



Camden Council

Attachments

Ordinary Council Meeting
12 September 2017

Camden Council
Administration Centre
70 Central Avenue
Oran Park



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

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RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

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

- (1) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. Roads and Maritime Services letter dated 7 June 2017; and
 2. Rural Fire Services letter dated 14 June 2017.
- (2) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
11314-10	Plan of Subdivision	YSCO Geomatics	25/1/2017
20.17/089	Landscape plan	Iscape landscape architecture	February 2017
11314-8E-C	Intersection concept plan	YSCO Geomatics	17/7/2017
Dwg 1/13	General Design Layout	YSCO Geomatics	17/7/2017
Dwg 2/13	Services Layout	YSCO Geomatics	17/7/2017
Dwg 3/13	Cut and fill plan	YSCO Geomatics	17/7/2017
Dwg 4/13	Road Chainage Layout	YSCO Geomatics	17/7/2017
Dwg5/13	Proposed road long sections	YSCO Geomatics	17/7/2017
Dwg 6/13	Road No.8 cross sections	YSCO Geomatics	17/7/2017
Dwg 7/13	Road No.8 cross sections	YSCO Geomatics	17/7/2017
Dwg 8/13	Road No.7 cross sections	YSCO Geomatics	17/7/2017
Dwg 9/13	Road No.9 cross sections	YSCO Geomatics	17/7/2017
Dwg 10/13	Drainage longitudinal sections line Nos.1-3	YSCO Geomatics	17/7/2017
Dwg 11/13	Drainage longitudinal sections line Nos.4-15	YSCO Geomatics	17/7/2017
Dwg 12/13	Interallotment Drainage	YSCO	17/7/2017

	Longitudinal Sections	Geomatics	
Dwg 13/13	Retaining wall details and Basin sections	YSCO Geomatics	17/7/2017

Document Title	Prepared by	Date
Geotechnical Salinity & Pavement Investigation	Geotech Testing	2 June 2017
Project No 216 171, Acoustic Report Residential Subdivision	PKA Acoustic Consulting	23 February 2017
Bushfire Protection Assessment'	Travers Bushfire & Ecology	17 February 2017

- (3) **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:
- protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - 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.

- (4) **Works in Road Reserves** - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993* prior to works commencing.
- (5) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
- (6) **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.
- (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) **Demolition of Temporary Water Quality Facilities** - All temporary water quality facilities will be made redundant upon the provision of an approved permanent water quality facility downstream of the site. The temporary water quality facilities must be demolished and the area containing the facilities reinstated. Any resulting impediment

to existing permanent infrastructure, as a result of the removal of the associated stormwater drainage system, is to be rectified to Council's standards.

Prior to the commencement of any such demolition all contributing stormwater flows to the facilities must be diverted to the permanent water quality facilities by way of a stormwater drainage system approved by Council.

- (9) **Conditional Approval for Tree Removal** - Consent is granted for the removal of only those trees and vegetation as shown on plan of proposed subdivision prepared by YSCO Geomatics Ref 11314-10 dated 25/01/2017.

The following conditions apply;

- a) Approved tree works are to be undertaken in accordance with the relevant provisions of AS 4373 'Pruning of amenity trees' and is to be carried out in accordance with the WorkCover NSW Code of Practice for the Amenity Tree Industry.
 - b) Approved tree work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
 - c) This consent does not grant access to adjoining land. The applicant must negotiate any issues of access with adjoining property owners.
 - d) In the case of obvious nesting hollows being present within the tree/s an experienced wildlife handler (member of NANA or WIRES) is to be present during the tree work. Wildlife from nesting hollows are to be relocated.
 - e) Green waste and or timber generated from the approved tree work is to be recycled into mulch and reused on site or transferred to a designated facility for composting. Stock piles of green waste or processed timber for reuse including firewood must be stored behind the building line or place out view from the street within 28 days of the tree works authorised by this consent.
 - f) All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.
 - g) Tree work is inherently noisy and potentially disruptive to normal traffic conditions in your street; as such the applicant shall notify (at least 24 hours prior) surrounding neighbours of the time and date of the approved tree works.
- (10) **Street Tree Establishment and Maintenance Period** - For a period of 12 months commencing from the installation date of the street trees and their protective guards, the applicant will be responsible for their successful establishment.

At the completion of the 12 month establishment and maintenance period all street trees plantings must have signs of healthy and vigorous growth and all protective guards must be in an undamaged, safe and functional condition.

- (11) **Prohibition of Burning** - The open burning of waste and other refuse is prohibited throughout the Camden LGA.
- (12) **Noxious Weeds Management** - Any noxious or environmentally invasive weed infestations that occur during or after works must be fully and continuously suppressed and destroyed by appropriate means. 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.

Earth moved containing noxious weed material must be disposed of at any approved waste management facility and be transported in compliance with the *Noxious Weeds Act 1993*.

- (13) **Waste Bin Collection Points** - A waste bin collection point that is clear from the positioning of driveways, tree plantings (or tree canopies), street lighting and other fixtures must be provided for each approved lot. This area is to be 3m long x 0.9m wide and provide a 3.9m clear vertical space to allow for the truck-lifting arm.
- (14) **Traffic** - All signage and linemarking on new public roads is to be in accordance with Australian Standards and RMS supplements. Regulatory signage and linemarking is subject to concurrence of the Local Traffic Committee.
- (15) **Traffic (Roads and Maritime Services)** - All buildings and structures, together with any improvements integral to the future use of the site are to be erected clear of the land acquired for road (unlimited in height or depth).
- Any building design/vehicular access shall take into consideration the existing and future road levels and alignment. The proponent is responsible for any adjustment to access Cobbitty Road. For more information contact the Western Sydney Infrastructure Plan team on 1800 703 457 or wsip@nns.nsw.gov.au.
- (16) **Street Tree Planting** - Street tree planting must be provided at a rate of 1 street tree per lot. More than 1 street tree per lot frontage can be provided if the following can be achieved:
- space for future driveways and waste storage collections points;
 - street lighting, utilities, bus stops and pedestrian crossings; and
 - appropriate sight distances in accordance with relevant standards.

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) Prior to the issue of the Construction Certificate the following is to be provided to the satisfaction of the Certifying Authority:
- Documentary evidence is provided that downstream drainage easement through MacArthur Anglican School has been obtained;
 - Amended plans by YSCO Geomatics are to be provided to meet the requirements under Council's Engineering Design Specifications 2009.
- On Drawing Set:
- Amended plans are to be provided showing proposed decommissioning and remediation of temporary On-site detention basin once Council's Regional Basin is operational.
 - Amended drawings are to provide a drainage design once the temporary on-site detention basin is decommissioned and rehabilitated. The stormwater pipe through downstream drainage easement (F) is to be sized to a minimum 675mm RCP in order to compensate for the future removal of flow attenuation from the proposed sub-division.

- iii. Landscape plans are to be provided for the proposed bio-retention/ detention basin. The plans are to provide temporary protection measures for the bio-retention area. The temporary protection measures of the bio-retention area are not to be removed, nor the filter area of the basin planted out, until a minimum of 80% of upstream housing construction, including landscaping has been completed.
- iv. Amended plans are to show a swale through the drainage easement north of Proposed Lot 127 and through MacArthur Anglican School to convey flows in excess of the 20%AEP.

On Drawing 1 of Job Number 11314-8E-B dated 09.06.17:

- i. The proposed 4m wide easement through the MacArthur Anglican College, labelled (F) on plans is inadequate. The easement width is to be increased to comply with Section 3.7.1 of Council's Engineering Design Specification 2009 or the pipe depth is to be amended.
- ii. The verge width on the western/ basin side of Road 8 is to be increased from 1.5 to 3.5m.

On Road Cross-Sections Drawings 6, 7, 8 & 9 of Job Number 11314-8E-B dated 09.06.17:

- i Amend kerb type to "Roll Kerb" for all sections.

On Drawing 11 of Job Number 11314-8E-B dated 09.06.17:

- i On Drainage Longitudinal Section 15 – Basin Outlet. Amend outlet pipe from basin (Pit 151) to Outlet (Pit 155) to a minimum of 675mm.

On Drawing 13 of Job Number 11314-8E-B dated 09.06.17:

- i Amended plans shall provide childproof fencing around the perimeter of the basin.

- (2) **Electrical Services – Padmounted Substation** - In the event that a padmounted substation(s) is necessary to service the development, and this substation is to be located within any existing or future public land, the applicant shall consult with Council about the proposed location. Council shall agree to the location of any padmounted substation(s) within any existing or future public lands prior to its construction. Padmounted substations must be located outside of flood prone land and above the probable maximum flood and flood planning levels.
- (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.

A stormwater plan is to be submitted to the Certifying Authority prior to the augmentation of the existing drainage system to accommodate drainage from the approved development and to protect other property to the satisfaction of the Certifying Authority.

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

- (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. Turning heads must be provided at the end of all dead end roads for subdivisions that are progressively developed in a staged manner.
- Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.
- (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 temporary protection measure is to be provided for the bio-retention area. The temporary protection measures of the bio-retention area are not to be removed, nor the filter area of the basin planted out, until a minimum of 80% of upstream housing construction, including landscaping has been completed.
- Where a Construction Certificate is required by this development consent, 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.
- Where a Construction Certificate is not required by this development consent, a detailed on-site detention and water quality report reflecting the approved development application plans and Council's Engineering Specifications shall be provided to Council prior to works commencing.
- (6) **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.
- (7) **Provision of Kerb Outlets** - Where proposed lots grade to an existing/proposed public road, kerb outlets shall be provided in the kerb and gutter adjacent to those lots.
- The outlets shall be located within 2m downstream of the prolongation of the lot corner with the lowest reduced level and to the requirements of the PCA.
- (8) **Detailed Landscape Plan** - A detailed landscape plan must be prepared in accordance with below. Details demonstrating compliance shall be provided to the Certifying Authority.
- a. Street trees to be sourced in accordance with tests and measurements contained within AS2303-2015 – Tree Stock for Landscape Use
 - b. Root barrier to consist of 600 mm deep by minimum of 1.5 m wide to be installed between tree and kerb and between tree and footpath where applicable.
 - c. Melaleuca linarifolia is required to be formatively pruned to establish clear trunk to at least 1.5metres for future sight and pedestrian clearance.
 - d. Detailed landscape plans must be prepared in accordance with Appendix B of Council's Engineering Design Specifications prior to CC
- (9) **Performance Bond** - A performance bond of 150% of the specific cost of works must be lodged with Council in accordance with Council's Engineering Construction Specifications.

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

- (10) **Contamination Testing of Footprints** – Prior to the issue of a construction certificate contamination testing of soils in the footprints of all demolished structures must be undertaken and reported to the consent Authority (Camden Council) for review. Where contamination testing results trigger the requirement for remediation, the contaminated area should be barricaded to restrict access with suitable signage provided and, a remediation action plan (RAP) must be completed to address proposed remediation works. The RAP together with a separate development application must be lodged with the consent authority (Camden Council) prior to the continuation of any construction works under consent 199/2017.
- (11) **Tree Survey Plan and Hollow Bearing Trees/Active Nests** - A tree survey plan to identify the location, type and condition of existing trees proposed to be removed, including whether tree hollows or active nests are present, must be prepared. If tree hollows and/or active nests are present, a nest box installation and active nest relocation plan must be prepared in addition to the tree survey plan.

The nest box installation and active nest relocation plan shall provide fauna with short-term habitat requirements during vegetation clearance and bushland restoration works. Each individual tree hollow must be replaced at a minimum 1:1 ratio with nest boxes.

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

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

Plan Name	Contribution Type	Amount Payable
Oran Park & Turner Road	Open Space & Recreation - Land Acquisition	\$643,534.00
Oran Park & Turner Road	Open Space & Recreation - Works	\$379,060.00
Oran Park & Turner Road	Open Space & Recreation - Project Management	\$8,343.00
Open Space & Recreation Sub Total:		\$1,030,937.00
Oran Park & Turner Road	Community Facilities - Land Acquisition	\$84.00
Oran Park & Turner Road	Community Facilities - Works	\$73,707.00

Oran Park & Turner Road	Community Facilities - Project Management	\$1,635.00
Community Facilities Sub Total:		\$75,426.00
Oran Park & Turner Road	Transport Management - Land Acquisition	\$1,103.00
Oran Park & Turner Road	Transport Management - Works	\$200,797.00
Oran Park & Turner Road	Transport Management - Project Management	\$4,516.00
Transport Management Sub Total:		\$206,416.00
Oran Park & Turner Road	Water Cycle Management - Land Acquisition	\$171.00
Oran Park & Turner Road	Water Cycle Management - Works	\$94,944.00
Oran Park & Turner Road	Water Cycle Management - Project Management	\$2,106.00
Water Cycle Management Sub Total:		\$97,221.00
TOTAL CASH CONTRIBUTIONS:		\$1,410,000.00

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

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

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 contributions 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.

- (13) **Relocation of power lines** – An ASP Accredited Service Provider is to be engaged to complete a design for the relocation of power lines within the site. Details of the design are to be submitted to and approved by Endeavour Energy prior to the issue of a Construction Certificate.

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 of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
 - a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA/developer (only where no PCA is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (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:
- that unauthorised entry to the work site is prohibited;
 - 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
 - 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) **Site is to be Secured** - The site shall be secured and fenced.

- (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.

- (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 site shall be prepared. The report must be submitted to the PCA and Council at least 2 days prior to the commencement of works.

Should any public property or the environment sustain damage during the course of and as a result of construction, or if the construction works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the applicant's damages bond.

- (9) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted 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, include the requirement to dispose of material not suitable for reuse or recycling at a licenced waste facility. The plan must be kept on site for compliance until the completion of all construction works.

- (11) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the PCA.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment are not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:

- measures to control noise emissions from the site;
- measures to suppress odours and dust emissions;
- soil and sediment control measures;
- measures to control air emissions that includes odour;
- measures and procedures for the removal of hazardous materials that includes waste and their disposal;

- f) any other recognised environmental impact;
- g) work, health and safety; and
- h) community consultation.

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

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

- (13) **Provision of Temporary Detention and Water Quality Facility** – Prior to the commencement of any works, the temporary On-site detention and water quality facility must be constructed:
- (a) in accordance with the approved plans, and
 - (b) to the requirements of the Principal Certifying Authority.
- Any earth batters associated with such a facility must be compacted and stabilised to ensure that the integrity of the batters is continually maintained.

4.0 - During Works

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

- (1) **Approved and Prepared Plans and Reports to be Complied With** - All plans and reports approved by, and required to be prepared by this development consent, must be complied with.
- (2) **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.
- (3) **Site Management** - 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 or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced 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 to be placed on public property (footpaths, roadways, public reserves, etc);

- f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
- i) be a standard flushing toilet connected to a public sewer; or
 - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
 - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (4) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved 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.
- (5) **Construction Waste Management Plan** – A suitable construction waste management plan that incorporates recycling of waste materials (where available) must be prepared for the construction works. The plan is to be kept on the development site and be complied with until the completion of all construction works.
- (6) **Site Signage** – A sign shall be erected at all entrances to the subdivision site and be maintained until the subdivision has been registered with Land and Property Information. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:
- "WARNING UP TO \$80,000 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.
- (7) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
 - b) the wheels of vehicles leaving the site:
 - i) do not track soil and other waste material onto any public road adjoining the site; and
 - ii) fully traverse the site's stabilised access point.
- (8) **Fill Compaction** - All fill must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (9) **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 2014 (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.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.

- (10) **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.
- (11) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection authority's Environmental Noise Control Manual.
- (12) **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.
- (13) **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.
- (14) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council officers on request and be provided to the Council at the completion of the development.
- (15) **Fill Material (VENM)** - Prior to the importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the PCA.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks; and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics; and
- c) be prepared in accordance with;
 - Virgin Excavated Natural Material (VENM):
 - i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity;" and
 - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."
- d) confirm that the fill material;
 - i) provides no unacceptable risk to human health and the environment;
 - ii) is free of contaminants;
 - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - iv) is suitable for its intended purpose and land use; and
 - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m³ - 3 sampling locations; and
- 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 must 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)	1000 or part thereof

Note – 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.

- (16) **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.
- (17) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be 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).

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

- (18) **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.

- (19) **Salinity Management Plan** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the report "Proposed Residential Subdivision 645 Cobbitty Road Cobbitty Report on Geotechnical Salinity & Pavement Investigation, Prepared by Geotech Testing, Dated 2 June 2017".
- (20) **Traffic** - A median island is to be installed along Cobbitty Road with associated signage (including parking restrictions) and linemarking to restrict access at new

Road No.8 to left in and left out only, in addition to a splitter island at new road No. 8. These works are subject to Council approval for the new intersection by means of a Road Opening Permit with concurrence of the Local Traffic Committee.

- (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) **Native Vegetation Removal Offset** - All native vegetation removed must be offset by replacement planting. Native vegetation must be replanted at a minimum 1:1 ratio to ensure no net loss of the Camden LGA's biomass.

5.0 – Ongoing Use

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

- (1) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (2) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

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

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

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

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans and all improvements be in full working order.

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) **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 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 (where the subdivision involves engineering works), 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 show (where applicable):
 - a) lot boundaries;
 - b) road/drainage/public reserves;
 - c) street names;
 - d) final fill contours and boundaries; and
 - e) depth in filling in maximum 0.5m Increments

The plan is to be provided electronically in portable document format (.PDF).
- (6) **Incomplete Works Bond** - Where the applicant proposes deferral of work in accordance with Council's engineering specifications, a bond is to be lodged with Council for the construction of incomplete works in accordance with Council's Development Infrastructure Bonds Policy.

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 PCA (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 – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
- b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
- c) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

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

- (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 easements over overland flow paths;
 - c) easement for on-site detention;
 - d) positive covenant over the on-site detention/ water quality facility including all batters and retaining walls for the maintenance, repair and insurance of such a facility.
 - e) easement for water quality facility;
 - f) restriction to user on all lots containing a drainage easement that prohibits the alteration of the surface levels within the drainage easement and limits fencing across the easement to open form fencing;
 - g) retaining walls, positive covenant, and restriction to user.
 - h) Construction Requirements, window and Door treatments, Internal Noise Levels – For lots 101- 107 (upper floor only), construction requirements and window and door treatments are to be consistent with "Section 6.2 – Architectural Treatment " and "Table 7.2.1 – Architectural Acoustic Treatment " and "Table 7.2.2 – Requirements of Architectural Treatments" contained within the "Acoustic Report Residential Subdivision, Prepared by PKA Acoustic Consulting, Project No 216 171, Dated 23 February 2017." For the above lots, the internal noise levels contained within the ISEPP 2007 must be achieved for each dwelling. Compliance with the above is to be demonstrated for each dwelling application.
 - i) Alternative Ventilation for Habitable Rooms - For lots 101-107 (upper floor only), 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.

- j) Acoustic Boundary Fence – a 1.8m high acoustic rated is required along the rear property boundaries for lots 101 - 107 and side common property boundaries to protect private open space. The fences for each lot should be located consistent with the plan *"Figure 7.1.1 – Site showing location of proposed boundary fence"* contained within the *"Acoustic Report Residential Subdivision, Prepared by PKA Acoustic Consulting, Project No 216 171, Dated 23 February 2017."*
 - k) Salinity Management Plan – For all lots, all proposed construction works that includes earthworks, imported fill, landscaping, roads, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the management strategies as contained within the Salinity Management Plans within the report titled *Report "Re: Proposed Residential Subdivision 645 Cobbitty Road Cobbitty Report on Geotechnical Salinity & Pavement Investigation, Prepared by Geotech Testing, Dated 2 June 2017."*
 - l) Lots 101-147, 98, 99 shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
 - m) Lot 127 - prohibit the construction of a residential dwelling within 16 metres of the north-eastern corner of the lot as indicated on the drawing titled 'Schedule1 - Bushfire Protection Measures' in the 'Bushfire Protection Assessment' prepared by Travers bushfire & ecology dated 17 February 2017 and referenced A 16237. The name of authority empowered to release, vary or modify any instrument shall be Camden Council. The instrument may be extinguished upon commencement of development on adjoining lot, but only if the hazard is removed as part of the development.
 - n) Lot 100 (drainage reserve) - requires ongoing management of the Asset Protection Zone within the lot. The name of authority empowered to release, vary or modify any instrument shall be Camden Council. The APZ shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
- (14) **Water Quality Facility** - A water quality facility must be constructed for the site in accordance with the approved plans and Council's Engineering Specifications.
- (15) **Water Quality Facility Operation, Maintenance and Monitoring Manual/s** - Operation, Maintenance and Monitoring Manual/s ('Manuals') for any 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.
- (16) **Compaction Report** - A compaction report must be submitted that demonstrates that all roads and lots have been compacted in accordance with Council's Engineering Specifications.

- (17) **Validation Report** - Where required, 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.

- (18) **Lot Numbers and Street Names** - Lot numbers and street names must be stencilled on the face of kerb or in alternative locations directed by the PCA.

The stencil medium must be of good quality UV stabilised paint and applied to the kerb thusly:

- a) Lot numbers – White number in Brunswick Green background located on the prolongation of both common boundaries of each lot.
- b) Street names – White lettering on Brunswick Green background at kerb and gutter tangent points.

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

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

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

- (20) **Footpath Works Bond** - Where the applicant proposes deferral of work in accordance with Council's engineering specifications, a bond is to be lodged with Council for the construction of concrete footpaths and/or pedestrian/cycle shared ways in accordance with Council's Development Infrastructure Bonds Policy.

The deferred footpath works must be completed once 80% of housing has been constructed within the approved subdivision, or within 2 years from the date of deferrals, whichever occurs first.

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 bond with Council to cover any defects and liabilities of any new public infrastructure in accordance with Council's Development Infrastructure Bonds Policy.

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

- (22) **Water Quality Facility Works Bond** - Where the applicant proposes deferral of work in accordance with Council's engineering specifications, a bond is to be lodged with Council for the construction of approved water quality facilities in accordance with Council's Development Infrastructure Bonds Policy.

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

- (23) **Completion of Landscape Works** – All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.

- (24) **Inspection of Existing Street Trees** - All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.

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.



- NOTES**
1. SPOT LEVELS SHOWN IN THIS PLAN ARE APPROXIMATE.
 2. EXISTING SURFACE WATER COURSE IS SHOWN BY DASHED LINE.
 3. EXISTING SERVICES TO BE MAINTAINED ARE SHOWN BY DASHED LINE.
 4. DIMENSIONS ARE SHOWN IN METERS.
 5. DIMENSIONS ARE SHOWN IN METERS.
 6. THE SPACES OF EACH TREE IS INDICATED ONLY AND CHANGING THE SPACING OF TREES WILL BE AT THE DISCRETION OF THE LANDOWNER. THE SPACING OF TREES WILL BE AT THE DISCRETION OF THE LANDOWNER.
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- NOTES**
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PLAN OF PROPOSED SUBDIVISION LOT 12 IN DP 1223680 AT COBBITTY IN THE CAMDEN LGA	
DATE	25/08/17
PROJECT	PMO
SCALE	1:500
DATE	11/08/17
BY	AS/DR
REVISED	12/11/17

YSCO GEOMATICS
 LAND RESOURCE CONSULTANTS
 10/11-13/15 ARCADE ROAD, MATHURA, NSW
 2570
 TEL: 02 9455 1111 FAX: 02 9455 1112
 WWW.YSCOGEMATICS.COM.AU

REGISTERED ENGINEER
 CIVIL & ENGINEERING SURVEYING
 LAND & WATER MANAGEMENT
 ENVIRONMENTAL PLANNING & DESIGN

DATE	25/08/17
PROJECT	PMO
SCALE	1:500
DATE	11/08/17
BY	AS/DR
REVISED	12/11/17

Oran Park Precinct Development Control Plan 2007

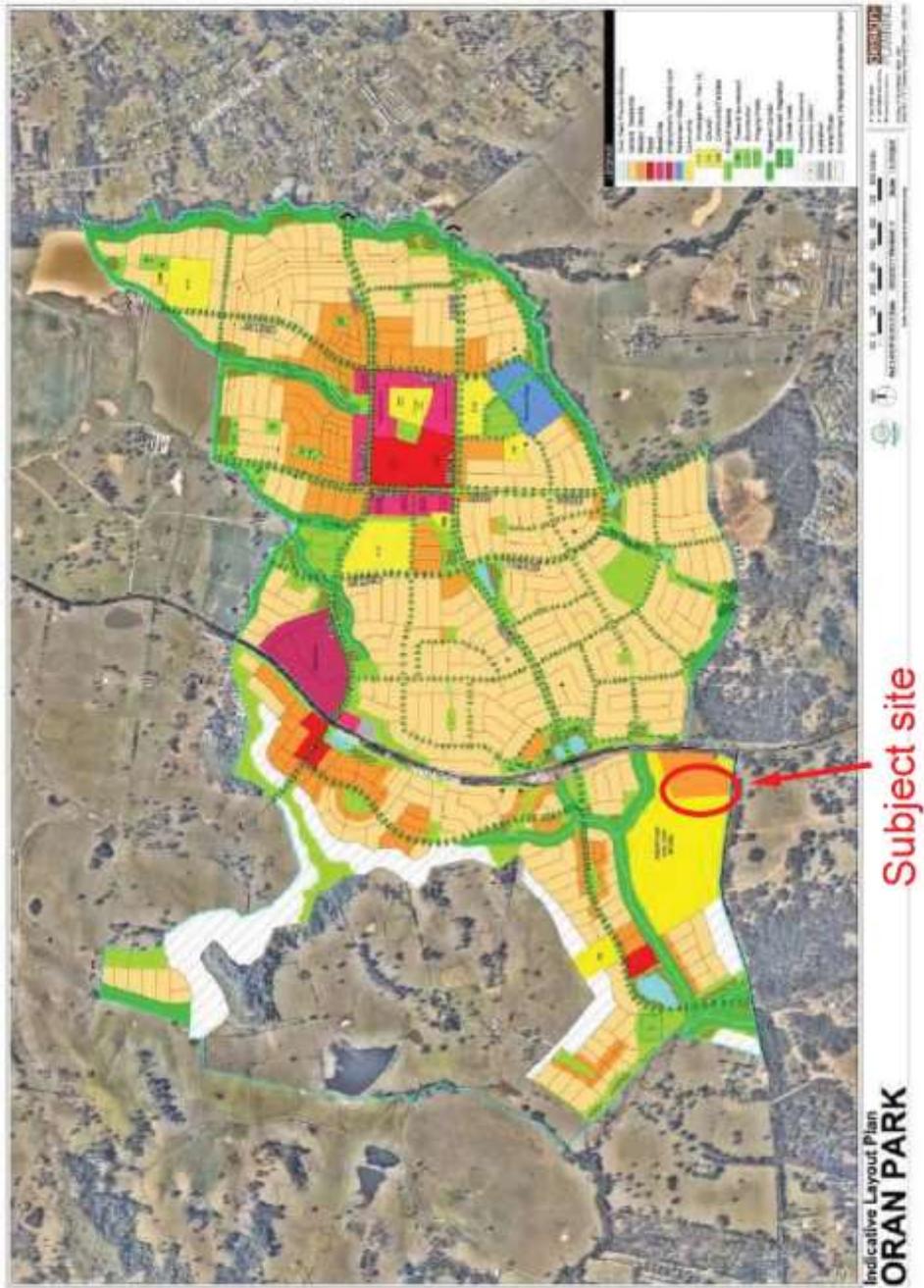


Figure 2: Oran Park Precinct Indicative Layout Plan

Oran Park Precinct Development Control Plan 2007

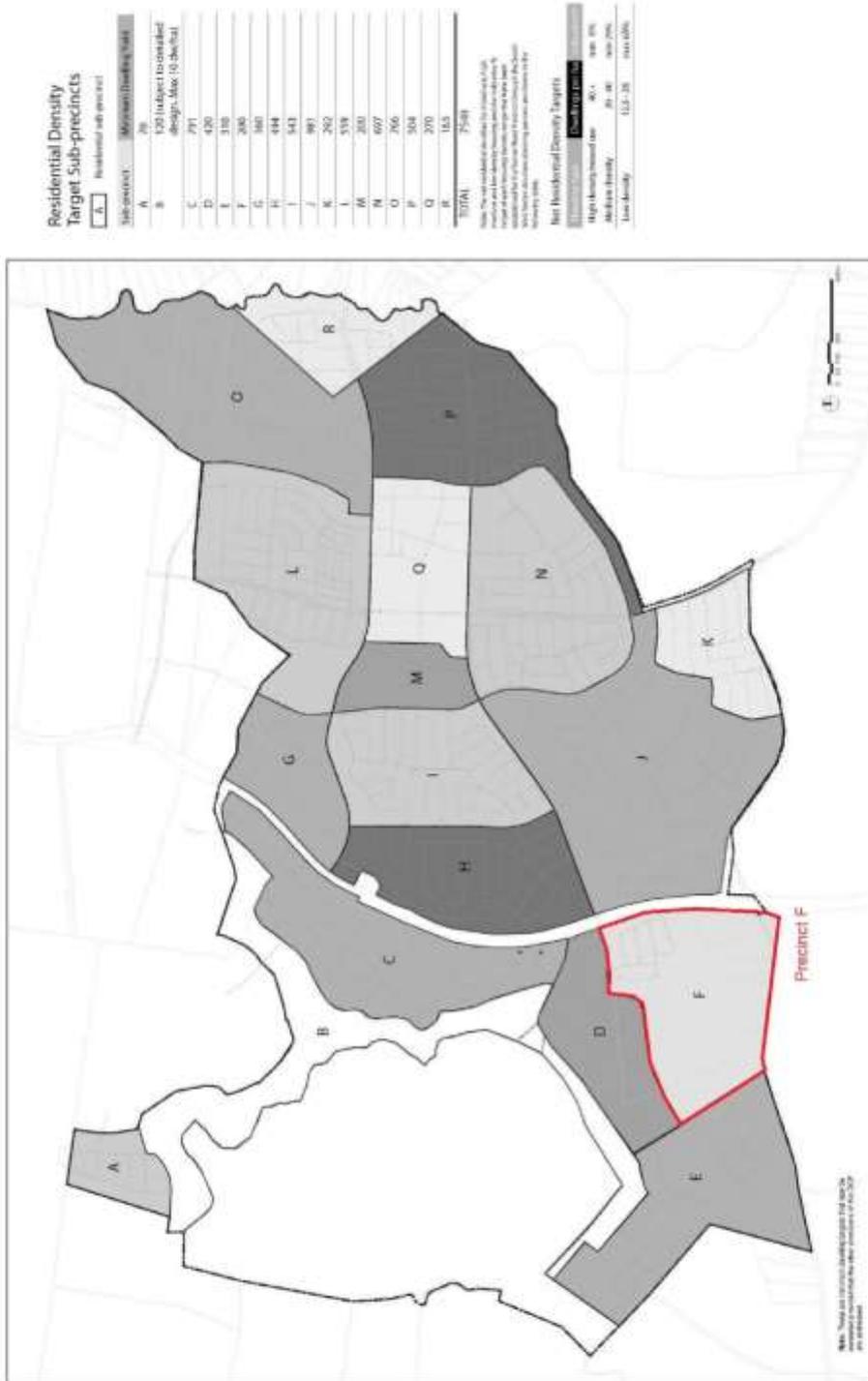


Figure 3: Indicative Residential Dwelling Target Sub-Precincts

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
Drawing No: 16371-7 S, Sheet: 3	Subdivision Plan	Accurate Design and Drafting	Issue: F, Date: 03/03/2017

- (2) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. RFS: Bush Fire Safety Authority, dated 19 April 2017.

2.0 - 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) **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	\$15,349 per lot	\$15,349.00
<i>Oran Park & Turner Road</i>	Open Space & Recreation - Works	\$9,041 per lot	\$9,041.00
<i>Oran Park & Turner Road</i>	Open Space & Recreation -	\$199	\$199.00

	Project Management	per lot	
<i>Oran Park & Turner Road</i>	Community Facilities - Land Acquisition	\$174 per lot	\$174.00
<i>Oran Park & Turner Road</i>	Community Facilities - Works	\$1,758 per lot	\$1,758.00
<i>Oran Park & Turner Road</i>	Community Facilities - Project Management	\$39 per lot	\$39.00
Total Cash Contributions			\$26,560.00

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.

- (2) **Requirement for a Subdivision Certificate** - The application for a subdivision certificate shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (3) **Show Easements/ Restrictions On The Plan Of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (4) **Burdened Lots To Be Identified** - Any lots subsequently identified during the subdivision as requiring restrictions shall also be suitably burdened.
- (5) **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 (where the subdivision involves engineering works), unless otherwise approved in writing by the PCA.
- (6) **Electricity Notice of Arrangement (Paper Arrangement)** – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy must be submitted to the PCA (Council).
- (7) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:

- a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
- b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
- c) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

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

- (8) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:
 - a) restriction as to user on all lots requiring that all construction works that include earthworks, imported fill, landscaping, roads, buildings and associated infrastructure must be carried out in accordance with the management strategies as contained within the report under "Section 9" in the report titled "Report on Salinity Investigation and Management Plan: Proposed Residential Subdivision Tranche 30 Oran Park, prepared by Douglas Partners, Project 34272.28, Dated November 2013."
 - b) Restriction as to user on lot 32441 requiring that vehicular access shall only be provided from Davidson Street adjacent to the Southern Side Boundary.
 - c) Restriction as to user on lot 32442 requiring that vehicular access shall only be provided from Allison Circuit adjacent to the Western Side Boundary.
- (8) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the Department of Planning and Environment (DPE).

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

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

ORD02

Attachment 1



ATTACHMENT 1 - RECOMMENDED CONDITIONS

- (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
Dwg No 01 Revision 02	Location Plan	Dane Anderson	1 September 2016
Dwg No 02 Revision 02	Site and Landscape plan	Dane Anderson	1 September 2016
Dwg No 03 Revision 01	Drainage Plan	Dane Anderson	1 September 2016
Dwg No 04 Revision 01	Floor plan	Dane Anderson	1 September 2016
Dwg No 05 Revision 01	South east and north west elevation	Dane Anderson	1 September 2016
Dwg No 06 Revision 01	South west and north east elevation	Dane Anderson	1 September 2016

Document Title	Prepared by	Date
Waste Management Plan	Unsigned	Undated

- (2) **Modified Documents and Plans** - The development shall be modified as follows:
- The maximum ridge height of the farm building shall be consistent with and not exceed the maximum ridge height of the existing horse stables on the property.
 - Additional landscape screening to be provided to the northern corner of the farm building and north east façade to be shown on the revised landscaping plan. This landscape screening shall consist of at least 4 native trees capable of reaching a mature height of 4m to appropriately screen the farm building. The screening shall reflect an informal pattern as to integrate with the existing vegetation to be retained.

Amended plans or documentation demonstrating compliance shall be provided to the Certifying Authority and Council prior to the issue of a Construction Certificate

- (3) **Conditional Approval for Tree Removal** - Consent is granted for the removal of only those trees and vegetation as shown on amended plans received 21/6/2017 (Drw No. 02 Rev 02 dated 1/9/2016).

The following conditions apply;

- Approved tree works are to be undertaken in accordance with the relevant provisions of AS 4373 'Pruning of amenity trees' and is to be carried out in accordance with the WorkCover NSW Code of Practice for the Amenity Tree Industry.



-
- b) Approved tree work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
 - c) This consent does not grant access to adjoining land. The applicant must negotiate any issues of access with adjoining property owners.
 - d) Green waste and or timber generated from the approved tree work is to be recycled into mulch and reused on site or transferred to a designated facility for composting. Stock piles of green waste or processed timber for reuse including firewood must be stored behind the building line or place out view from the street within 28 days of the tree works authorised by this consent.
 - e) All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.
- (4) **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.

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) **Detailed Landscape Plan** - A landscape plan must be prepared and include the following screen planting specifications;
- a. Trees or tall shrub species capable of reaching a minimum mature height of 4 metres shall be planted on western side of the proposed farm building and planted at a maximum of 2 metre centres.
 - b. The planting area preparation shall consist of sub grade rips 0.5m apart to a minimum depth of 0.4m followed by cultivation of the top soil at a depth of 100mm.
 - c. Individual planting holes shall be excavated to twice the depth and the width of the new tree root-ball and backfilled with quality garden mix.
 - d. A 75mm layer of leaf mulch shall be applied evenly over the entire planting area after planting.
 - e. The planting stock shall consist of minimum 5 litre container stock and must consist of a mix of at least four different species with known performance in the Camden district. Suggested species; Callistemon, Grevillea, Hakea, Leptospermum, Melaleuca, Pittosporum, Viburnum or Syzygium.

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- f. The planting must be cared for and maintained until a continuous screen is established. Should any of the trees/tall shrubs die then they shall be replaced with another small tree/tall shrub.
 - g. Prior to issue of OC the applicant shall make arrangements for a Council officer to inspect the plantings (referred to in the clause above) to ensure that the screen planting is achieved.
- (2) **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.
- (3) **Construction Drawings** – Prior to the issue of a Construction Certificate the applicant shall provide to the Principal certifying authority detailed fully dimensioned plans indicating compliance with of the Building Code of Australia making specifically part H3 "Farm Buildings and Farm Sheds". The amended plans shall also detail any required upgrade works for the existing stables and the location of any required essential services for both buildings.
- (4) **Amended Drainage Plan** - Amended plans by Dane Anderson are to be provided to meet the requirements of Council's Engineering Design Specifications 2009.
- A. The Drainage Plan Drawing Number 03 Revision 01 dated 01.09.16 be updated or on additional drawing prepared including the following:
- i. The proposed development is to provide on-site detention through a dual Water Conservation and On-Site Detention rainwater tank. Water conservation volume is to comply with any BASIX requirements. A minimum of 1m³ (one cubic metres) air space is to be provided for on-site detention in the rainwater tank.
 - ii. Details of the proposed Water Conservation/ On-Site Detention are to be provided on amended plans.
 - iii. The rainwater tank shall contain a 50mm discharge control pipe/ orifice and a minimum 100mm overflow pipe.
 - iv. The outlet point for the on-site detention facility (rainwater tank) shall be located above the 1% AEP flood level.
 - v. Section 3.7 of Councils Engineering Specification 2009 states that "Drainage easements are to be created in situations where stormwater is concentrated or discharged onto adjoining lands other than an existing easement or natural watercourse". Amended plans need to show discharge point for flows from rainwater tank/ OSD tank.
- (5) **Amended Engineers Certificate** - Structural Certification letter by Northern Consulting Engineers to be amended as follows:
- i. The 75.5m AHD flood level referred to in the certificate is the PMF level, not the 1% AEP Flood Level. An amended certificate is to be provided accordingly in reference to the PMF.



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- (6) **Flood Management Plan** - A flood management plan prepared by a suitable qualified engineer in accordance with Camden Council's Flood Risk Management Policy.

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

- (7) **Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications.

- (8) **Structural Engineer's Certificate** - A certificate must be prepared by a practising structural engineer certifying that the building design is capable of withstanding the effects of water and water pressure due to flooding. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (9) **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.

A stormwater plan is to be submitted to the Certifying Authority prior to the augmentation of the existing drainage system to accommodate drainage from the approved development and to protect other property to the satisfaction of the Certifying Authority.

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

- (10) **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.

Where a Construction Certificate is required by this development consent, 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.

Where a Construction Certificate is not required by this development consent, a detailed on-site detention and water quality report reflecting the approved development application plans and Council's Engineering Specifications shall be provided to Council prior to works commencing.

- (11) **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.

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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) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone, and displayed in a prominent position.
- (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 of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
 - a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA/developer (only where no PCA is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (4) **Demolition Work** - Consent is granted for the demolition of part of the horse stables currently existing on the property, subject to compliance with the following conditions:

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- 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) Prior to demolition, all services (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant service authorities regarding their requirements for the disconnection of services;
 - e) 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;
 - f) 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;
 - g) 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. All asbestos material must be disposed of at a facility licenced to accept asbestos. Tipping receipts for the disposal of the asbestos must be retained.
 - h) The burning of any demolished material on site is not permitted and offenders will be prosecuted; and
 - i) 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.
- (5) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a 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.
- (6) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
 - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; 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.

- (7) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to www.sydneywater.com/tapin to apply.

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

- (8) **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.
- (9) **Construction Management Plan** - A construction management plan that includes, dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the PCA.
- (10) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specifications shall be provided to the PCA.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment are not unacceptably impacted upon the proposal. The EMP shall include but not be necessarily limited to the following measures:



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- 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;
 - g) work, health and safety; and
 - h) community consultation

4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

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

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

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



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

- (4) **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.
- (5) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be 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).

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

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

- (8) **Demolition and Construction Waste Management Plan** – A demolition and 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.
- (9) **Approved and Prepared Plans and Reports to be Complied With** - All plans and reports approved by, and required to be prepared by, this development consent must be complied with.

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.

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- (1) **Occupation Certificate Required-** An Occupation Certificate shall be obtained prior to any use or occupation of the development.
 - (2) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the PCA in accordance with the requirements of the EP&A Regulation 2000.
 - (3) **Flood Management Plan** - A certificate of compliance prepared by a suitably qualified engineer shall be provided to the PCA stating that all aspects of the flood risk management plan have been completed and/or implemented in accordance with the approved Plan.

6.0 – Ongoing Use

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

- (1) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (2) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

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

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

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

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans and all improvements be in full working order.

- (3) **Use Limitations** - Garden sheds, carports, garages, outbuildings, rural sheds and the like must not be adapted, converted or used for commercial, industrial or residential purposes without the prior approval of Council.

Note – Carports shall not be enclosed in any manner, including solid gates or door, without the prior consent from Council.

- (4) **Use of the Farm Building** – The farm building located on 2 Caernarvon Close, Kirkham has been approved to be used in conjunction with the RU1 land known as

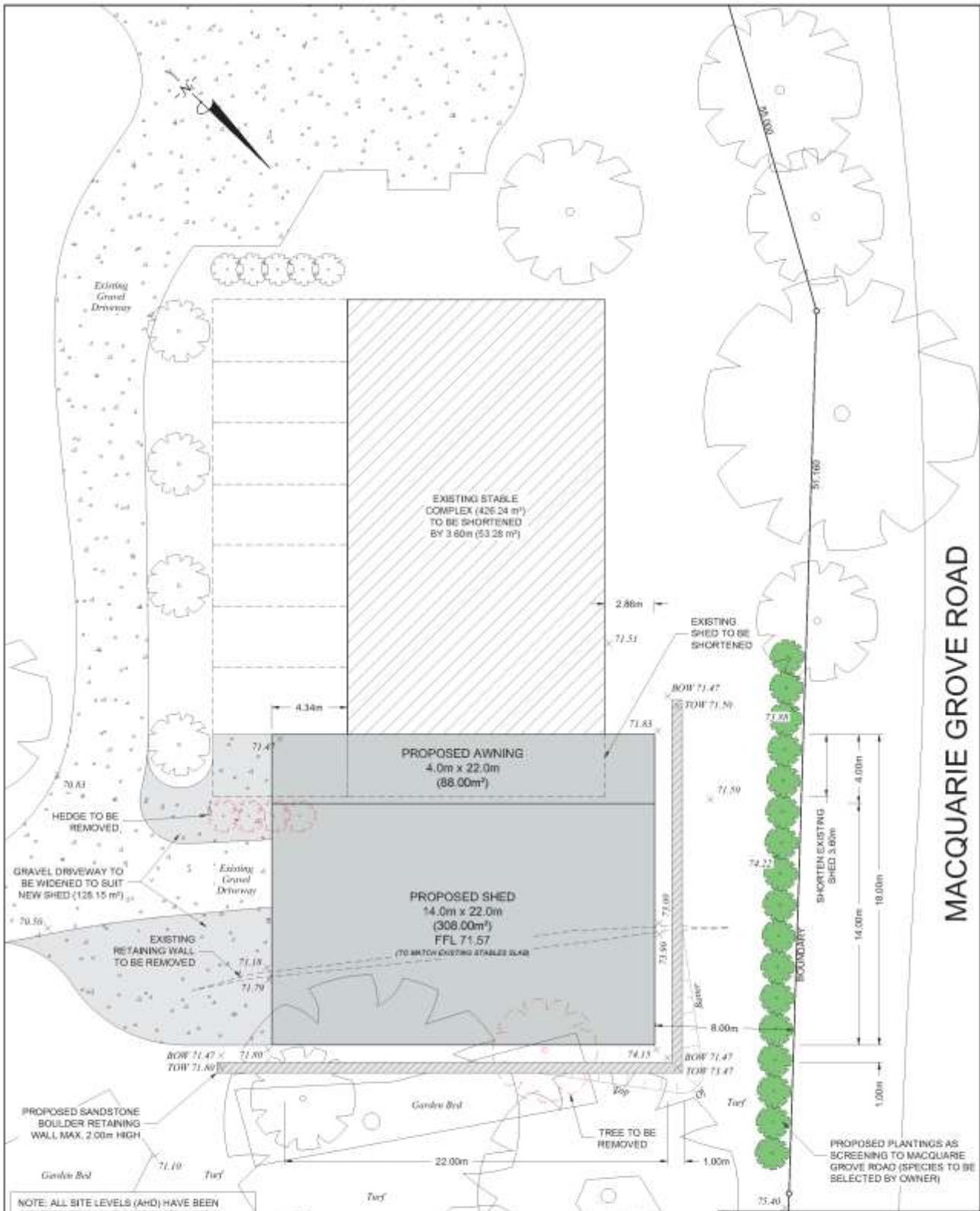


110 Macquarie Grove, Road Kirkham which in the one landholding. If either of these allotments is sold off separately the farm building the subject of this application is to be decommissioned and removed from the site.

- (5) **Stormwater Drainage** – All stormwater associated with 2 Caernarvon Close Kirkham drains through 110 Macquarie Grove Road Kirkham. If in the future the lots are no longer in the same ownership an easement to drain water through 110 Macquarie Grove Road Kirkham is to be registered benefiting 2 Caernarvon Close Kirkham.

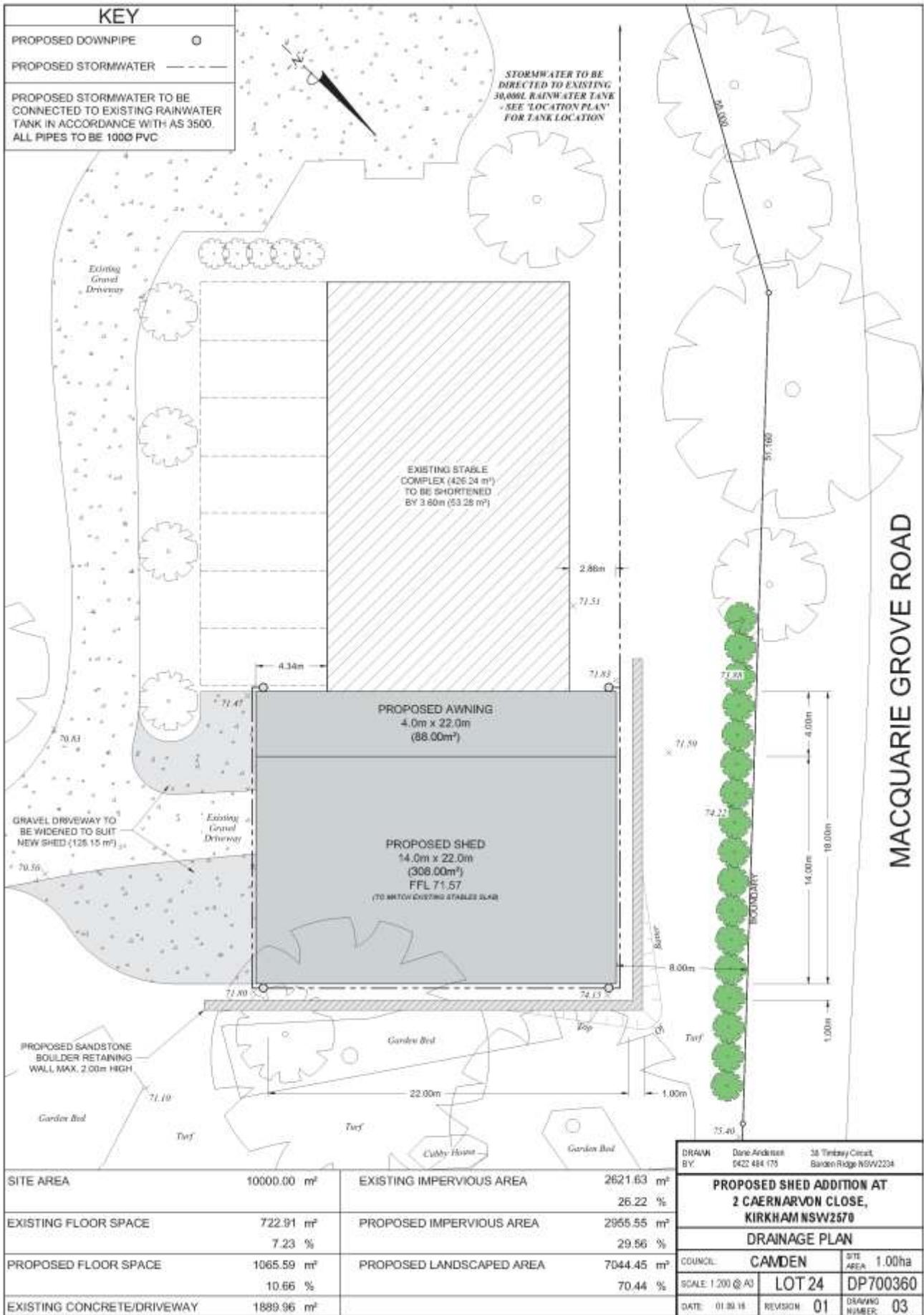
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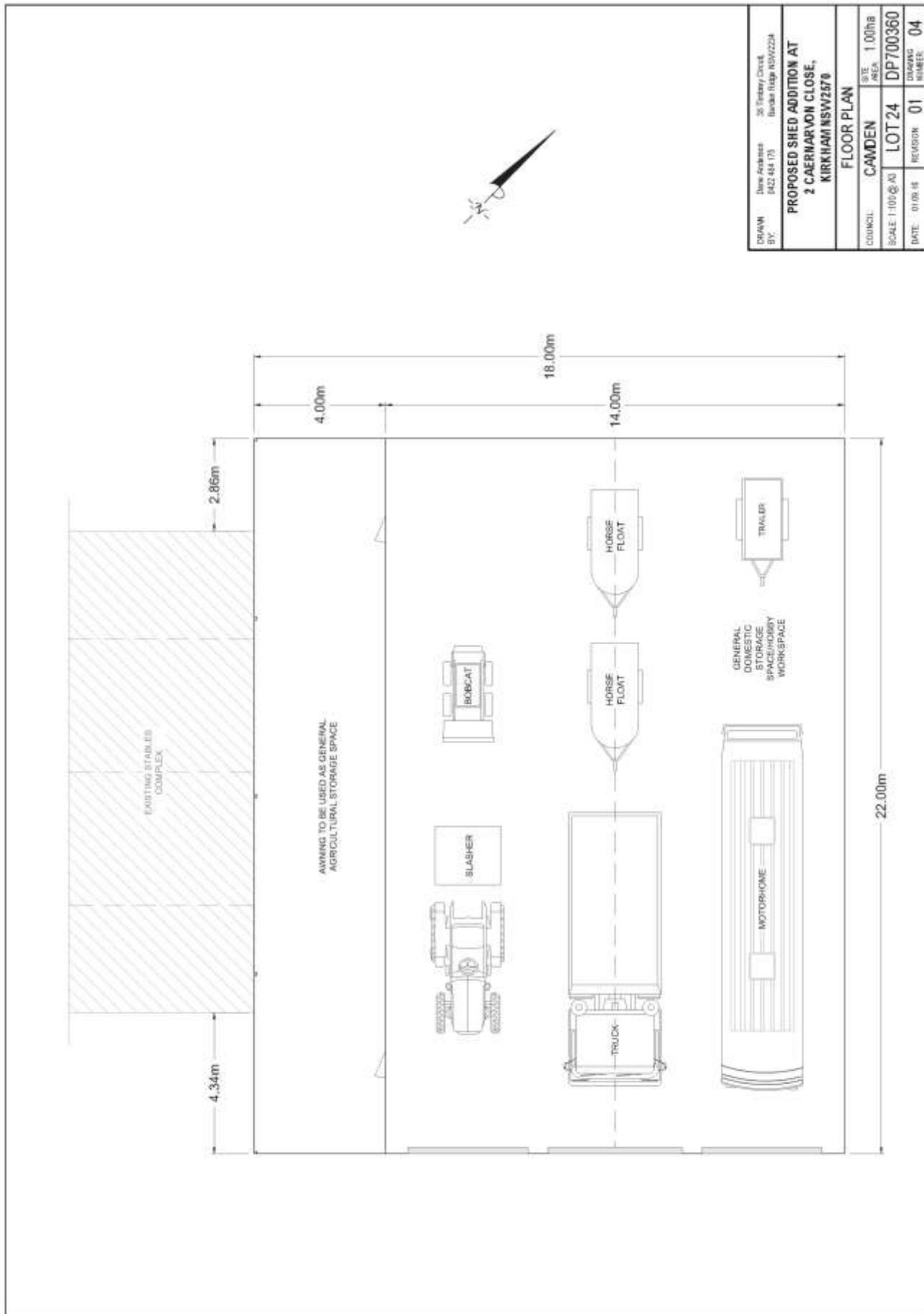
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SITE AREA	10000.00 m ²	EXISTING IMPERVIOUS AREA	2621.63 m ²
EXISTING FLOOR SPACE	722.91 m ² 7.23 %	PROPOSED IMPERVIOUS AREA	2622.22 m ² 26.22 %
PROPOSED FLOOR SPACE	1065.59 m ² 10.66 %	PROPOSED LANDSCAPED AREA	7044.45 m ² 70.44 %
EXISTING CONCRETE/DRIVEWAY	1889.96 m ²		

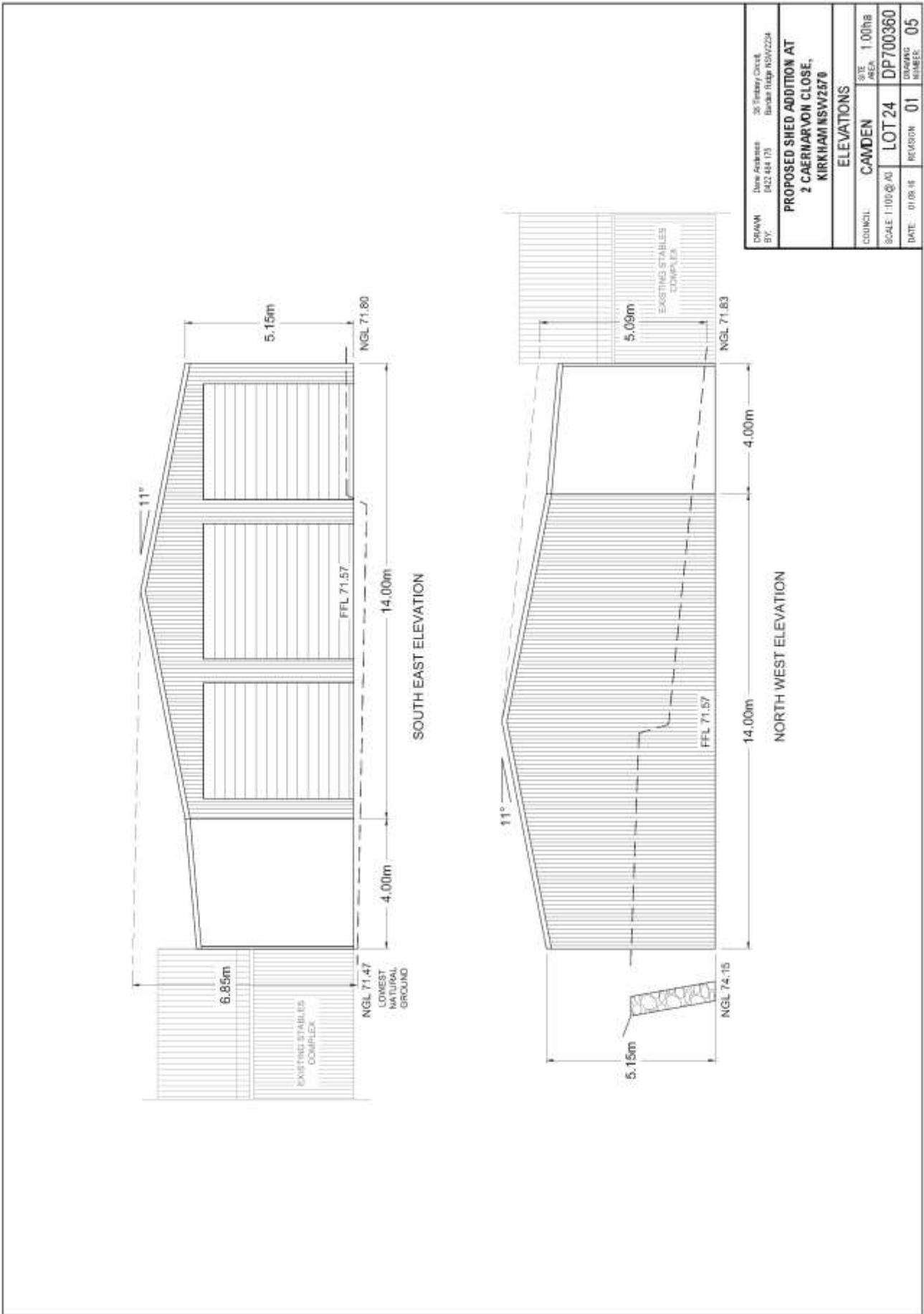
DRAWN BY:	Dane Andersen 0422 484 175	38 Timbary Circuit, Bardon Ridge NSW2234
PROPOSED SHED ADDITION AT 2 CAERNARVON CLOSE, KIRKHAM NSW2570		
SITE & LANDSCAPE PLAN		
COUNCIL:	CAMDEN	SITE AREA: 1.00ha
SCALE:	1:200 @ A3	LOT 24 DP700360
DATE:	01.30.18	REVISION: 02 DRAWING NUMBER: 02



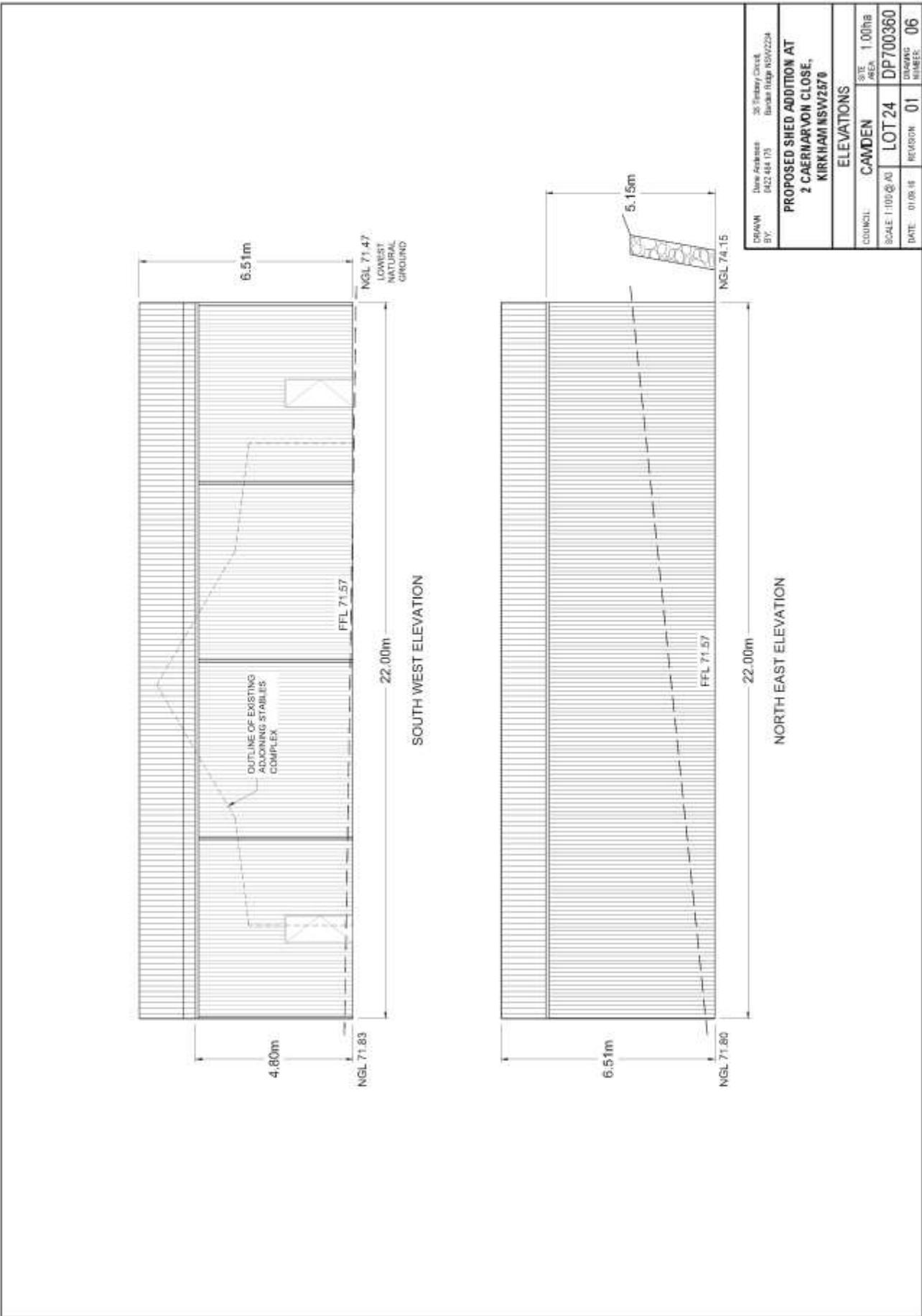


ORD03

Attachment 2



DRAWN BY:	25 Trinity Circuit, Banks Ridge NSW2204
PROPOSED SHED ADDITION AT 2 CAERNARVON CLOSE, KIRKHAM NSW2570	
ELEVATIONS	
COUNCIL:	CAMDEN
SCALE:	1:100 @ A3
DATE:	01/08/18
SITE AREA:	1.00ha
LOT:	24
REVISION:	01
DRAWING NUMBER:	05



Recommended Conditions

1.0 - General Conditions of Consent

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

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

Plan / No.	Description	Prepared by	Dated
-	Site Overview Map	-	Undated
-	Visual Layout for Noise Management	-	Undated
-	Statement of Environmental Effects	-	Undated
-	Risk Assessment – Pyrotechnic Display	Paul Gianotti	26/01/2017

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

- (2) **Duration of Development Consent** – This approval only grants consent for the event to be held on 20 January 2018 only.

Continuation of this event in 2019 and beyond will require a separate development application to be lodged with Council for consideration.

- (3) **Hours of Operation** – The hours of operation for the approved event on 20 January 2018 are between 4pm – 9.30pm only.
- (4) **Setting Up and Pack Up of the Site** – The setting up and pack up of the event is to commence no earlier than one (1) day before the event and no later than one (1) day after the event.
- (5) **Departing the site** – At the end of the event, the land is to be restored to the condition in which it was before the commencement of the event, and any restoration is to be completed no later than one (1) day after the event.
- (6) **Number of Persons** – The maximum number of persons permitted must not exceed 1,500 persons at any one time, including patrons, staff, and entertainers.
- (7) **Approved Number Not Exceeded** – Management must ensure that the approved maximum number of persons permitted is not exceeded, and is monitored by the event organiser.
- (8) **Advertising Signs Application** – Outdoor advertising structures require prior development consent. A development application must be submitted and approval

granted by the Consent Authority (i.e. Camden Council) prior to the erection of any advertising signs.

No signs including A Frames, Digital Variable Message Boards, Posters, Banners and the like are to be displayed in a public place without prior written consent from Council. A separate application shall be lodged with Council's Environmental Health Branch if signage is required.

- (9) **Temporary Directional Signs** – All temporary directional signs must be removed immediately following the event.
- (10) **Special Events on Public Land** - The approved special event must comply with the following requirements;
- a) The Event Organiser shall provide an up to date list advising of all food stall holders at least **seven (7) days** prior to the event including their business name and contact details;
 - b) The proprietor of each temporary food stall shall lodge an application for approval to conduct a temporary food stall in a public place at least **seven (7) days** prior to the event. The application must include:
 - i. The application fee in accordance with Council's fees and charges (if applicable);
 - ii. A Certificate of currency for public liability and product liability insurance of not less than \$20 million;
 - iii. A site plan showing location of stall and stall set up;
 - iv. Details of the types of foods to be sold;
 - v. A waste management plan for disposal of waste waters from stall;
 - vi. The proprietor's contact details;
 - vii. A copy of a current Food Safety Supervisor Certificate (if applicable); and
 - viii. Written evidence of the event organiser's approval to operate at the event.
 - c) The operation of temporary food stalls, must comply with relevant requirements of the *Food Act 2003* and the Food Regulation 2015 incorporating the Food Standards Code;
 - d) Temporary food stalls must be constructed in accordance with the NSW Food Authority's "Guidelines for Food Business at Temporary Events";
 - e) Food stalls may be subject to inspections by Council to ensure compliance with the *Food Act 2003* and Food Standards Code and charged in accordance with Council's fees and charges;
 - f) All measures should be taken to satisfy the requirements Workcover NSW to protect the health, safety and welfare of employees and visitors at each event;
 - g) The following is to be complied with regarding solid waste disposal:
 - i. Adequate solid waste receptacles are to be provided throughout the event site to adequately cater for the expected attendance;
 - ii. All solid waste is to be disposed of by an authorised waste service provider and disposed of at an approved waste facility;
 - iii. The event site is to be left free of all rubbish and litter at the completion of the event; and

- iv. Where possible recycling is to occur and recycling bins are to be provided.
 - h) Adequate sanitary facilities must be provided in a convenient location to the venue and appropriate to cater for the patron numbers attending the event, which may include the provision of portable toilets and hand basins.
 - i) All wastewater generated by the activities/operation of the event, including wastewater from food stalls, must be collected and disposed of via the sewer. No wastewater is to be disposed of on site or in such a place as may discharge to pollute waters; and
 - j) Any existing on-site sewage management system including both the tank(s) and related effluent application area(s) shall be adequately fenced and signposted to protect from damage and prevent any public to event access. The location of the event and any associated temporary structures etc. shall ensure compliance with the appropriate buffer distances in accordance with the applicable NSW guidelines.
- (11) **Waste Removal** – Upon completion of the event, the site must be left in a clean and tidy state, including the removal of all waste materials generated by the proposal.
 - (12) **Amenity** – The event must be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations and residential or business premises.
 - (13) **Offensive Noise** – The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the Protection of the Environment Operations Act 1997 and shall comply with the NSW Industrial Noise Policy 2000 (as amended).
 - (14) **Location of speakers (modular flown line arrays)** – The orientation / positioning of noise speaker (modular flown line arrays) must direct noise toward Sheathers Lane and away from the closest noise sensitive receivers located in Barsden and Little Street/s Camden.
 - (15) **Music and/or Amplifiers** - Music and other amplified sound, including recorded or broadcast programmes or the like, played on the premises, shall be controlled so as not to cause any distraction or disturbance to nearby or adjacent residents, pedestrians or motorists, and shall only be audible within the property boundaries.
 - (16) **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.
 - (17) **Dust** - Potential dust sources on-site must be minimised through the maintenance of vegetation cover and the use of water sprays to suppress dust from exposed areas during periods of dry and/or windy weather.
 - (18) **Discharge into Waterways** - No wastewater, chemicals or other substances shall be permitted to discharge to the waterway that runs through the site or Council's stormwater system. Only clean, unpolluted water is permitted to discharge. All

liquids (such as oils lubricants, hydraulic fluids, fuel, paints, detergents and any other chemicals) shall be stored in a covered and suitably bunded area.

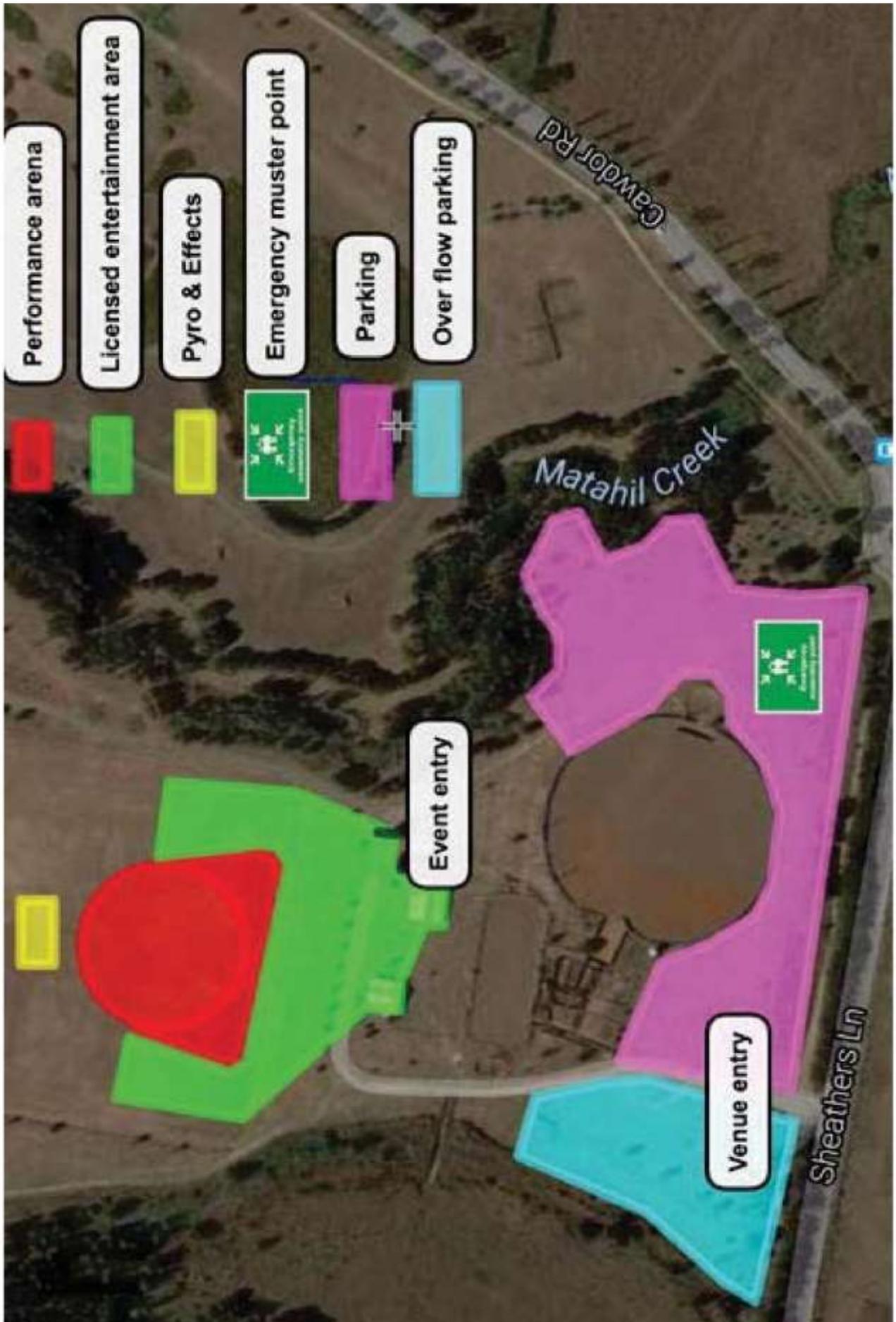
- (19) **Refuelling of Motorcycles and Spill Control** - Refuelling of motorcycles must take place in a designated refuelling area. The area is to have a hardstand surface where any spilt fuel can be easily collected by suitable spill absorbent materials.
- (20) **Liquid Spills** - Sufficient supplies of appropriate absorbent materials and other spill prevention and clean-up materials shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods, by placing absorbent material on the spill and sweeping or shovelling the material into a secure bin. Materials used to clean up shall be disposed of to an appropriately licensed waste facility.
- (21) **Storage of goods** - The storage of goods and materials shall be confined within the Bicentennial Equestrian Grounds. At no time shall goods, materials or advertising signs be displayed or placed within the designated car parking spaces, landscaped areas or road reserve.
- (22) **Amenity** - The approved development shall be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations or residential/business premises.
- (23) **Public Liability Mobile Food Vending** - The vehicle owner/operator shall maintain a public and products liability insurance policy in an amount of not less than \$10 million against any action that may arise from damage to property or injury to any person using the footpath of a public road in the vicinity of the activity from which approval is sought.
- (24) **Notification of Event to Emergency Services** – At least two weeks prior to the event occurring, the following agencies must be contacted and made aware of the event:

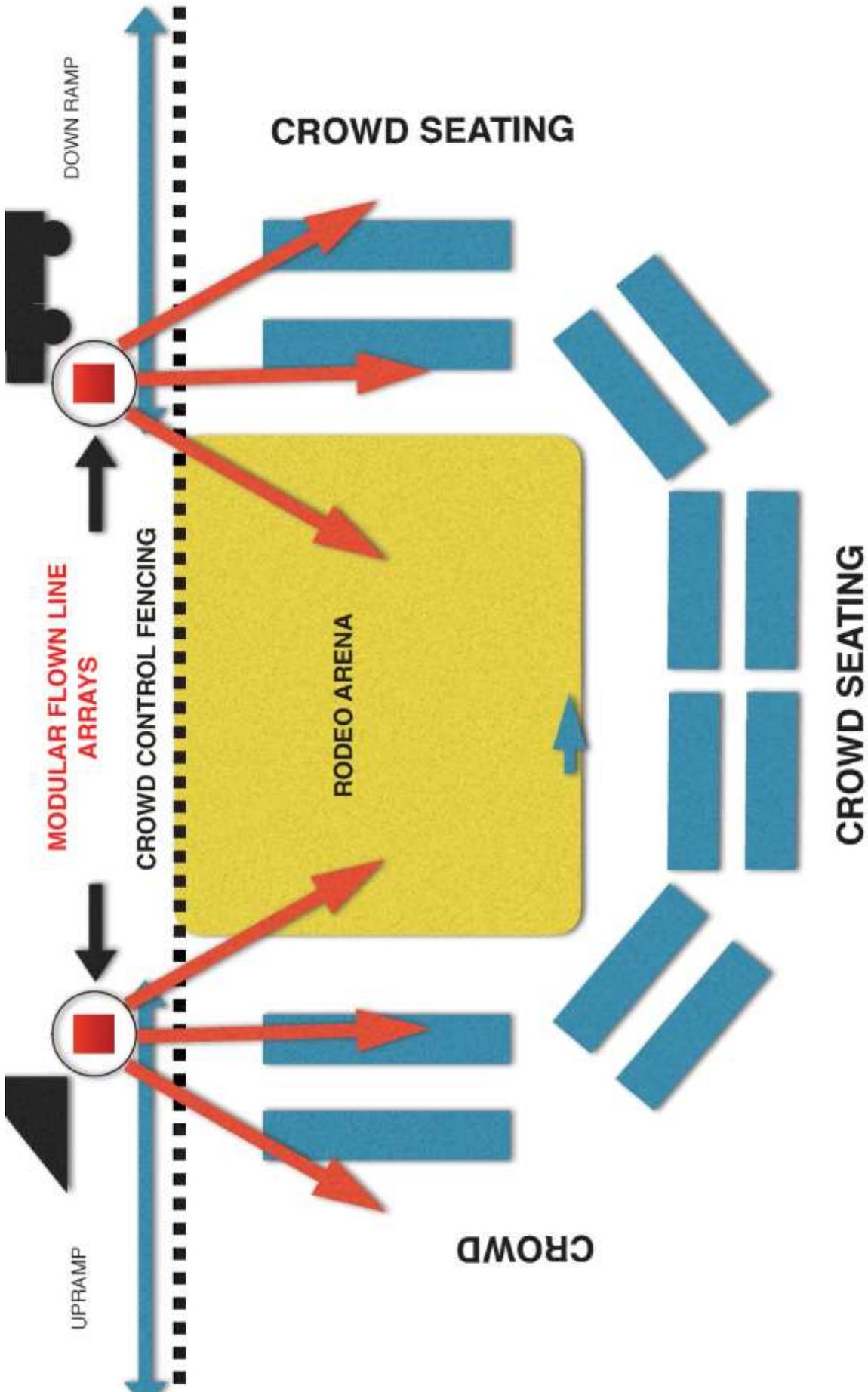
Organisation	Fax number	Email
NSW Police – Camden LAC Highway Patrol	4632 4411	CAMDTRAF@police.nsw.gov.au
NSW Police – Macquarie Fields LAC Highway Patrol	9820 0816	
NSW Rural Fire Service – Macarthur Zone	9603 9859	macarthur.zone@rfs.nsw.gov.au
Ambulance Service of NSW – Western Sydney	4731 4501	Office phone number: 4731 2167 (NB. Not for emergencies)
NSW Fire Brigade – Metropolitan South 3 Command	9824 6371	Office phone number: 9824 6256 (NB. Not for emergencies)
State Emergency Service - Narellan	4654 7699	camden.ses.ops@bigpond.com.au
Busabout – Smeaton Grange Depot		operationsmanager@busabout.com.au
Picton Buslines / Camden Wollondilly Cabs	4677 2406	cmoule@pictonbuslines.com.au
Interline		bill@interlinebus.com.au
Camden Council Waste Management Unit	4645 5925	waste@camden.nsw.gov.au

- (25) **Traffic Control** - All traffic controllers must be Road Maritime Service's accredited.
- (26) **Event Notification Letter Box Drop** – All residential dwellings located within a 700 metres radius of the rodeo arena must be provided with written notification at least (5) days in advance of the event about the events occurrence. The advice must include the date, duration of the event and, contain contact details for the event manager. The event manager must be available to be contacted during the 5 day notification period and also when the event is in operation.
- (27) **Logging of Complaints** - Any complaint received by the event manager or other staff about the event from the general public who are not attending the event is to be recorded in a complaints book and provided to Council with any future application for similar events.
- (28) **Operational Waste Management Plan** – An operational waste management plan must be created and utilised to manage all waste (including animal waste) generated from the event. Recycling of waste material where appropriate must be incorporated into the plan.
- (29) **Animal Waste** – No animal waste shall be stockpiled at the site. All animal waste is to be kept in bins with tight fitting lids and is to be disposed of at least every second day. Where it is deemed that the storage of animal waste is causing an offensive odour the storage bins are to be emptied immediately.
- (30) **Temporary Structures** – Temporary structures including stages, tents, marquees or booths must be erected in accordance with the general requirements and development standards identified under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – Part 2, Division 3 Temporary Uses and Structures Exempt Development Code.
- (31) **Fireworks** – SafeWork NSW must be contacted regarding their requirements for the fireworks display. A completed self-assessment Fireworks Display Checklist, is to be provided to Council at least 7 days prior to the display.
- The following are to be notified of the fireworks display:
1. Police – Local Area Command
 2. Fire Bridge
 3. Rural Fire Service
 4. Civil Aviation Authority
 5. Air Services Australia
 6. Properties neighbouring the proposed fireworks display
- (32) **Public Liability** – The applicant is responsible for obtaining and maintaining for the approval period, a current public liability risk insurance policy for the sum of \$20,000,000 which covers public liability from actions associated with the event. The policy is to indemnify Council against any public liability action within areas of the event.
- (33) **Animal Welfare** – The event is to comply with the National Consultative Committee for Animal Welfare Standards for the Care and Treatment of Rodeo Livestock.
- (34) **Safe Emergency and Pedestrian Access** – Safe and unimpeded emergency vehicle and pedestrian access is to be maintained for the duration of the event.

- (35) **Lighting** – No light from temporary or permanent light fixtures is to be emitted beyond the boundary of the site at any time.

Attachment 2 ORD04





ORD04

Attachment 2

ENTERTAINMENT AREA

Statement of Environmental Effects Camden Bicentennial Equestrian Park:

- (a) Bikes and Bulls is a Scripted Family Entertainment Event involving Rodeo and Freestyle Motocross.
- (b) Bikes and Bulls is a 1 day event where gates open at 4:30pm, the actual show starts at 6:30pm with a half an hour break at 7:30pm and the show anticipates to finish around 9:00pm. The show anticipates to draw around 1500 people which 80% are families.
- (c) Bikes and Bulls is due to bump in on Friday 26th of January 2018 arriving approximately 8:00am with equipment arriving mid morning and commencing set up at 7am on Saturday 27th of January 2018 all the way through until 3:30pm, one hour before the show starts. Bikes and Bulls will commence pack up at 7am Sunday 28th of January 2018 and be bumping out by 5pm.
- (d1) There will be 5 food stalls which will sell a variety of food including; Hot Takeaways (Hot Chips, Steak/Chicken Burgers, Pluto Pups) / Pizza / Roast Beef / Tacos / Ice-cream / Pancakes / Donuts / Kebabs which will operate from 4:30pm-9:00pm. Please find food licence attached. Please feel free to contact Rose from Amberleigh Catering on 0413618169.
- (d2) A static merchandise trailer will be selling Bikes and Bulls Merchandise including; Hats, T-Shirts, Wristbands and Stickers from 4:30pm-9:00pm
- (d3) A static 6 x 6 marquee Aussie FMX tent will be set up where athletes will be signing autographs and meet and greets between 4:30pm and 5:30pm then again at half time break and once again after the show finishes.
- (d4) A jumping castle will operate between the hours of 4:30pm and 8:30pm - this ride will all be supervised and have safety certificates.
- (e) **Please see EMP Map outlining parking area.**
- (f) The Proposed Car Parking is inline
- (e) All Fired up will be the licensed Pyrotechnic operating fireworks and special effects. Commencing at 9:00pm lasting about 5 minutes. All fireworks are in compliance with NSW Department of Mines for further details please feel free to contact Paul from All Fired up on 0418889643.
- (f) 40 x General waste bins will be labeled and appropriately placed to encourage responsible disposal of waste.
- (g) No temporary road closures or changes to traffic will be imposed by the Bikes and Bulls event as the Camden Bicentennial Equestrian Park already have in place adequate and approved road infrastructure in place to handle these increased numbers of traffic. Bikes and Bulls will be using the same parking system that Camden Bicentennial Equestrian Park use for all their events, this will be directed by a Volunteer group (which is in the final stages of being confirmed).
- (h) Noise at the event will be minimised by the use of a Cardio Stacked Line Array Audio System which is able to be directionally aimed, allowing the sound to dissipate 20 dB @ 120m in the direction the speakers are facing and 20 DBA @ 40m back of house. This is further controlled by our operating hours from 4:30pm-9:00pm to further reduce impact on residents.
- (i) There will be 10 security guards all wearing distinct & identifiable uniforms which will be placed stationary and roaming around the area. A minimum of one security guard will be positioned at each exit and entrance point of the licensed bar area to ensure all alcohol is not removed or taken

into the licensed area and that no intoxicated persons enter the licensed area. At least 3 security guards will be at the entry of the main gates where spectators enter to check bags & wrist band over 18s. There will be a security guard at all points of cash registers; Front gate, Merchandise and Bar and a qualified security guard will company cash runs to main safe. Ushers will be in place to guide and provide information to patrons about location of facilities throughout the event.

ORD04**Attachment 2**



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RISK ASSESSMENT - PYROTECHNIC DISPLAY

Prepared by: Paul Gianotti Date: Friday 26/01/2017

EVENT DETAILS – BIKES AND BULLS CAMDEN NSW

EVENT	Bikes & Bulls Camden NSW				
EVENT DATE	Saturday 27 th January 2018 6.30pm – 8.30pm				
EVENT LOCATION	Camden Bicentennial Equestrian Park				
FIRING SITE	Camden Bicentennial Equestrian Park 42 Exeter Street Camden NSW 2570				
EVENT FIRING TIME	6.30 pm to 8.30 pm				
DURATION OF FIRING	Close Prox Pyro for start of show and during show. Finale of fireworks to start at end of show around 8.30pm				
TYPE OF FIREWORKS	The list below indicates the type of fireworks to be fired. The list includes the deploy height, burst size and minimum safety clearance distances.				
ITEM	CALIBER	HEIGHT	WIDTH	MINIMUM CLEARANCE QLD CODE	MINIMUM CLEARANCE (DSN 1)
Box Items	28mm (ID)	45 m	50 m	56 m	56 m
Aerial Shells	50mm	60 m	40 m	50 m	50 m
Box Items	18mm	45 m	30 m	36 m	36 m
Close Prox	30mm	25 m	5 m	10 m	10 m
Plate Items	28mm	35 m	35 m	35 m	35 m
FIRING PLATFORM	<ul style="list-style-type: none"> All items mounted on or in plywood panels using screws, wire or tape. All Boxed Items In Plywood Boxes Racks held together in dense packs Show fired From natural Ground using Fire One Firing System 				

RISK ASSESSMENT - PYROTECHNIC DISPLAY

REGULATORY FRAMEWORK

What are the relevant regulations / standard / code of practice

1. Explosives Act 1999
2. Explosives Code 2003
3. Australian Explosives Code (AEC)
4. Australian Standard AS 2187.4, Part 4 Pyrotechnics - Outdoor Displays
5. Rooftop - Information Bulletin 17 & 17A
6. Safety Distance - DSN No.1, 2 & 3

CONFORMITY WITH REGULATORY FRAMEWORK

What items of non-conformity have been identified?

NIL

Why are there items of non-conformity?

Nil

RISK ASSESSMENT - PYROTECHNIC DISPLAY

IDENTIFICATION AREA OF RISK	CLASSIFICATION			MANAGEMENT		
	LIKELIHOOD	CONSEQUENCE	LEVEL OF RISK	MITIGATION	CONSEQUENCE OF MITIGATION	RESIDUAL LEVEL OF RISK
Fire	C	4	E	<ul style="list-style-type: none"> ▪ Fire Extinguishers on Site ▪ Observer to watch for fire ▪ Ensure product used not long burning ▪ 2 Way Communication with Ground Crew ▪ Inform Fire Dept of event ▪ Rural Fire Brigade will be on site for Displays 	<ul style="list-style-type: none"> ▪ Risk of fire reduced by availability of equipment and use of Observer also Rural fire brigade will be on site with Fire Tender 	Fire
Debris	A	2	H	<ul style="list-style-type: none"> ▪ Box Items - 28mm dia cardboard discs - low incidence of burning ▪ Set fireworks to ensure all debris will remain within the confines of safety Area ▪ Selection Of Product to suit site 	<ul style="list-style-type: none"> ▪ Risk of debris reduced by selection of appropriate product and choice of firing position 	Debris
Dislodgement of fireworks during firing	D	4	H	<ul style="list-style-type: none"> ▪ Box items securely attached to plywood panels ▪ Box Item In Ply wood Boxes ▪ Racks Secured together 	<ul style="list-style-type: none"> ▪ Risk of dislodgement reduced by selection of appropriate equipment 	Dislodgement of fireworks during firing
Non-authorized persons entering the firing site	D	4	H	<ul style="list-style-type: none"> ▪ Site guarded by operator ▪ Set firing position within optimum sightlines ▪ Security Helping with event 	<ul style="list-style-type: none"> ▪ Risk of non-authorized entry to firing site reduced by appropriate security measures 	Non-authorized persons entering the firing site

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RISK ASSESSMENT - PYROTECHNIC DISPLAY

KEY

CLASSIFICATION OF RISK			RISK MATRIX					
Likelihood	Consequence	Level	LIKELIHOOD	CONSEQUENCE				
A Almost certain	1 Insignificant	E Extreme Risk		1	2	3	4	5
B Likely	2 Minor	H High Risk		A	H	H	E	E
C Possible	3 Moderate	M Moderate Risk		B	M	H	H	E
D Unlikely	4 Major	L Low Risk		C	L	M	H	E
E Rare	5 Catastrophic			D	L	L	M	H
			E	L	L	M	H	

PLANNING

<p>Contingency Plan (If the risk occurs)</p> <ul style="list-style-type: none"> ▪ If incident occurs during the firing of the display, then stop the display immediately. ▪ Investigate circumstances if practical. ▪ Call emergency services as necessary. ▪ Secure and evacuate site as necessary. ▪ Senior Pyrotechnician to instigate Risk Management Plan as necessary.
<p>Communication Plan</p> <ul style="list-style-type: none"> ▪ Communicate Risk Management Plan to Pyro technicians and all stakeholders to make them aware of plans to mitigate risk. ▪ Communication during the display will be as follows: <ul style="list-style-type: none"> - Pyrotechnicians in two-way radio communication with Contractor; - Pyrotechnician to have mobile phone available; - Police, Ambulance, Fire Brigade on site - Inform authorities of details of the display (i.e. Dept Natural Resources & Mines, Police, Fire,).
<p>Action Plan</p> <ul style="list-style-type: none"> ▪ Ensure fireworks are set-up in accord with AFU Work Procedure's and in accord with standards & regulations. ▪ Ensure it is safe to fire before commencement of display. ▪ Adapt to any change in conditions of the display, including weather. ▪ Stop display if it is unsafe to continue.



FRAUD AND
CORRUPTION
PREVENTION
POLICY
P3.0103.1

FRAUD AND CORRUPTION PREVENTION POLICY

DIVISION: CUSTOMER AND CORPORATE STRATEGY

BRANCH: GOVERNANCE AND RISK

CATEGORY: 2

PART 1 - INTRODUCTION

1. BACKGROUND

- 1.1 Camden Council is committed to acting in the best interest of the community and upholding the principles of honesty, integrity and transparency, which are all key elements of good governance.
- 1.2 This policy has been formulated in line with the Fraud and Corruption Prevention Framework developed by NSW Treasury.

2. OBJECTIVE

- 2.1 To clearly specify Council's attitude and approach to confront and reduce the risks of fraud and corruption affecting Council's staff, operations and services.
- 2.2 To clearly demonstrate that Council does not and will not tolerate fraudulent practices either by its own staff, Councillors, contractors or others working for Council and will not tolerate others using fraudulent practices against Council, its staff or the functions and services it provides to the community
- 2.3 To clearly demonstrate Council's commitment to:
 - Minimising opportunities for corrupt conduct;
 - Detecting, investigating and disciplining/prosecuting corrupt conduct;
 - Reporting corrupt conduct to the Independent Commission Against Corruption (ICAC) and NSW Police where relevant;
 - Taking a risk management approach to the identification and management of corruption risks; and
 - Educating on fraud and corruption awareness.

3. SCOPE

- 3.1 This policy applies to all staff, Councillors, contractors and volunteers across all Council activities.

FRAUD AND CORRUPTION
PREVENTION
POLICY
Adopted by Council date

Next Review Date: dd/mm/yyyy

TRIM #:

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4. DEFINITIONS

Term	Definition
Corrupt Conduct	Conduct by a public official that commonly involves the dishonest or preferential use of power or position, a breach of public trust or the misuse of information or material acquired in the course of official business.
Fraud	(As defined in Australian Standard 8001) dishonest activity causing actual or potential financial loss to any person or entity including theft of moneys or other property by employees or persons external to the entity and whether or not deception is used at the time, immediately before or immediately following the activity. This also includes the deliberate falsification, concealment, destruction or use of falsified documentation used or intended for use for a normal business purpose or the improper use of information or position.
Fraud Control	Actions taken to stop or at least reduce the risk of fraud occurring, and are designed to provide reasonable assurance that fraud risks are managed in such a manner as to ensure that the achievement of Council's objectives will not be adversely affected by fraudulent practices.
Maladministration	Action or inaction of a serious nature that is: (i) Contrary to the law; (ii) Unreasonable, unjust or oppressive or improperly discriminatory; or (iii) Based wholly or partly on improper motives.
Staff	Permanent, fixed term, temporary and casual employees of Council.

PART 2 - POLICY STATEMENT

Camden Council is committed to protecting its revenue, expenditure, property, intellectual capital and reputation from any attempt, either by members of the public, contractors, sub-contractors, Councillors or its own staff to gain by deceit, any financial or other benefits.

This policy outlines the general principles and responsibilities for fraud and corruption prevention and control.

5. PRINCIPLES

5.1 The principal elements of Council's Fraud and Corruption Prevention policy are:

- Preventing fraud at its origin, in particular, implementing effective control structures and procedures that aim to eliminate the prospect of fraud occurring;
- Making all staff, Councillors, contractors to Council and volunteers aware of their obligation to act ethically and to follow Council's Code of Conduct at all times;

- Making all contractors and those dealing with Council aware of the ethical standards that Council applies and of the ethical standards of others in their dealings with Council;
 - Committing to a policy of detection, investigation and prosecution of individual cases of fraud; and
 - Respecting the civil rights of employees and members of the public and committing to natural justice.
- 5.2 Council has a Fraud and Corruption Prevention Plan that underpins this policy and details responsibilities of positions within Council and the community. It also outlines steps involved in identifying, investigating, reporting and taking action around fraud and corruption.
- 5.3 The Fraud and Corruption Prevention Plan and Council's Code of Conduct also outline the policies and procedures being implemented by Council to ensure that any allegations and subsequent investigations into fraud are handled confidentially and in accordance with applicable legislation.
- 6. RESPONSIBILITY**
- 6.1 The General Manager has ultimate responsibility for managing fraud and corruption risks in the Council organisation.
- 6.2 The development and implementation of effective policies and procedures to prevent, detect, report, and control fraud and corruption, based on a risk management approach, is the responsibility of Directors and Managers. Directors and Managers are specifically accountable for the prevention and detection of fraud and corruption in areas under their control.
- 6.3 All Councillors, the General Manager and Directors are responsible for ensuring that this policy is fully and effectively executed.
- 6.4 Managers, Team Leaders and Coordinators are responsible for understanding and implementing the Code of Conduct and relevant Council policies and procedures.
- 6.5 Council staff are responsible for reporting corrupt conduct in line with Council policies and procedures or directly to the Independent Commission Against Corruption.
- 6.6 The General Manager has a responsibility to investigate instances of fraud and corruption against Council that arise. The General Manager must, under section 11 of the *Independent Commission Against Corruption Act 1988*, report any matter that he or she reasonably suspects involves or may involve corrupt conduct to the Commission.
- 6.7 All Council staff are responsible for their behaviour and are to act honestly in accordance with the Code of Conduct. All Council staff are to follow diligently the procedures and controls detailed in this policy to

prevent and mitigate fraud and corruption. Those procedures and controls must not be bypassed or avoided.

7. REPORTING AND PROTECTED DISCLOSURES

- 7.1 Any suspected or actual incidence of fraud or corruption must be reported immediately. Council staff should do so in accordance with the provisions of the Code of Conduct and the Public Interest Disclosures Act Internal Reporting Policy.
- 7.2 Council will protect those reporting suspected fraud and/or corruption in line with the provisions of the *Public Interest Disclosures Act 1994* and the Public Interest Disclosures Act Internal Policy.
- 7.3 Council will deal with allegations of fraud and corruption in accordance with the provisions of the Code of Conduct and the Public Interest Disclosures Act Internal Reporting Policy.



RELEVANT LEGISLATIVE INSTRUMENTS:	<i>Local Government Act 1993 Local Government (General) Regulation 2005 Independent Commission Against Corruption (ICAC) Act 1998 Public Interest Disclosures Act 1994</i>
RELATED POLICIES, PLANS AND PROCEDURES:	Fraud and Corruption Prevention Plan Code of Conduct Procurement Policy Public Interest Disclosures Act Internal Reporting Policy
RESPONSIBLE DIRECTOR:	Director Customer and Corporate Strategy
APPROVAL:	Council

HISTORY:

Issue	Approved by	Changes made	Date	TRIM Number
1	Council	New policy	Insert date	Trim Number



FRAUD AND CORRUPTION PREVENTION PLAN

FRAUD AND CORRUPTION PREVENTION PLAN

DIVISION: CUSTOMER AND CORPORATE STRATEGY

BRANCH: GOVERNANCE AND RISK

PART 1 - INTRODUCTION

This plan has been developed to clearly document strategies that the General Manager and staff will use to ensure good governance at Council and to assist in detecting and mitigating fraudulent or corrupt acts. Council acknowledges that, despite best measures and intentions, there can be no guarantee to prevent fraud and corruption. However, effective measures can be taken to assist in its minimisation and early detection.

Council has adopted a Fraud and Corruption Prevention Policy, which outlines the responsibilities of parties including Councillors, and has also endorsed this plan.

PART 2 - DEFINITIONS

Fraud:

The Australian Standard 8001 Fraud and Corruption Control defines fraud as:

dishonest activity causing actual or potential financial loss to any person or entity including theft of moneys or other property by staff or persons external to the entity and whether or not deception is used at the time, immediately before or immediately following the activity. This also includes the deliberate falsification, concealment, destruction or use of falsified documentation used or intended for use for normal business purposes or the improper use of information or position.

Corruption:

Section 8 of the *Independent Commission Against Corruption Act 1988* defines corruption as:

- (a) any conduct of any person (whether or not a public official) that adversely affects, or that could adversely affect, either directly or indirectly, the honest or impartial exercise of official functions by any public official, any group or body of public officials or any public authority; or
- (b) any conduct of a public official that constitutes or involves the dishonest or partial exercise of any of his or her official functions; or
- (c) any conduct of a public official or former public official that constitutes or involves a breach of public trust; or
- (d) any conduct of a public official or former public official that involves the misuse of information or material that he or she has acquired in the course of his or her official functions, whether or not for his or her benefit or for the benefit of any other person."

Section 9 limits the extent of the meaning of corrupt conduct by stating that, for conduct to be corrupt, it must involve:

- a crime;
- a disciplinary offence; or
- grounds for dismissal.

Staff:

Permanent, fixed term, temporary and casual employees of Council.

FRAUD AND CORRUPTION
PREVENTION PLAN
Endorsed by Council date

Next Review Date: dd/mm/yyyy

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ELG:

Council's Executive Leadership Group, comprising the General Manager and Directors.

PART 3 - STRATEGIES

This plan is modelled on the 'Fraud Control Improvement Kit, Managing your fraud control obligations' developed in February 2015 by the Audit Office of NSW, which encompasses 10 critical success factors for the effective governance and control of fraud and corruption.

This has been complemented by inclusion of provisions from Council's Code of Conduct.

PART 4 – LEADERSHIP

1. ELG and Councillors are committed to fraud control:
 - General Manager visibly endorses fraud control activities
 - ELG demonstrate their commitment to mitigate fraud risks
 - Councillors have adopted a Fraud and Corruption Prevention Policy.
2. Clearly defined GM and ELG accountability and responsibility:
 - ELG assigned responsibility for implementing the fraud control framework
 - ELG's individual performance agreements contain performance measures and indicators relating to successful fraud control.

PART 5 - ETHICAL FRAMEWORK

3. Clear policies setting out acceptable standards of ethical behaviour:
 - Staff have easy access to all council documents outlining ethical behaviour
 - Ethical behaviour policies are included in the induction process
 - Councillors have adopted a Fraud and Corruption Prevention Policy and Statement of Business Ethics.
4. Demonstrated compliance with the ethical framework:
 - Staff annually revisit their commitment to acceptable standards of behaviour as part of the appraisal process.
5. Staff are aware of Council's obligations to ethical behaviour and the organisation's position on fraud:
 - Staff understand fraud is not tolerated and the consequences of committing fraud.

PART 6 - RESPONSIBILITY STRUCTURES

6. Management and all staff have clearly defined responsibilities for managing fraud:
 - Staff are aware of the responsibility structure in the organisation
 - Responsibilities for fraud control are contained in position descriptions, where appropriate.
7. Fraud management is integrated with core business:
 - Managing fraud risks is included in business plans
 - Councillor responsibilities are outlined in the Fraud and Corruption Prevention Policy.
8. Resources are allocated to managing fraud:
 - Fraud responsibilities assigned to the Risk Management Officer.
9. Clearly defined roles for Business Assurance and Risk committee and auditors:
 - Proactive and influential Business Assurance and Risk committee

- Internal audit work covers controls over high risk fraud areas.

10. Staff with responsibility for fraud control and staff in high risk fraud areas are provided with training:
- Refresher and knowledge update training are provided on an ongoing basis
 - Training program is integrated within a wider education and awareness campaign.

PART 7 - FRAUD CONTROL POLICY

11. Risk-based policies appropriate to the organisation:
- Appropriate policies address the level and nature of internal and external fraud risks
 - Fraud control policy addresses the ten attributes of fraud control.
12. Holistic and integrated:
- Fraud control policy does not operate in isolation and has strong links to other ethical behaviour policies.
13. Regularly reviewed, current and implemented:
- Fraud control policy is responsive to changes in the operating environment and reviewed at least every two years.

PART 8 - PREVENTION SYSTEMS

14. Proactive and integrated fraud risk assessment:
- Fraud risk assessment is part of organisation's enterprise risk management process
 - Risk assessment reviewed after substantial change and at least every two years.
15. Planning, follow up and accountability:
- Fraud control plan in place and outcomes reported to ELG and Business Assurance and Risk Committee.
16. Analysis of and reporting on suspected and actual frauds:
- Fraud database established containing all reports of fraud, action taken and outcomes
 - Database kept up-to-date.
17. Ethical workforce:
- Pre-employment screening.
18. IT security strategy:
- Specific IT security strategy aligned with the organisation's business strategy
 - Cybercrime included as a risk on the risk register.

PART 9 - FRAUD AWARENESS

19. Comprehensive staff and Councillor education and awareness program:
- Ongoing ethical behaviour and fraud education and awareness program
 - Fraud control message repeated and reinforced using a variety of communication channels
 - Fraud control expectations included in the induction process
 - Staff and Councillors have a good understanding of what fraud is
 - Guidance material deals with real life situations, conflicts and fraud risks.
20. Staff awareness of fraud control responsibilities:
- Staff have a good appreciation and understanding of their responsibilities for preventing, detecting and reporting fraud.

21. Customer and community awareness:
 - Publicity campaigns developed where appropriate
 - Customers and the community encouraged to report suspicions of fraud and provided with easy to use channels to make reports
 - Customers and the community have confidence in the integrity of the Council
 - Statement of business ethics setting expectations and mutual obligations.

PART 10 - THIRD PARTY MANAGEMENT SYSTEMS

22. Targeted training and education for key staff:
 - Targeted training and education programs for staff with responsibilities for dealing with third parties.
23. Third party due diligence and clear contractual obligations and accountabilities:
 - Structured risk-based due diligence before engaging contractors or third parties
 - Contracts and service level agreements include clear accountabilities for managing the risk of fraud
 - Position descriptions for staff with responsibilities for managing third parties include accountabilities for managing fraud risks.
24. Effective third party internal controls:
 - Specific internal controls relating to third parties in place
 - Checks and reviews carried out on dealings with third parties.
25. Third party awareness and reporting:
 - Contractors and suppliers understand Council will not tolerate corruption, including fraudulent dealings
 - Statement of business ethics setting expectations and mutual obligations
 - Reporting mechanisms established for reporting suspected fraud
 - Contractors and suppliers encouraged to provide information if they suspect fraud is occurring.
26. Staff disclosure of conflicts of interest and secondary employment:
 - Staff regularly required to disclose conflicts of interest and secondary employment
 - Records of conflicts of interest and secondary employment reviewed and kept up-to-date.

PART 11 - NOTIFICATION SYSTEMS

27. Culture that supports staff reporting fraud and management acting on those reports:
 - Well publicised options for staff to report fraud
 - Staff feel confident they will be protected from reprisal action
 - Demonstrated action taken in response to reports of fraud.
28. Policies, systems and procedures that support reporting:
 - Reporting system appropriate to organisation
 - Different channels available to report fraud
 - Feedback and follow up with internal reporters.
29. Processes to support upward reporting:
 - Actual and suspected frauds reported to CEO and Business Assurance and Risk Committee.
30. External reporting:
 - Staff are clear on policy and procedures for external reporting
 - External reporting in accordance with legislation and policy

- Clear and consistent approach to external reporting.

PART 12 - DETECTION SYSTEMS

31. Robust internal controls:
 - Well-documented risk-based internal controls
 - Routine checks of activities, processes, controls and transactions
 - Range of internal controls that 'prevent, detect and correct'.
32. Monitoring and review:
 - Available data monitored and reviewed to ensure irregularities and warning signals are picked up early
 - Early warning signs acted on quickly and red flag behaviour recognised.
33. Risk-based internal audit program:
 - Internal audit program evaluates the potential for fraud and how fraud risk is managed
 - Internal audit recommendations assigned to individuals with timeframes for response.

PART 13 - INVESTIGATION SYSTEMS

34. Clear documented investigation procedures:
 - Reports of fraud investigated promptly and to the highest standards
 - Investigations are independent
 - Sufficient resources allocated, including budget.
35. Investigations conducted by qualified and experienced staff:
 - Investigations conducted by appropriately qualified personnel with recognised qualifications and appropriate experience.
36. Decision-making protocols:
 - Documented decision-making processes
 - Proportionate responses to incidents of fraud.
37. Disciplinary systems:
 - Staff understand fraud will not be tolerated and the perpetrators will face disciplinary action
 - Commitment to taking action against the perpetrators of fraud
 - Consistent application of sanctions.
38. Insurance:
 - Consider a fidelity guarantee insurance policy to protect against the financial consequences of fraud.

PART 14 - CODE OF CONDUCT AND SUPPORTING POLICIES

39. The Council has a Code of Conduct, which establishes levels of expected behaviour. The Code is revised on a regular basis to ensure that it remains relevant and comprehensive.
40. The Code meets the standards of the Model Code of Conduct issued by the Office of Local Government.
41. Other policies dealing with ethical and fraud control matters are issued as considered appropriate.
42. A copy of the Code is included in the Induction Pack for new staff and Councillors. Any revisions to the Code are communicated to staff and Councillors. A reference to the Code

and its importance will also be included in the annual report as appropriate. Other methods are used from time to time to ensure that staff and Councillors understand the expected standards of behaviour in respect to ethics and fraud control.

43. Council's Statement of Business Ethics has been developed to detail the high ethical standard to Suppliers, Consultants and Contractors. It is written into the contracts of suppliers, consultants and contractors that they and their staff adhere to the standards in the Code. Failure to adhere to these standards can result in the cancellation of their contracts.

PART 15 - REFERENCES

44. In developing this plan, the following resources were utilised:-
- Audit Office of NSW's Guides to Better Practice and Fraud Control Improvement Kit
 - ICAC – Practical Guide to Corruption Prevention.

RELEVANT LEGISLATIVE INSTRUMENTS: *Local Government Act 1993*
Local Government (General) Regulation 2005
Independent Commission Against Corruption (ICAC) Act 1998
Public Interest Disclosures Act 1994

RELATED POLICIES, PLANS AND PROCEDURES: Fraud and Corruption Policy
 Code of Conduct
 Procurement Policy
 Public Interest Disclosures Act Internal Policy

RESPONSIBLE DIRECTOR: Director Customer and Corporate Strategy

APPROVAL: Council

HISTORY:

Issue	Approved by	Changes made	Date	TRIM Number
1	Council	New plan	Insert date	Trim Number



**ENTERPRISE
RISK MANAGEMENT
POLICY
P3.0194.1**

RISK MANAGEMENT

DIVISION: Customer & Corporate Strategy

BRANCH: Governance & Risk

PART 1 - INTRODUCTION

1. OBJECTIVE

1.1 The purpose of this policy is to promote Enterprise Risk Management throughout Council to:

- Increase the likelihood of achieving objectives;
- Improve decision-making and planning;
- Improve identification of opportunities and threats;
- Encourage pro-active rather than re-active management;
- More effectively allocate and use resources (human, financial, intellectual);
- Improve stakeholder confidence and trust;
- Improve compliance with key regulatory requirements;
- Improve the internal control environment;
- Promote sound corporate governance; and
- Enhance communication and reporting of risk.

2. BACKGROUND AND RATIONALE

2.1 Risk is defined as the effect of uncertainty on objectives.

2.2 Council understands that large, unmitigated risks can adversely impact its stakeholders and its ability to achieve strategic and operational objectives. Accordingly, Council is committed to a systematic, proactive and enterprise wide approach to managing risk.

3. SCOPE

3.1 This policy applies to all Councillors, General Manager, Directors, Managers, Staff, Contractors and Volunteers across all Council activities and processes.

3.2 Risk Management is not a standalone function of Council; it is an integral part of all organisational processes, including:

- Strategic & operational planning;
- Project management; and
- Change management processes.

3.3 Risk Management provides support and guidance to the existing management systems within Council. The successful implementation of the Enterprise Risk

Management Policy requires a consistent and systematic approach to risk management at all levels of Council.

4. DEFINITIONS

- 4.1 **Risk:** the effect of uncertainty on objectives.
- 4.2 **Risk Management:** coordinated activities to direct and control an organisation with regard to risk.
- 4.3 **Enterprise Risk Management Framework:** components that provide the foundations and organisational arrangements for designing, implementing, monitoring, reviewing and continually improving risk management throughout the organisation.

PART 2 - POLICY STATEMENT

5. MANDATE AND COMMITMENT

- 5.1 Council is committed to the formal, systematic, structured and proactive management of risks across the organisation. This includes financial, reputational, compliance, operational, safety, environmental, service delivery and strategic risks.
- 5.2 Council is committed to embedding risk management principles and practices into:
- Organisational culture;
 - Decision making processes;
 - Business information systems;
 - Strategic and operational planning; and
 - Business and financial processes.
- 5.3 Council recognises that risk management is an integral function of effective service delivery and not an isolated activity.
- 5.4 Council will ensure that risk management processes are in place and risk assessments are completed for major policies, projects, programs and plans.
- 5.5 Council recognises that it is essential that risk management, strategic, operational, and financial planning are aligned.
- 5.6 Council is committed to providing ongoing risk management training for management and staff to increase awareness and improve the operational effectiveness of risk management programs.
- 5.7 Council is committed to monitoring and improving risk management activities and their effectiveness through a program of continuous improvement.

6. RISK MANAGEMENT FRAMEWORK

- 6.1 Council is committed to maintaining an effective, efficient and tailored risk management framework that consists of:
- This policy;
 - An enterprise risk management strategy; and

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- Supporting policies that complement risk management such as fraud prevention, business continuity management, project management and WH&S management systems.

6.2 The framework will enable:

- A formal, structured approach to risk management that is appropriate to Council's activities and operating environment; and
- A risk management approach consistent with the principles of AS/NZS ISO 31000:2009.

7. RISK APPETITE

7.1 Risk appetite is the amount of risk that an organisation wants to take and is willing to accept in pursuit of its objectives.

7.2 Risk tolerance is the amount of risk an organisation is willing to bear in respect of a particular business line, function or risk type.

7.3 As a local government authority, Council has an obligation to its stakeholders to ensure that it does not accept high levels of risk that might impact on community wellbeing and amenity or the ongoing viability of Council. Accordingly, Council generally has a low appetite and tolerance for unmitigated risks across all of its operations and objectives. However, given the enormous growth that Camden will experience in coming years, Council will need to take some calculated risk to ensure that infrastructure and services meet the needs of future communities.

8. IMPLEMENTING RISK MANAGEMENT

8.1 Council is committed to ensuring that a strong risk management culture exists and will develop and maintain an enterprise risk management strategy that:

- Aligns risk management processes to existing planning and operational processes;
- Allocates sufficient funding and resources to risk management activities;
- Provides staff with appropriate training in risk management principles;
- Assigns clear responsibilities to staff at all levels for managing risk;
- Embeds key controls to manage risks into business processes;
- Establishes appropriate mechanisms for measuring and reporting risk management performance
- Communicates risk management policies, plans and issues to staff and other stakeholders;
- Takes human and cultural factors into account; and
- Is dynamic, iterative and facilitates continual improvement.

9. RESPONSIBILITIES

Councillors are responsible for:

- Reviewing and approving the Enterprise Risk Management Policy;
- Providing feedback to management on important risk management matters/issues raised by management;

- Supporting management in communicating the importance and benefits of good risk management to stakeholders;
- Considering risk management issues contained in Council reports; and
- Considering the risks arising from Council decisions.

The Business Assurance & Risk Committee is responsible for reviewing whether management has in place a current and comprehensive risk management framework, and associated procedures for effective identification and management of business and financial risks, including fraud.

The General Manager, with the assistance of senior management, is responsible for leading the development of an enterprise risk management culture across the organisation and ensuring that the Enterprise Risk Management Policy and Strategy are being effectively implemented.

The Executive Leadership Group (ELG) is responsible for ensuring that the Enterprise Risk Management Policy and Strategy are being effectively implemented within their areas of responsibility.

The Senior Management Team (SMT) is responsible for overseeing the development, implementation and ongoing review of Council's ERM framework, to consider and resolve cross-organisational risk management issues and/or those that are unable to be addressed by Managers and to escalate risks where necessary to the ELG.

Managers at all levels are the risk owners and are required to create an environment where the management of risk is accepted as the personal responsibility of all staff, volunteers and contractors. Managers are accountable for the implementation and maintenance of sound risk management processes and structures within their area of responsibility in conformity with Council's risk management framework and are responsible for escalating risks where necessary to the SMT.

The Risk Management Officer is responsible for coordinating the processes for the management of risk throughout the organisation. This may include the provision of advice and service assistance to all areas on risk management matters.

Staff, Volunteers and contractors are required to act at all times in a manner which does not place at risk the health and safety of themselves or any other person in the workplace. Staff are responsible and accountable for taking practical steps to minimise Council's exposure to risks in so far as is reasonably practicable within their area of activity and responsibility.

RELEVANT LEGISLATION:

NA

RELATED POLICIES AND PROCEDURES:

Risk Management – Principles and Guidelines – AS/NZ ISO 31000:2009
 Work Health & Safety Policy (P3.0154.1)
 Emergency Response Policy (P3.0157.1)
 Business Continuity Management Plans (Oran Park and Narellan Depot)
 Enterprise Risk Management Strategy

RESPONSIBLE DIRECTOR:

Director of Customer & Corporate Strategy

APPROVALS

Council

HISTORY:

Issue	Approved by	Changes made	Date	TRIM Number
1	Adopted by Council	Nil	Insert date	Trim Number

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