the access strategy for Glenlee will be the same as the medium term access strategy.



Figure 5: Access Strategy for Long Term (Source: Aecom)

Land Capability Report

The Land Capability study as undertaken by Aecom includes assessment of mine subsidence issues and geotechnical issues including the reports from Douglas & Partners regarding settlement loading of the coal emplacement on the site.

The study states that whilst the possibility of mine subsidence is a potential constraint to development, the impacts of mine subsidence can be managed through conventional engineering design measures.

The geotechnical assessment overall states that the redevelopment of the emplacement for commercial or industrial land use is considered feasible from a geotechnical perspective.

The studies recommend that the geotechnical constraints of the site can be managed and mitigated by ground treatment and that the redevelopment for industrial land use is considered feasible from a geotechnical perspective. The findings and recommendations from the Geotechnical Studies were also peer reviewed.

Council has also prepared a draft DCP to include controls to ensure the geotechnical stability of any proposed development on the site.

Bushfire

The site is identified as being “bushfire prone land.” Accordingly a bushfire assessment by Eco Logical Australia dated April 2016 and an Addendum dated November 2016 was prepared in accordance with Planning for *Bushfire Protection (NSW Rural Fire Service 2006.)*

The future building types, design and construction standards are unknown at the rezoning stage. The report recommended that the proposed indicative layout plan based on the proposed zoning be designed to accommodate an APZ of a dimension compliant with the PBP Acceptable Solutions for residential development.

The assessment further states that an APZ of this size will ensure that the development will not experience direct flame contact and further added, that a design solution can be developed at later stages in the planning process.

The report recommends various APZ based on vegetation communities and the slope of land in regards to future bushfire hazard. The NSW RFS recommended an alternative APZ based on their assessment of the vegetation communities. Council has adopted the RFS recommendation on the APZ:

- Interface A – 15 metres
- Interface B – 30 metres
- Interface C – 25 metres
- Part Interface D (southern boundary) – 30 metres
- Part Interface D (western boundary) – 45 metres.

A combination of bushfire protection measures, based on PBP, are recommended to manage the bushfire threat, which include the provision of Asset Protection Zones, adequate access, water supply for fire-fighting, and the installation of utilities.

This bushfire assessment demonstrates that the subject land is capable of accommodating future industrial development with the appropriate bushfire protection measures and bushfire planning requirements prescribed by s.117 (2) Direction 4.4 – “Planning for Bush Fire Protection” (EP&A Act) and *Planning for Bushfire Protection (RFS 2006)*.

Contamination

The Precinct has generally been used for industrial related purposes studies. As such, the following contamination studies were undertaken by Aecom including a *Phase 1 Contamination Assessment, Phase 2 Contamination Assessment - Sampling and Analytical Quality Plan and Remediation Strategy*.

The primary potentially contaminated areas (PCAs) on the site were identified as the fuel storage areas and workshop facilities. Despite all fuel storage areas being appropriately bunded, it is considered that there is the potential for some spillage of petroleum products outside the bunded areas over time.

The extent and nature of contamination is required to be confirmed by a Phase 2 contamination assessment at which time the remedial strategies will need to be reviewed and a remediation action plan (RAP) (including detailed methodologies) prepared for the Precinct.

It is noted that an EPA accredited auditor has reviewed the 3 contaminations studies above and other relevant reports. The EPA accredited auditor has provided the following interim advice:

- *contamination studies and information provided for the proposal is adequately complete for the purposes of identifying a range of potential contamination issues at the site as part of the site investigation process.*
- *that the appropriate level of investigations for the site at this stage of the planning process (i.e., rezoning) are preliminary (phase 1) investigations aimed at reviewing the site*
- *history and site activities in order to identify potentially contaminated areas (PCAs) and associated contaminants of potential concern (COPCs).*
- *The auditor does not consider that it is appropriate to conduct detailed (phase 2) investigations given that the site is not proposed to be redeveloped until a substantial time in*
- *the future and because ground conditions may change as a result of continuing activities being undertaken at the site.*
- *That a detailed (phase 2) investigations will be required prior to redevelopment of the site, in order to confirm the suitability of the land for the intended uses.*
- *The auditor has reviewed the remedial strategy (AECOM 2015c) and considers that the proposed remedial approaches applicable to the identified potential contamination issues at the site (if identified) are:*
 - iv. *technically feasible;*
 - v. *environmentally justifiable; and*
 - vi. *consistent with relevant laws, policies and guidelines in place at the time of preparation of the Remediation Strategy.*

Council's Specialist Officer has reviewed the interim advice letter and contamination studies and is satisfied with the site auditor's recommendation.

Noise and Vibration

The study forecasts operational noise based on the expected development of the site with a typical mix of warehousing, intermodal terminal and concrete batching plant uses. The report recommends that operational noise can be managed with correct site planning and assessment of individual sites to comply with established environmental noise criteria under Industrial Noise Policy (INP).

The study also provides an acoustic assessment for the residential development located along the Liz Kernohan Drive from the expected traffic volumes associated with warehousing from a maximum proposed gross floor area (GFA) cap of 90000 m².

The study concluded that the expected traffic volumes from the proposal equates to a relative small increase in noise level for both Day and Night periods. Given that only a small increase in noise levels is forecasted, Council's Environmental Specialist Officer has advised that no additional acoustic treatments will be required, as a result of the proposed 90000m² GFA at Glenlee.

In addition, the proposed DCP controls for Camden DCP 2011 will reinforce compliance with the noise criteria standards for Industrial Noise Policy (INP) with an Acoustic Report required for all development applications in Glenlee.

Non-indigenous Heritage / Visual and Landscape Assessment

The specialist studies prepared by Musecape for Non-indigenous Heritage and Visual and Landscape Assessment dated 24 February 2015 state that the Planning Proposal will produce changes in the landscape but these changes can be managed within acceptable limits provided strict adherence is paid to development design guidelines, landscape controls and subsequent management.

It is considered that the proposed development can be achieved without unacceptable visual and landscape impacts on the State Heritage Register listed properties 'Glenlee' and 'Camden Park Estate' or on the major Government-owned scientific, educational and recreational asset that is the Australian Botanic Garden, Mount Annan.

Air Quality/ Odour Assessment

The assessment undertaken for Air Quality/ Odour Assessment prepared by Aecom dated May 2016 has indicated the proposed rezoning may have the potential to impact on local air quality based on future land use impacts.

Rezoning would result in the replacement of existing industrial activities on site with other industries. Cessation of current onsite activities may have the potential to improve local ambient air quality through a reduction in particulate and odour emissions, though this may be temporary, depending on the type of proposed industry to be development in the future. Further that there may be restrictions placed on the types of industrial development such as light industries, warehouses or distributions centres, which are not associated with potential impacts to air quality.

The report also states that based on the above findings, future industrial development at Glenlee would be required to assess the air quality impacts for each individual development. Cumulative assessment of air quality impacts on nearby sensitive receivers may also be required where proposed developments of a similar nature with regard to emission of air pollutants are proposed; such as fine particulates or odour. The level of assessment for each development would be determined on a case by case basis.

Indigenous Heritage

The assessment undertaken for Indigenous Heritage prepared by Cultural Heritage Connections dated July 2014 states that the majority of the study site has been assessed as having nil-low archaeological sensitivity.

The potential for Aboriginal objects to occur in these areas is low. Further, the majority of the site is highly disturbed with no further investigation required and development may proceed with caution.

Four heritage items have been identified in the study. Two items were located at the southern end of the site having low archaeological potential. Two items were located near the northern road having moderate archaeological potential.

The sites are protected under the NP&W Act and an Aboriginal Heritage Impact Permit (AHIP) must be obtained prior to their disturbance or removal. Further consultation with Aboriginal stakeholders will be required for any additional assessment where test excavation or AHIP application is required.

Riparian Corridor Study

The Riparian Corridor Study undertaken by Aecom dated May 2016 identified three potential biodiversity corridors within the site as per the ecological assessment. However, the key recommendation of this report concludes that the emplacement batters should be rehabilitated to a riparian / bushland corridor up to 80m in width, in conjunction with a chitter, fill soil and compost mix. The report demonstrates that these rehabilitated batters have the potential to take up a biodiversity role that was earlier envisaged for the East-West Terrestrial Link between the Nepean River and the Australian Botanic Gardens.

9. How has the planning proposal adequately addressed any social and economic affects?

It is likely that the proposal will provide a positive social and economic benefit to the South West District. The proposal will contribute and provide additional diversity in the supply of an identified need for employment generating uses. The Net Community Benefits Test demonstrates a positive outcome for the region

Section D – State and Commonwealth interests.

10. Is there adequate public infrastructure for the planning proposal?

The Traffic Impact Assessment Report prepared by Aecom dated 20 May 2016 and modelling undertaken by AECOM has recommended the GFA cap could be increased to 90,000sqm.

This is subject to further road upgrades to the intersection of Liz Kernohan Drive and Camden By Pass in the short to medium term (by 2021). All other intersections are considered to perform satisfactorily to accommodate the proposed increase to the GFA cap. The specific upgrades required to the Liz Kernohan Drive and Camden By Pass intersection include 2 extensions of the right turn storage lane on the eastern and southern approach of the intersection.

In the long term, should the Spring Farm Parkway not be built, an additional requirement will be a short through lane of 200m on both the Northern approach and southern departure.

The site is connected to the main southern railway line via a single private rail line and operates as an intermodal site. As such, there is capacity for freight services from the site by rail.

Utility and service infrastructure are readily available to the site. However, these services will require upgrade to accommodate the higher demand. Consultation with the relevant utility providers will be required to appropriately plan the required upgrades to service the proposal.

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

The Gateway determination as issued requires consultation with State or Commonwealth Public Authorities. This will include:

- Consultation required under section 34A of the EP&A Act where the Responsible Planning Authority (RPA) is of the opinion that critical habitat or threatened species populations, ecological communities or their habitats will or may be adversely affected by the planning proposal;

- Consultation required in accordance with a Ministerial Direction under section 117 of the EP&A Act; and
- Consultation that is required because in the opinion of the Minister (or delegate), a State or Commonwealth public authority will or may be adversely affected by the proposed LEP.

It is envisaged that the State and Commonwealth public authorities listed below would be consulted pending the outcome of a revised Gateway Determination. Council would be responsible for carrying out this consultation in accordance with Section 57 of the EP&A Act. In this regard it is considered that the following authorities will need to be consulted as part of the Planning Proposal:

Gateway Department Name	Current Department Name
Transport for NSW	Transport for NSW
	Transport for NSW – Railcorp
RMS	Transport for NSW – RMS
	Transport for NSW STA
Fire and Rescue NSW	Fire and Rescue NSW
NSW Trade and Investment	NSW Trade and Investment – Mineral Resources and Energy
NSW Trade and Investment – Minerals and Petroleum	NSW Dept of Industry – Resources and Energy Division
NSW Dept of Primary Industries – Agriculture	NSW Dept of Industry – Agriculture NSW
	NSW Dept of Industry – NSW Office of Water
Hawkesbury-Nepean Catchment Authority	Water NSW
Landcom	Urban Growth
OEH	OEH – NSW Heritage Division
	OEH – Environment Division
AGL	Unchanged
Sydney Water	Unchanged
Telstra	Unchanged
Endeavour Energy	Unchanged
Australian Botanic Gardens	Unchanged
Mines Subsidence Board	Unchanged
NSW Rural Fire Service	Unchanged
Cubbitch Barta Native Title Claimants Aboriginal Corporation	Unchanged
Australian Rail Track Corporation (owner of the rail spur)	Unchanged
Busways	Unchanged
Tharawal Local Aboriginal Land Council	Unchanged
Tharawal Aboriginal Corporation	Unchanged

Camden Council Amendment No. 15 – Glenlee

Mygunyah Camden Aboriginal Residents Group	Unchanged
Campbelltown Council	unchanged
Wollondilly Council	unchanged

PART 4 - MAPS

Existing & Proposed Maps - Camden LEP 2010

Maps: Zoning; Lot Size; Height of Buildings; Floor Space Ratio; Land Reserve Acquisition.

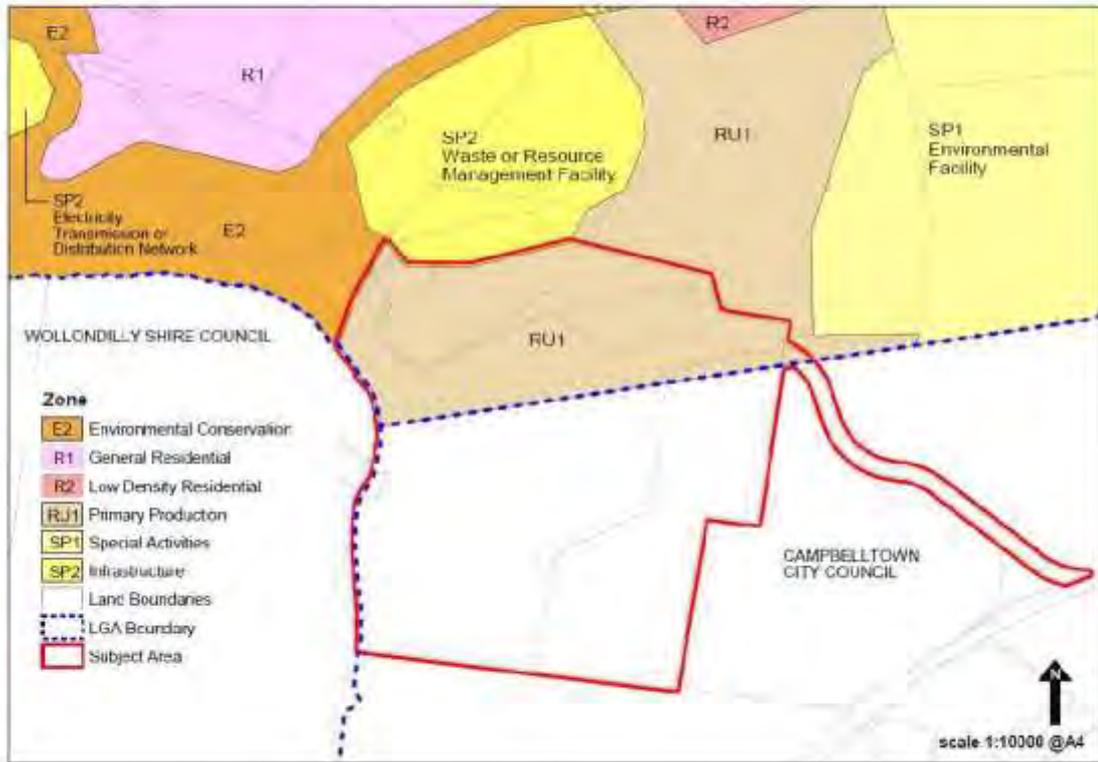


Figure 1: Existing Map - Zoning (Source: Council)

Camden Council Amendment No. 15 – Glenlee

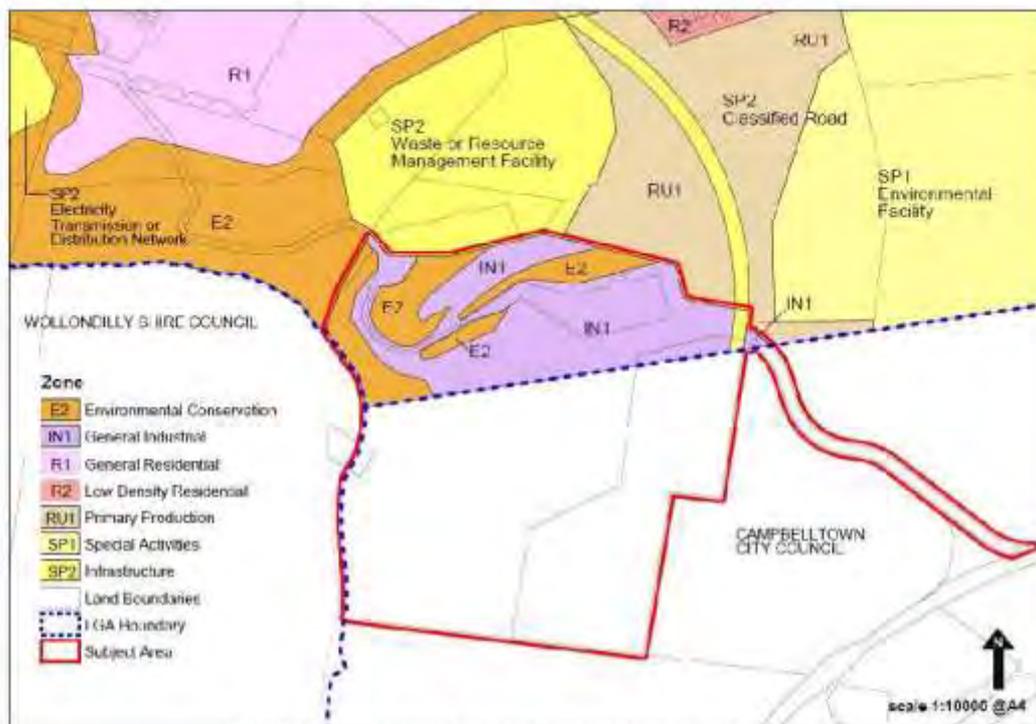


Figure 2: Proposed Map - Zoning (Source: Council)

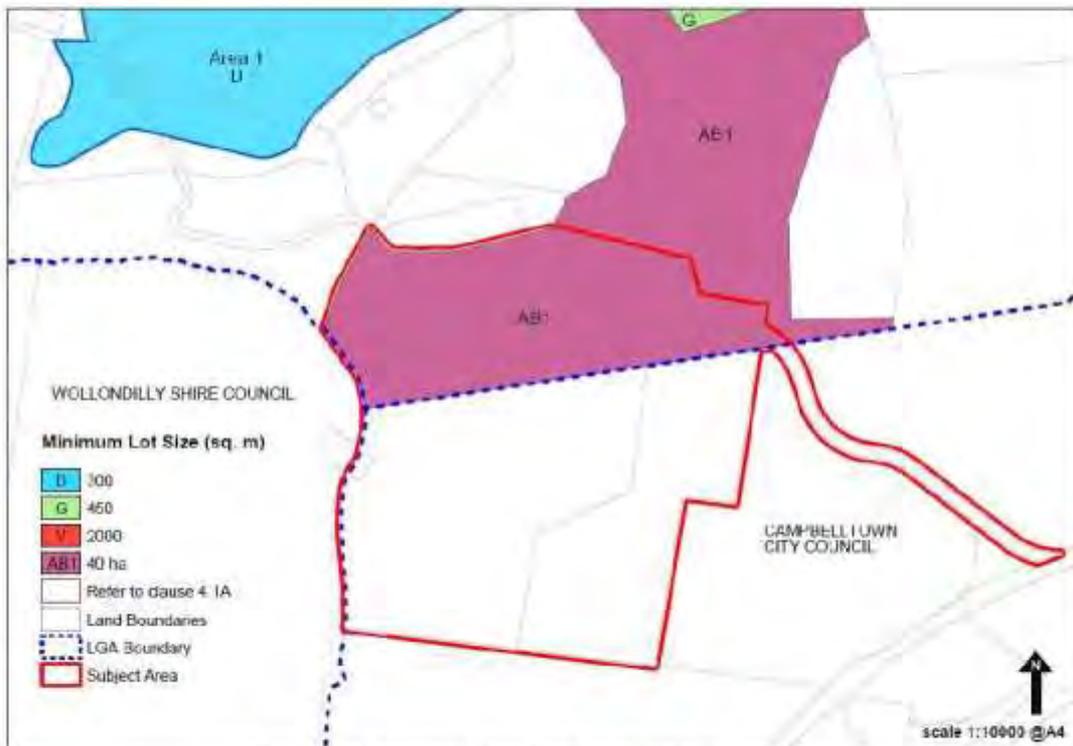


Figure 3: Existing Map - Lot Size (Source: Council)

Camden Council Amendment No. 15 – Glenlee



Figure 4: Proposed Map - Lot Size (Source: Council)



Figure 5: Existing Map - Height of Building Map (Source: Council)

Camden Council Amendment No. 15 – Glenlee



Figure 6: Proposed Map - Height of Building (Source: Council)

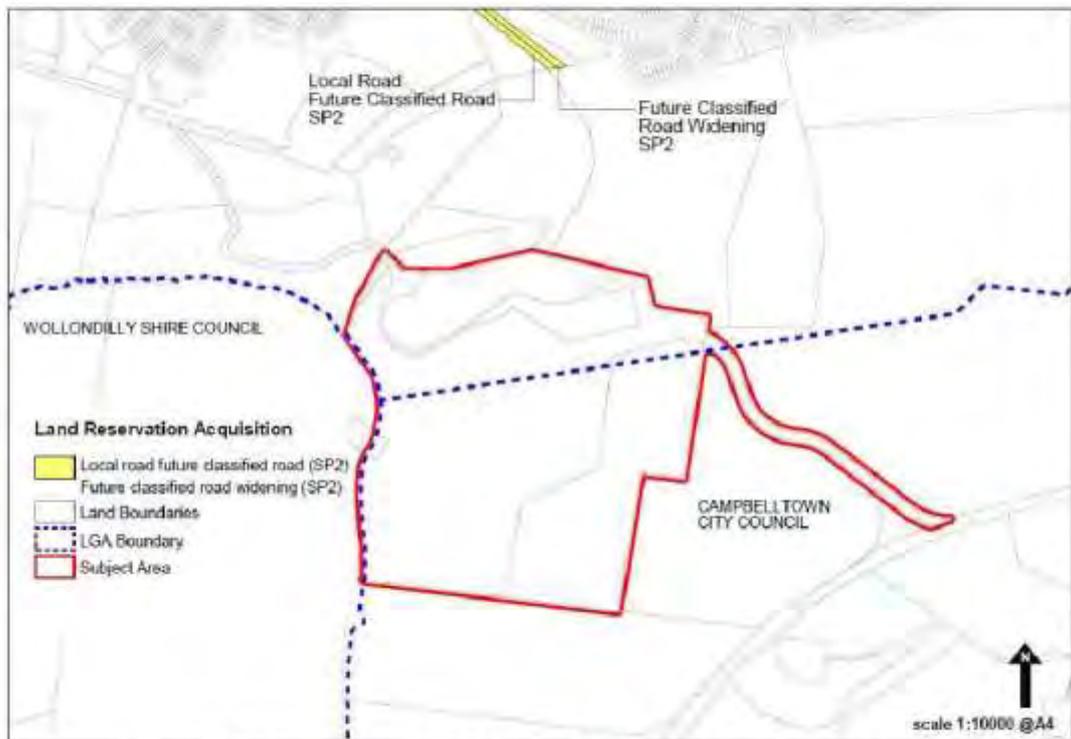


Figure 7: Existing Map - Land Reserved for Acquisition (Source: Council)

Camden Council Amendment No. 15 – Glenlee

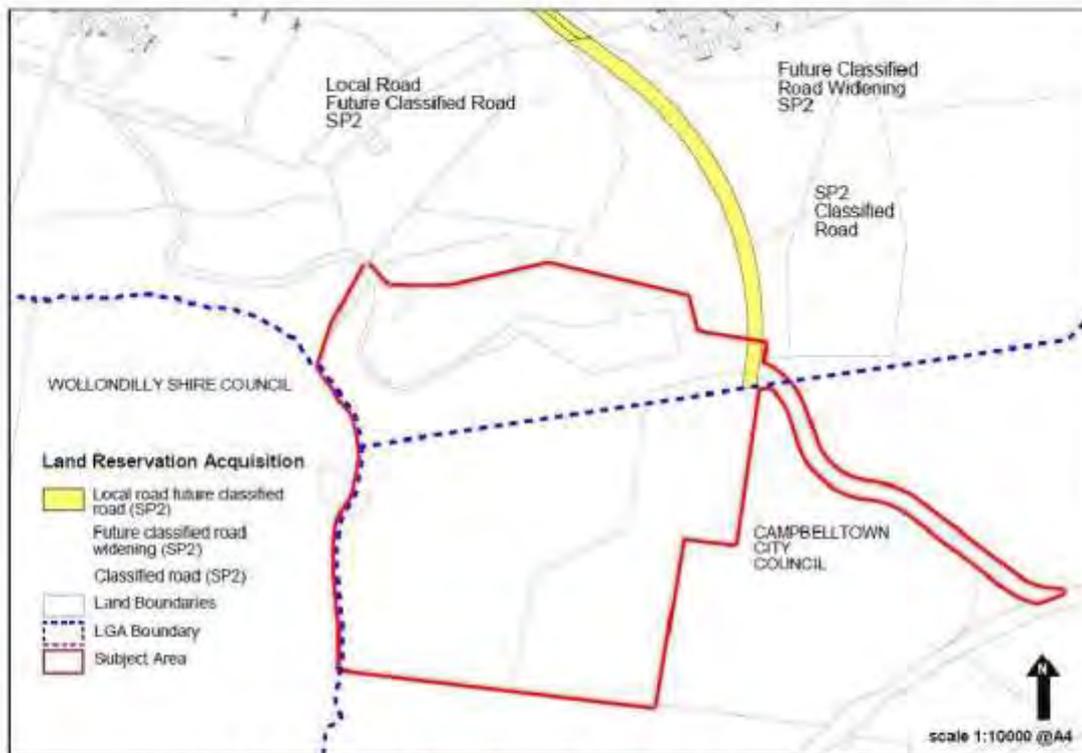


Figure 8: Proposed Map - Land Reserved for Acquisition (Source: Council)

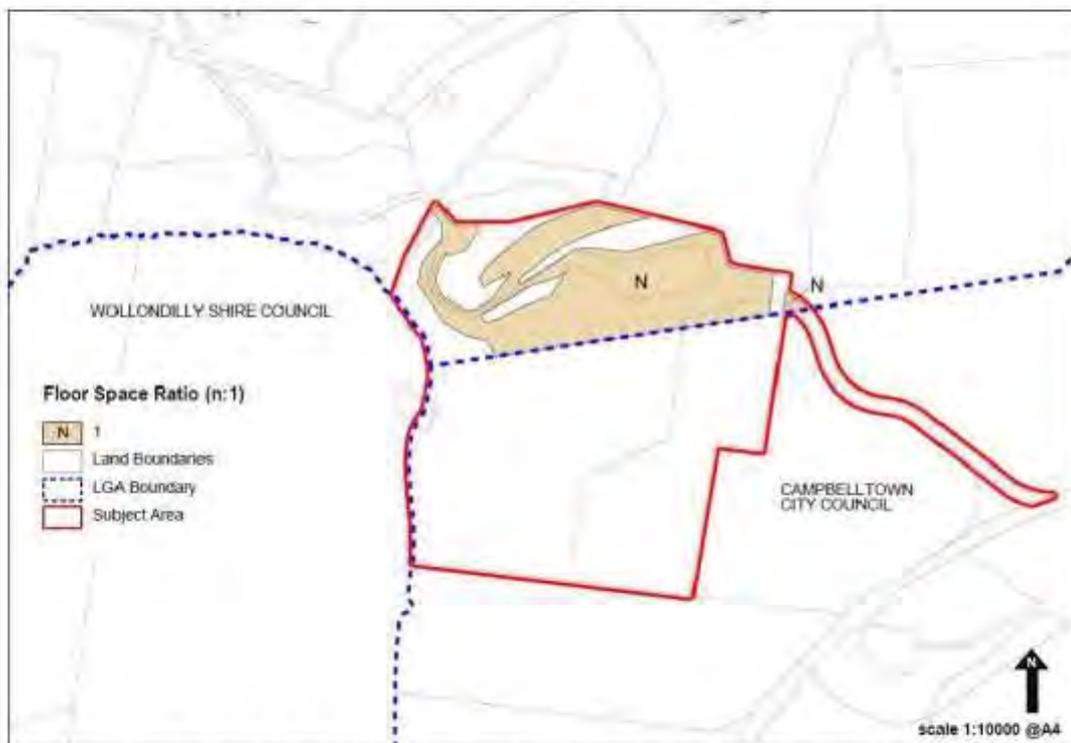


Figure 9: Proposed Map – Floor Space Ratio (Source: Council)

Note - Floor Space Ratio does not apply currently to subject land under Camden LEP 2010

Taking into consideration the above, the following LEP maps require amendment and/or creation:

- Land Zoning Map
 - 1450_COM_LZN_014_010_20130827
 - 1450_COM_LZN_017_020_20150928
 - 1450_COM_LZN_018_010_20120202
- Lot Size Map
 - 1450_COM_LSZ_014_010_20131107
 - 1450_COM_LSZ_017_020_20150928
 - 1450_COM_LSZ_018_010_20110916
- Heights of Buildings Map
 - 1450_COM_HOB_014_010_20130522
 - 1450_COM_HOB_017_020_20150928
 - 1450_COM_HOB_018_010_20100705
- Floor Space Ratio Map
 - 1450_COM_FSR_014_010_YYYYMMDD (to be created)
 - 1450_COM_FSR_017_020_20140808
 - 1450_COM_FSR_018_010_YYYYMMDD (to be created)
- Land Reservation Acquisition Map
 - 1450_COM_LRA_017_020_20140808
 - 1450_COM_LRA_018_010_YYYYMMDD (to be created)

The required Maps have been prepared in accordance with the Standard Technical Requirements for LEP maps.

PART 5 – COMMUNITY CONSULTATION

The Planning Proposal will be advertised in accordance with the requirements of the Gateway Determination, which requires public exhibition for a total period of 28 days and as resolved by Council prior to exhibition.

Subject to a revised Gateway Determination being issued by DPE, it is suggested that the draft Planning Proposal proceed to public exhibition.

The Planning Proposal and proposed amendments including the Draft DCP will be publicly exhibited for a period of 28 days. The public exhibition will occur concurrently with Campbelltown City Council's Planning Proposal for Glenlee as required under the Gateway Determination.

During the exhibition, the community including landowners, whom may be directly impacted by the Proposal, will be notified and have an opportunity to make a submission.

PART 6 – PROJECT TIMELINE

The Planning Proposal is subject to the Revised Gateway Determination being issued. The estimated timeframe for the finalisation of the Planning Proposal was initially 18 months. An extension of 12 months has since being granted due to the time taken to complete the majority of the Specialist Reports.

Commencement date of Gateway determination	10 July 2013
Timeframe for the completion of required technical information	September 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	November 2016
Commencement and completion dates for public exhibition period	May/June 2017.
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	July 2017
Timeframe for the consideration of a proposal post exhibition	August 2017
Date of submission to the Department to finalise the LEP	September 2017
Anticipated date RPA will make the plan (if delegated)	October 2017
Anticipated date RPA will forward to the Department for notification	November 2017

PART 7 – APPENDICES

1. Aboriginal Heritage;
2. Air Quality;
3. Bushfire Assessment;
4. Civil Infrastructure;
5. Contamination;
6. Ecological;
7. Land Capability;
8. Non- Indigenous Heritage;
9. Noise & Vibration;
10. Riparian Corridor;
11. Traffic;
12. Visual & Landscape Assessment;
13. Water Cycle Management.



Contact: David Radich
 Phone: (02) 9860 1588
 Email: David.Radich@planning.nsw.gov.au
 Postal: GPO Box 39 Sydney NSW 2001

Our ref: PP_2013_CAMDE_012_00 (13/06727)

Mr Ron Moore
 General Manager
 Camden Council
 PO Box 183
 CAMDEN NSW 2570

Dear Mr Moore,

Planning proposal to amend Camden Local Environmental Plan 2010

I am writing in response to your Council's request for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to rezone land at Glenlee to IN1 General Industrial, SP2 Infrastructure and E3 Environmental Management; apply a minimum lot size of 2000sqm, maximum building height of 11m and maximum floor space ratio of 1:1 for land proposed to be zoned IN2; remove certain development controls on land proposed to be zoned SP2 and E3; identify land at Liz Kernohan Drive on the Land Reservation Acquisition Map and include a new provision which prohibits development of warehousing and industrial uses over a certain gross floor area until a road connection between the Camden Bypass and Hume Highway is provided.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

While I support Council's proposal to cap warehousing and industrial gross floor area on the subject site at Glenlee, it is considered that a satisfactory arrangements provision which permits development above the cap subject to road improvements being undertaken is not appropriate because of the lack of certainty over the construction and timing of these improvements. Consequently, while the cap on gross floor area is to remain in the planning proposal, the proposal is to clearly advise that the proposed local provision does not allow development to exceed the gross floor area cap, until a subsequent planning proposal is submitted to amend/remove the cap, once suitably provisions for infrastructure have been agreed on.

I have also agreed the planning proposal's inconsistencies with S117 Directions 1.2 Rural Zones, 1.5 Rural Lands and 6.3 Site Specific Provisions are of minor significance. No further approval is required in relation to these Directions.

Council may still need to obtain the Director General's agreement to satisfy the requirements of relevant S117 Directions. Council should ensure this occurs prior to the plan being made.

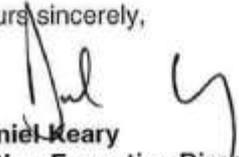
The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan. Council is reminded that it must not use its delegation where there is an unresolved agency objection to the proposal. In this instance, Council is to contact the regional office of the department to seek assistance in resolving the matter so that the plan may proceed under delegation.

The amending Local Environmental Plan (LEP) is to be finalised within 18 months of the week following the date of the Gateway determination. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact David Radich of the regional office of the department on 02 9860 1568.

Yours sincerely,


Daniel Keary
Acting Executive Director
Metropolitan Planning

3/7/13



Gateway Determination

Planning proposal (Department Ref: PP_2013_CAMDE_012_00): to facilitate the development of land at Glenlee.

I, the Acting Executive Director, Metropolitan Planning at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Camden Local Environmental Plan (LEP) 2010 to rezone land at Glenlee to IN1 General Industrial, SP2 Infrastructure and E3 Environmental Management; apply a minimum lot size of 2000sqm, maximum building height of 11m and maximum floor space ratio of 1:1 for land proposed to be zoned IN2; remove certain development controls on land proposed to be zoned SP2 and E3; identify land at Liz Kernohan Drive on the Land Reservation Acquisition Map and include a new provision which prohibits development of warehousing and industrial uses over a certain gross floor area should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to:
 - (a) clearly advise that the proposed local provision does not allow warehouse and industrial development to exceed the gross floor area cap. The removal/amendment to the cap can only occur via a subsequent planning proposal, once suitably provisions for infrastructure have been agreed on
 - (b) nominate, in consultation with Campbelltown City Council, the portion of the gross floor area cap applying to land within the Camden local government area, or alternatively, indicate that the proposed cap applies to land within both Camden and Campbelltown local government areas (which is subject to planning proposals PP_2013_CAMDE_012_00 and PP_2013_CAMPB_001_00);
 - (c) include maps/figures which show road access to/from the site in the short, medium and long term. All maps are to be at an appropriate scale and clearly identify the subject site;
 - (d) include a project timeline, consistent with Section 2.6 Part 6 of the *A Guide to Preparing Planning Proposal*; and
 - (e) replace 'Amendment No.20 - Glenlee' with 'Amendment No.15 - Glenlee' on the cover sheet of the proposal.

2. Additional information regarding the below matters is to be placed on public exhibition with the planning proposal:
 - geotechnical
 - flora, fauna and habitat
 - surface, groundwater and flooding
 - bushfire hazard management
 - Aboriginal and European heritage
 - scenic quality, visual, acoustic and air quality
 - transport, access and movement
 - capacity of infrastructure, services and facilities
 - consideration of Sydney Regional Environmental Plan 20 – Hawkesbury Nepean River
 - consideration of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

Once the above information has been obtained and consultation has been undertaken with public authorities, and prior to undertaking public exhibition, Council is to update its consideration of S117 Directions 2.3 Heritage Conservation, 3.4 Integrating Land Use and



- Transport, 4.3 Flood Prone Land and 4.4 Planning for Bushfire Protection to reflect the outcomes of the work and consultation undertaken.
3. Council is to ensure that the planning proposal satisfies the requirements of State Environmental Planning Policy (SEPP) 55 - Remediation of Land. If required, Council is to prepare an initial site contamination investigation report to demonstrate that the site is suitable for rezoning to the proposed zone. This report is to be included as part of the public exhibition material.
 4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
 5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and other relevant parties and/or to comply with the requirements of or demonstrate consistency with relevant S117 Directions.
 - AGL
 - Landcom
 - Sydney Water
 - Telstra
 - Transport for NSW
 - Endeavour Energy
 - Fire and Rescue NSW
 - NSW Trade and Investment
 - Australian Botanic Gardens
 - NSW Department of Primary Industries – Agriculture
 - Mine Subsidence Board (S117 Direction 4.2 Mine Subsidence and Unstable Land)
 - NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
 - NSW Trade and Investment – Minerals and Petroleum (S117 Direction 1.3 Mining, Petroleum Production and Extractive Industries)
 - Office of Environment and Heritage (S117 Directions 2.1 Environment Protection Zones and 2.3 Heritage Conservation)
 - Hawkesbury - Nepean Catchment Management Authority (S117 Direction 2.1 Environment Protection Zones)
 - Adjoining LGAs (including Campbelltown City Council)
 - The owner of the rail spur
 - Roads and Maritime Services to confirm the special purpose zone and acquisition responsibilities

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
 6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

CAMPDEN 05 2013 (CAMPDEN 013 00/13/08727)

ORD07



- 7. The timeframe for completing the LEP is to be **18 months** from the week following the date of the Gateway determination.

Dated 3RD day of July 2013.

[Handwritten signature]
 Daniel Keary
 Acting Executive Director
 Metropolitan Planning
 Planning Operations and Regional Delivery
 Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure

Attachment 2



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Camden Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_CAMDE_012_00	Planning proposal to rezone land at Glenlee to IN1 General Industrial, SP2 Infrastructure and E3 Environmental Management; apply a minimum lot size of 2000sqm, maximum building height of 11m and maximum floor space ratio of 1:1 for land proposed to be zoned IN2; remove certain development controls on land proposed to be zoned SP2 and E3; identify land at Liz Kernohan Drive on the Land Reservation Acquisition Map and include a new provision which prohibits development of warehousing and industrial uses over a certain gross floor area.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "A guideline for the preparation of local environmental plans" and "A guide to preparing planning proposals".

Dated

3/7/2013

A handwritten signature in black ink, appearing to read "D. Keary".

Daniel Keary
 Acting Executive Director
 Metropolitan Planning
 Planning Operations and Regional Delivery
 Department of Planning and Infrastructure

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2013_CAMDE_012_00
Date Sent to Department under s56	June 2013
Date considered at LEP Review Panel	27/06/2013
Gateway determination date	03/07/2013

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information:

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

ORD07

PART D – CONTROLS APPLYING TO SPECIFIC LAND USES/ACTIVITIES

Attachment 3

Section 4.5 Site Specific Industrial Controls

INSERT: Subsection - D4.5.4 Glenlee Precinct

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

Introduction and Application of this Part

The Glenlee Precinct is located to the south-east of Spring Farm and is bound by Menangle Park to the east and Camden Park to the west. The Glenlee Precinct is partly within Camden and Campbelltown Local Government Areas (LGA). Accordingly, this subsection forms part of the following Development Control Plan (DCP):

- Camden Development Control Plan 2011

The site comprises a raised coal emplacement platform with steep embankments on three sides (western, southern and eastern). A rail siding connects the northern part of the site with the Main Southern Railway line, and the western boundary adjoins the Nepean River. A riparian/environmental protection corridor runs along the western and southern perimeter of the site.

The controls in this subsection relate to the land contained within the Camden LGA only.

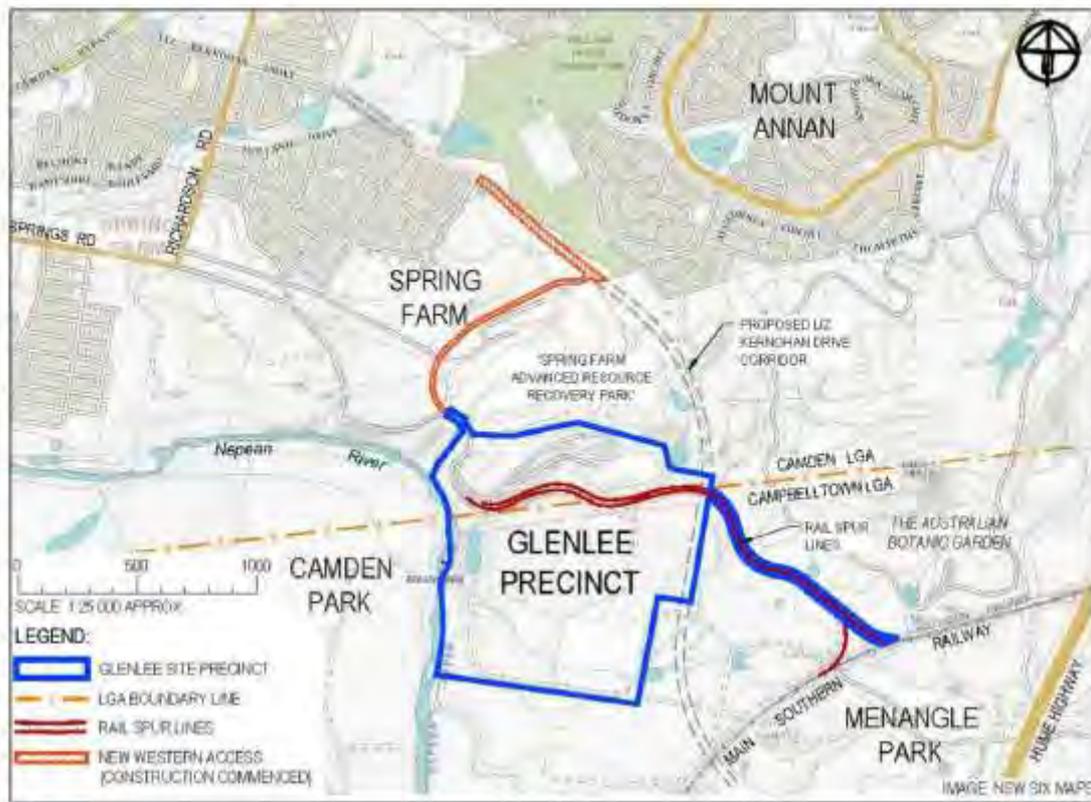


FIGURE 1 LOCATION OF GLENLEE PRECINCT

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

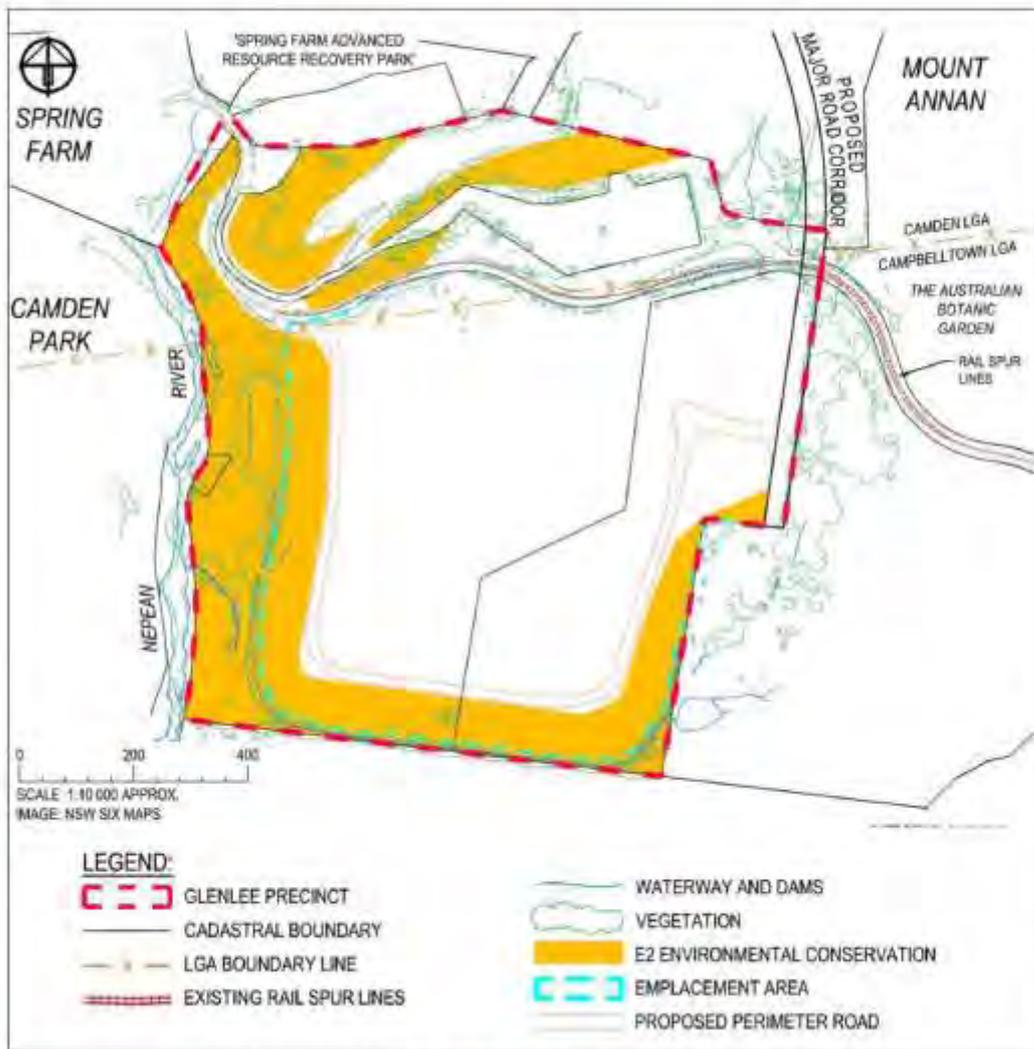


FIGURE 2 LOCATION OF IMPORTANT PRECINCT FEATURES

Objective

1. To provide flexibility in circumstances where sites fall within both Camden and Campbelltown local government areas.

Controls

1. In circumstances where a site falls within both Camden and Campbelltown local government areas; consideration must be given to controls in both Council areas.
2. Where there are inconsistencies between controls, Council Officers will undertake a merit assessment to determine the most suitable control for the site.

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

Desired Future Character Statement and Development Objectives

Glenlee provides an opportunity to create an employment precinct providing a mix of sustainable land uses, within the landscape context of its elevated position, the Nepean River and the Australian Botanic Gardens. Glenlee will act as a significant destination and employment precinct to complement the new residential areas currently being released, and proposed to be released within the locality.

The Glenlee Precinct is highly exposed to public places of significance and potentially impacts on a sensitive cultural landscape. Further, it forms an important distant backdrop when viewed from the M31 Hume Motorway. It will therefore consist of a variety of industrial, warehouse and logistic development in a landscaped setting that ensures no detrimental visual impact on the surrounding cultural heritage and residential areas. The Indicative Layout Plan (ILP) is contained in **Figure 3**.

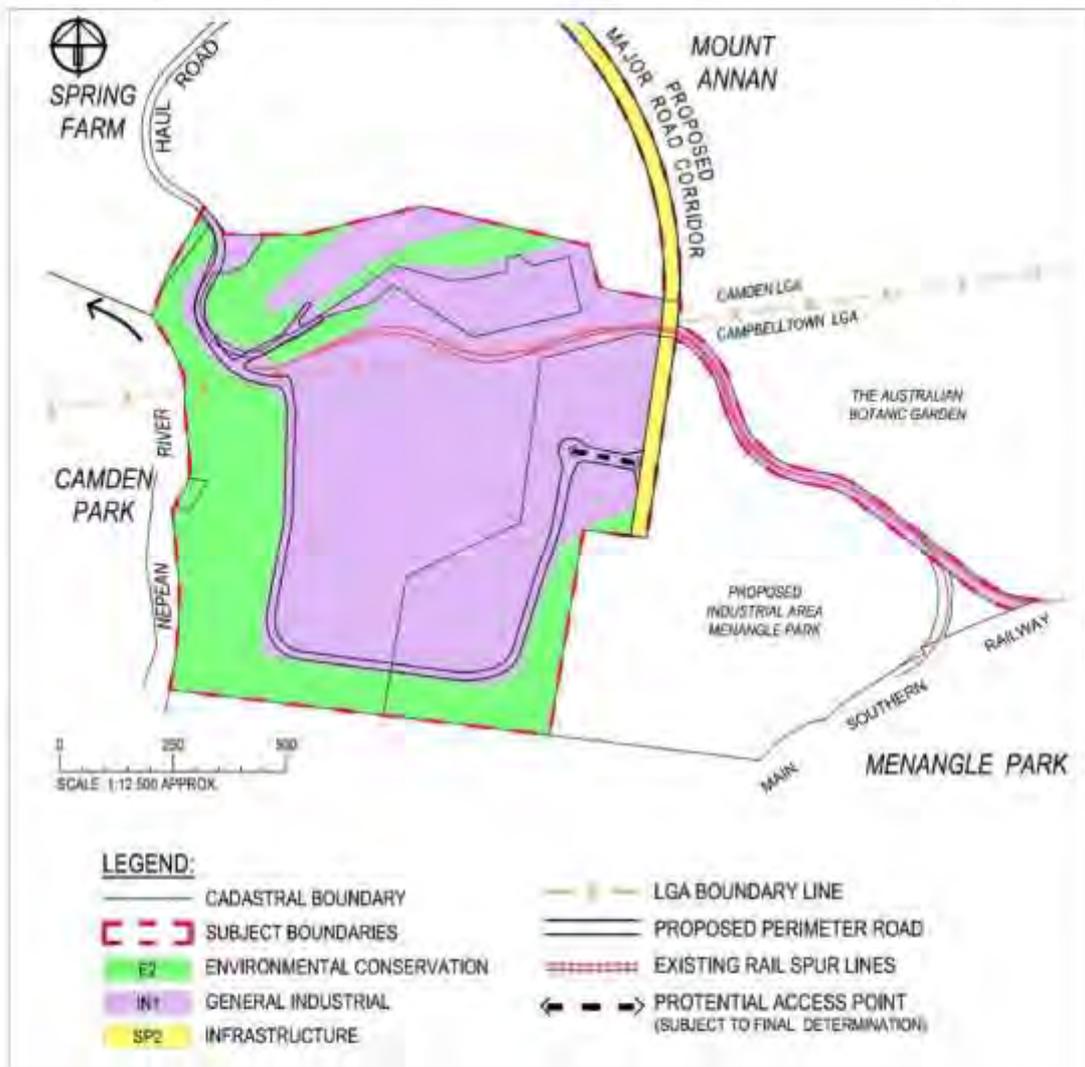


FIGURE 3 GLENLEE PRECINCT INDICATIVE LAYOUT PLAN

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

Development Objectives

1. Facilitate new development and industries such as industrial, warehousing, logistic activities and the like, that meet the environmental management objectives contained in Part B of the Camden DCP.
2. Provide a framework that will lead to a high standard of development in the Glenlee Precinct, encouraging local employment and creating an area which is pleasant, safe and efficient to work in.
3. Ensure that development takes account of the physical nature of the local environment, particularly the Nepean River, ridgelines and the natural landscape.
4. Ensure that development does not result in pollution of waterways and in particular the Nepean River; and protects, restores and enhances riparian corridors.
5. Promote the development of a visually attractive physical environment where the form, scale, colour, shape and texture of urban elements are managed in a way that will achieve an aesthetically pleasing balance.
6. Developments should not further detract from views to and from surrounding areas, in particular of Menangle Park, Glenlee House, Australian Botanic Garden and Camden Park Estate.
7. Ensure the stability of the emplacement site and stabilisation and re-vegetation of the embankments.
8. Establish environmental criteria and controls for development within the area to ensure that the environmental qualities of adjoining areas are not compromised.
9. Promote the conservation of existing bushland and establish or upgrade corridors to allow for the movement of fauna from the Nepean River through to the Australian Botanic Garden.
10. Minimise the impact of development on areas of high biodiversity, archaeological and heritage significance.
11. Encourage private ownership and maintenance of vegetated/landscaped areas throughout the precinct.
12. Ensure a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct.
13. Allow suitable transport and pedestrian connectivity to and from the site including consideration for the Macarthur Recreational Trail.

Related Studies

This section must be read in conjunction with the following supporting documents. These are additional to those set out in this subsection and must be considered when submitting a development application:

1. Visual and Landscape Assessment prepared by Musecape dated 24 February 2015 and revised October 2016
2. Riparian Corridor Study prepared by AECOM dated 16 May 2016
3. Water Cycle Management Strategy prepared by AECOM dated 13 May 2015
4. Ecological Assessment prepared by Ecological Australia dated 29 April 2016
5. Bushfire Assessment prepared by Ecological Australia dated 24 February 2014 and revised 29 April 2016
6. Geotechnical Report prepared by AECOM dated 20 May 2016

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

7. Traffic Impact Assessment prepared by AECOM dated 20 May 2016
8. Aboriginal Heritage Due Diligence Assessment prepared by Cultural Heritage Connections dated July 2014
9. Non-Indigenous Heritage Assessment prepared by Musecape dated 24 July 2014
10. Air Quality Assessment prepared by AECOM dated 13 May 2016
11. Civil Infrastructure Report prepared by AECOM dated 13 May 2016
12. Revised Remediation Strategy prepared by AECOM dated 13 May 2016
13. Revised Consolidated Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016
14. Revised Consolidated Sampling, Analysis and Quality Plan for Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016
15. Noise and Vibration Impact Assessment prepared by AECOM dated 6 May 2015

Controls

1. Where the provisions of this subsection differ from the requirements of the above documents or other sections of the Camden Development Control Plan, the controls in this subsection will prevail.

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

Environmental and Subdivision Planning and Design

Stormwater Management

Objectives

1. To manage the quantity and quality of surface stormwater run-off;
2. To manage flooding and stormwater run-off; and
3. To encourage Water Sensitive Urban Design (WSUD) strategies within all developments.
4. To ensure that stability of future developments within the site via a comprehensive drainage system.

Controls

1. Development applications must comply with Camden Council's Engineering Specifications for controls relating to detention, drainage and water sensitive urban design unless an alternative holistic and sustainable strategy is prepared and endorsed by Council.
2. On contaminated land, on-ground WSUD elements such as bio-retention facilities are not suitable unless the land is remediated and validated.
3. A comprehensive drainage system must be installed within the precinct, particularly in emplacement and shallow fill areas to manage potential risk. The drainage system must:
 - a. Efficiently manage the perched water table and any recharge;
 - b. Be designed and constructed to limit slope erosion, run off and loss of debris from the site; and
 - c. Form part of the integrated water cycle management strategy.

Related Studies:

Refer to the Water Cycle Management Strategy prepared by AECOM dated 13 May 2015 when considering site specific methods to manage stormwater and pollution control.

Tree Planting and Biodiversity

Objectives

1. To protect, restore and enhance the environmental qualities of water courses, in particular the Nepean River.
2. To promote the conservation of urban bushland and establish corridors to allow for the movement of fauna;
3. To protect and preserve native vegetation and biological diversity in the Glenlee Precinct in accordance with the principles of ecologically sustainable development including the removal of weed infestations;
4. To maintain and, where appropriate, enhance the ecological values within the Precinct and corridors for fauna and flora through re-vegetation and restoration work; and
5. To ensure that all development is stabilised with vegetation and bush regeneration.

Controls

1. The management of flora, fauna and the riparian corridor are to be in accordance with the concepts specified below. The relevant locations of the Management Zones are contained in **Figure 4:**

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

- a. **Management Zone A**
 - i. Asset protection zones must not be located within vegetation retained for conservation in this zone.
 - ii. Weed control and re-vegetation measures are to be implemented to improve the ecological value of this corridor.
 - iii. Planting mix is to comprise both upper (tree) and lower storey using locally endemic species.
 - iv. Undertake best practice soil erosion control during construction, and maintain as required, to prevent sediment flow into this zone.
 - v. Use of spray grass, hydro seeding geo fabrics or jute weed matting to minimise the loss of top soil while plant establishment takes place should be considered during construction. These management measures must be detailed in the Construction Certificate plans.
 - vi. With the exception of the existing sedimentation traps, water storage dams and related pumping infrastructure in this zone, stormwater structures are to be located outside the conservation area, where possible.
 - b. **Management Zone B**
 - i. The existing African Olive weeds are to be removed where practicable, and replaced by native shrub and ground layer species representative of Cumberland Plain Woodland.
 - c. **Management Zone C**
 - i. A riparian corridor must be applied from the Caley's Creek watercourse to the top of the emplacement batter, where the Creek is present or on the boundary of the precinct (see Figure 5).
 - ii. Soil remediation is to be undertaken in this area to encourage growth of Cumberland Plain flora and fauna, or River-Flat Eucalypt Forest community.
 - iii. Restoration planting adjacent to the watercourse should comprise of plants in association with characteristics of the River-flat Eucalypt Forest community, with the batter slopes being planted to a modified, site specific community comprising of a vegetation community reflective of the locality and able to be adapted to the soil conditions, land fill strata and slope.
 - iv. The vegetation on the top of the emplacement batter must comply with Bushfire APZ requirements.
2. A Vegetation Management Plan is to be submitted to and approved by Council with the first development application for the development of land or subdivision within the area of which this DCP applies.
 3. The VMP must:
 - a. Be prepared in accordance with the Ecological Assessment prepared by Ecological Australia dated 29 April 2016;
 - b. Specify a vegetation landscape buffer along the boundaries of the precinct in accordance with control 2 under 'Visual Impact';
 - c. Show areas of vegetation that are to be fenced off and protected when earthworks and civil works are to be undertaken in close proximity;
 - d. A covenant must be registered on the title of the development lots, requiring compliance with the VMP; and
 - e. Compliance with the VMP should be undertaken within the relevant stages of the development application.

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

Related Studies:
 The recommendations contained in the following documents are to be used to inform the preparation of the VMP:

- Ecological Assessment prepared by Ecological Australia dated 29 April 2016;
- Riparian Corridor Study prepared by AECOM and dated 16 May 2016;
- Revised Remediation Strategy prepared by AECOM dated 13 May 2016; and
- Revised Consolidated Phase 1 and Phase 2 Contamination Assessments prepared by AECOM dated 13 May 2016



FIGURE 4 LOCATION OF MANAGEMENT ZONES WITHIN THE PRECINCT

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

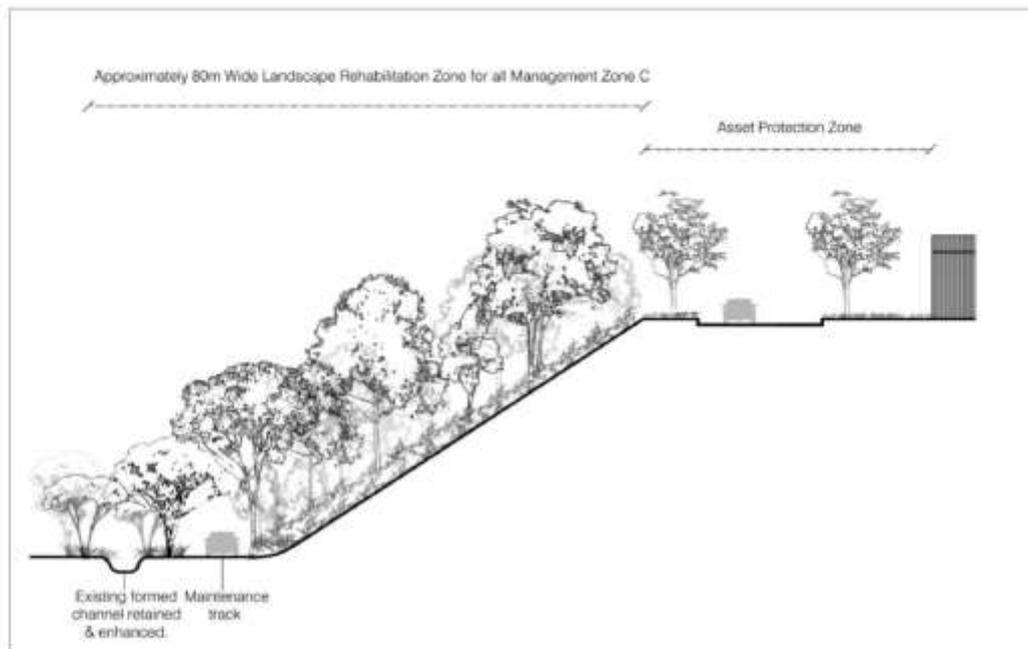


FIGURE 5 INDICATIVE STRUCTURE OF THE RIPARIAN CORRIDOR FOR ALL OF MANAGEMENT ZONE C

Noise and Vibration

Objectives

1. To ensure that the amenity of surrounding land uses is not adversely impacted upon by noise and vibration from the Glenlee precinct.

Controls

1. All development applications are required to comply with the NSW Industrial Noise Policy published by the Environmental Protection Authority and any relevant Council guidelines.
2. For each development, an Acoustic Report prepared by a suitably qualified acoustic expert must be submitted to demonstrate compliance with the NSW Industrial Noise Policy and relevant noise criteria for sensitive receivers. Where Council finds appropriate, an Acoustic Report may not be required but only following justification from the applicant.

Contamination

Objectives

1. To protect the environment by ensuring that Potentially Contaminated Areas (PCAs) within the Glenlee Precinct are remediated.

Controls

1. Development Applications for development in Potentially Contaminated Areas (PCA) as identified at **Figure 6** must be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with *State Environmental Planning Policy 55 – Remediation of Land* and where relevant, Council's contamination policies.

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

2. Where remediation is required, a Remediation Action Plan (RAP), prepared by an appropriately qualified person must be lodged with the development application.

Note:

Developments relating to coal seam gas infrastructure are to be undertaken with consideration to the exclusion zones contained in State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

Related Studies:

The following reports contain site specific recommendations which may help inform your RAP:

- Revised Remediation Strategy prepared by AECOM dated 13 May 2016; and
- Revised Consolidated Phase 1 and Phase 2 Contamination Assessments prepared by AECOM dated 13 May 2016

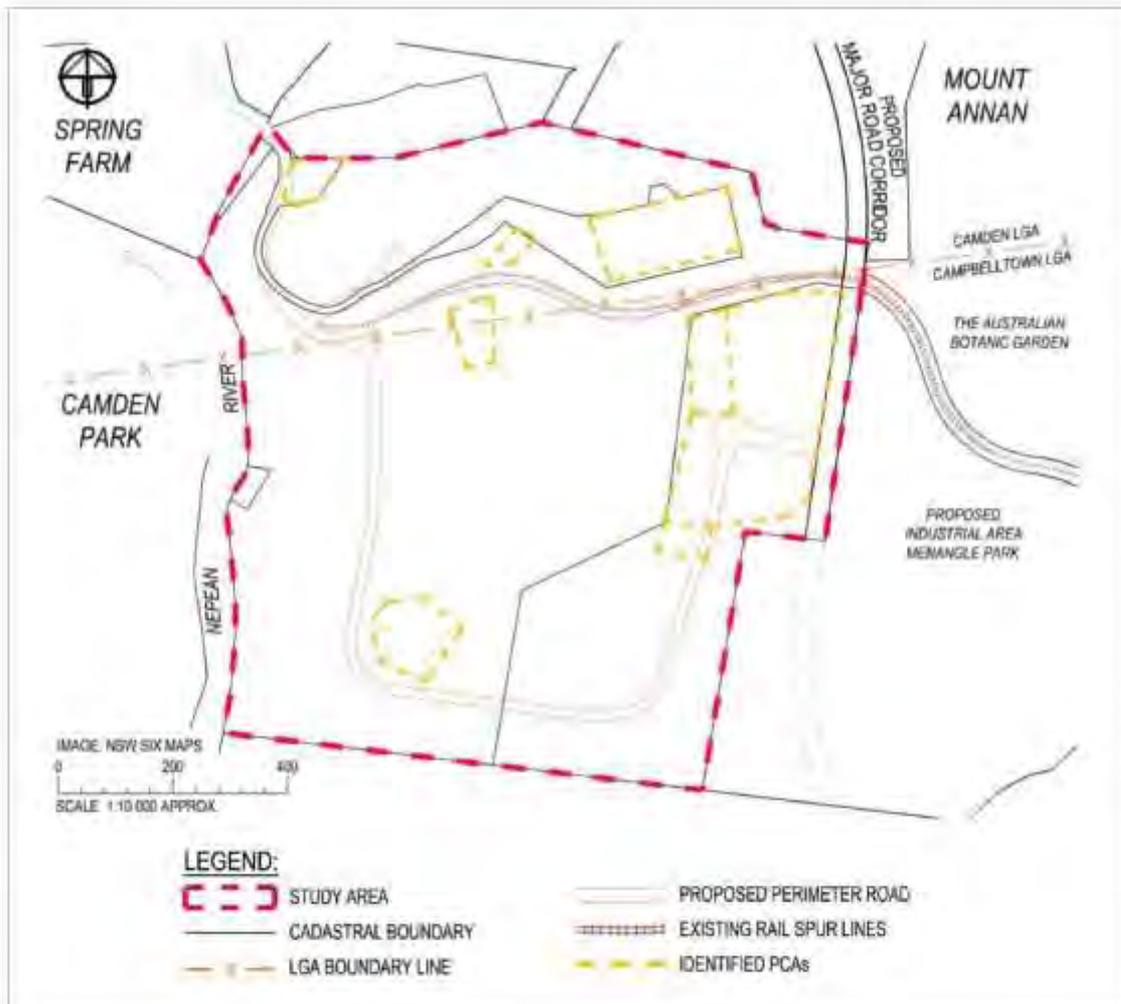


FIGURE 6 POTENTIALLY CONTAMINATED AREAS

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

Geotechnical Works

Objectives

1. To ensure the stability of future developments within the site;
2. To mitigate impacts associated with erosion and instability of subsoils; and
3. To ensure that landscaping and vegetation are used to stabilise the precinct.

Controls

1. Evidence must be provided to demonstrate that specific testing of the road pavement subgrade soils have been carried out prior to design of new pavements.
2. Development applications that involve the construction of new buildings, roads or footpaths are to be accompanied by a geotechnical report. The geotechnical report will ascertain whether subsoils are capable of supporting that development.
3. Embankments are to be suitably stabilised to prevent erosion.
4. Developments that affect the embankment are to ensure that support for the establishment and continued growth of required screen vegetation is sufficiently provided.
5. Loose surface material must be suitably treated and addressed in the geotechnical report.
6. A capping layer of granular fill, at a minimum depth of 2m or otherwise specified by a geotechnical engineer, with consideration of the Geotechnical Report prepared by AECOM and dated 20 May 2016, must be provided over the entire emplacement area.
7. The new ground level resulting from ground level changes in Control 6 and any other geotechnical works must be detailed as part of any subdivision development application plans.

Related Studies:

The findings contained in the Glenlee Precinct Rezoning – Revision of Land capability Statement – Geotechnical report prepared by AECOM and dated 20 May 2016 should be considered when preparing plans for geotechnical works.

Subdivision and Lot Design

Objectives

1. To ensure the creation of lots does not impact adversely on natural and cultural features, existing biodiversity, views and vistas of major heritage items and special areas;
2. To ensure that development occurs in a logical and staged manner; and
3. To minimise the number of access points to major roads, whilst facilitating appropriate connectivity.

Controls

1. Prior to the first development for subdivision or construction of roads and/or infrastructure being submitted, an indicative layout plan must be submitted and approved by the relevant Council. The indicative layout plan must show the perimeter road and vegetation management zones.

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

2. The relevant Council must consult with the neighbouring Council prior to the approval of the layout plan.
3. All development applications must submit site and building plans, indicating the position of the subject site relative to main perimeter road and management zones contained in the indicative layout plan above. The proposal must ensure:
 - a. that all proposed roads and driveways are appropriately connected to provide access to the perimeter road;
 - b. that development does not unreasonably burden the development potential of adjoining lots;
 - c. that buildings have an attractive frontage to adjoining vegetation management zones or open space land; and
 - d. that development will provide opportunities for passive surveillance to the public domain.
4. Any perimeter roads must be subject to significant landscape treatment and be able to comply with any bushfire management requirements.
5. Battle-axe allotments should be avoided, where possible.
6. Where a Strata or Community Title subdivision is proposed; parking, landscaping, access areas and directory board signs must be included as common property.

Transport Network

Objectives

1. Provide for diverse integrated means of accessing the Precinct;
2. To optimise access without compromising the safety and efficiency of the surrounding network;
3. Development a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct; and
4. To provide safe, efficient access and manoeuvring.
5. To ensure that adequate consideration has been given to any potential routes to and from the Macarthur Recreational Trail.

Controls

1. A clear road hierarchy must be reinforced through landscape treatment.
2. Integration between transport networks must be considered in the road design.
3. All roads are to be a minimum carriageway width of 13m.
4. A separate Transport Management Plan (TMP) must be provided with the indicative layout plan required in Control 1 in "Subdivision and Lot Design". The TMP must consider the location of public transport routes, pedestrian walkways and cycleways.
5. Pedestrian and transport routes should have consideration to potential impacts on the Macarthur Recreational Trail.

Related Studies:

Consideration should be given to the Traffic Impact Assessment prepared by AECOM dated 20 May 2016 when preparing a Traffic Management Plan.

Note:

Infrastructure such as roads, drainage and cycleways are to be designed in accordance with Camden Council's Engineering Construction Specification and Engineering Design Specification.

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

Site Specific Industrial Controls

Visual Impact

Objectives

1. To ensure that view corridors are maintained between Glenlee and surrounding significant and historic sites;
2. To mitigate visual impacts of the development by providing vegetative screening; and
3. To encourage well-designed development in visually prominent locations.
4. To ensure that light spill and glare from external lighting does not impact adversely upon the use and enjoyment of adjoining premises and surrounding areas, particularly residential and rural areas or compromise road safety.

Controls

1. A Visual Analysis Report prepared by a suitably qualified consultant must be submitted with any development application involve the construction of a new building or change in natural ground level which may impact on potential view corridors. The Visual Analysis Report must identify visually prominent areas and established potential view impacts. Where Council finds appropriate, a Visual Analysis Report may not be required but only following justification from the applicant.
2. In visually prominent areas, an analysis identifying sensitive viewing locations should be undertaken and the design of buildings should consider their appearance from these external locations. Architectural treatments should be used to ensure that the appearance of the building does not detract from the amenity of the area.
3. A vegetated buffer screen incorporating upper, middle and lower canopy planting must be established along the southern and western perimeter of the precinct. Details of the buffer screen are to be provided in the Vegetation Management Plan.
4. Services and utilities must be placed underground, where feasible. If provided overhead, infrastructure must be designed so as to minimise visual impact, particularly in respect to significant sites surrounding the precinct.
5. Council may request an external lighting strategy/plan to be submitted with development applications. The plan must detail the location and design of lighting and the proposed hours of operation with reference to AS 4282-1997 Control of the obtrusive effects of outdoor lighting.

Note:

Remedial measures to reduce light spillage may include shielded street lighting, reduced height of light poles, directional lighting to avoid spillage upwards or towards heritage items, box lighting and earth bunding.

Setbacks

Objectives

1. To allow for adequate landscaping to reduce the bulk and scale of buildings, enhance streetscape amenity and provide for an extension of the local biodiversity; and
2. To provide setbacks appropriate to the proposed site and characteristics of the location of the land.

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

Controls

1. Front setbacks from the street are to be a minimum of 10m. Secondary frontage setbacks, for corner allotments may be a minimum of 3m.

Building Design and Siting

Objectives

1. To optimise integration of buildings with the natural topography, landscape and relative positioning of buildings in the street and the surrounding context;
2. To encourage a high standard of architectural design, utilising quality materials and finishes;
3. To establish varied and articulated frontages facing or visible from public roads;
4. To encourage the design of attractive and appropriate amenities for staff; and
5. To ensure fencing has been designed with regard to the future desired character of the precinct and existing urban environment.

Architectural Design

1. Buildings are to be articulated to reduce apparent height and scale of external walls. Treatments may include projecting upper storeys or upper storey display windows and the like.
2. Plant and mechanical equipment, including exhausts are to be screened or located appropriately so that they are not prominent features from the public domain.
3. Materials and colours of buildings, utility and ancillary structures must adopt darker, recessive toned colours such as earth tones (stone, browns, muted greens, sand, dark red/plums) or cool tones (soft greys, grey/blues). Both wall and roof cladding must be constructed of non-reflective materials.
4. Building façades to the street must be predominately constructed of face brick, decorative masonry blocks (non-standard concrete blocks), precast panels (coloured and/or textured to a high quality finish) glass or other building materials.

Siting/Building Orientation

1. When viewed from vegetation management areas, buildings must be integrated with the natural landscape and surrounding streetscape. Treatments to the building may include articulation and/or landscaping.
2. Building elevations oriented towards residential areas must be minimised. Where this is unavoidable, the building to be designed to ameliorate negative impacts.
3. Buildings should be designed to maximise solar efficiency, landscape design at the frontage and encourage passive surveillance.
4. The design of buildings on lots with multiple street frontages must address all street frontages.

Fencing

1. Fencing is to be constructed of non-reflective materials, consistent with the colour pallet prescribed in Control 3 of "Architectural Design".
2. Fencing should be of an open form so as not impede sight lines for drivers.
3. Fencing is to be contained wholly within the site.
4. Fencing must be located behind required landscaped areas.

4.5.4 Glenlee Precinct (Part D4 Camden DCP 2011)

Landscaping

Objectives

1. To create a landscape character and amenity that is appropriate to the scale and nature of the development.
2. Encourage development which provides attractive staff amenities.

Controls

1. A detailed landscape plan, prepared by a suitably qualified consultant, must be submitted with all development applications. The landscape plan must also detail the location, height and type of fencing proposed within the site.
2. Street setbacks are to comprise a minimum 50% of soft landscaping.
3. External staff amenities and open spaces, such as break-out spaces should be incorporated into landscaped areas to provide attractive working environments.
4. Native trees are to be planted every 10m, within the first 3m of the primary street frontage. At the time of planting, the trees must have a minimum height of 2m and a minimum pot size of 400L.
5. Automatic irrigation systems should be installed for all landscaped areas on the developed lots. They must be designed to meet specific site requirements.

Carparking

Objectives

1. To ensure adequate integrated on-site parking and to minimise the demand for kerbside parking.
2. To ensure that on-site car parks are visually attractive and can blend into the development areas's background.

Controls

1. All car parking spaces, including accessible spaces are to be detailed in the development application plans.
2. Carparks should be suitably landscaped to provide shade, ameliorate large expanses of paving and identify entrances.
3. Car parking rates are to be in accordance with the *RMS Guide to Traffic Generating Developments*.
4. For industrial units or other similar uses, a minimum of 2 off-street car parking spaces must be provided.
5. In the event that the car parking rates cannot be met, a detailed Traffic Impact Assessment, prepared by a suitably qualified consultant must be submitted with the development application.



COMMUNITY
FINANCIAL
ASSISTANCE
POLICY 4.72

COMMUNITY FINANCIAL ASSISTANCE

DIVISION: ~~WORKS & SERVICES CUSTOMER AND CORPORATE SERVICES~~

PILLAR: ECONOMIC & COMMUNITY DEVELOPMENT

FILE / BINDER:

OBJECTIVE

The purpose of this policy is to ensure that financial assistance provided by Council is consistent with principles of community wellbeing, promotes a sense of place and belonging and is able to facilitate greater opportunities for a culturally vibrant, ~~equitable and inclusive~~ community.

BACKGROUND

The mechanisms that Council uses to provide financial assistance to the Camden Community are the programs which operate under this policy. Programs operate annually and on an ad hoc basis to best meet the needs of the community. Each of these programs has guidelines and operating procedures which are endorsed by Council. The programs are:

- Community Small Grants Program (Annual)
- Support for ~~Young Persons~~ Special Achievers (Ad Hoc)
- Civic Centre Cultural Performance Subsidy (Annual)
- Annual Subsidy Program (Annual)
- Donations for Charitable Purposes (Ad Hoc)
- Community Sponsorship Program (Biannual)

POLICY STATEMENT

This policy addresses financial assistance provided by Camden Council to "not for profit" community groups or organisations providing services or programs—to residents ~~and to residents~~ within the Camden Local Government Area. It also provides ~~a means for~~ support ~~of its~~ identified people who have been selected, via a merit based system, to be a state or national representative based on their particular talent or capability.

Council recognises and values the strengths of the Camden community, including the strong sense of belonging, demonstrated through participation in a range of community and cultural activities. Council aims to draw on these strengths and provide support to assist them to continue to grow. Council acknowledges the important role of community organisations in developing projects, coordinating and managing funded activities which help to further develop these strengths in the community.

Council recognises the importance of encouraging endeavours of excellence and the role that representation at a state and national level can play in the development of community pride and in creating a sense of belonging and place.

COMMUNITY FINANCIAL ASSISTANCE

POLICY 4.72

Adopted by Council: 09 October 2013
Minute No. ORD275/13

Page 2 of 23

Comment [FW1]: Change of Department name

Comment [FW2]: Language change to include equitable and inclusive - reference part of Camden 2040 strategy for an "enabled and connected community" - social inclusion goal. Equity is a strategy amongst Camden 2040 - ensure everyone all people and groups in the local community are participating in community life and decisions impacting the residents.

Comment [FW3]: Change to per Council resolution (ORD 275/13.11)

Council recognises the importance of access to a broad and varied range of local cultural performances that offers opportunities to experience the widest possible cultural experiences for all community members

Council recognises the potential for situations to arise where one off assistance to a group or individual can have long term benefit to residents and the community, especially for those involved in undertaking activities for charitable purposes which have direct benefit to residents of Camden LGA.

The funding and support are also mechanisms for Council to further the aims identified in strategic, social, cultural, economic and environmental plans and policies, ~~and~~ Applications are assessed against these policies and ~~and Council objectives and plans.~~

Formatted: Centered, Indent: First line: 0 cm

RELEVANT LEGISLATION:	NSW Local Government Act 1993 Section—356
RELATED POLICIES:	Community Well Being Policy
DELEGATIONS:	N
SUSTAINABILITY ELEMENT:	N
STAFF TRAINING REQUIRED?	N

NEXT REVIEW DATE: October 2015

PREVIOUS POLICY
ADOPTED: 8 October 2013
MINUTE: ORD275/13

COMMUNITY SMALL GRANTS PROGRAM GUIDELINES AND OPERATING PROCEDURES

The Community Small Grants Program provides funding up to ~~\$5000~~ ~~\$6500~~ per project to support work done by local community organisations based in, or providing events or services for, the Camden Local Government Area. The Community Small Grants Program is open for application annually. ~~There will be a CPI rounded increase each financial year.~~

The program guidelines and operating procedures ensure that monetary or in-kind donation requests to Council are dealt with in a fair and equitable manner, and are consistent with the principles of community wellbeing.

POLICY STATEMENT

Council recognises and values the strengths of the Camden community, including the strong sense of belonging, demonstrated through participation in a range of community and cultural activities. Council aims to draw on these strengths and provide support to assist them to continue to grow. Council acknowledges the important role of community organisations in developing projects, coordinating and managing funded activities which help to further develop these strengths in the community.

The funding and support are also mechanisms for Council to further the aims identified in ~~social, cultural, economic and environmental plans Camden 2040~~ and policies and applications are assessed against ~~these policies and~~ broad Council objectives and ~~plans~~ ~~outcomes~~.

ELIGIBILITY

To be eligible for funding, an organisation must

- be not-for-profit, ~~or~~
- ~~be a charitable organisation~~
- be an incorporated body or be auspiced (sponsored) by an incorporated body;
- offer a project in the Camden LGA, or primarily for the Camden community (minimum of 75% participants from the LGA);
- acquit any previous Camden Council grants ~~(excluding any grants within a twelve month period)~~ and have no outstanding debts to Council.

INELEGIBILITY

Council does not provide grants for:

- projects that duplicate existing services or programs;
- projects that do not meet the identified priority needs;
- projects that directly contravene existing Council policy;
- projects previously funded.

GRANT CATEGORIES

COMMUNITY FINANCIAL ASSISTANCE POLICY 4.72

Adopted by Council: 08 October 2013
Minute No: ORD275/13

Page: 4 of 23

Comment [FW4]: The budget for small grants has doubled over the last decade and the funding per project has not increased over the last 2 Council terms. Suggesting that this is an appropriate increase per project.

Comment [FW5]: Council has in recent years accepted applications from charities who have submitted competitive projects alongside NFP's. These should be defined and included in the policy.

Comment [FW6]: Due to the nature of the grant funding, there may be less than a 12 month period between the due evaluation for a previous grant and the next application time.

Grants are available in the following categories:

**COMMUNITY FINANCIAL ASSISTANCE
POLICY 4.72**
Adopted by Council: 08 October 2013
Minute No: ORD275/13

Page 5 of 23

- **Minor Works**

Projects which enhance our community infrastructure ~~(excluding Council owned premises)~~ by aiding in the development of facilities, improvements or maintenance to existing facilities. ~~Grant applications must not be requesting more than fifty percent of the total cost of the project. No projects over a total cost of \$13 000 will be considered. Any buildings subject to heritage approval must have prior approval for the grant to be considered. Any projects subject to DA approval are the responsibility of the applicant and proof of lodgement and approval should be included with the application. DA fees must not be part of the funding request.~~

- **Culture and Inclusion**

Projects involving events or ~~festivals~~ activities that foster the ~~region's~~ Camden's cultural and ~~community~~ identity and activities that support an accessible, diverse and inclusive range of community building artworks including art, performance, writing and other cultural activities.

- **Health & Community Well Being**

Projects which support access to physical and social resources to promote quality of life and create an inclusive and cohesive community.

- **Sport and Recreation**

Programs which increase or maintain participation within sport and recreation as well as projects which improve the quality, education/training, safety or range of participation.

ASSESSMENT OF APPLICATIONS

Council will consider all applications and determine successful requests in line with its ~~operational plan and budget and priorities~~. Applications will be assessed on their merit. All grant applications received by Council are assessed by a panel of at least three relevant Council officers ~~and recommendations are made. Recommendations are presented to Councillors at a workshop and then to before a full Council meeting~~ to Council for ~~allocation of funds and~~ approval. If considered relevant, some applications may be assessed by external parties who have skills and professional expertise that beneficially adds to the assessment process.

While the following will form the basis for assessment, applicants and projects will not necessarily have to meet all criteria to be successful

- demonstrate a considerable benefit to the community;
- establish new and innovative community projects or programs;
- demonstrate coordination with other groups in the community;
- show evidence of community support;
- demonstrate an ability to manage the project through allocation, effective planning, clear goals and evaluation processes;
- address local issues by attempting to meet a community need or short coming;
- show the contribution of the organisation applying to the project or activity through cash, in-kind or volunteer support; and
- demonstrate the organisation's ability to manage and deliver community or

COMMUNITY FINANCIAL ASSISTANCE POLICY 4.72

Adopted by Council: 08 October 2013
Minute No: ORD275/13

Page: 6 of 23

Comment [FW7]: Council buildings should not be enhanced as they are assets

Comment [FW8]: A number of applications have had heritage implications and projects may not have been able to be completed within the timeframe. In some cases Council was not aware of the intended projects.

Comment [FW9]: Some projects in the past have asked for \$5k with the total project being up to \$30k. This should not be defined as a "small grant". In most cases there was no proof of remaining funding acquisition so in likelihood the project could not have gone ahead even with approval. These applications should not be accepted.

Comment [FW10]: In line with 2040

Comment [FW11]: Could it be "inclusiveness" as per 2040 or just drop the word and explain in the paragraph.

Comment [FW12]: Should culture and community be recognised?

Comment [FW13]: Performing and creative arts formally recognised alongside other cultural events.

cultural services and not become dependent on ongoing financial assistance from Council.

CONDITIONS OF GRANT

The following conditions apply to all financial assistance allocated through the program.

- to use the grant funds only for the purpose approved;
- ~~to notify Council and seek approval for any changes to the project for which assistance has been approved. If the project is cancelled or modified without approval, Council reserves the right to seek full reimbursement of funds.~~
~~successful funds. Successful applicants shall finalise the project within 12 months of notification from Council or with approval within 18 months of notification. If the project is not finalised within this time all unspent monies may be requested to be returned to Council.~~
- should the project exceed the budgeted amount, applicants will be required to meet any additional costs; and
- to ensure acknowledgement of Council is included in all promotional material and/or publications relating to the project

Successful applicants shall undertake an acquittal process when the project is finalised and provide Council with:

- ~~a written report on the project;~~
A completed evaluation form and written report
- ~~an evaluation of the project;~~
- financial statements/invoices; and
- a copy of any promotional/media material, booklets etc.

Comment [FW14]: Indicate time allowed with written notification.

Comment [FW15]: Written report as part of the evaluation process. Recommend 'evaluation and written report'?

SUPPORT FOR SPECIAL ACHIEVERS GUIDELINES AND OPERATING PROCEDURES

The Support for Special Achievers Program is to support gifted and talented people who live in the Camden LGA. The program provides ~~a once only grant of up to \$500.750~~ to assist to meet the costs of participation in a cultural, academic or sporting event representing ~~Australia or \$500 for representing NSW or 10% of total cost of participation for both NSW or Australia~~. Applications are received at any time ~~and each applicant may be eligible for the grant each Council term (every 4 years)~~.

Comment [FW16]: Funds are nearly fully used within the program. The amount has not increased since 2009.

The program guidelines and operating procedures ensure that monetary or in-kind donation requests to Council are dealt with in a fair and equitable manner, and are consistent with the principles of community wellbeing.

POLICY STATEMENT

Council recognises the importance of encouraging endeavours of excellence and the role that representation at a ~~State-state~~ and ~~National-national~~ level can play in the development of community pride and in creating a sense of belonging and place.

Comment [FW17]: Capitals not required.

The support shall be towards ~~the~~ defraying the expenses of the gifted and talented person relative only to the particular event in which he/she is participating.

ELIGIBILITY

- the cultural/academic/sport activity shall be of amateur status and generally promoted by a non-profit organisation;
- a special achiever, for the purposes of this program, is one who has been selected on merit, to represent NSW or Australia in their chosen field of endeavour. This definition includes people with disabilities;
- evidence of selection involving a merit based process must be provided;
- no more than one donation will be granted to any applicant under this program ~~during each Council term of four years~~;
- the recipient ~~shall must~~ be a resident of Camden Local Government Area;
- payments under the policy will be calculated on the basis of 10% of costs with a maximum payment of ~~\$500.750~~ for any one request ~~for a national team representative or \$500 for a state team representative~~;
- evidence of the costs incurred must be provided with the request;
- applications can be made retrospectively within 12 months of the event.

Comment [FW18]: Applicants who compete at both state and national level have a chance to reapply.

Comment [FW19]: If the above is allowed, consider increasing the amount slightly for national teams and less for state teams.

APPLICATIONS

- ~~Written applications should provide information to meet the eligibility criteria and forms are available on Council's website. Applications must be made via the form available on Council's website. Applicants are required to meet the eligibility criteria and provide supporting documentation as outlined in the application form.~~
- Applications are assessed by Council officers against the eligibility criteria and approved by the Mayor and General Manager.
- Details of approved support are provided in a report to Council annually.

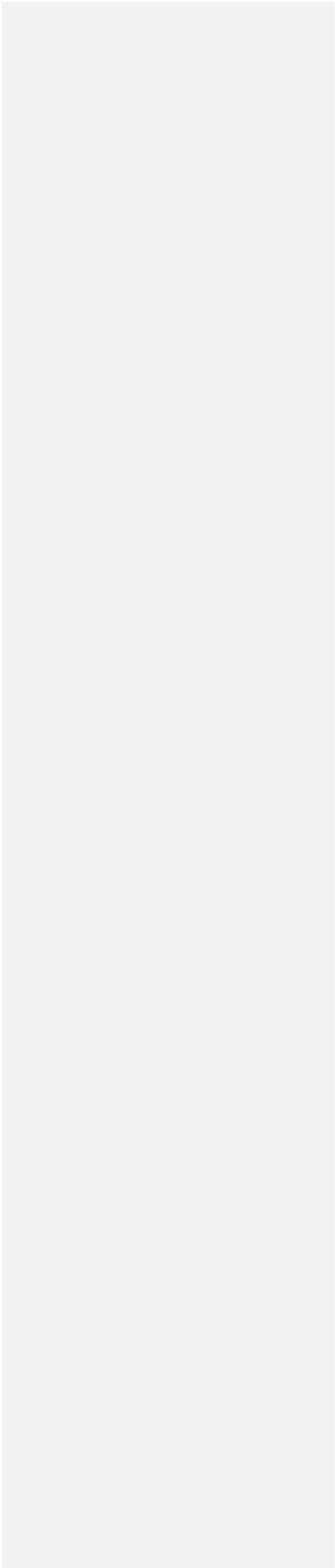
Comment [FW20]: Lower language.

COMMUNITY FINANCIAL ASSISTANCE
POLICY 4.72
Adopted by Council: 08 October 2013
Minute No: ORD275/13

Page: 8 of 23

**COMMUNITY FINANCIAL ASSISTANCE
POLICY 4.72**
Adopted by Council: 08 October 2013
Minute No: ORD275/13

Page 9 of 23



ANNUAL SUBSIDY PROGRAM GUIDELINES AND OPERATING PROCEDURES

The Annual Subsidy Program is the way Camden Council provides annual subsidies to a number of community organisations.

POLICY STATEMENT

Council recognises and values the strengths of the Camden community, including the strong sense of belonging demonstrated through participation in a range of community and cultural activities. Council aims to draw on these strengths and provide support to assist them to continue to grow. Council acknowledges the important role of community organisations in developing projects, coordinating and managing funded activities which further develop these strengths in the community.

ELIGIBILITY

To be eligible for funding, an organisation must:

- Be not-for-profit
- Be an incorporated body or be auspiced (sponsored) by an incorporated body.
- Offer a project in the Camden LGA, or primarily for the Camden community (minimum of 75% participants from the LGA), and
- Have no outstanding debts to Council.

APPLICATIONS

Any eligible group may apply in writing for an annual subsidy. The annual subsidies are considered by Council each year as part of the annual budget process.

ASSESSMENT OF APPLICATIONS

While the following will form the basis for assessment, group and activities will not necessarily have to meet all criteria to be successful:

- demonstrate a considerable benefit to the community;
- demonstrate coordination with other groups in the community;
- show evidence of community support;
- address local issues by attempting to meet a community need or short coming; and
- demonstrate the organisation's ability to manage and deliver community or cultural services and not become solely dependent on ongoing financial assistance from Council.

Successful applicants shall undertake an acquittal process each year and provide

Council with

- information on how the subsidy was spent
- membership/participation rates information
- copies of any promotional material
-
-

COMMUNITY FINANCIAL ASSISTANCE
POLICY 4.72
Adopted by Council 08 October 2013
Minute No. CR1276/13

Page 11 of 11

DONATIONS FOR CHARITABLE PURPOSES PROGRAM GUIDELINES AND OPERATING PROCEDURES

Formatted: Centered, Indent: Left: 0.07 cm, First line: 0 cm

The Donations for Charitable Purposes Program addresses monetary and in-kind donations to individuals, not for profit community groups and organisations in the Camden Local Government Area. It is intended to provide a clear and consistent process for the determination of requests for one-off monetary and in-kind donations from Council to individuals, community groups or organisations for charitable purposes. Applications will be accepted throughout the year for amounts of up to \$700.

The program guidelines and operating procedures ensure that monetary or in-kind donation requests to Council are dealt with in a fair and equitable manner, and are consistent with the principles of community wellbeing.

POLICY STATEMENT

Council recognises the strengths of the Camden community, including the strong sense of belonging demonstrated through participation in a range of community and cultural activities. Council aims to draw on these strengths and provide support to assist them to continue to grow. Council acknowledges the important role of community organisations in developing projects, coordinating and managing funded activities.

Council recognises the potential for situations to arise where one off assistance to a group or individual can have long term benefit to residents and the community especially those involved in undertaking activities for charitable purposes which have direct benefit to residents of Camden LGA.

ELIGIBILITY

Applications will be accepted from individuals, not-for-profit community groups or organisations working or residing within the Camden Local Government Area (LGA), or where the donation is to provide benefit to residents of the Camden LGA. The application must demonstrate direct benefit to residents of Camden LGA. Applications are to be for one-off donations. Applications for recurrent funding, including operating expenses, refundable bonds or insurance will not usually be considered.

Donations may not be made directly to individuals although Council may also at its discretion choose to provide assistance in extraordinary circumstances. Council may pay invoices for services related to costs incurred for a charitable purpose, including fundraising to assist individuals or where a local resident is facing hardship as a result of a Council fee or action (e.g. Women suffering domestic violence).

Comment [FW21]: To decrease possibility of misuse of funds. Evaluation to be considered.

Primary and Secondary Schools in the Camden LGA are eligible to apply for the Mayoral Citizenship Prize under this program. This prize consists of a certificate and book prize to one student at each school who is nominated by their school and the prize is awarded at the end of each school year.

APPLICATIONS

Written applications should provide information required to meet the eligibility criteria and forms are available on Council's website.

COMMUNITY FINANCIAL ASSISTANCE
POLICY 4.72
Adopted by Council: 08 October 2013
Minute No: ORD275/13

Page 12 of 12

The following information needs to be provided:

- Name and address of the individual, group or organisation applicant;
- Name and contact details of office bearer, or authorised contact person;
- Amount requested;
- Purpose of the donation;
- Benefit to residents of Camden LGA;
- Copy of an accepted Authority to Fundraise through the Office of Charities, NSW Department of Gaming and Racing; or for individuals, completion of a Statutory Declaration stating that the funds are to be solely used for charitable purposes;
- Relevant incorporation details and copy of incorporation documentation;
- Bank account details.

ASSESSMENT

Requests up to an amount of ~~\$500~~ \$700 will be considered on an individual basis by a Committee comprising of the Mayor and General Manager, with an assessment and recommendation from Council Officers.

The following criteria will be applied in assessing requests:

- Purpose of the donation;
- Previous donations made to ~~applicant~~ applicant and the reason for the donations requested;
- Annual Council budget allowance and availability;
- Amount requested; and
- Applicant's access to alternative sources of funding
- Any documentation relevant to the request (e.g. quotes)

The following requests will be referred to a full council meeting for determination:

- Eligible ~~Requests~~ requests over \$500;
- The distribution of funds outside the Local Government Area for events/causes relating to appeals of a regional, state or national significance.

A detailed summary of all funds allocated will be presented to Council annually.

Comment [FW22]: Consider an organisation being eligible for donation for different projects, such as CSR.

ORD08

Attachment 1

CIVIC CENTRE CULTURAL PERFORMANCE SUBSIDY PROGRAM GUIDELINES AND OPERATING PROCEDURES

The Civic Centre Cultural Performance Subsidy Program provides an amount of funds to provide Civic Centre fee relief for not for profit performance groups. Events subsidised under the policy form part of the annual Camden Civic Centre cultural program.

The program guidelines and operating procedures ensure that monetary or in-kind donation requests to Council are dealt with in a fair and equitable manner, and are consistent with the principles of community wellbeing.

The program aims to:

- To increase accessibility to the Civic Centre venue for not for profit community performance groups;
- To enhance community awareness and involvement in cultural performances and heighten the profile of community performance groups, and
- To enhance community wellbeing, sense of belonging through exposure to high quality cultural events and activities that are of interest to key demographic groups.

POLICY STATEMENT

Council recognises the importance of access to a broad and varied range of local cultural performance that offers opportunities to experience the widest possible cultural experiences for all community members.

ELIGIBILITY

- Applications for cultural performances scheduled to be held at Camden Civic Centre in the July to June period, dates must coincide with availability of the facility;
- Funds will be available to non government organisations who are not for profit and/or community groups either based in the Camden LGA or undertaking a performance of direct benefit to the community and people of Camden LGA;
- Applications may be for a portion of venue hire costs up to the value of and not exceeding \$1200 (excluding GST). (Funds provide for either the cost of the Auditorium on a Saturday evening, or a day hire of the Auditorium and Gallery for six hours from Sunday to Friday).

ASSESSMENT

Proposed events must:

- Demonstrate value to both the Camden community and Camden Council through the provision of high quality cultural performances;
- Involve participation and audience from local residents;
- Indicate local support either financial or in-kind.

- Show evidence that the proposed activity is well planned and likely to attract the target audience, and
- Contribute to the Annual Civic Centre cultural program.

Preference is given where:

- Funding will provide opportunity for the community to access high quality entertainment;
- There is limited opportunity for funding to come from other sources;
- Partnership arrangements are in place between organisations; and
- Events are scheduled to fall within the July to June period, immediately following the June funding round.

INELIGIBLE APPLICATIONS

- Political parties;
- For profit, government, business or private organizations;
- Reoccurring events within the funding period, (note that an organisation is entitled to stage self funded events in the same funding period and it also recognised that some groups provide a broad range of performances which may target different sections of the community which may be considered);
- Events not planned to be held within the Civic Centre facilities;
- An organisation with substantial unallocated resources; and
- For events to be staged in consecutive funding rounds.

CONDITIONS

- Successful applicants must not vary the purpose or date of the grant without written approval from Council;
- The applicant must provide a copy of their most recent audited financial statement where available;
- Successful applicants must acknowledge Council's financial contribution through:
 - Joint promotion;
 - Acknowledgement of Council's support;
 - Invitation extended to Council representatives to be present;
 - The inclusion of Council's logo on all promotional material;
 - A brief evaluation on the outcome of the event is required within one month of the event.

FUNDING

- One funding round will be held in June each year, with amounts of up to \$1200 allocated to events scheduled to be staged within the July to June period following the funding round;
- Funding applications will be assessed against the policy objectives with recommendations to Council for endorsement;
- Where the full funding allowance and/or a broad program of events has not been supported, Camden Civic Centre management will source an additional three events to meet the needs of the community, ensuring key demographic groups are catered for within the funded program and calendar of events.

- Any other remaining balance of funds will be utilised to fund one off events that meet the criteria outside of the funding round; funding will not exceed \$400 for any event funded;
- The program will be advertised broadly through local media, all Council websites, Let's Connect, Civic Centre publications, and direct target mail distribution;
- Information packages including applications will be provided to applicants on request.

All payments under this policy will be limited to one hall hire donation in any financial year and will be paid directly to the Camden Civic Centre account.

APPROVALS PROCEDURE

- Funding submissions received in June will be assessed by Civic Centre management against the policy with a recommendation provided to Council for endorsement;
- Details of events sourced by Centre Management or one off applications for funding outside of the funding round will be provided to a committee comprising of the Mayor and General Manager for approval.

CANCELLATION

In the event that the performance is cancelled, 50% of costs incurred by the venue will be the responsibility of the hirer.

ALLOCATION OF FUNDS

Applications will be assessed and ranked, Low, Medium or High as a basis for consideration by Council.

Low = Application is outside the guidelines.

Medium = Application is within the guidelines however;

- Alternative sources of funding are available;
- Application is not considered as high a priority as other applications;
- Application's budget is outside the resources of this program; or
- The event would not enhance the cultural event calendar or provide an event of broad interest to the community.

High = Application meets the guidelines and is considered appropriate for Council to fund. The event will enhance the cultural program and provide an event of interest to the community.

COMMUNITY FINANCIAL ASSISTANCE POLICY 4.72

Adopted by Council: 08 October 2013
Minute No: ORD275/13

Page 13 of 23

COMMUNITY SPONSORSHIP PROGRAM GUIDELINES AND OPERATING PROCEDURES

PURPOSE:

The purpose of this Program is to set out how Camden Council will administer incoming sponsorship requests through the Community Sponsorship Program.

Council recognises the contribution of individuals and locally based groups and organisations to the development of community spirit and the provision of community services/activities/events.

This Program is intended to provide encouragement and support to community based groups and organisations, based on the needs of such groups, by supplementing funds that groups themselves raise for their own activities either in-kind or monetary. The Program will provide a single point of contact and will improve evaluation and probity.

OBJECTIVE:

This Program addresses all monetary and non-monetary sponsorship in relation to sponsorship from Council to community groups and organisations. It is intended to provide a clear and consistent process in the determination of sponsorship requests to Council.

Each year applications, seeking sponsorship from Council both monetary and in-kind, are invited from organisers of community activities/services/events. Applications are to be made twice per year during the following periods - 1 February to 1 March and 1 September to 1 October.

AIM:

- To provide assistance for groups, organisations or individuals seeking to organise community events and activities;
- To ensure that a fair and transparent process is used in the allocation of sponsorship funds;
- To further develop the range of existing events to maximise economic and social benefits;
- To ensure that funding is allocated to a range of events with emphasis on those considered strategically important;
- To ensure that Council receives appropriate recognition for its sponsorship contribution;
- To ensure that all applications for sponsorship of community events, both monetary and in-kind, are held twice per year.

- To provide guidelines and principles for Council in the pursuit and assessment of sponsorship to enhance the resources available to Council in providing for the needs of the community (incoming sponsorship).

DEFINITION:

Sponsorship is a commercial arrangement in which a sponsor provides a contribution in money or in-kind support of an activity in return for specified benefits. Sponsorship can be provided:

- by the corporate sector, community organisations or private individuals, in support of a Council activity, or
- by Council in support of related and worthwhile private or public sector activities

SPONSORSHIP PRINCIPLES:

All proposals for sponsorship will take into consideration the following principles which are developed from the generic ICAC principles (*ICAC Sponsorship in the Public Sector 2006*):

1. A sponsorship agreement shall not impose or imply conditions that would limit, or appear to limit, Council's ability to carry out its functions fully and impartially.
2. There shall be no real or apparent perceived conflict between the objectives and mission of Council and those recipients of sponsorship. Accordingly sponsorship will not be sought or accepted where the sponsor has a legal or commercial dispute with Council.
3. Care shall be taken to ensure sponsorship does not affect regulatory or inspectorial responsibilities of Council during the life of the sponsorship.
4. Council will not endorse products or organisations in return for sponsorship.
5. No employee of Council shall receive a personal benefit as a result of a sponsorship.
6. Sponsorship benefits shall be documented.
7. Sponsorship benefits shall be commensurate with the level of sponsorship.
8. Council must ensure that sufficient resources are available to enable the committed sponsor benefits to be delivered.

OUTGOING SPONSORSHIP GUIDELINES & PROCEDURES

Council recognises and values the strengths of the Camden community, including the strong sense of belonging, demonstrated through participation in a range of community events/activities/services.

These guidelines and procedures ensure that monetary or in-kind sponsorship requests to Council are dealt with in a fair and equitable manner, and are consistent in their approach.

Applications for sponsorship will be invited twice per year for events and will be assessed by the Sponsorship Allocation Committee.

ELIGIBILITY FOR SPONSORSHIP

- Written applications will be considered from not-for-profit groups, organisations or individuals seeking to organise an event/activity/service within the Camden LGA that has demonstrable benefit to the wider community.
- Festivals, special events and activities that will enhance and promote community wellbeing, the lifestyle of residents and provide a service to the resident or business community of the Camden LGA.
- Organisations that encourage economic and/or tourism opportunities within the Camden LGA.
- Successful applicants must sign and comply with a Sponsorship Agreement, which includes the requirement for:
 - Acknowledgement of Council (including logo) equivalent to other similar amount sponsors and/or stated within Council's Sponsorship Agreement;
 - The applicant to obtain and comply with all certificates and approvals required by law in order to hold the proposed event;
 - Council to have the opportunity to display banners (if deemed appropriate) and as supplied by Council at events;
 - Invitation extended to Council representative to be present where applicable;
 - Sponsorship is not to vary from the purpose under which it was granted without the written approval of Council;
 - A written evaluation to be provided within three (3) months of the conclusion of the event.

INELIGIBILITY FOR SPONSORSHIP

- The following **will NOT** be eligible for funding via this program
 - Council currently provides financial assistance to the community through a variety of avenues. Applications that are eligible under the policies/programs listed below are not eligible under the Community Sponsorship Program
 - i. ~~Community Financial Assistance Program~~ Small Grants
 - ii. ~~Community Support Policy – Donations to Gifted Persons~~ Support for Special Achievers
 - iii. Civic Centre Fee Relief for Musical Performances
 - iv. Emergency Relief Funds
 - v. ~~Donations Policy~~ For Charitable Purposes
 - vi. Annual Subsidy
 - Fetes (schools may be considered only if costs are incurred to comply with Council regulations for eg. traffic management plan)
 - Political events.
 - Any event with sponsorship assessed as actual, potential or perceived conflict of interest between Council and the applicant or another sponsoring individual or organisation for such event.
 - Any event which is assessed as a risk management cost to Council
 - Applicants who have received sponsorship from Council will be ineligible for further sponsorship funding if all requirements of the previous sponsorship, including detailed reporting, have not been satisfactorily complied with and finalised.

Comment [FW23]: Please refer to policy above

ASSESSMENT OF APPLICANT

Eligible applicants will be prioritised according to the following assessment criteria.

- An event which encompasses the community of the whole of the Camden LGA,
- Local general community event (suburb based – a community event held in a particular suburb with the aim of bringing together the whole of the community of that suburb and opportunity for beyond),
- Sporting events of State or National significance held within the Camden LGA.

In assessing applications, the Committee will also consider the following criteria:

- the event's social and economic benefit to the community
- amount of funding being sourced,
- anticipated level of appeal to the general wider community,
- the expected outcomes of the event,
- demonstrated need for funding,
- demonstrated financial capacity and responsibility of applicant.

**COMMUNITY FINANCIAL ASSISTANCE
POLICY 4.72**
Adopted by Council: 08 October 2013
Minute No. ORD215/13

Page 17 of 25

- availability of other funding sources, and appropriateness of the event,
- level of recognition that Council will receive in response to any sponsorship provided.

In order to maximise community participation in sponsored events, applicants are encouraged to make attendance of their event free to the general public.

All sponsorship will be considered on a one-off basis and no guarantee is made for future sponsorship beyond the term described in the Sponsorship Agreement.

Note: A previous sponsorship does not indicate a commitment to future sponsorship by Council.

All applications will be ranked, Low, Medium, High as a basis for consideration by Council.

LOW	Applicant has not fulfilled previous conditions of Sponsorship Agreement (if applicable), is a risk to Council, has received funding via other Financial Assistance Policy programs apart from the Community Sponsorship Program, has a conflict of interest, is political/fete.
MEDIUM	Application is within the guidelines however it is considered, <ul style="list-style-type: none"> • Alternative sources of funding are available • Application is not considered as high a priority as other applications, • Applications budget is outside the resources of this program, or • The event would not enhance Council's objectives and plans or provide an event of broad interest or benefit to the community.
HIGH	Application meets the guidelines and is considered appropriate for Council to fund and will enhance Council's objectives and plans and provide a broad interest and benefit to the community.

Conflict Of Interest

- Applicants must identify and declare any actual, potential or perceived conflict of interest (if applicable) in accordance with Council's Code of Conduct Policy 5.3 which is available on Council's website.
- Any actual, potential or perceived conflict of interest posed by the potential sponsorship of an event will be identified as part of the assessment.

- No employee of Council may seek or receive a personal benefit or be perceived to receive a personal benefit as a result of sponsorship allocation from Council.
- Council has the discretion to decline offers of sponsorship where the sponsor's involvement could compromise, or be seen to compromise, Council's role and/or public image and public confidence.
- Council officers are discouraged from accepting sponsorship from businesses or organisations with which Council has a contractual relationship. If Council officers are to accept sponsorship from a business or organisation in which it has a contractual relationship, permission must be sought from the General Manager and Council's legal advisors and the reasons for acceptance recorded.
- All Council officers must, if necessary, declare any conflict of interest, pecuniary or otherwise posed by a potential sponsor to the General Manager.
- Council will not enter into any sponsorship arrangements where the business or organisations mission or objectives are in direct conflict with Council.

Multi Year Sponsorships

- Sponsorship arrangements for annual or ongoing events and activities may be subject to multi-year agreements over a period of up to four (4) years, at Council's discretion. Multi-year sponsorship is considered with a view to encouraging self-sufficiency for such events and activities, whilst at the same time maintaining a level of support which will guarantee their short term viability.
- If applicant is successful in obtaining a multi-year sponsorship they will still be required to provide Council with a yearly written evaluation report within 3 months of the conclusion of the event and abide by the Sponsorship Agreement.

In-Kind Sponsorship

- Applicants must identify any in-kind sponsorship requested, including facilities for waste services, rebate of fees and charges, or any other Council-provided services or facilities.
- Requests for in-kind sponsorship will be assessed based on the criteria outlined in this Program and will be given a dollar costing at the normal rate of Council for such services or facilities. This value will be considered by the Sponsorship Allocation Committee along with all other sponsorship applications.

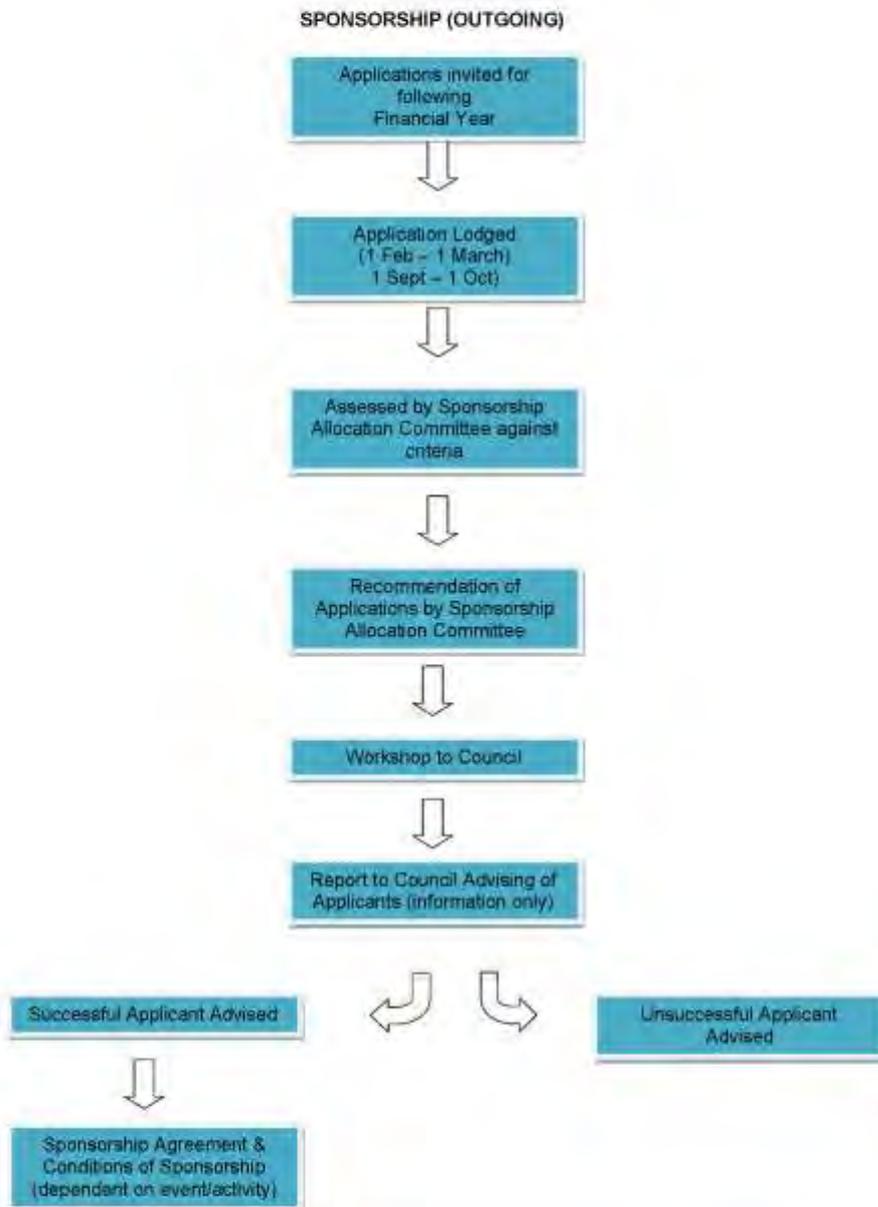
PROCEDURE

- Applications for sponsorship will be invited twice per year for events/activities in the Camden LGA.
- Written applications must be lodged on the Sponsorship Application Form by the advertised closing date. Forms will be available on Council's website at ww.camden.nsw.gov.au or may be requested by calling Council's Event Officer on (02) 4654 7777.
- Applicants should lodge a copy of their Constitution or Articles of Association with each application, if applicable.
- All applications will initially be assessed and ranked by the Sponsorship Allocation Committee comprised of Manager Employee Relations, Events Officer, Finance representative, Community Services representative in conjunction with input from specialist staff in relation to development applications, traffic, waste management etc. where applicable.
- Applications will be prioritised in accordance with the assessment criteria and will be ranked as stated in the **Assessment of Applicant** within the Community Sponsorship Program.
- The Committee will recommend applications considered suitable for funding and meeting the Assessment Criteria, with the General Manager having final approval.
- Successful applicants will be advised of Council's sponsorship including conditions of sponsorship and the Sponsorship Agreement.
- All applications will be assessed within the Program, and applicants will be advised of the outcome.
- The applicants list will be reported to Council for information purposes.
- All applicants will be notified of the outcome of their application.
- Any application received which requires consideration outside of the parameters of this program will be submitted to Council for determination.
- All applications will be registered with Council and logged into a database for future reference and notification.
- A report will be submitted to Council for information only advising of applicants, the amount and kind of sponsorship received and the purpose of the sponsorship.

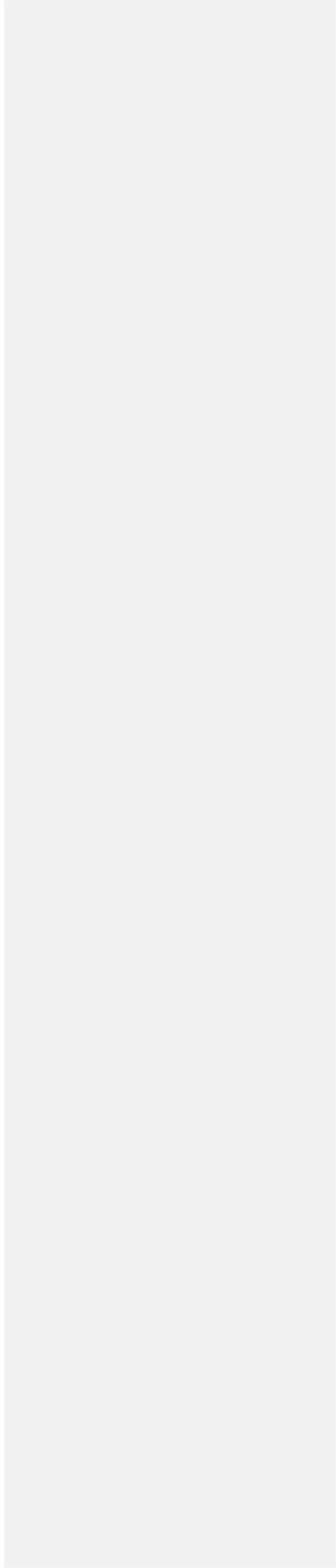
Conditions of Sponsorship

The following conditions apply to **all** outgoing sponsorship allocated through the Community Sponsorship Program:

- To use the sponsorship for the purpose approved.
- To notify Council and seek approval for any changes to the event/activity/service for which sponsorship has been approved. If the event/activity/service is cancelled or modified without approval, Council reserves the right to seek full reimbursement of funds.
- To ensure acknowledgment of Council is included in all promotional material etc. or as specified in the Conditions sent to all approved applicants.

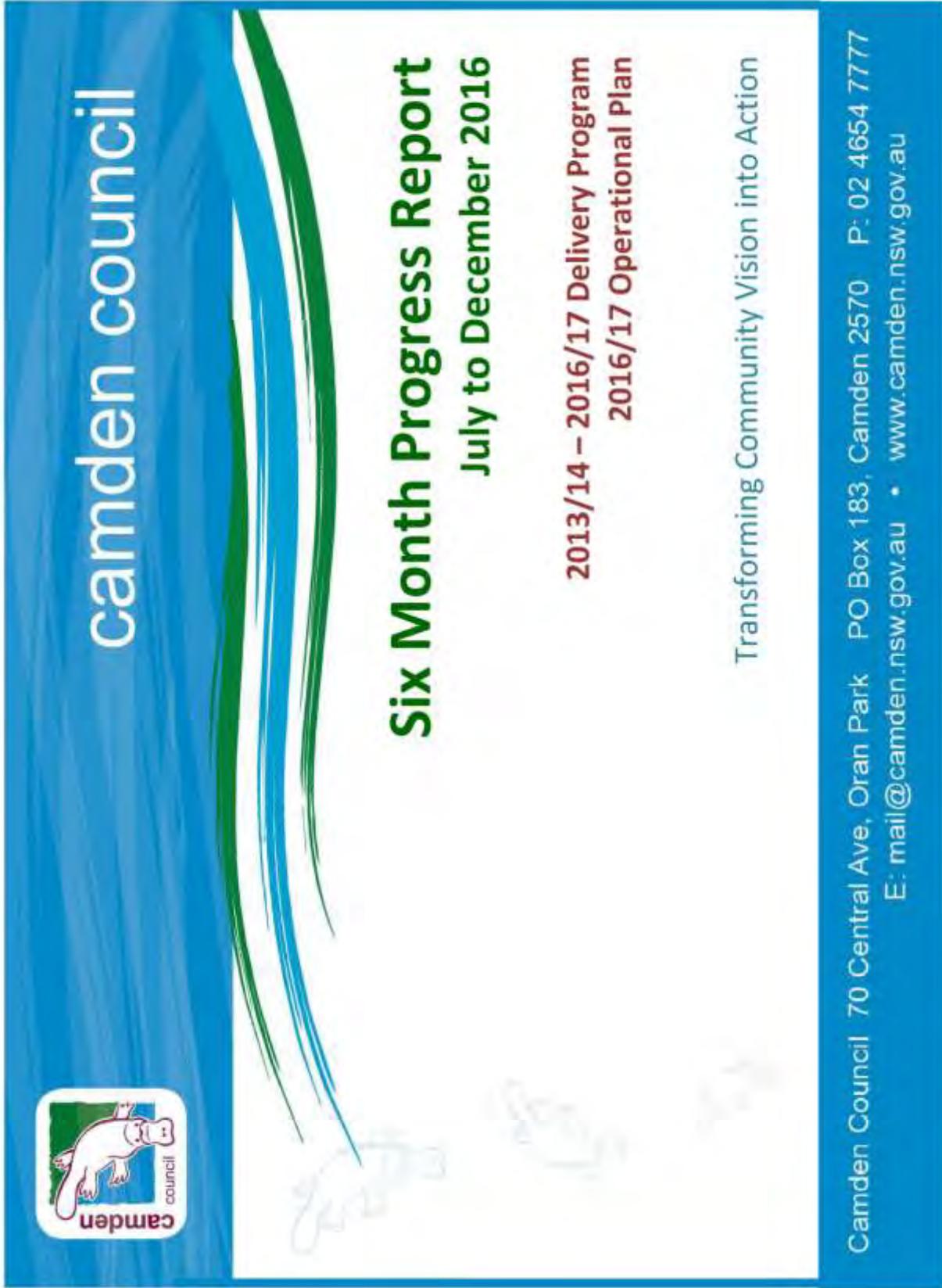


COMMUNITY FINANCIAL ASSISTANCE
POLICY 4.72
Adopted by Council 08 October 2013
Minute No: ORD075/13



**COMMUNITY FINANCIAL ASSISTANCE
POLICY 4.72**
Adopted by Council: 08 October 2013
Minute No: ORD275/13

Page 23 of 23



Contents

1. Executive Summary	4
2. Performance Management Methodology	6
3. Awards and Recognition	7
4. Highlights	10
5. Responding to our Results	12
6. The Details.....	13
Key Direction 1 – Actively Managing Camden’s Growth	16
Progress on Delivery Program Indicators	17
Delivery Program Outcomes	18
Key Direction 2 – Healthy Urban and Natural Environments	20
Progress on Delivery Program Indicators	21
Delivery Program Outcomes	26



Key Direction 3 – A Prosperous Economy.....29

 Progress on Delivery Program Indicators.....30

 Delivery Program Outcomes31

Key Direction 4 – Effective and Sustainable Transport.....34

 Progress on Delivery Program Indicators.....35

 Delivery Program Outcomes37

Key Direction 5 – An Enriched and Connected Community38

 Progress on Delivery Program Indicators.....39

 Delivery Program Outcomes43

Key Direction 6 – Strong Local Leadership45

 Progress on Delivery Program Indicators46

 Delivery Program Outcomes52

References54



1. Executive Summary

In June 2016 Council adopted the 2016/2017 Operational Plan (Budget). The Operational Plan is a sub-set of the four-year Delivery Program (2013/14 to 2016/17), and spells out individual activities that will be undertaken in a financial year.

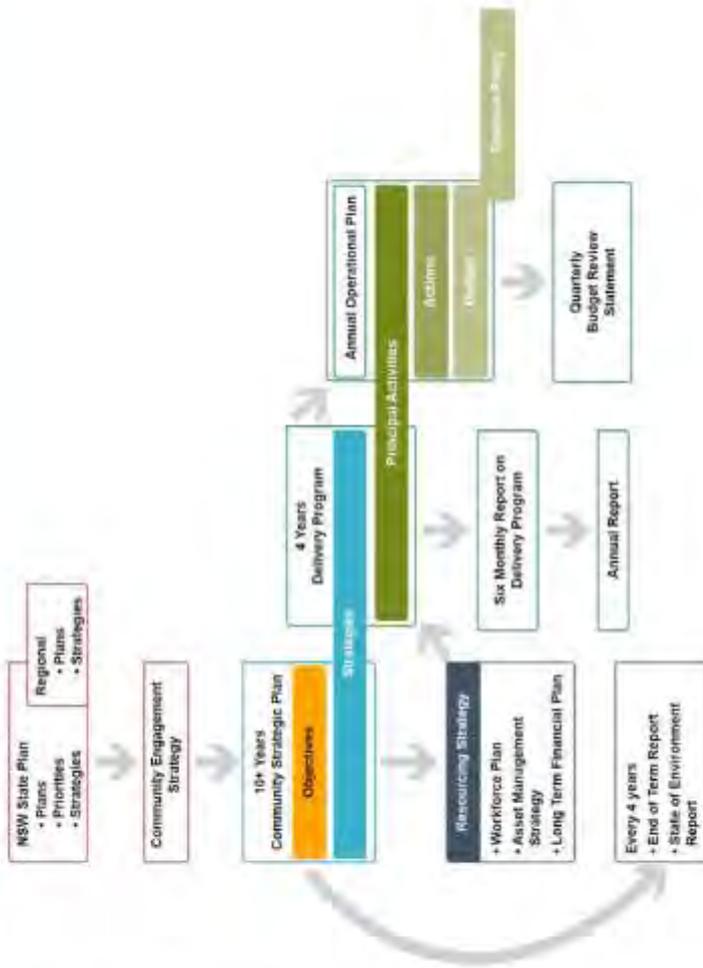
The diagram showcases the inter-relationship between objectives under Community Strategic Plan i.e. Camden 2040, and the strategies that form the basis of the Delivery Program.

In accordance with the Integrated Planning and Reporting (IPR) framework, this report has been prepared detailing the progress on the Delivery Program against Camden 2040 i.e. Community Strategic Plan.

This report adheres with the IPR statutory reporting requirements and includes:

- Progress on the Delivery Program Indicators by Key Directions
- Delivery Program Outcomes that supports the objectives as stated in Camden 2040.

This report also includes Awards and Recognition Council has received during this reporting period.



The chart below provides a snapshot on the Delivery Program's progress against the set target.



The table below provides a summary on the number of indicators reported under each Key Direction by rating scale.

No.	Key Directions	No. of Indicators			No. of Indicators reported by rating scale		
		On-Track	Monitor	Off-Track	On-Track	Off-Track	Previously Reported
1	Actively Managing Camden Growth	5	0	0	5	0	3
2	Healthy Urban and Natural Environments	19	3	2	19	2	8
3	A Prosperous Economy	3	1	0	3	0	5
4	Effective and Sustainable Transport	6	0	1	6	1	5
5	An Enriched and Connected Community	17	1	0	17	0	6
6	Strong Local Leadership	23	0	3	23	3	5
	TOTAL	73	5	6	73	6	32

Snapshot

- 93% of indicators reveal that Council is positively moving towards achieving the objectives as per Camden 2040, with 86% of indicators 'on-track' and 6% of indicators 'monitor'.
- The section 'The Details' covers information on each Indicator and Outcomes under each Key Direction.



2. Performance Management Methodology

The Delivery Program progress is measured against the set target with a rating scale – On-Track, Monitor, Off-Track and Previously Reported. It is important to note that each Delivery Program indicator has:

- A data 'unit' is either a percentage, number, kilometre, kilolitre or dollar value
- The data is the 'actual' result for the reporting period
- The data (actual) is measured against the set target. The target is either an industry standard benchmark, legislative requirement or an average determined as a baseline acquired through internal business intelligence
- The measure is calculated either as 'less is better' or 'more is better'

An acceptable corporate variance outside the target is considered as reasonable to acknowledge the external forces which may impact on corporate performances. The external forces could be social and cultural trends, demographics, government directions and policy, etc.

The corporate variance differentiates Council's performance measurement from the statistical measurement. Application of Corporate or Statistical Variance warrants monitoring that supports systematic development for continuous improvement and innovation. Corporate Variance or Statistical Variance is not applicable to benchmark determined by the legislative requirement e.g. 40 days for DA approval process, and where applicable N/A (not applicable) is noted throughout the report under Variance.

The Indicators are rated

Rating Scale	Description
On-Track	When the data (actual) is either equal, less or greater than the target and is considered as target met.
Monitor	a) Statistical Variance (margin of error) of +ve/-ve4.40% (±4.90%) - this applies to data (actual) related to indicators where the data source is telephone survey. The statistical variance is determined by an independent provider as a standard statistical margin of error. b) Corporate Variance of +ve/-ve 10% (±10%) - this applies to the set 'target' determined by Council either by industry benchmarks or baseline acquired by internal data sources. A ±10% corporate variance is considered to be achievable, feasible and realistic for performance improvement in areas that can be influenced and improved.
Off-Track	When the data (actual) is either below or above the 'corporate/statistical variance range', and is considered as target not met
Previously Reported	When the data (actual) was reported in the previous six monthly Delivery Program progress reports.



3. Awards and Recognition



Winner - Local Sustainability Category

Local Government Excellence in the Environment Awards

Council won the award, in Division C based on population size, for works to deliver Sustainable Camden.

The 'Sustainable Camden' initiative delivered services and infrastructure to the local community, including environmental education initiatives, natural resource management projects, delivering an efficient and effective waste service and the installation of energy efficient LED streetlights in the Camden Town Centre streetscape improvements amongst many others. Council also demonstrated its environmental leadership in constructing its new central administration building which incorporates a number of sustainability initiatives.

Highly Commended - Invasive Species Management Category

Local Government Excellence in the Environment Awards

Council was Highly Commended in the Invasive Species Management category for the 'Australia White Ibis Management Initiative'.

Council adopted a Management Plan to humanely manage the ibis population at Lake Annan Island. The plan aims to reduce breeding and roosting, improve water quality, address odour and health concerns, and includes the use of new techniques such as egg oiling.



Local Government Excellence in the Environment Awards



Highly Commended - Light up the Libraries Project
Australian Multicultural Marketing Awards

Council received the award in the Communities Award category for creative and innovative work to promote Light Up the Libraries for Harmony Day and Multicultural March event. The Awards recognise outstanding marketing campaigns, from leading organisations, targeted at multicultural communities.

Highly Commended for Contractor Risk Management Program
Westpool Local Government Risk Management Excellence Awards

Council received the award for developing a Safety Management System to manage contractor compliance. The system is robust and assists in reducing compliance issues and is a user friendly system to improve overall risk management.

Commendation – Camden Town Centre Vision Project
Planning Institute Australia NSW Awards for Planning Excellence

Council together with JBA and AEC Group were presented the Commendation Award for Best Planning Ideas – Small Project for the Camden Town Centre Vision Project at the Planning Institute Australia (PIA) NSW Awards for Planning Excellence.

The Vision was developed by Camden Council, JBA and AEC Group in consultation with the community of Camden. It includes initiatives which aim to attract more people to the town centre, integrate economic, social and environmental initiatives, revitalise the town centre, build on its strengths and establish the right conditions for businesses to prosper.



Finalist – Best On-Going Commitment to Local Youth Week Programs

Local Government Youth Week Awards

Council was a finalist in the Local Government Youth Week Awards. These awards recognise and acknowledge the role played by local councils in helping young people to plan and co-ordinate Youth Week programs and activities. The award was accepted by the Camden Youth Council.



Local Government Youth Week Awards

Finalist - Customer Service

- Customer Service Team of the Year
- Customer Focus Innovations Award
- Member Recognition Award

National Local Government Customer Service Network Awards

Council was a finalist in two categories in Customer Service and Lee Wear; Team Leader Customer Service received a Member Recognition Award. These Awards recognise the achievements of customer service professionals in Local Government.



4. Highlights

Council's performance shows that 73 indicators are 'On-Track' and listed below are some of the activities and achievements for this reporting period, July to December 2016.

- Release of over 3000 new lots across new land release areas
- Council determined 771 DAs with a value of approximately \$497 million
- Engaged the community to receive feedback/Input on potential expansion proposal for Council's green waste collection service to the suburbs of Grasmere, Ellis Land and Kirkham
- Completion of Stage 1 - Argyle Street Upgrade and Argyle Streetscape Improvements
- Commencement of the Camden LEP 2010 Review, to ensure Council's instruments remain current and relevant to statutory requirements.
- Council managed approximately \$118 million in Development Bonds
- Catherine Park Voluntary Planning Agreement executed - \$52.5m of works, land dedication and monetary contributions
- Ministerial approval to establish the Camden Region Economic Taskforce Ltd
- Planting of flowering roundabouts throughout the LGA – this program continues to be a highlight with quarterly annual plant change-overs that provide a sense of pride and community for the Camden LGA
- Australian Cricket Coach Darren Lehman was a guest as part of the Libraries' Visiting Author Program
- Stage 1 of Council's Third Party Verification Audit for Family and Community Services (ADHC) Grant funding was completed successfully
- Council implemented the Compliance and Enforcement Policy
- Completion of Building Professionals Board audit, including completion of all improvement recommendations
- Approximately 9500 building, engineering and public road activity inspections completed
- Council continues to support the Camden and Wollondilly Domestic Violence Committee through raising awareness by displaying key messages on Councils waste trucks
- Council continues to deliver companion animal education programs and provides a high standard of Customer Service to owners
- Council have adopted a 'No Kill' policy within our Pound Holding Facility to ensure all healthy and re-homeable companion animals find their forever home
- Council continues to provide free food hygiene training sessions and newsletters as part of its food business education program



- Partnership with Golf NSW has attracted the 'NSW Open Golf Championships, Qualifying Round' to Camden Local Government Area
- Council secured 'Sydney Weekender', a TV program which features Camden township for tourism promotion
- Council's Administration Building at Oran Park has been completed and was officially opened in July 2016
- Council adopted its first 'Camden Destination Management Plan' setting the framework for how Camden tourism will be managed in the future
- Turner Road Riparian Lands planning proposal, Development Control Plan and Voluntary Planning Agreement amendment
- Acceptance of grant funds from NSW Government of \$2.9m under the Housing Acceleration Fund to facilitate development within Leppington (North) Precinct
- Council has undertaken a number of educational initiatives around illegal dumping



5. Responding to our Results

Council is closely monitoring the 6 indicators with 'Off-Track' and they are:

Key Directions	Indicators – Off-Track	Comments
<p>Healthy Urban and Natural Environments</p>	<p>Number of non-complying premises are decreasing - Food Premises</p>	<p><i>Eight Improvement Notices have been issued for non-complying food premises and zero Prohibition Notices have been issued in this reporting period. It is important to note there has been an increase in businesses across Camden LGA reflecting the population growth. The target will be reviewed to take into account future growth. Council issued its third food safety newsletter and conducted free food hygiene training sessions for local food businesses to improve food safety knowledge and compliance.</i></p>
<p>Effective and Sustainable Transport</p>	<p>Waste diverted from landfill</p>	<p><i>Changes in the contractors processing practices at the waste processing facility have resulted in general waste no longer being processed. This has resulted in more waste being sent to landfill and a reduced diversion rate. This impacts all users of that facility.</i></p>
	<p>Ease of travel within the Local Government Area</p>	<p><i>Residents felt that ease of travel within Camden was more difficult and the reasons included traffic and road work (Narellan Road and Camden Valley Way). It should be noted that these roads are controlled and managed by Roads and Maritime Services and not Council.</i></p>



Key Directions	Indicators – Off-Track	Comments
<p>Strong Local Leadership</p>	<p>Lost time as a proportion of full time employees – Injury Frequency Rate</p>	<p>Whilst a higher rate is reported, it is important to note that the lost time is directly attributed to two surgeries. However if comparing this figure to the same reporting period last year, this represents a decrease in lost time.</p>
	<p>Council's resources are well-protected through careful risk management processes - Motor and Plant Claims</p>	<p>As Council staff numbers continue to grow, so does the number of fleet vehicles and plant. Since the last reporting period Council's fleet has increased by 8%. This reporting period has seen an overall percentage decrease in claims of 8% proportion of the fleet. However, due to the growth in the fleet Council still experience an increase in the number of claims. This target will be reviewed in future to take into account future growth.</p>
	<p>Financial Health Check Indicator - Building and Infrastructure Renewals Ratio</p>	<p>Ratio as at 30 June 2016 - although this ratio has improved from 2014/15 it is difficult to justify a ratio of more than 100% for Camden Council when Council has a high proportion of new assets that at this point in their life cycle do not require renewal. This ratio does not allow the inclusion of transfers to the asset renewal reserve for future renewal purpose.</p>





Narellan Library during Multicultural Week - Highly Commended: Light Up the Libraries Project, Australian Multicultural Marketing Awards

Photo Credit: Brett Atkins Photography



6. The Details



Key Direction 1 – Actively Managing Camden’s Growth

What is Actively Managing Camden’s Growth?

Effectively managing growth, determined under the State Government’s Metropolitan Strategy, will be the most important issue and focus for Council and its various partners in the coming three decades.

The community of the Camden area does not want to lose the character of this area that they so highly value - its rural setting, country town feel, and the lifestyle associated with these. Achieving a balance between large population increases and keeping the valued characteristics of Camden as it is now will be an ongoing challenge over the coming decades.

However with growth will come significant new opportunities in terms of infrastructure, services, employment, housing choice, and economic benefits. The community is concerned to see public transport, roads, infrastructure, parks and recreational facilities, and the effective management of development as priorities as the area undergoes this growth.



‘The best of both worlds’



Progress on Delivery Program Indicators: Key Direction 1 - Actively Managing Camden's Growth

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Construction certificates are provided in a timely fashion	Days	28.00	17.63	N/A	 GREEN
<i>This represents another very pleasing result for the Certification teams. The service levels achieved have contributed to maintaining certification customers.</i>					
Development assessments are completed in a timely fashion	Days	40.00	32.11	N/A	 GREEN
<i>The 40 day statutory timeframe has continued to be met.</i>					
Significant Camden sites are under active protection/management	%	85.00	85.00	10.00%	 GREEN
<i>Council continues to oversee the implementation of 19 initiatives from the Camden Town Centre Vision.</i>					
Monitor and maintain the Council's planning instruments	%	100.00	100.00	10.00%	 GREEN
<i>Council has commenced the Phase 1 review of the Camden LEP 2010. This major review, along with three amendments to the LEP, will ensure that Council's instruments remain current and relevant.</i>					
Timely delivery of infrastructure included in developer agreements	%	100.00	100.00	10.00%	 GREEN
<i>Council continues to monitor and enforce the implementation of Voluntary Planning Agreements (VPA) to ensure the delivery of infrastructure for new residents. Council currently has 12 executed VPAs. Each of these VPAs delivers a range of infrastructure and facilities which include roads drainage, riparian areas, recreation and community facilities. Council continues to work closely with Developers to ensure the design and specifications for these projects meet the needs of the community.</i>					



Delivery Program Outcomes: Key Direction 1 - Actively Managing Camden's Growth

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that are delivered supports the longer term objectives of the Camden community. These objectives are:

1. Camden has the best of both worlds
2. People can access what they need
3. There are housing choices

To support the community vision, below is a summary of some of the actions Council has undertaken:

Catherine Park Voluntary Planning Agreement

Council continues to deliver infrastructure in new release areas through Voluntary Planning Agreements (VPA) and Works-in-Kind (WIK) Agreements with developers. Council has executed a VPA agreement to the value of \$52.5m for the provision of works, land dedication and monetary contributions for Catherine Park.

The VPA includes:

- Parks and playgrounds
- A double playing field
- A water cycle management scheme
- Construction of key roads
- A road creek crossing and pedestrian/cycle bridges
- A shared pedestrian and cycle path network
- A monetary contribution towards the construction of an amenities building and community facility
- A monetary contribution towards the provision of hard courts in the northern portion of the Catherine Field Park Precinct
- A monetary settle-up contribution towards off-site open space, recreation and community facilities in the Oran Park and Maryland precincts.



Catherine Park Estate area nmsp -
Image Credit: Catherine Park Estate



Evergreen - A New Neighbourhood in Spring Farm

The construction for Evergreen will bring 850 new homes, offering a variety of housing options designed to appeal to a range of homebuyers. This new neighbourhood will also provide more than 2 hectares of green open space for residents to enjoy.

Ingleburn Road and Rickard Road, Leppington North

Council has obtained State Government grant funding of \$2.9M for essential infrastructure to 'fast-track' new residential and employment developments in the Leppington precinct. Upgrading of Ingleburn and Rickard Roads in Leppington (North) will allow for these roads to serve as major access routes for the broader area, servicing the additional release areas of Leppington East and Leppington.

Public Exhibition of \$498M Contributions Plan – Leppington Precinct

The public exhibition period was held from 6 December 2016 to 31 January 2017. Council received valuable feedback from the community. If adopted by Council, the Contribution Plan will enable Council to collect contributions up to the \$30,000 cap to fund the provision of essential infrastructure to support the development of the Leppington and Leppington North precincts.



Key Direction 2 – Healthy Urban and Natural Environments

What are Healthy Urban and Natural Environments?

Camden's natural and built environments are the "setting" for all aspects of life and are essential for sustaining the health, well-being and the prosperity of people who live here.

The natural environment encompasses all living and non-living things, occurring both naturally and as a result of human activities. It includes the natural assets and resources such as air, water, fuel and biodiversity, the interactions and processes between these resources and both positive and negative impacts from human existence.

The built or urban environment is the human-made surroundings that provide the physical setting for human activity and enables private, economic and community life to function effectively and healthily.



Cumberland Plain Woodland



Progress on Delivery Program Indicators: Key Direction 2 - Healthy Urban and Natural Environments

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<p>Companion animals are appropriately identified</p> <p>140 dogs impounded with 100 microchipped - 71% 39 cats impounded with 4 microchipped - 10%</p> <p>To assist in improving micro chipping and registration rates Council Rangers continue to run an extensive Companion Animal education program including school visits, advertising campaigns and promotion at local events. TOTAL = 58%</p>	%	50.00	58.00	10.00%	 GREEN
<p>Illegal Dumping - Incidents of illegal dumping ranger observed</p> <p>126 incidents of illegal dumping on public land were identified and investigated, an average of 21 illegal dumpings per month, as a result of proactive patrol services.</p>	#	35.00	21	10.00%	 GREEN
<p>Illegal Dumping - Incidents of illegal dumping resident advised</p> <p>179 incidents of illegal dumping were advised by residents and were investigated and identified. Council investigated approximately 30 reports per month. Council continues to undertake a number of educational initiatives around illegal dumping. Council officers proactively and reactively address instances of illegal dumping and take compliance action against identified offenders.</p>	#	35.00	30	10.00%	 GREEN
<p>Incidents of Dog Attacks</p> <p>Council received 48 dog attack requests. All were investigated with 25 proven and appropriate compliance action taken.</p>	Per 1000 Population	1.00	0.31	10.00%	 GREEN



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Incidents of Nuisance Dogs <i>Council received 16 complaints in relation to nuisance dogs. All complaints were investigated and Council issued five Nuisance Dog Orders where an offence was substantiated.</i>	Per 1000 Population	2.00	0.06	10.00%	 GREEN
Incidents of Stray Dogs <i>Council received 176 customer request relating to stray dogs within the LGA. All were investigated and five Nuisance orders were issued as a result. Council continues to run an extensive companion animal education program to promote responsible pet ownership.</i>	Per 1000 Population	2.00	2.20	10.00%	 AMBER
Incidents of overgrown land (private) <i>52 complaints were received for overgrown properties (private land). All complaints were investigated and appropriate compliance action taken.</i>	Per 1000 Population	2.00	0.66	10.00%	 GREEN
Maintenance cycles are completed to approved service levels <i>Council continues to deliver services according to the approved service level, and is currently reviewing the maintenance cycles.</i>	%	100.00	100.00	10.00%	 GREEN
Number of non-complying premises are decreasing - Food Premises <i>Eight Improvement Notices have been issued for non-complying food premises and zero Prohibition Notices have been issued in this reporting period. It is important to note there has been an increase in businesses across Camden LGA reflecting the population growth. The target will be reviewed to take into account future growth. Council issued its third food safety newsletter and conducted free food hygiene training sessions for local food businesses to improve food safety knowledge and compliance.</i>	#	5.00	8.00	10.00%	 RED

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Condition of Parks and Playgrounds	%	100.00	100.00	10.00%	 GREEN
<i>All parks and playgrounds inventory and condition completed July 2016.</i>					
Council utilises natural resources more efficiently - Water Consumption	kL	117,770.00	115,882.70	10.00%	 GREEN
<i>In 2015/16, Council consumed 115,882.70kL of water which is up from 106,365.50kL.</i>					
Households are not consuming more water - Dwellings	kL	230.00	216.05	10.00%	 GREEN
<i>In regards to residential water use, houses consumed on average 216.05kL which is slightly less than the Sydney average of 220.60kL.</i>					
Households are not consuming more water - Units	kL	160.00	160.56	10.00%	 AMBER
<i>Less than the Sydney average of 163.56kL</i>					
Number of non-complying premises are decreasing - Skin Penetration	#	5.00	3.00	10.00%	 GREEN
<i>Three Improvement Notices have been issued on non-complying skin penetration premises.</i>					
Onsite sewage management systems are operating satisfactorily	#	95.00	163.00	10.00%	 GREEN
<i>163 Approvals to operate were issued for onsite sewage management systems.</i>					



INDICATORS	LIMIT	TARGET	ACTUAL	VARIANCE %	RESULT
<p>The community is becoming more educated about sustainability</p> <p><i>Scheduled Education Program is on target:</i></p> <ul style="list-style-type: none"> Keep NSW Beautiful EnviroMentors – environmental education workshops themed around ‘water’ or ‘catchment’ to local schools Macarthur Nature Photography Competition – encouraging entries comprising of images of local native flora, wildlife and natural scenery of the Macarthur area. Initiative to promote and celebrate healthy catchments and posters displaying stormwater messages such as ‘keep litter out of the river’ displayed in bus shelters across the Camden LGA. Key Stormwater messages are also conveyed in Council’s quarterly newsletter ‘Let’s Connect’. 	%	50.00	50.00	10.00%	 GREEN
<p>Bushland under active management - Hectares of natural area in Council ownership</p> <p><i>Council continues to actively maintain natural areas and currently have bush care programs operating at the following reserves:</i></p> <p>Bicentennial Equestrian Park, John Peat Reserve, Hayter Reserve, Kings Bush Reserve, Ron Dine Reserve, River Road Reserve, Benwerrin Reserve, Sickles Creek Reserve, Gundungurra Reserve, Parratts Farm, Spring Farm Bush Corridor, Camden Wetlands Reserve, Harrington Grove Reserve, Homestead Reserve, Elizabeth Throsby Reserve, Charles Throsby Reserve, Camden Town Farm, Rotary Cowpasture Reserve, Elizabeth Macarthur Reserve.</p>	%	12.05	20.39	10.00%	 GREEN
<p>Bushland under Active Management - Number of volunteer bushcare hours</p> <p><i>A total of 678.5 hours worked by bush care volunteers during the reporting period, with a total of 97 days (based on a 7hr working day)</i></p>	Days	43.00	97.00	10.00%	 GREEN
<p>Street trees are proactively managed within budget - Identified works completed within service standards</p> <p><i>126 trees were planted within the Stage two Street Tree Planting Program. The target is 12 trees per week, as this program was completed by August 2016 (8 week cycle), due to planting only occurring during the cooler months to increase longevity of the trees planted. The target is considered to be met with approximately 15 trees planted per week over this period.</i></p>	%	60.00	100.00	10.00%	 GREEN



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
The Community is generating less waste	#	200.00	202.20	10.00%	 AMBER
<i>This figure is calculated on the projected estimated population from 2016 and may fluctuate slightly between reporting periods.</i>					
There are places to play	#	3.70	4.10	10.00%	 GREEN
<i>Currently there are 278 parks and reserves under Council's control, with additional parks being delivered by developers through Voluntary Planning Agreements and Works in Kind Agreements. Additionally, existing parks are being embellished through Council's Works program, such as Birriwa Reserve.</i>					
Waste diverted from landfill	%	75.00	37.00	10.00%	 RED
<i>Changes in the contractors processing practices at the waste processing facility have resulted in general waste no longer being processed. This has resulted in more waste being sent to landfill and a reduced diversion rate. This impacts all users of that facility.</i>					
Water quality in rivers and waterways is maintained or improved	#	100.00	100.00	10.00%	 GREEN
<i>The water quality is considered stable and monitored regularly. Notifications of any concerns within the water systems such as the occurrence of Blue Green Algae is signposted on detection. Council, through the Storm Water Levy Program, has undertaken the following education programs: Lake Annan Grass Pollutant trap, Lake Annan Rehabilitation and floating wetland installations. The responsibility for healthy streams and rivers is shared between public authorities and private landholders. It is important to note that the urban development process imposes a range of requirements on developers, some of which involve the installation of stormwater improvement devices and rehabilitation of waterways and riparian areas.</i>					
Street trees are proactively managed within budget - Inspections undertaken within service standards	%	75.00	84.38	10.00%	 GREEN
<i>During this reporting period 647 new customer requests were received and inspected, of which 546 work orders were issued.</i>					



Delivery Program Outcomes: Key Direction 2 – Healthy Urban and Natural Environments

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that we deliver supports the longer term objectives of the Camden residents. These objectives are:

1. The water is clean
2. People breathe the clean air
3. Bushland is protected
4. You can hear the sounds of nature
5. Nothing is wasted
6. There is community pride
7. There are places to play
8. People are healthy



Road Reserve, Benwerrin Reserve, Sickles Creek Reserve, Gundungurra Reserve, Parrotts Farm, Spring Farm Bush Corridor, Camden Wetlands Reserve, Harrington Grove Reserve, Homestead Reserve, Elizabeth Throsby Reserve, Charles Throsby Reserve, Camden Town Farm, Rotary Cowpasture Reserve and Elizabeth Macarthur Reserve.

Council, in partnership with community volunteers, work on protecting and maintaining the many natural bushland reserves in the Camden LGA. During this reporting period there were a total of 678.5 hours worked by volunteers undertaking overgrown vegetation site clearing, site preparation and care for new plantings.

To support the community vision, below is a brief on some of the actions Council has undertaken:

Bushcare Program

Council continues to actively maintain natural areas and currently have bush care programs operating at the following reserves:

Bicentennial Equestrian Park, John Peat Reserve, Hayter Reserve, Kings Bush Reserve, Ron Dine Reserve, River Reserve, Gundungurra Reserve, Parrotts Farm, Spring Farm Bush Corridor, Camden Wetlands Reserve, Harrington Grove Reserve, Homestead Reserve, Elizabeth Throsby Reserve, Charles Throsby Reserve, Camden Town Farm, Rotary Cowpasture Reserve and Elizabeth Macarthur Reserve.



NSW EPA Council Litter Prevention Grant

Council continues to be committed to enhancing community pride by resourcing and implementing effective ways to minimise litter and has implemented a project that targets litter in sporting ground carparks. There are five identified key sites which are targeted, using the funds provided through the Litter Prevention Grant, and they are:

- Jack Nash Reserve
- Liquidamber Reserve
- Harrington Park Reserve
- Onslow Park
- Kirkham Park

The grant supports Council's project with a variety of litter prevention options including the implementation of additional signage, education and promotional material for distribution to user groups, investigations into the relocation of bins, the installation of additional bins and the installation of gates. The project engages local sporting groups to promote campaign messaging at sporting matches, including the promotion of the Environmental Protection Authority reporting App.

Commitment to Responsible Pet Ownership and No Kill Plan for Unwanted Animals

Council is committed to operating a 'no kill' animal holding facility to give healthy animals a second chance at life and whereby all attempts are made to re-home suitable animals. Council's current responsible pet ownership program has implemented a number of initiatives including:

- Responsible Pet Ownership program run in local schools by our rangers
- Independent breed and temperament assessment of impounded animals
- Attempt to return stray dogs and cats home immediately if microchipped and registered rather than impounding
- Working with rescue organisations to rehome animals that haven't been adopted
- Discounted desexing programs for eligible residents
- Free microchipping events for dogs and cats
- The recent appointment of a dedicated Camden Council Companion Animal Ranger
- Flexible pricing options for impounded animals to encourage adoption
- Free name tags for animals released
- Provision of exercise yards that are friendly and stimulating for animals



Expansion of Council's Green Waste Service

To gain an understanding of residents green waste disposal needs Council engaged residents in Ellis Lane, Grasmere and Kirkham. Findings from this survey identified a need for Council to provide assistance to residents in these suburbs for the disposal of green waste. The outcome from this engagement activity was for Council to provide assistance to residents in the disposal of green waste.

To meet the community's needs, and in order to respond to the valuable community feedback, Council will expand its green waste service with the implementation of a 240L bin to be delivered to each residential property with residents able to request additional bins if required, or a green waste exemption (opt out).

Miss Llewella Davies Pioneers Walkway - Camden Town Farm

Council has obtained funding through the Metropolitan Greenspace Program to develop the Miss Llewella Davies Pioneers Walkway at the Camden Town Farm. The funding will assist to establish, create and develop:

- a new entry feature,
- the creation of viewing platforms,
- create a new link pathway that will further enhance the integration of the Town Farm with other pathways around Camden.

Bequeathed to Council by Miss Llewella Davies for the community to use, the Camden Town Farm provides the Camden LGA with a rural precinct that links the agricultural heritage of the Macarthur region.



Camden Town Farm - Photo Credit: Eiert Atkins Photography



Key Direction 3 – A Prosperous Economy

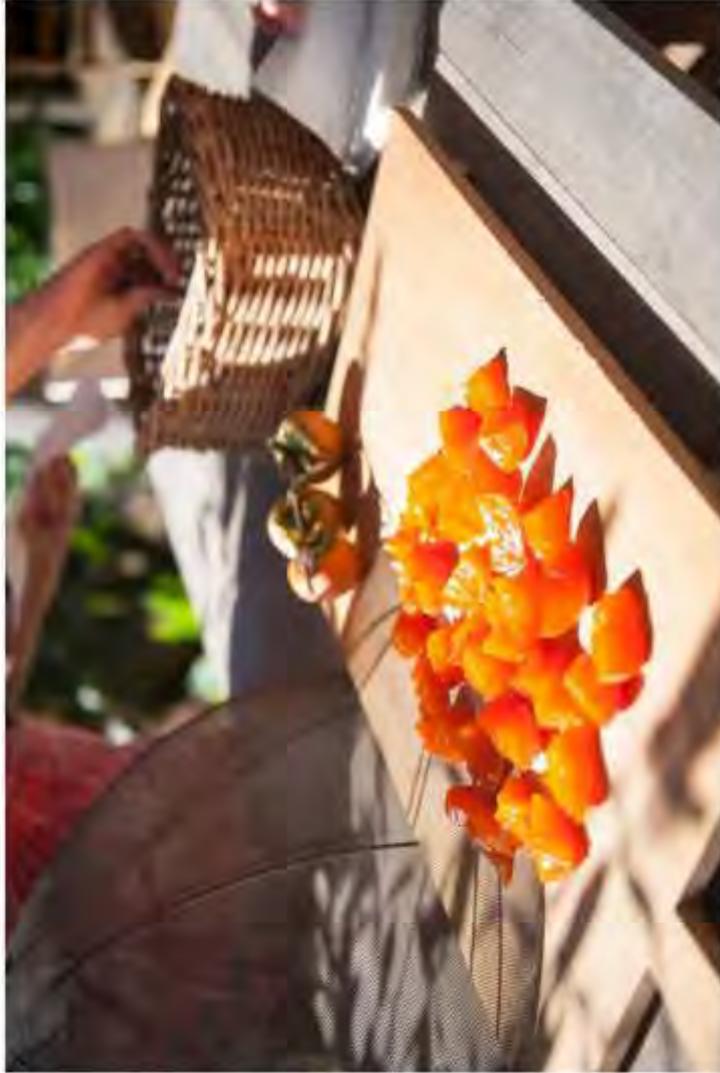
What is a Prosperous Economy?

Prosperity means that people have enough – that they are satisfied with their standard of living and have a balance between their financial and social wellbeing. Financial wellbeing relies on access to education, employment, housing, and a strong and diverse local economy.

A strong local economy for Camden is characterised by vibrant town and commercial centres, thriving local businesses, stable and diverse employment opportunities, skilled local residents, infrastructure that supports economic growth, and a thriving tourist/visitor market.

The development of a strong local economy is essentially about developing an environment that supports a diversity of business and industry to invest, establish, grow and be sustainable over time.

The economic development and prosperity of Camden is linked with the broader South West region and much of the focus for the Camden area into the future will continue to be working with relevant partners, through the Macarthur Regional Organisation of Councils, on the development of a strong regional economy.



Small Business Opportunities



Progress on Delivery Program Indicators: Key Direction 3 – A Prosperous Economy

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
The Community is actively engaged in the planning for places	%	100.00	100.00	10.00%	 GREEN
<i>Community engagement for the Camden LEP review and other Planning Instrument amendments was undertaken in accordance with legislative requirements. Extensive consultation is also planned as part of the Camden Town Centre urban design framework.</i>					
Tourists are satisfied with the Macarthur Region visitor experience	%	80.00	95.00	10.00%	 GREEN
<i>Camden Visitor Information Centre continues to receive positive feedback both verbally and via the guest book located at the Visitor Information Centre.</i>					
<i>Surveys completed via the brochure request form on the Camden website, indicate that visitors who have travelled to Camden previously are generally satisfied with their experience</i>					
Utilisation of the regional tourism website is increasing	#	50,000	94,180	10.00%	 GREEN
<i>Page views via www.macarthur.com.au were a total of 94 180, an increase on the previous 6 month period of 7.08%. New visitors continue to increase to the page with a total of 71.9% new visitors up from 69%, an increase of 2.9% on the previous six month period.</i>					
<i>Page views via www.visitcamden.com.au (Tourism page for Camden Council) received 21 935 views compared to 23 871 in the previous six month period, a small decrease in number.</i>					
Visitors to the Tourism Information Centre are increasing	#	1,600	1,521	10.00%	 AMBER
<i>Camden Visitor Information Centre received 1390 visits, 101 phone calls and 30 emails during the period, a decrease of 11.36%.</i>					
<i>These statistics indicate that increasingly visitors choose the convenience of online research prior to travel. This trend is reflected in the increasing utilisation of the primary tourism website www.macarthur.com.au.</i>					



Delivery Program Outcomes: Key Direction 3 – A Prosperous Economy

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that we deliver supports the longer term objectives of the Camden residents. These objectives are:

1. The local economy is growing
2. There are a variety of local jobs available
3. There is a commitment to learning
4. People can access what they need

To support the community vision, below are the highlights on some of the actions Council has undertaken:

Camden Town Centre Vision

Council continues to oversee the implementation of the 19 initiatives from the Camden Town Centre Vision. The process ensures that Council continues to build on and leverage the town centre's strengths and opportunities, in particular its distinct character, to achieve future resilience and sustainability.

In addition, Council completed Stage 1 of the major improvement works in the Camden Town Centre. The Argyle Street Streetscape improvements provide better traffic management to accommodate Camden's growth and greater access and safety for pedestrians.

The project features include:

- Traffic lights at the intersection of Oxley Street and Argyle Street
- Pedestrian signals on Argyle Street between John Street and Hill Street
- Increased footpath widths on Argyle Street
- Improved footpath cross slopes for better accessibility
- Drainage improvements
- Upgraded street furniture
- Improved street lighting using LED lights
- Upgraded footpath paving material
- Renewed road pavement



Destination Management Plan

Council has demonstrated its commitment to boosting local tourism by adopting the Camden specific Destination Management Plan, along with a Plan for the Macarthur region.

Complementing Council's plans and strategies, the Plan will set the framework to manage Camden tourism in the future, giving insight into areas such as:

- Key visitor markets and segments
- Preferences for experiences
- Forecast visitor growth
- Existing and potential experiential strengths of the region
- Economic benefits. Council's Economic Development Strategy (2013/14 – 2016/17) distinguishes tourism as a key target sector.



Camden Visitor Information Centre – Photo Credit: Brett Abbas Photography

Camden Region Economic Taskforce

Council received Ministerial approval for the establishment of the Camden Region Economic Taskforce. The Camden Region Economic Taskforce is a key Council initiative of the Small Business Friendly Councils Program.

The Taskforce will play an integral role in driving economic growth and maximising opportunities associated with growth in the Camden LGA. In addition, it will assist in the development of the Camden Economic Development Strategy.

Council will bring together key local business leaders and experts to identify, secure and realise opportunities to attract investment, deliver infrastructure and support job creation, as well as grow existing and future, business and industry in our LGA.

Partnership with Golf NSW

Camden successfully hosted the NSW Open Golf Championship men's qualifying rounds for the first time with players from across Sydney participating in the event at Camden Golf Club, marking the beginning of a three-year partnership between Camden Council and Golf NSW.

The partnership with Golf NSW aims to increase visitors and support economic development, local businesses and tourism in the LGA, as well as showcase Camden's unique attractions.

The Qualifying Tournament was part of the 2016 Camden Festival and Council's Business Month Program.



NSW Open Golf Championships Qualifying Round at Camden Golf Club
Photo Credit: Marilyn O'Brien Photography

Key Direction 4 – Effective and Sustainable Transport

What is Effective and Sustainable Transport?

Effective transport underpins all aspects of an accessible and functioning place.

Transport impacts on the health of the natural environment and the health and wellbeing of people able to connect with their community and services. It impacts on the effectiveness and amenity of the urban environment and on the viability and growth of the local and regional economy.

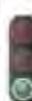
An accessible Camden means that people are able to travel easily within their own local area and are effectively connected to the wider Macarthur and metropolitan regions.

Effective and sustainable transport for Camden would include affordable, convenient and integrated public transport that is a viable choice over private vehicles; infrastructure that enables and encourages healthy forms of transport such as walking and cycling; safe and uncongested roads; and support structures that enable public and private transport systems to operate effectively, including interchanges, traffic management and parking.



Promoting Safe Cycleways

Progress on Delivery Program Indicators: Key Direction 4 - Effective and Sustainable Transport

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Outstanding Traffic Committee recommendations are being met	%	90.00	100.00	10.00%	 GREEN
<i>All Traffic Committee recommendations and actions are successfully completed.</i>					
Successful completion of Black Spot Funded projects	%	100.00	100.00	10.00%	 GREEN
<i>Blackspot funded project for Mitchell/Elizabeth roundabout completed by revised agreed date with RMS. Additional works not funded by Blackspot Program (landscaping) is yet to be completed at this report period.</i>					
Identified projects are completed as planned - Road Construction	%	90.00	90.00	10.00%	 GREEN
<i>Projects are being completed as per Council's Works Program with some minor delays.</i>					
Ease of travel within the Local Government Area	%	57.10	64.00	4.90%	 RED
<i>Residents felt that ease of travel within Camden was more difficult and the reasons included traffic and road work (Narellan Road and Camden Valley Way). It should be noted that these roads are controlled and managed by Roads and Maritime Services and not Council.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Sustainable transport options continue to be delivered - Construction of shared pathways/bike paths and footpaths <i>Projects in planning or constructed to agreed programs of work.</i>	\$	300,000	300,000	10.00%	 GREEN
The condition of local (Council Owned) roads <i>All roads were assessed for condition in 2015. This is currently undertaken on a five year cycle of inspections.</i>	%	80.00	80.00	10.00%	 GREEN
Transportation Preferences <i>Residents preferred travelling by car due to convenience and lack of public transport.</i>	%	80.00	79.60	4.90%	 GREEN



Delivery Program Outcomes: Key Direction 4 - Effective and Sustainable Transport

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that we deliver supports the longer term objectives of the Camden residents. These objectives are:

1. Roads are High Quality, Free-Flowing and Safe
2. We leave the car at home
3. People Breathe Clean Air

To support the community vision, below is a snapshot on some of the actions Council has undertaken:

Improving Local Roads

Council continues to proactively support and promote the benefits of using alternate modes of transport, such as walking, running and cycling through its Pedestrian Access and Mobility Plan (PAMP) and Cycling Advisory Group.

In line with the NSW Long Term Transport Master Plan and the Regional Transport Plans, Council successfully applied and received funding to reconstruct a pedestrian refuge at Cawdor Road, Camden. Council matched the funding to improve and provide pedestrian safety, mobility and access in this high pedestrian activity area.

Council was also successful in receiving a grant from the RMS to assist Council with its continued delivery of quality road upgrades and routine maintenance. Funds were allocated to renew a section of Cawdor Road, near Burragorang Road, in conjunction with Black Spot Funding to widen the existing signalised intersection.

Advocating for Western Sydney Rail Links

Council has been a strong advocate for the provision of infrastructure and public transport in the Camden LGA. Council reaffirmed this position by endorsing a submission to the Department of Infrastructure and Regional Development as well as Transport for NSW on the Western Sydney Rail Needs Scoping Study.

The Scoping Study highlights both the significant implications, as well as the opportunities associated with the investigation and preservation of strategic transport corridors. Council's submission outlined our strong support for the provision of rail transport from Western Sydney Airport (Badgerys Creek) to the South West Rail Link, as well as links from Macarthur and Camden to the Western Sydney Airport, and to North Western Sydney. Council believes these connections will help support the growth of Western Sydney and significantly improve access to employment, health and education services.



Key Direction 5 – An Enriched and Connected Community

What is an Enriched and Connected Community?

An enriched and connected community involves arts and culture, community safety, healthy lifestyles and community health, enrichment through learning and information, and recreation and leisure to build social capital and cohesion.

These are all elements that lead to a community with high levels of wellbeing. This is usually characterised by connection, networks and support within the community; participation and ownership; equity and access; and democratic governance. Equity and access means that all people are able to access the variety of opportunities within a community, both social and economic, regardless of background, ability or circumstance.

Community wellbeing describes the state of satisfaction, contentment and fulfilment of needs experienced within a particular group of people.



Camden Festival – Picnic in the Park 2016 – Photo Credit: Brett Atkins Photography

Delivery Program Indicators: Key Direction 5 - An Enriched and Connected Community

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Council delivers programs catering for identified target groups	Number	14.00	16.00	10.00%	 GREEN
<p><i>A range of events and activities occurred during this reporting period for all target groups. Council was nominated as finalists for the Youth Week Program 2016 and for Australian Multicultural Marketing Awards 2016 (Communities Category). Work continues in the development of the Active Ageing Strategy and the Disability Inclusion Action Plan.</i></p>					
Council's Community Halls are utilised	%	15	20.05	10.00%	 GREEN
<p><i>There has been an increase in usage over this period.</i></p>					
Camden residents feel safe in their local neighbourhood	%	81.40	83.50	4.90%	 GREEN
<p><i>Residents feel safer during the day and night with and without a companion.</i></p>					
Camden residents attend community events	%	90.00	94.00	4.90%	 GREEN
<p><i>A wide range of local community events was attended by community members. The events included Local Craft and Produce Markets, Light-up Camden and Christmas in Narellan as well as community/school events.</i></p>					
Council's library facilities and programs are well-attended	#	160,000	202,245	10.00%	 GREEN
<p><i>Libraries continue to attract large numbers of visitors</i></p>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Library membership is high amongst residents <i>Membership rates continue to be higher than target.</i>	%	37.00	52.00	10.00%	 GREEN
More people participate in active recreation using Council facilities - Seasonal Attendance at Aquatic Facilities: Camden Memorial Pool <i>The Camden Pool is a seasonal pool which operates from late September to late March each year. Whilst the start of the season for Camden Pool started slowly due to cooler temperatures, December hot weather saw increased attendances, which exceeded the previous year's 6 month target.</i>	#	20,000	22,212	10.00%	 GREEN
More people participate in active recreation using Council facilities - Seasonal Attendance at Aquatic Facilities: Mount Annan Leisure Centre <i>There were a total of 154,551 attendances at Mount Annan Leisure Centre during this reporting period. Due to the interruption caused by construction this is reflected in the attendance rate.</i>	#	168,907	154,551	10.00%	 AMBER
More people participate in active recreation using Council facilities - Seasonal Bookings of Sportsfields <i>There were a total of 121 sports field bookings for this reporting period.</i>	#	120.00	121.00	10.00%	 GREEN
More opportunities for participating in community cultural events <i>The Narellian Rhythms Festival was a cultural highlight during this reporting period, engaging with performers, volunteers and stall holders to showcase the diversity of the Camden LGA.</i>	#	5.00	5.00	10.00%	 GREEN

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
The Camden Civic Centre is enjoyed by the community as a venue for a range of events – ratio of returning clients to new clients	%	80.00	88.00	10.00%	 GREEN
<i>88% of the Centre's business is from returning clients, new clients represent 12% - indication growth in client base and new business to the venue.</i>					
The Camden Civic Centre is enjoyed by the community as a venue for a range of events – Average number of non-Council events (Civic Centre Utilisation)	#	50.00	75.00	10.00%	 GREEN
<i>The Centre hosted 395 non-Council related events, an average of 65 non-Council related events each month that equates to 75% of the overall number of bookings held within the venue.</i>					
The value of event sponsorship stays the same or increases – Incoming	\$	6,000	13,500	10.00%	 GREEN
<i>Sponsorship for the second half of the year included monetary and in-kind support for Camden Festival, which saw a marked increase from last year. Two companies returned as sponsors after some years away, including Camden Hire to the value of \$5000.</i>					
<i>Channel Nine increased their sponsorship from \$3000 to \$5000 across the twelve months of all Camden Council's community events (Including Narellan Rhythms Festival & Kids Play Day), which all helps to hold events at the highest standard.</i>					
The number of event sponsorship stays the same or increases - Outgoing	#	10.00	12.00	10.00%	 GREEN
<i>Twelve events sponsored with a total combined monetary and in-kind value of \$37,857.50. This is an increase of \$4,298.50 from the July-Dec period in 2015.</i>					
Neighbourhood friendliness	#	87.50	89.50	4.90%	 GREEN
<i>Overall the community agrees that their neighbourhood is a friendly place to live.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Camden families have access to quality Family Day Care services – Hours of Care Provided	#	160.00	177.00	10.00%	 GREEN
<i>Camden families continue to have access to a high quality Family Day Care service. The service provision ranges from 6am to 7pm. The average utilisation rate by families is 177 for the past six months. It is anticipated that this will be maintained or increase due to the number of enquiries received.</i>					
Camden families have access to quality Family Day Care services – Accreditation Maintained	%	100.00	100.00	10.00%	 GREEN
<i>Council continues its Exceeding Rating as part of the National Quality Framework Assessment & Rating process. Our service received a spot check in December 2016 by the Department of Education (Early Childhood Directorate) and confirmed that the processes and procedures continued to be in line with the National Quality Framework, the standards and Early Years Learning Framework.</i>					
Crime Levels in the Camden area remain low	#	27.00	26.90	10.00%	 GREEN
<i>Latest crime rate (all classes) as at September 2016 from Bureau of Crime Statistics and Research (BOCSAR) was 26.9 incidents per 1000 population. This indicates a generally stable crime rate.</i>					



Delivery Program Outcomes: Key Direction 5 - An Enriched and Connected Community

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that we deliver supports the longer term objectives of the Camden residents. These objectives are:

1. People feel they belong
2. There is community pride
3. People feel safe
4. People are healthy



NAIDOC Week Celebrations

To support the community vision, below is a summary on some of the actions Council has undertaken:

Community Events

Council continuously provides opportunities for the community to interact and participate through the annual Garden Competition, Christmas Lights Competition, NAIDOC Week celebrations, Local Government Week, Narellan Rhythms Festival and Camden Festival.

Council supports and works in partnership with the Camden Rotary Relay for Life, Light Up Camden and Christmas in Narellan, as well as a number of other community organised high profile events.

Community Safety

Council continues to work in partnership with the Camden Local Area Command and participates at the Local Government Crime Prevention Workshop, Camden Wollondilly Domestic Violence Committee, NSW Police Crime Prevention Workshop and Community Safety Precinct meetings.

The Seniors Safety Morning Tea, held on a regular basis, is a joint partnership project between Council and Camden Local Area Command. The project aims to increase awareness of personal and road safety issues for seniors and to reduce the incidents of opportunistic crime, injury and fear of crime for seniors. It also aims to improve knowledge about drivers licensing requirements for seniors and senior pedestrian safety information.



Live and Local Music

Council has established a strategic initiative with the Office of Live Music and Arts NSW to form 'Live and Local Camden', a partnership to support opportunities and continue to grow a thriving local music culture in Camden.

The Office of Live Music aims to promote live music in Western Sydney, and Council was one of five successful Councils to receive a grant to develop a live music scene.

The initiative will involve the delivery of two new micro local music festivals with a strong opportunity to showcase local talent and support the live music culture.

1. The first festival is to be hosted in Argyle Street in 2017. It is proposed that the 2017 music event will involve Council partnership with retail, café and restaurant venues in the Camden Town Centre.
2. The second festival in 2018 is expected to expand into other parts of the Camden local Government area, with a component being an outdoor music festival, especially for young people.

International Day of People with a Disability

Council held a free community event at the Birriwa Outdoor Youth Space to celebrate International Day of People with a Disability (IDPwD). IDPwD is a United Nations sanctioned day that celebrates progress in breaking down barriers, opening doors, and realising an inclusive society for all.

The Birriwa Youth Space was the perfect place to celebrate and was chosen because of its accessibility facilities with a range of playground equipment and picnic furniture designed to be inclusive of users.



Performers: Lauren Azar and Bryan Browne
Photo Credit: Brett Abbots Photography

Key Direction 6 – Strong Local Leadership

What is Strong Local Leadership?

Strong local leadership means that the Camden area has strong organisations and individuals representing its interests, who are responsive to this community, and who are working together to achieve the community's vision for the future. This will be the key vehicle for achieving the outcomes expressed by the Camden community in this plan.

Strong local leadership will be needed from all levels of government, as well as the private sector, non-government organisations, business and industry groups, and community organisations. Developing leaders within our community will place the Camden area in good stead for the years to come.

Camden Council, as the level of government in closest contact with the local community, has a particular role in the planning, advocacy and delivery of good outcomes on behalf of the Camden community. This role is important, as Camden faces massive urban and population growth, particularly in advocating for the delivery of major infrastructure provision, and in balancing the needs and desires of the current population with the pressures of growth.

Importantly, strong local leadership can influence the way that government engages with and responds to the local community in decisions, plans and services that impacts on this local area.



Council engaging with the community – Sports Forum



Progress on Delivery Program Indicators: Key Direction 6 - Strong Local Leadership

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
All Council meetings are arranged and conducted in accordance with Council's Code of Meeting Practice	#	0.00	0.00	N/A	 GREEN
No breaches of the Code of Meeting Practice occurred.					
Council addresses areas of poor performance in its Delivery Program	%	100.00	100.00	N/A	 GREEN
A number of initiatives have been put into place to address organisational performance, with a particular focus on continuous business improvement and organisational development via Council's Business Improvement Plan (BIP) and service delivery via Customer Service Workshops.					
To date: 92.6% of BIP Projects on track, with 68% BIP Projects completed and 70% of teams have completed Customer Service Workshops.					
Council engages with a demographic diversity of residents that is consistent with the community's demographic composition	%	100.00	100.00	N/A	 GREEN
Community Engagement strategies are developed and implemented for projects including Oxley Street Car Park, Warranty Works on Argyle Street and the Expansion of the Greenwaste Service, which incorporates demographics representing the Camden LGA.					
Local emergency management committee is familiar with emergency facilities and emergency procedures - Evaluation completed	%	100.00	100.00	10.00%	 GREEN
The Emergency Management Committee have been involved with the development of the emergency plans and are aware of the procedures. Regular evaluations are conducted at Rural Fire Service headquarters.					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<p>Local emergency management committee is familiar with emergency facilities and emergency procedures - Exercises conducted</p> <p><i>Emergency Management Committee have been involved with developing emergency plans and are aware of procedures. Exercise undertaken at Rural Fire Service headquarters.</i></p>	#	1.00	1.00	10.00%	 GREEN
<p>Council reports its performance to the community</p> <p><i>Council presented the Delivery Program Progress Report for January to June 2016 to the Council meeting in September 2016.</i></p>	%	100.00	100.00	N/A	 GREEN
<p>The promotion of Council services, programs and local information is delivered effectively to the community</p> <p><i>Council promotes its services, programs and local information to the community via a range of methods including Let's Connect, Facebook, website, Mayor's print and radio messages, corporate weekly ad, information at events, flyers, road side banners and rates notices.</i></p>	%	100.00	100.00	10.00%	 GREEN
<p>Council's workforce is appropriately skilled, safe and stable - Proportion of staff accessing education assistance as proportion of full time employees (FTE's)</p> <p><i>Over this reporting period nine applications for education assistance were approved. 19 staff in total utilised education assistance over 2016.</i></p>	%	4.00	4.30	N/A	 GREEN
<p>Lost time as a proportion of full time employees - Injury Frequency Rate</p> <p><i>Whilst a higher rate is reported, it is important to note that the lost time is directly attributed to two surgeries. However if comparing this figure to the same reporting period last year, this represents a decrease in lost time.</i></p>	%	19.00	35.25	N/A	 RED



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Staff Turnover	%	8.10	6.35	N/A	 GREEN
<i>Staff Turnover has remained steady over the last six months and is still within an appropriate range of the industry standard.</i>					
Staff display Council's Corporate Core Values in their work	%	80.00	92.20	10.00%	 GREEN
<i>Staff are demonstrating our core values consistently.</i>					
Information systems are reliable and technical support to users is provided promptly – System Downtime	%	2.00	0.33	10.00%	 GREEN
<i>72 hours availability per week - 288 hours for the month - 1728 hours for six months. Consolidation of six months outage numbers Down for 5.75 hours out of 1728 hours.</i>					
Technical support incident closure rate	%	80.00	95.87	10.00%	 GREEN
<i>2808 IT requests completed from 2929 raised, which equates to 95.87%.</i>					
Council's resources are well-protected through careful risk management processes - Property Claims	#	8.00	0.00	10.00%	 GREEN
<i>There has been a decrease in property claims from three to zero.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Council's resources are well-protected through careful risk management processes - Liability Claims	#	35.00	28.00	10.00%	 GREEN
<i>In this reporting period liability claims have been tracking well.</i>					
Council's resources are well-protected through careful risk management processes - Motor and Plant Claims	#	28.00	35.00	10.00%	 RED
<i>As Council staff numbers continue to grow, so does the number of fleet vehicles and plant. Since the last reporting period Council's fleet has increased by 8%. This reporting period has seen an overall percentage decrease in claims of 8% proportion of the fleet. However, due to the growth in the fleet Council still experience an increase in the number of claims. This target will be reviewed in future to take into account future growth.</i>					
Camden Council is regarded as a good place to work	%	70.00	80.00	10.00%	 GREEN
<i>Feedback indicates a high level of satisfaction with Camden Council as a place to work.</i>					
Council engages with a demographic diversity of residents that is consistent with the community's demographic composition	%	100.00	100.00	10.00%	 GREEN
<i>Community Engagement Policy was adopted in May 2015 by Council. This Policy will be reviewed in 2017. Community Engagement continues to develop communication strategies for major engagement activities including Oxley Street Car Park, Warranty Works on Argyle Street and the Expansion of the Greenwaste Service, which incorporates demographics. Community Engagement delivers a range of events throughout the year to cater to demographics including TASTE Food, Wine and Music Festival, Kids Fun Day, Cinema Under The Stars, Youth Movie Night, Picnic in the Park and Volunteers Thank You Reception.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Council finances are managed prudently - Unqualified Audit Report	%	100.00	100.00	10.00%	 GREEN
<i>As at 30 June 2016 Council received an unqualified Audit Report.</i>					
Council's finances are healthy - Financial Health Check Indicator - Unrestricted Current Ratio	#	1.50	2.51	10.00%	 GREEN
<i>Ratio as at 30 June 2016. The benchmark for this ratio is better than 1.50:1. The ratio is well above the benchmark at 2.5:1 which indicates that for every \$1 of liability council has \$2.5 of assets to pay for that liability. Compared to FY 14/15 the ratio has declined from 4.0 which can be attributed to payments for the construction of the Oran Park Administration centre. The Council still maintains a very strong liquidity position.</i>					
Council's policies are current - Annual review of all Council policies (non-statutory)	%	30.00	30.00	10.00%	 GREEN
<i>The Policy and Procedures Review is ongoing, with review dates agreed with Managers.</i>					
Council's policies are current - Annual review of all Statutory Policies	%	100.00	30.00	10.00%	 GREEN
<i>All statutory policies are current.</i>					
Council's workforce is appropriately skilled, safe and stable - Access to training and development	%	80.00	80.00	10.00%	 GREEN
<i>All staff are able to attend training as part of the annual corporate training calendar and for their own professional development. All staff are also able to attend external training programs that are job specific to update necessary skills, maintain accreditation and obtain licenses.</i>					

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<p>Financial Health Check Indicator - Building and Infrastructure Renewals Ratio</p> <p>Ratio as at 30 June 2016 - although this ratio has improved from 2014/15 it is difficult to justify a ratio of more than 100% for Camden Council when Council has a high proportion of new assets that at this point in their life cycle do not require renewal. This ratio does not allow the inclusion of transfers to the asset renewal reserve for future renewal purpose.</p>	%	100.00	31.61	N/A	 RED
<p>Financial Health Check Indicator - Debt Service Cover Ratio</p> <p>Ratio as at 30 June 2016 - the benchmark for this ratio is better than 2x. Council borrowed \$23 Million for the construction of Oran Park Administration Centre and the increase in borrowing cost (interest payment) has impacted the ratio compared to last Financial Year, which reflected a ratio of 3.66.</p>	#	2.00	3.01	N/A	 GREEN
<p>Financial Health Check Indicator - Rates and Annual Charges Outstanding Percentage</p> <p>The benchmark for this ratio is less than 5%. The 2016 ratio is better than the benchmark at 3.67%. The ratio has decreased from last year ratio of 4.06% which can be attributed to Council growing rating base and reflects a continuous improvement in Council debt recovery process. Furthermore, Councils has a policy to not take legal action against pensioners. Upon removing pensioners from the arrears of rates and charges the percentage reduces to 2.86% well within the benchmark.</p>	#	5.00	3.67	N/A	 GREEN



Delivery Program Outcomes: Key Direction 6 – Strong Local Leadership

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that we deliver supports the longer term objectives of the Camden residents. These objectives are:

1. People have a say in the future
2. It is well governed

To support the community vision, below is the summary of some of the actions Council has undertaken:



Inaugural Community Representative Morning Tea, Camden Council
Photo Credit: Ryan Morrison

Council to hear their feedback on what is being done well and what can be improved on. The event provided an opportunity for community members to engage in a casual discussion and was a great way to connect locals and gauge feedback on what Council can do to enhance the local area. Representatives raised issues such as community growth, availability of services, bike path planning, environmental sustainability, pedestrian crossings outside schools and the need for more car parking.

Advocating on behalf of the Community

Council keeps abreast of potential new initiatives, Government plans and strategies, and has submitted, and continues to be involved in, State Government led activities such as the Plan for Growing Sydney, NSW Long term Transport Masterplan, State Infrastructure Strategy and Regional Plan.

Council has taken a proactive position and maintains open dialogue with State and Federal Government agencies and works closely with key partners and participates with MACROC, Regional Special Interest Groups, community organisations and businesses, Greater Sydney Commission and neighbouring Councils.

Inaugural Community Representative Morning Tea

Community representatives attended the inaugural Community Representative Morning Tea to hear about Council's projects and plans, and more importantly for Council to hear their feedback on what is being done well and what can be improved on. The event provided an opportunity for community members to engage in a casual discussion and was a great way to connect locals and gauge feedback on what Council can do to enhance the local area. Representatives raised issues such as community growth, availability of services, bike path planning, environmental sustainability, pedestrian crossings outside schools and the need for more car parking.



Strong Financial Position – Exceeding Industry Benchmark

Council continues to have a strong financial position with Council exceeding the industry benchmarks. Council is also in a strong position to meet its current commitments. For every dollar of liability, Council has \$2.50 to meet that liability. Council could trade for 16.72 months without additional income. Council's financial position reinforces the decision of the Independent Pricing and Regulatory Tribunal (IPART) to name Camden Council as one of only seven Sydney Metropolitan Councils (out of 38) as Fit for the Future.

Compliance and Enforcement Policy

Council supports and welcomes the positive assistance of the community in reporting issues of concern and works collaboratively with the community to promote the benefits of compliance as a way of sustaining a safer quality of life for all. This policy was developed to use a graduated approach to enforcement action. The Policy includes and is not limited to:

- abandoned vehicles
- asbestos management
- boarding houses
- brothels
- public/ commercial/ private swimming pools
- development control
- environmental and pollution control issues
- failure to comply with a condition of an approval, an Order or Notice
- fire safety
- food safety



References

1. Camden 2040
2. Delivery Program 2013/2014 to 2016/2017 including 2016/2017 Budget and Annual Operational Plan
3. Annual Report 2015/2016
4. Financial Statements 2015/2016
5. Fit for Future - www.ipart.nsw.gov.au



Attachment 2: Review of Council's Policies and Procedures

Rescission of policies and procedures

This report asks Council to rescind the following policies and procedure.

	Title	Type	Reason
1.	P1.0006.1 Outdoor Smoke Free	Policy	Not required. Superseded by legislation.
2.	P1.0009.1 Traffic Control at Work Sites	Policy	Not required. Superseded by RMS Guidelines.
3.	P2.0041.1 Lapsing of Development Consent	Policy	Not required. Not consistent with industry practice.
4.	P2.0043.1 SEPP 33 Developments	Policy	Not required. Notification requirements are prescribed by the DCP.
5.	P2.0048.01 Barking Dog	Procedure	Not required. This is covered in internal practice notes for officers. The overarching policy is the Compliance and Enforcement Policy.
6.	P2.0051.1 Management Plan for the Control and Enforcement of Class 4 Noxious Weeds	Policy	Not required. This is covered in internal practice notes for officers. The overarching policy is the Compliance and Enforcement Policy.
7.	P3.0166.1 Loan Funding and Debt Servicing	Policy	Not required, replaced by current practice, Fit for the Future requirements and Code of Accounting Practice and Reporting.
8.	P3.0167.1 Capital Improvement and Funding thereof	Policy	Not required, replaced by current practice, Fit for the Future requirements and Code of Accounting Practice and Reporting.
9.	P3.0168.1 Asset Threshold Values	Policy	Not required. Replaced by Asset Management Policy and IP&R plans.
10.	P3.0169.1 Leasing Options for Acquisitions of Assets	Policy	Not required, replaced by current practice, Fit for the Future requirements and Code of Accounting Practice and Reporting.

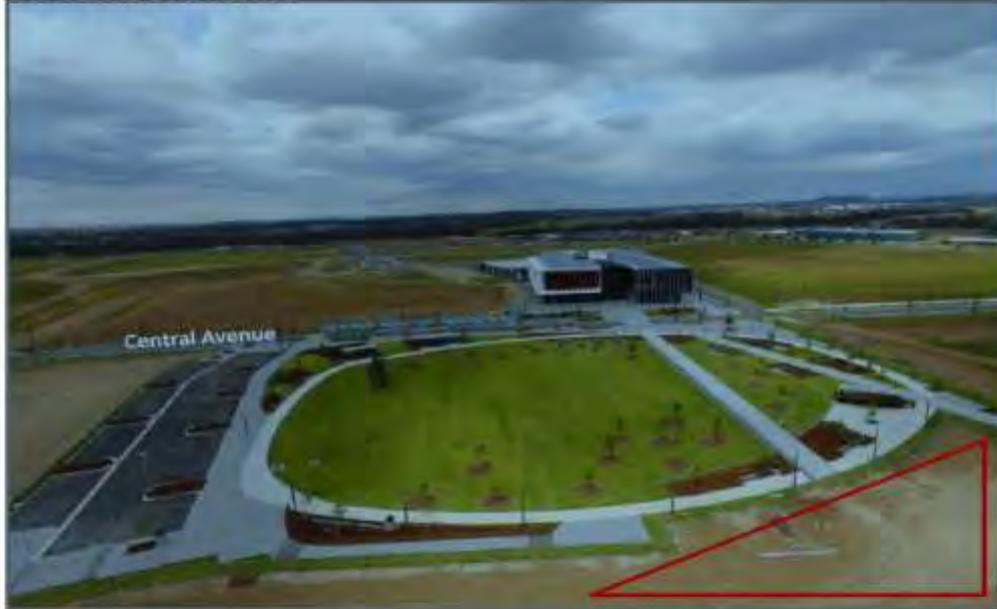
Re-classification of policies and procedures

This report asks Council to approve the re-classification of the following policies and procedure from 'Strategic' to 'Administrative'. These are directed to staff and reflect internal operational matters.

	Title	Type	Reason
1.	P1.0007.1 Vehicles	Policy	Applies to staff vehicles.
2.	P1.0008.1 Plant Management	Procedure	Directs staff on the process and procedures for maintenance and replacement of Council's plant and equipment.
3.	P2.0053.1 Environmental	Policy	Directs staff on the process and procedures for carrying out duties in ecologically sustainable development.

WATER PLAY PARK LOCATIONS

Town Park, Oran Park



Curry Reserve, Elderslie



YOUTH PLAY SPACE LOCATIONS

Harrington Park Lake, Harrington Park



Sedgewick Reserve, Currans Hill

