



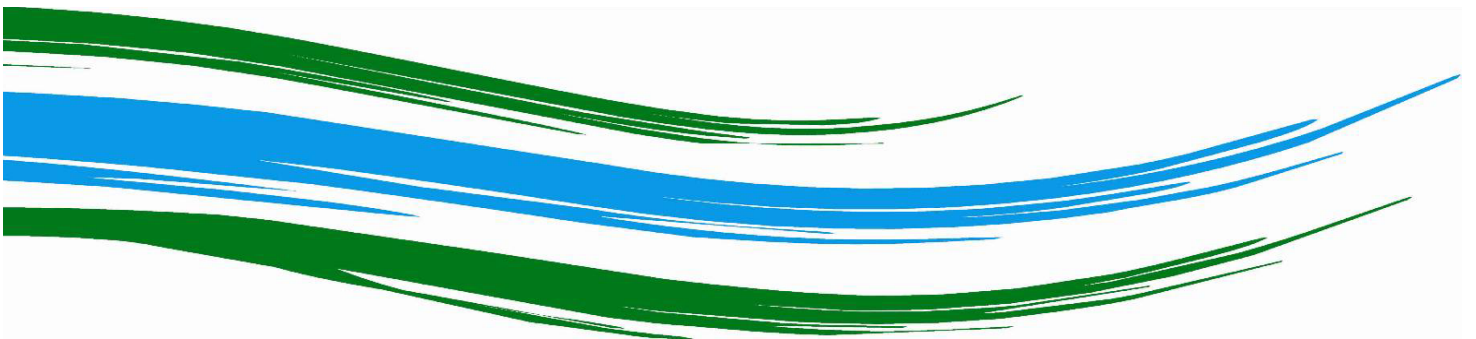
# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**9 July 2013**

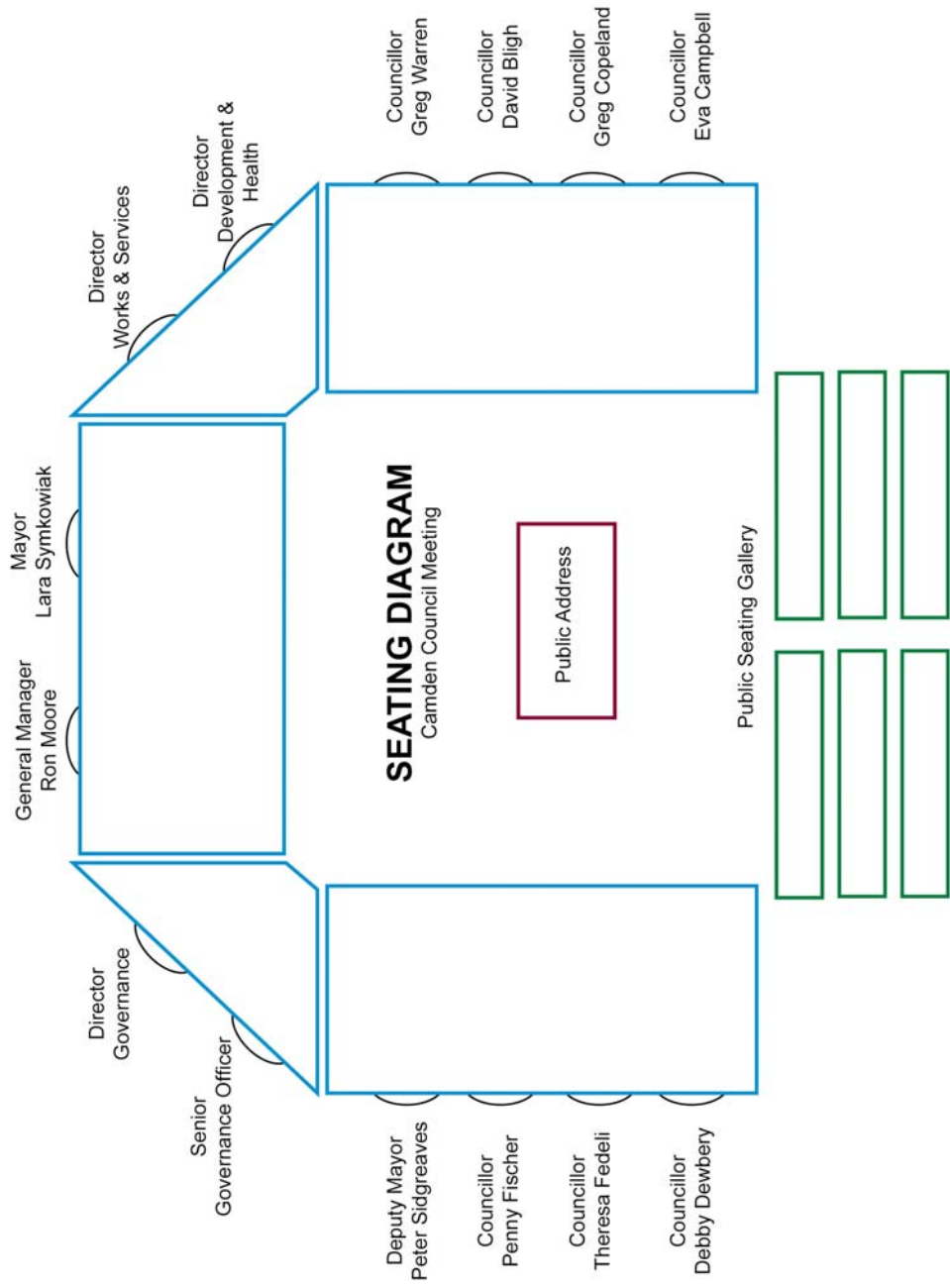
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**Camden Civic Centre**  
**Oxley Street**  
**Camden**



## COMMON ABBREVIATIONS

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



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

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# ORDINARY COUNCIL

## ORDER OF BUSINESS - ORDINARY COUNCIL

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## ORDINARY COUNCIL

**SUBJECT: PRAYER**

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### PRAYER

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

Amen

\*\*\*\*\*

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

Amen

\*\*\*\*\*

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

Amen

\*\*\*\*\*

### AFFIRMATION

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

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

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

\*\*\*\*\*

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

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

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## **ORDINARY COUNCIL**

**SUBJECT:      ACKNOWLEDGMENT OF COUNTRY**

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



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## **ORDINARY COUNCIL**

**SUBJECT:        RECORDING OF COUNCIL MEETINGS**

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

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## ORDINARY COUNCIL

**SUBJECT: APOLOGIES**

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

**RECOMMENDED**

**That leave of absence be granted.**



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## ORDINARY COUNCIL

**SUBJECT:       DECLARATION OF INTEREST**

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

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

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

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

### **RECOMMENDED**

**That the declarations be noted.**

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## ORDINARY COUNCIL

**SUBJECT: PUBLIC ADDRESSES**

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

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

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

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

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

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

### **RECOMMENDED**

**That the public addresses be noted.**



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## **ORDINARY COUNCIL**

**SUBJECT: CONFIRMATION OF MINUTES**

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Confirm and adopt Minutes of the Ordinary Council Meeting held 25 June 2013 and the Local Traffic Committee Meeting held 18 June 2013.

**RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 25 June 2013 and the Local Traffic Committee Meeting held 18 June 2013, copies of which have been circulated, be confirmed and adopted.**



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## ORDINARY COUNCIL

ORD01

ORD01

**SUBJECT: SUBDIVISION OF THE GLEDSTOOD HOMESTEAD SITE INTO 3 LOTS**

**FROM:** Director, Development & Health

**BINDER:** DA 183/2013

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**APPLICATION NO:** 183/2013  
**PROPOSAL:** Subdivision of the Gledswood Homestead site into 3 lots  
**PROPERTY ADDRESS:** 900 Camden Valley Way, Gledswood Hills  
**PROPERTY DESCRIPTION:** Lot 51, DP 1175424  
**ZONING:** RE2 Private Recreation, SP3 Tourist and R1 General Residential  
**OWNER:** Caldla Pty Ltd  
**APPLICANT:** Caldla Pty Ltd

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the subdivision of the Gledswood Homestead site into 3 lots at 900 Camden Valley Way, Gledswood Hills.

The DA is referred to Council for determination as there is a proposed variation to Camden Local Environmental Plan 2010 (LEP).

### SUMMARY OF RECOMMENDATION

That Council determine DA 183/2013 for the subdivision of the Gledswood Homestead site into 3 lots pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

### EXECUTIVE SUMMARY

Council is in receipt of a DA for the subdivision of the Gledswood Homestead site into 3 lots at 900 Camden Valley Way, Gledswood Hills.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The DA was publicly exhibited in accordance with Camden Development Control Plan 2011 (DCP). The exhibition period was from 21 May to 21 June 2013. No submissions were received.

The applicant proposes a variation to the minimum lot size development standard stipulated by Clause 4.1 of the LEP. The 40ha minimum lot size applies to all of proposed lot 1201 and part of proposed lots 1202 and 1203. These lots will only have areas of 18.1ha, 15.97ha and 11.34ha respectively. Therefore each of the proposed lots contravenes the 40ha minimum lot size development standard. Council staff have assessed this LEP variation and recommend that it be supported.

## ORD01

As the entire site has an area of only 45.5ha it is impossible for a subdivision to be carried out in accordance with an applicable heritage agreement without varying this development standard. The proposed subdivision is consistent with the objectives of the applicable zones and is sought to raise funds to finance heritage conservation works to the Homestead.

Council staff are currently preparing a draft planning proposal to rectify the inclusion of the 40ha minimum lot size development standard across the site. Councillors were given workshop presentations on this issue following the Ordinary Council meetings of 11 and 25 June 2013.

The proposed development requires the approval of the Office of Environment and Heritage (OEH) as it involves the subdivision of a State heritage item. Approval from OEH has been received.

Based on the assessment, it is recommended that the DA be approved subject to the conditions contained in this report.

## AERIAL PHOTO



ORD01

## THE SITE

The site is commonly known as 900 Camden Valley Way, Gledswood Hills and is legally described as lot 51, DP 1175424.

The site has a frontage of 754m to Camden Valley Way, a depth of 850m and an overall area of 45.5ha.

The entire site is identified as a State heritage item, known as “Gledswood Homestead,” which is comprised of a large single storey stone and brick dwelling, colonial farm buildings, a gardener’s cottage, various function rooms and landscaped gardens. The Homestead is used to hold weddings, events and tours. The remainder of the lot contains open grassland which is occasionally used for grazing livestock. The site is also traversed through the centre by an existing riparian corridor known as Riley’s Creek.

The surrounding properties are characterised by a mixture of rural, recreational and residential land uses. Camden Lakeside Golf Club lies to the north east with the Sydney Catchment Authority upper canal to the east/south east. The former El Caballo Blanco site and the developing residential suburb of Gledswood Hills lie to the south of the site and various rural residential properties are located on the opposite side of Camden Valley Way to the west/north west.

## HISTORY

On 22 March 2013, the entire site was rezoned from RU2 Rural Landscape to a mix of RE2 Private Recreation, SP3 Tourist and R1 General Residential.

The landowner has entered into a heritage agreement with the Department of Planning and Infrastructure, which requires the carrying out of heritage conservation works (including building repairs to address cracking and rising damp, regrading of drainage lines and reinstatement of lost garden arrangements) to Gledswood Homestead (the Homestead) in exchange for the rezoning to permit further development of the less heritage significant areas of the site, being the land contained within proposed lots 1201 and 1203. The proposed subdivision is consistent with the heritage agreement.

The landowner has also entered into a voluntary planning agreement (VPA) with Council and the landowners of other sites including the former El Caballo Blanco and Camden Lakeside sites. The VPA requires specific infrastructure (including 2 local parks, crossings over Riley's Creek and the Sydney Catchment Authority upper canal, a new collector road and various pedestrian and cycle paths) to be provided on these sites.

### **THE PROPOSAL**

DA 183/2013 seeks approval for the subdivision of the Gledswood Homestead site into 3 lots.

Specifically the proposed development involves:

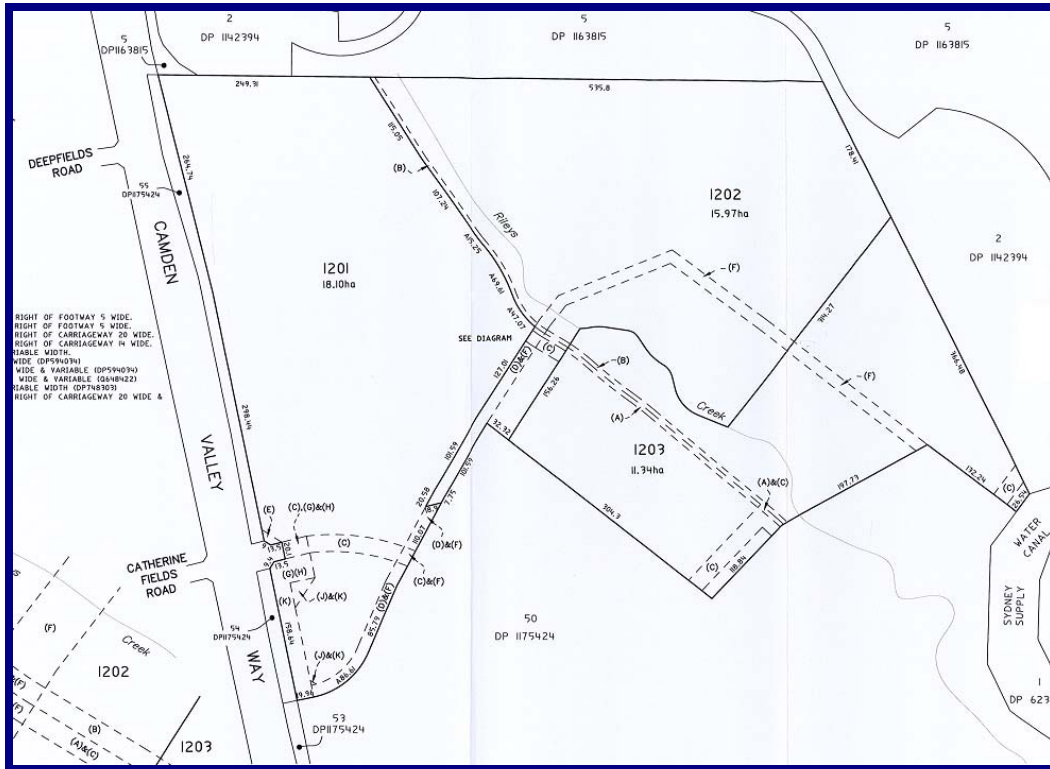
- creation of proposed lot 1201, which will have an area of 18.1ha. This lot will initially be vacant but is intended to be further developed as a golf course in accordance with a VPA made between the landowner, Council and the owners of other sites including the former El Caballo Blanco and Camden Lakeside sites. The development of this lot as a golf course will be subject to a separate DA;
- creation of proposed lot 1202, which will have an area of 15.97ha. This lot contains the majority of the Gledswood Homestead buildings and associated infrastructure, which will be retained on the site. \$2.2 million of heritage conservation works will be carried out to the heritage structures in accordance with a heritage agreement and conservation management plan prepared for the site. These works must commence within 60 days of registration of the subdivision proposed by this DA; and
- creation of proposed lot 1203, which will have an area of 11.34ha. This lot contains an existing dwelling which is intended to be demolished in order to facilitate further subdivision of this lot for residential purposes. The demolition of this dwelling and further subdivision of this lot will be subject to separate DAs.

There are no physical works proposed by this DA as the subdivision is for administrative purposes only.

**A copy of the proposed subdivision plan is provided as Attachment 1 to this report.**

**PROPOSED SUBDIVISION PLAN**

**ORD01**



**ASSESSMENT**

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

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

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

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

- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
- Camden Local Environmental Plan 2010

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

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

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

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development.

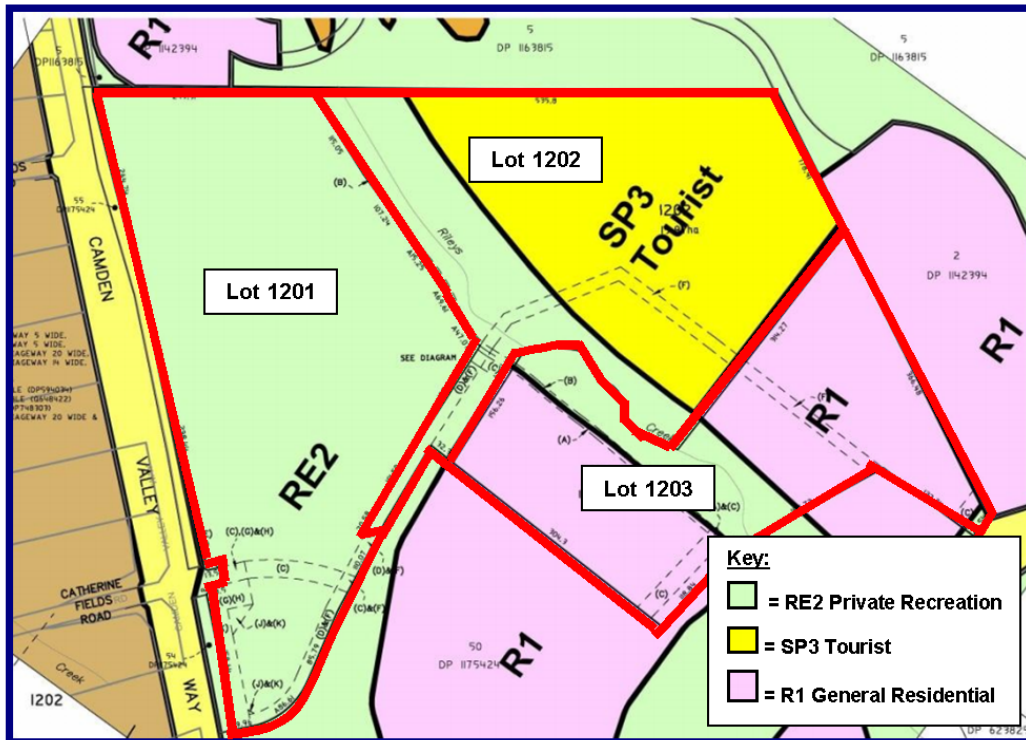


Camden Local Environmental Plan 2010 (LEP)

*Permissibility*

The site is zoned RE2 Private Recreation, SP3 Tourist and R1 General Residential under the provisions of the LEP. The subdivision of land is permitted with consent in these zones.

A plan showing the various zone boundaries overlaid with the proposed lot boundaries (outlined in red) is provided below.



*Objectives*

The objectives of the RE2 Private Recreation, SP3 Tourist and R1 General Residential zones are as follows:

**RE2 Private Recreation**

- To enable land to be used for private open space or recreational purposes.

Officer comment:

The proposed subdivision will help facilitate the further development of proposed lot 1201 as a future golf course for private recreation use. Proposed lots 1202 and 1203 also contain portions of RE2 zoned land on either side of an existing riparian corridor known as Riley's Creek. The proposed subdivision will not impede the use of this RE2 zoned land for private open space or recreational purposes.

- To provide a range of recreational settings and activities and compatible land uses.

Officer comment:

The proposed subdivision will not impede the provision of future recreational settings or activities.

- To protect and enhance the natural environment for recreational purposes.

Officer comment:

The proposed subdivision is for administrative purposes only. There are no physical works proposed by this DA, therefore the proposed subdivision will not adversely impact the existing environment in any way.

**SP3 Tourist**

- To provide for a variety of tourist-oriented development and related uses.

Officer comment:

The proposed subdivision will retain the continued use of Gledswood Homestead on proposed lot 1202 as an important tourist-oriented facility in the Camden LGA. The proposed subdivision will also facilitate the sale of proposed lots 1201 and 1203 which will raise revenue to carry out the heritage conservation works to the Homestead.

- To enable low density housing that does not unreasonably impact on tourist-oriented development.

Officer comment:

There is no low density housing proposed by this DA. Notwithstanding this, the proposed lot boundaries will not prevent the development of low density housing on proposed lot 1203 in the future.

- To enable low scale, low intensity development that does not unreasonably increase the demand for public infrastructure, services or facilities.

Officer comment:

There is no development proposed by this DA which will increase the demand for public infrastructure, services or facilities. The further development of proposed lots 1201 and 1203 for more intense recreational or residential purposes may require the provision of additional infrastructure (such as sewer, water and/or electricity). However the assessment of such development will be subject to separate DAs.

**R1 General Residential**

- To provide for the housing needs of the community.

Officer comment:

The proposed subdivision will help facilitate the further subdivision of proposed lot 1203 subject to separate DAs, thus providing future housing opportunities for the community.

- To provide for a variety of housing types and densities.

Officer comment:

Proposed lot 1203 has an area of 11.34ha, which is large enough to ensure that a variety of residential lot sizes can be provided, enabling a variety of housing types and densities subject to separate DAs.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Officer comment:

This objective is not relevant to the proposed subdivision as it is for administrative purposes only with no physical works proposed. However the proposed subdivision will not preclude the provision of facilities or services to meet the day to day needs of residents in the future.

- To allow for educational, recreational, community and religious activities that support the wellbeing of the community.

Officer comment:

This objective is not relevant to the proposed subdivision as it is for administrative purposes only with no physical works proposed. However the proposed subdivision will not preclude the provision of such activities to support the wellbeing of the community in the future.

- To minimise conflict between land uses within the zone and land uses within adjoining zones.

Officer comment:

The proposed lots will not conflict with the existing land uses within the site or with any land uses in any adjoining zones.

*Relevant Clauses*

The DA was assessed against the following relevant clauses of the LEP. Discussion of any variations of the controls is provided after the compliance table.

Clause	Requirement	Provided	Compliance
4.1 Minimum Lot Size	Minimum lot sizes of 400m <sup>2</sup> , 600m <sup>2</sup> and 40ha are required in various parts of the site	Each of the proposed lots includes an area requiring compliance with the 40ha minimum lot size development standard. As all of the proposed lots have areas less than 40ha there is a non-compliance with this development standard	<b>No – LEP variation 1</b>
4.6 Exceptions to	In order to vary a development standard a	The applicant has submitted a detailed	Yes

Clause	Requirement	Provided	Compliance
Development Standards	written request is required to be submitted which demonstrates:  a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and  (b) that there are sufficient environmental planning grounds to justify contravening the development standard	submission justifying the proposed variation to the 40ha minimum lot size development standard which demonstrates that compliance with the standard is unreasonable, unnecessary and that there are sufficient environmental planning grounds to justify contravening it  (refer to the discussion of <b>LEP variation 1</b> below)	
5.10 Heritage Conservation	Consent required for subdividing land on which a heritage item is located  Council to consider the effect of proposed development on the significance of the heritage item	A DA has been lodged for the proposed subdivision, as the site is identified as heritage item no. I81 in Schedule 5 of the LEP  Council staff have assessed the proposed subdivision and do not consider that it will have any adverse effects on the existing Gledswood Homestead. In contrast, the proposed subdivision will enable the commencement of heritage conservation works to the property, in accordance with the heritage agreement made between the applicant and DPI. Following the registration of the proposed subdivision, the heritage agreement states that proposed lot 1203 will be removed from the heritage register. In addition, approval for the proposed subdivision has been obtained from OEH	Yes  Yes
	Council may request a Heritage Conservation Management Plan (CMP) to be prepared	A CMP has been submitted with the DA which clearly describes the works required to be	Yes

ORD01

Clause	Requirement	Provided	Compliance
	before granting consent to a development	carried out, following the registration of the proposed subdivision	
6.2 Public Utility Infrastructure	Consent must not be granted for development in an urban release area (URA) unless all public utility infrastructure essential for the development is in place (or adequate arrangements made to make it available when it is required)	<p>The proposed subdivision does not generate the need for any additional infrastructure (this will be considered during the assessment of separate DAs which propose to intensify the use of the land)</p> <p>However, the creation of new lot boundaries will result in an existing dwelling on proposed lot 1203 being isolated from an existing sewage management system on proposed lot 1202. Conditions are recommended which require each lot to be provided with independent sewage management systems which are wholly contained within the lots that they serve</p>	Yes
6.3 Development Control Plan	Consent must not be granted to development in an URA until a DCP has been prepared, except where the development is minor and Council is satisfied that it complies with the objectives of the zone in which the land is situated	Section C12 of Camden Development Control Plan 2011 applies to the Gledswood URA. The relevant controls contained within this section are assessed further in the DCP section of this report	Yes

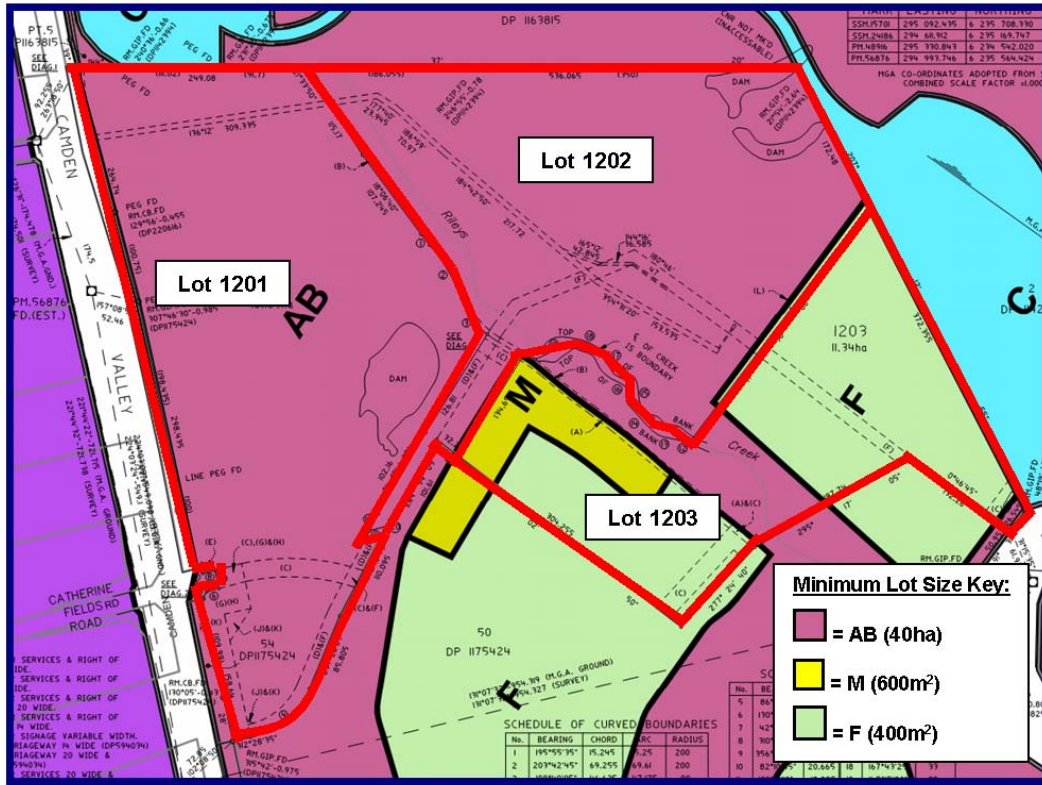
LEP Variation 1 – Minimum Subdivision Lot Size

*LEP Development Standard*

Pursuant to Clause 4.1 of the LEP, the minimum lot sizes applying to each of the proposed lots are:

- Lot 1201: 40ha;
- Lot 1202: 40ha; and
- Lot 1203: 40ha, 600m<sup>2</sup> and 400m<sup>2</sup>.

A plan showing the various minimum lot sizes for the site overlaid with the proposed lot boundaries (outlined in red) is provided below.



The area proposed for each lot and the extent of each lot's variation to the 40ha minimum lot size development standard is:

- Lot 1201: 18.1ha (55% variation);
- Lot 1202: 15.97ha (60% variation); and
- Lot 1203: 11.34ha (72% variation).

*Variation Request*

Pursuant to Clause 4.6 (Exceptions to Development Standards) of the LEP, the applicant has submitted a written request seeking a variation to the 40ha minimum lot size development standard (Clause 4.1). The applicant's justification for the variation includes:

- the proposed subdivision complies with the objectives of the relevant zones;
- the proposed subdivision complies with the objectives of Clause 4.1 – Minimum Subdivision Lot Size, which are:
  - (a) to ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area;
  - (b) to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls;

- (c) to ensure that lot sizes and dimensions allow dwellings to be sited to protect natural or cultural features, including heritage items, and retain special features such as trees and views;
  - (d) to provide for a range of residential lot sizes and types; and
  - (e) to ensure that the density of development is consistent with the existing and proposed future road and utility infrastructure in the locality;
- strict compliance with the 40ha minimum lot size development standard is not necessary to achieve the objectives of the relevant zones or the objectives of Clause 4.1;
  - strict compliance with the 40ha minimum lot size development standard would not result in discernible benefits to the amenity of adjoining sites or the public. In contrast, compliance with the standard would prevent the further development of the site and inhibit the commencement of required heritage conservation works to Gledswood Homestead;
  - strict compliance with the development standard is impossible as the entire site only has an area of 45.5ha;
  - non-compliance with the development standard will not result in any adverse environmental impacts and will not impact on the overall redevelopment or character of the area;
  - the proposed subdivision is compatible with adjoining development; and
  - the proposed subdivision is consistent with the intent of the rezoning (which was to permit further subdivision and development of proposed lots 1201 and 1203 for more intense recreational and residential purposes).

#### *Council Staff Assessment*

Pursuant to Clause 4.6 of the LEP, it is considered that the applicant's justification adequately demonstrates that compliance with the 40ha minimum lot size development standard is unreasonable due to the intent of the site's recent rezoning and the fact that the proposed subdivision remains consistent with the objectives of the relevant zones and those of Clause 4.1.

In support of the LEP variation it is also noted that:

- as the entire site only has an area of 45.5ha it is impossible for a subdivision to be carried out in accordance with the heritage agreement without varying this development standard;
- Council staff are currently preparing a draft planning proposal to rectify the inclusion of the 40ha minimum lot size development standard across the site. This will either be via an amendment to the LEP's minimum lot size map or by inserting a clause into the LEP which specifically excludes this site from the 40ha minimum lot size development standard; and
- compliance with the 40ha minimum lot size is in direct conflict with the site being nominated as an urban release area.

Council has the assumed concurrence of the Director General of the Department of Planning and Infrastructure and therefore may determine the LEP variation.

Consequently it is recommended that Council support this proposed variation to the LEP's 40ha minimum lot size development standard.

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

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

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

Camden Development Control Plan 2011 (DCP)

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

Control	Requirement	Provided	Compliance
B3 Environmental Heritage	A heritage impact statement (HIS) must be provided where Council believes the development may impact the significance of a heritage item	Council staff do not consider that the proposed subdivision will have any adverse impacts on the heritage significance of Gledswood Homestead; therefore a HIS was not required to be submitted with this DA	Yes
	A conservation management plan (CMP) must be provided for all State heritage items	A CMP has been submitted with the DA which details all required heritage conservation works, which will commence following the registration of the proposed subdivision	Yes
C2 General Subdivision Requirements	Subdivision design must address: (a) site planning (b) natural environment management (c) water management (d) land management (e) environmental heritage	The proposed subdivision is for administrative purposes only and therefore the matters requiring assessment by this DCP section do not apply to the DA. The proposed lots will	Yes



Control	Requirement	Provided	Compliance
	(f) access and parking (g) acoustic amenity (h) infrastructure and services	not impede the required design considerations for any further residential subdivision of proposed lot 1203	
C12.3 El Caballo and Gledswood Indicative Layout Plan (ILP)	Development to be generally consistent with the Indicative Layout Plan (ILP) in Figure C69	The proposed subdivision is consistent with the ILP	Yes
C12.15 Gledswood and Approaches	Development to demonstrate consistency with the CMP	The proposed subdivision is consistent with the CMP, which recommends the excision of proposed lots 1201 and 1203, subject to a heritage agreement which has been made between the landowner and DPI	Yes
	Entry road into the estate from Camden Valley Way must retain its historical alignment and rural character	The proposed lot boundaries will retain the existing entry point to the site from Camden Valley Way	Yes
	Any subdivision of the Gledswood curtilage requires approval from the Heritage Council and must ensure that the heritage significance and historic rural character of the estate is retained	Approval has been obtained from the Heritage Council (OEH). The proposed subdivision will not impact on the heritage significance or rural character of the Gledswood Homestead	Yes

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

The landowner has also entered into a VPA with Council and the landowners of other sites including the former El Caballo Blanco and Camden Lakeside sites. The VPA requires specific infrastructure (including 2 local parks, crossings over Riley's Creek and the Sydney Catchment Authority upper canal, a new collector road and various pedestrian and cycle paths) to be provided on these sites. However, there are no components of the VPA which apply to the proposed development.

**(a)(iv) The Regulations**

There are no matters prescribed by the Regulations that apply to the proposed development.

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

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

**(c) The suitability of the site**

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

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

The DA was publicly exhibited in accordance with the DCP. The exhibition period was from 21 May to 21 June 2013. No submissions were received.

**(e) The public interest**

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

The recommendation to support the variation to the 40ha minimum lot size development standard is considered to be in the public interest in that it will facilitate the sale of proposed lots 1201 and 1203 to fund heritage conservation works which are required to maintain the Gledswood Homestead. Supporting the proposed variation will also facilitate the orderly development of land for more intensive recreational and residential purposes, as intended by the recent rezoning of the site and the applicable DCP controls.

**EXTERNAL REFERRALS**

*NSW Rural Fire Service (RFS)*

The DA was referred to the RFS for assessment as this development proposes the subdivision of residentially zoned bush fire prone land and therefore requires a Bush Fire Safety Authority pursuant to Section 100B of the *Rural Fires Act 1997*. The proposed development is therefore classed as Integrated Development.

The RFS raised no objection to the proposed development subject to general terms of approval (GTAs) relating to the maintenance of asset protection zones around the existing homestead buildings. Compliance with these GTAs is a recommended condition.

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*NSW Office of Environment and Heritage (OEH)*

The DA was referred to OEH for assessment as this development proposes the subdivision of land containing a State heritage item (Gledswood Homestead) and requires approval pursuant to Section 57 of the *Heritage Act 1977*. The proposed development is therefore also classed as Nominated Integrated Development.

OEH raised no objection to the proposed development subject to GTAs relating to compliance with the submitted statement of environmental effects, subdivision plan, heritage agreement and CMP, any further physical works requiring OEH approval, registration of the subdivision within 5 years and a further application to OEH prior to registration. Compliance with the GTAs is a recommended condition.

### **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

### **CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 183/2013 is recommended for approval subject to the conditions contained in this report.

### **CONDITIONS**

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

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

Plan / Development No.	Description	Prepared by	Dated
0411	Plan of Subdivision in Lot 51 in DP 1175424	Vincent J Kennedy	Undated
N/A	Statement of Environmental Effects	SJB Planning	8/3/13
07-0498, Rev. 3	Heritage Conservation Management Plan	Godden Mackay Logan	September 2011

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.

**Note** – The 3 lots approved by this consent are approved as residue lots only.

- (2) **Connection to Sewage Mains** – When a connection to sewage mains infrastructure becomes available all buildings with wastewater producing fixtures contained within each allotment must be connected to such mains within 12 months of a connection being made available. Upon connecting to such mains each on-site sewage management system must be decommissioned in accordance with Council's requirements.

- (3) **Approvals from Authorities** – The development must be carried out in accordance with the General Terms of Approval issued from the following authorities:
- (a) NSW Rural Fire Service dated 19 June 2013; and
  - (b) NSW Office of Environment and Heritage dated 20 June 2013.

**Note** – Both of these letters are attached to this consent.

## 2.0 - Subdivision Certificate

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

- (1) **Sewage Management** – Prior to the issue of a Subdivision Certificate, lots 1202 and 1203 must be provided with an independent on-site sewage management system. Each system must be wholly contained within the allotment in which it serves. These systems must be subject to an application and approval pursuant to Section 68 of the *Local Government Act 1993*.
- (2) **Removal of Existing Sewer Infrastructure** – Prior to the issue of a Subdivision Certificate, any existing pipe work running through lot 1203 and any associated sewage management infrastructure connecting the on-site sewage management system to the ponds located on the adjoining property must be completely removed and disposed of to a licensed landfill site.
- (3) **Services** - Prior to the issue of any Subdivision Certificate the following service authority certificates/documents must be obtained and submitted to the Principal Certifying Authority for inclusion in any Subdivision Certificate application:
  - (a) a certificate pursuant to s.73 of the *Sydney Water Act 1994* stating that both water and sewerage facilities are available to each allotment.  
  
Application for such a certificate must be made through an authorised Water Servicing Co-ordinator.
  - (b) a Notification of Arrangements from Endeavour Energy.
  - (c) Written advice from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development.
- (4) **Show Easements On The Plan Of Subdivision** - The developer must acknowledge all existing easements on the final plan of subdivision.
- (5) **Show Restrictions On The Plan Of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on the final plan of subdivision.
- (6) **Plot Watercourses** - The developer must chart the natural watercourse on the subdivision.

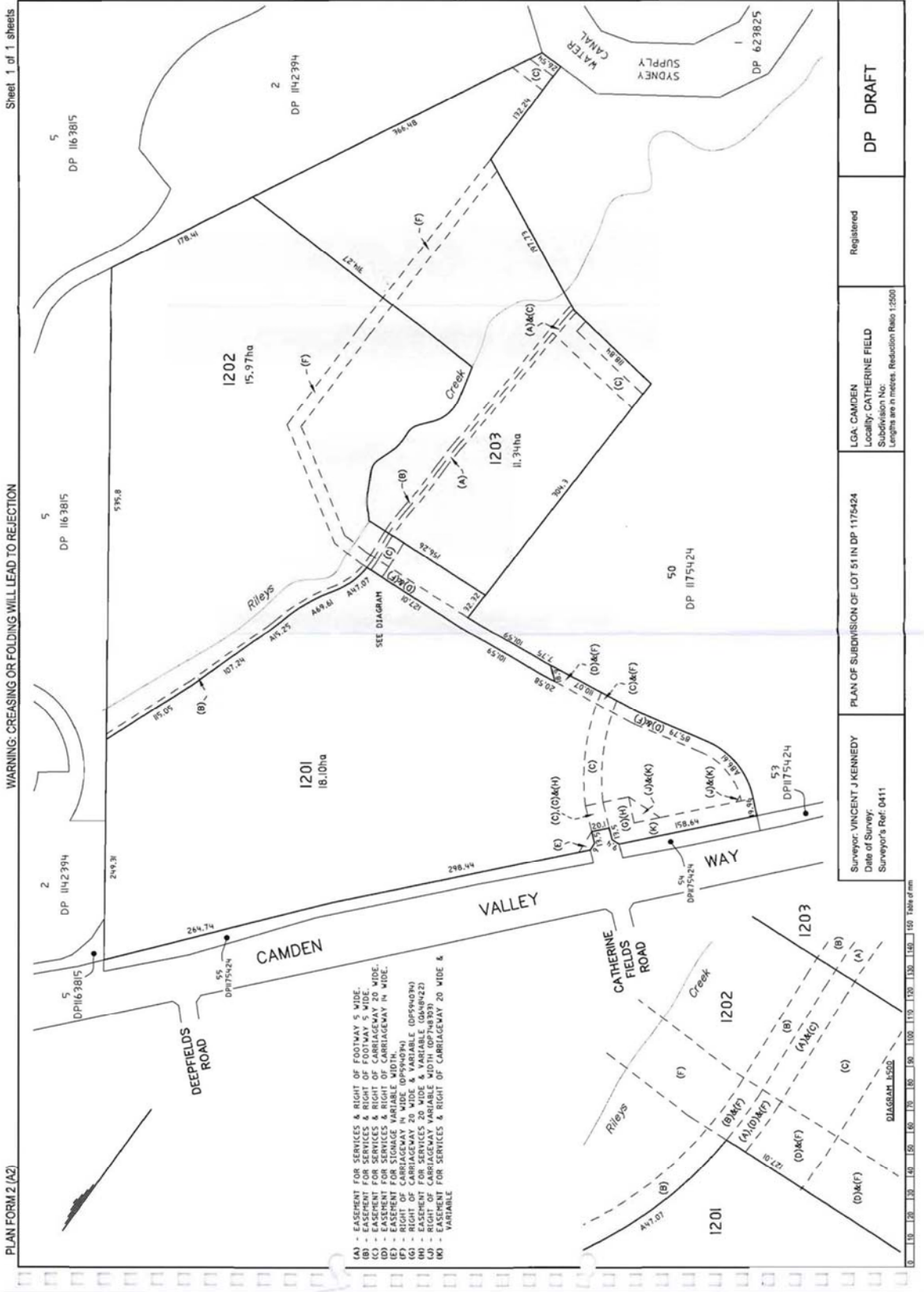
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- (7) **Section 88B Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:
- (a) Easement for services.
  - (b) Reciprocal right of carriageway. The owners of the subject properties burdened by the Right-Of-Way shall be responsible for on-going maintenance and the Public Liability of the Right-Of-Way.

**RECOMMENDED**

**That Council approve DA 183/2013 for the subdivision of the Gledswood Homestead into 3 lots at 900 Camden Valley Way, Gledswood Hills subject to the conditions listed above.**

**ATTACHMENTS**

1. Proposed Subdivision Plan



## ORDINARY COUNCIL

ORD02

**SUBJECT: FUNDING TO CONTROL SALVINIA AND ALLIGATOR WEED WITHIN THE NEPEAN RIVER CATCHMENT**

**FROM:** Director, Development & Health

**BINDER:** Grants and Subsidies/Natural Resources/Natural Resource Grants 2013

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### PURPOSE OF REPORT

To advise Council of the successful funding application "*Control of Salvinia and Alligator Weed within the Nepean River Catchment*" for \$50,000 (GST incl.) from the Hawkesbury Nepean Catchment Management Authorities Local Government Partnerships Project and to seek Council's endorsement to allocate the funding.

### BACKGROUND

The Hawkesbury Nepean Catchment Management Authority (HNCMA) is providing funding up to \$50,000 to local councils to deliver projects that:

- Protect and restore terrestrial habitat. Some funding will be directed to Environmental Protection Biodiversity Conservation listed communities, though other projects will be eligible.
- Manage weeds that impact on biodiversity. Some funding will be directed to control of Weeds of National Significance.
- Manage wetlands, in stream and riparian habitats.

### MAIN REPORT

In March 2013, the HNCMA invited Expressions of Interest for council projects that deliver environmental improvement within the catchment.

Council submitted an application for \$50,000 (GST incl.) to undertake works to:

1. prevent the escape of Salvinia from the waterway at 130 Kirkham Lane, Kirkham into Narellan Creek and eventually into the Nepean River (\$20,000 GST incl.); and
2. to undertake works to control Alligator Weed within the north eastern section of the natural wetland within the Camden Town Farm (\$30,000 GST incl.).

The projects are further defined as follows:-

1. Council's Noxious Weeds Officer became aware that Salvinia, which is an aquatic Class 3 noxious weed, was covering the surface of water on a six hectare stormwater collection dam at Kirkham. This weed poses a serious threat to the aquatic systems within the Camden LGA as it is recorded that it has the ability to more than double its biomass within 72 hours during peak growth periods.

The location of this infestation is in very close proximity to the Narellan Creek and the confluence with the Nepean River. There was a high risk of this weed escaping the dam and reaching the river during significant rainfall events. To date there is no known infestations of Salvinia in either the Narellan Creek or

Nepean River. An outbreak of *Salvinia* in the Nepean River would have serious environmental and economic impacts.

The most appropriate action for this project site was to mechanically remove the *Salvinia* from the dam with an aquatic weed harvester combined with an intensive follow-up with herbicide treatments. The mechanical removal of the *Salvinia* was undertaken during April-May of this year and was initially funded through the Stormwater Levy.

2. Alligator Weed is a Class 3 noxious weed and is also a weed of national significance. It poses a serious threat to both aquatic and terrestrial areas as it is difficult, if not impossible to eradicate. Alligator weed has been present at the Town Farm for many years. One of the priorities for alligator weed is to prevent its spread.

At the Town Farm there are areas where cattle can access infested sites. The cattle walk on this plant and fragments get caught in their hooves and spread the weed to un-infested areas on the farm.

The erection of fencing and the construction of a culvert at this location will aid in the prevention of the spread of the weed. Some of the fencing has already been done as part of this grant as an in kind contribution however the final phase adjacent to the proposed culvert remains outstanding. The installation of the culvert will permit the crossing of the watercourse by the cattle without trampling the Alligator Weed thus limiting the spread. This costing falls short of the expected full costs that may be incurred if Council were to attempt full eradication by way of mechanical removal and disposal.

Council has received notification from the HNCMA that its application was successful.

### **FINANCIAL IMPLICATIONS**

Council has been successful in its funding application for \$50,000 (GST incl.) from the HNCMA Local Government Partnerships Project.

In the application for funding, Council identified in-kind support including the provision of drawings and specifications for the pipework at the Town Farm, materials and labour to finish the fence at the Town Farm and staff costs relating to project management, administration, promotion and ancillary costs related to the projects.

It is noted that the \$20,000 for the Kirkham project has already been funded by the Stormwater Levy and the works have been completed.

### **CONCLUSION**

Council has been successful in its funding application for \$50,000 (GST incl.) from the Hawkesbury Nepean Catchment Management Authority Local Government Partnerships Project. The project "*Control of Salvinia and Alligator Weed within the Nepean River Catchment*" provides valuable funding to reduce the impacts of weeds within the catchment.



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**RECOMMENDED**

**That Council:**

- i. endorse Council's participation in the Hawkesbury Nepean Catchment Management Authority Local Government Partnerships Project through the delivery of "Control of Salvinia and Alligator Weed within the Nepean River Catchment";**
- ii. authorise the recognition and expenditure of the grant in the 2013/14 Delivery Program and Operational Plan; and**
- iii. write to the Hawkesbury Nepean Catchment Management Authority thanking them for the grant.**

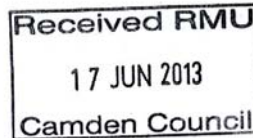
**ATTACHMENTS**

- 1. CMA Grant Camden**



Camden Council  
Mr Matthew McNaughton  
PO Box 183  
Camden NSW 2570

13th June 2013



Contact : Koshy Varghese  
Telephone: 02 47253052  
Fax: 02 4725 3088  
Email: koshy.varghese@cma.nsw.gov.au  
CMA Ref: HN9629

17/6  
B1  
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ORD02

Dear Mr McNaughton,

**Subject: HNCMA Incentive Project - Agreement Number HN9629**

I am writing to provide you with two copies of the Project Service Agreements (PSAs) for the Hawkesbury-Nepean Catchment Management Authority Project, Agreement Number HN9629 "Control of Salvinia and Alligator Weed within the Nepean River Catchment".

After signing of the Agreements please return both copies together with an invoice to this office by **21st June 2013**. Payment details are specified in Schedule 3. Please return the signed copies and invoice to:

Bill Dixon  
Hawkesbury-Nepean Catchment Management Authority  
PO Box 4515  
Penrith Westfield NSW 2750.

Where your organisation has an Australian Business Number (ABN) and is registered for GST, the invoiced amount should be GST inclusive.

Please note that this grant is made conditional to the following reporting timelines and requirements, an interim report is due one month after the project has started and a shape file that plots the project is required electronically at this time (If you require help on the shapefile please contact the HNCMA for advice). Could you please ensure that your Project Manager is aware of these requirements.

#### Publicity and Publications

Please ensure that any communication activity, including publications, newsletters, field day advertisements and signs relating to your project acknowledge the funding received from the Australian Government. Logos to be included are the Australian Government logo, NSW Government logo and the HNCMA logo as well as the logos of other project partners. Electronic copies of these logos will be provided via email. A standard reference you may include is: *The "XXXX" project was supported by the Hawkesbury-Nepean Catchment Management Authority with funding from the Australian Government's Caring for Our Country Program.*

Registered

17 JUN 2013

Doc. No.

M6MB-6764

All Correspondence To: The General Manager  
Locked Bag 2048 Goulburn NSW 2580  
Tel: 02 4828 6747 | Fax: 02 4828 6765 [www.hn.cma.nsw.gov.au](http://www.hn.cma.nsw.gov.au) | ABN 43 847 309650

Attachment 1

ORD02

**Project Implementation and ManagementProject Monitoring and Reporting**

Please note your monitoring and reporting requirements for the project. Remember you must provide evidence of all contributions to the project and all expenditure, including receipts. Relevant photographs and copies of media articles, brochures and signage should be attached to each Progress Report.

I have asked the HNCMA Incentive Projects officer, Koshy Varghese, to assist you should you require assistance to complete the Agreement or wish to discuss any administrative or technical details of the project. Koshy Varghese may be contacted at the Penrith office by telephone on 02 47253052.

Yours sincerely



Bernie Bugden  
General Manager

Attachment 1

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## ORDINARY COUNCIL

ORD03

ORD03

**SUBJECT:** WOOD FIRED HEATERS - SUBMISSION ON THE CONSULTATION REGULATION IMPACT STATEMENT FOR REDUCING EMISSIONS FROM WOOD HEATERS - COUNCIL OF AUSTRALIAN GOVERNMENTS STANDING COUNCIL ON ENVIRONMENT AND WATER

**FROM:** Director, Development & Health

**BINDER:** Wood Fire Heaters

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### PURPOSE OF REPORT

The purpose of the report is to seek Council's endorsement of the attached submission on the Consultation Regulation Impact Statement (RIS) for Reducing Emissions from Wood Heaters prepared by the Council of Australian Governments (COAG) Standing Council on Environment and Water.

### BACKGROUND

The COAG Standing Council on Environment and Water has released a Consultation RIS for Reducing Emissions from Wood Heaters. The RIS explores a number of options for a national policy and/or regulatory framework for reducing emissions from wood heaters.

The options covered in the RIS include:

- Measures to alter wood heater performances standards;
- Measures to promote compliance of retail models against prevailing standards; and
- Measures to improve the in-service operational performance of wood heaters

The closing date for submissions is 15 July 2013.

Given the complexities experienced in developing our own local Policy position on wood fire heaters, a broader national approach is supported to address this issue.

### MAIN REPORT

A submission has been prepared outlining the issues Council would like the Standing Council on Environment and Water to consider when determining the best approach to improving emissions from wood heaters.

In summary, the Council submission raises the following matters:

- The Camden local government area (LGA) already experiences poor air quality due to the geographical and meteorological characteristics of the Sydney Basin.
- The population of the Camden LGA is expected to grow from approximately 60,000 people today to 256,000 by 2040.
- Wood heater use contributes a disproportionately high amount of particulate matter pollution in the Sydney Region considering the small number of people who use wood heaters.
- The health impacts of wood heater use are well studied and significant.

- Camden Council has for many years tried to improve air quality through controls on wood heater installations.
- Where a number of councils or local authorities fall within an air shed there should be a coordinated approach to wood heater controls.
- Any new measures need to address new wood heater installations as well as existing wood heaters.
- Adequate financial and other resources must be provided to councils to allow them to undertake any additional responsibilities as a result of any new regulatory frameworks and programs aimed at reducing the impact of wood heater use.

### **FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

### **CONCLUSION**

The release of the Consultation RIS for reducing emissions from wood heaters provides Council with an opportunity to provide input into what could be significant changes to the policy and regulatory framework surround wood heaters.

Camden Council has taken a proactive approach over a number of years in trying to improve air quality through restricting wood heater installations and the making of a submission at the Federal level is relevant at this time.

### **RECOMMENDED**

**That Council:**

- endorse the attached submission; and**
- authorise the General Manager to sign the submission included in the attached/supporting document.**

### **ATTACHMENTS**

1. Submission - Wood Heaters - Consultation Regulation Impact Statement

10 July 2013

Standing Council on Environment and Water Secretariat  
GPO Box 787  
Parliament House  
Canberra ACT 2601

By email: [scew.secretariat@environment.gov.au](mailto:scew.secretariat@environment.gov.au)

Dear Sir/Madam,

**Submission – Consultation RIS for reducing emissions from wood heaters**

Thankyou for this opportunity to make a submission on this important matter.

Attached to this letter is Council's submission.

The submission focuses on aspects of wood heater use that Camden Council view as important. In addition, we make comments on those questions asked in the Regulation Impact Statement we believe we have something valuable to say. We have not made comments on those questions that are outside our sphere of experience or knowledge.

Should you have any further questions please do not hesitate to contact Council's Manager of Environment & Health, Geoff Green on (02) 4654 7777.

Regards,

Ron Moore  
**General Manager**

## 1. Background

- 1.1. Camden Council is located in the southwest corner of the Sydney Basin in NSW.
- 1.2. Camden Council is currently undergoing significant population growth as part of the rollout of the South West Growth Centres plan. The population of the Camden local government area (LGA) is predicted to increase from the current level of approximately 60,000 residents to approximately 300,000 residents by the year 2040.
- 1.3. It has been well documented over a number of decades that due to the geography and meteorology of the Sydney Basin, South-West Sydney experiences higher levels of air pollution compared to the remainder of the Sydney Basin. The prevailing wind flow patterns cause pollution from the rest of Sydney to be collected from the eastern and central parts of the basin and concentrated in the south-west and west.
- 1.4. During winter, the key factors contributing to the concentration of emissions in the south-west are exacerbated by temperature inversions and calm wind conditions. Temperature inversions trap pollutants close to the ground surface and the calm wind conditions inhibit the dispersal of pollutants.

## 2. Actions by Camden Council to Improve Air quality

- 2.1. Camden has a long history of trying to improve the air quality of the local environment. This is despite Camden being a small part of the larger Sydney Basin airshed, where actions taken in our LGA can be largely negated by the inaction of other authorities within the Sydney Basin.
- 2.2. Part of this history relates to the inclusion of controls that prohibited the installation of wood heater into various Development Control Plans (DCPs). However, changes to the planning legislation in NSW have resulted in Council not being able to legally enforce this prohibition.
- 2.3. In response, Council on 24 July 2012 resolved to restrict the installation of wood heaters to those models that have a maximum emissions rate of 1g/kg of fuel burnt and a minimum efficiency rate of 65%. These criteria represent a significantly higher standard than the 4g/kg and no minimum efficiency that is currently in place in NSW.
- 2.4. However, the planning legislation in NSW makes it hard for Council to absolutely restrict the installation of wood heaters to those heaters that meet the stricter standards. In an effort to ensure as many residents as possible comply with our 1g/kg and 65% performance standards, Council resolved on 11 June 2013, to exhibit an amended Local Environmental Plan (LEP) that contains the following exempt development criteria:
  - to be installed in a single detached dwelling only;
  - must comply with Council's 1 gram per kilogram emission and 65% efficiency rating (Note: The current Australian Standard is 4g/1Kg Emission);
  - the flue height is at least 1m above any structure within a 15m radius; and

- should otherwise be installed in accordance with the Building Code of Australia (BCA) and Australian Standard 2918:2001 – Domestic Solid Fuel Burning Appliances - Installation.

- 2.5. If a resident wishes to install a wood heater that does not comply with the above criteria they will need to submit a development application. For a wood heater installation the cost of a development application and associated advertising, archiving and inspection fees varies from approximately \$750 – \$1,000 depending on the purchase price of the heater and installation costs.
- 2.6. The hope is that the additional financial cost will influence those residents that want to install a wood heater to choose a model that meets Council's performance criteria, or alternatively, choose another form of heating.

### **3. Particulate Matter Emission Sources**

- 3.1. Review of the NSW Environment Protection Authorities Air Emissions Inventory (2008) shows that the biggest contributor to PM2.5 is domestic solid fuel combustion (i.e. use of wood heaters). PM2.5 emissions from wood heaters account for 50.64% of the total PM2.5 emissions for the Sydney Region. This is a significant increase on the 34.3% reported in the 2003 Air Emissions Inventory.
- 3.2. When allowing for the fact that wood heaters are predominantly used during winter, a more accurate picture of the impact of wood heater use can be gained. Examining the NSW EPA Air Emissions Inventory data from 2003, it can be seen that on a typical July weekend day, the use of wood heaters accounts for 71.7% of PM2.5 emissions.
- 3.3. Further evidence of the disproportionate impact that wood heater use has on PM2.5 emissions relates to the number of households that use wood heaters as a source of heating. In the Sydney region it has been estimated that only 4.3% of households use wood heaters as their primary source of heat. An additional few percentage of households use wood heaters as a secondary source.
- 3.4. In view of the above, Council believes that the significant impact that results from the activities of so few warrants further attention and action by Governments at all levels.

### **4. Health Effects of Wood Heater Emissions**

- 4.1. Without going into great detail, many studies over a long period of time have shown that exposure to emissions associated with wood heaters (including PM2.5 and PAH) have serious health impacts. PM2.5 is now considered the most dangerous of air pollutants, with no safe level of exposure by the NSW EPA.
- 4.2. Another point of concerns relates to the composition of PM2.5 emitted by wood heaters. Typically the smoke from wood heaters is composed of tiny droplets of organic compounds that have condensed after combustion. These droplets include various types of PAH and have similar characteristics to cigarette smoke.



ORD03

Attachment 1

- 4.3. A significant body of peer reviewed scientific evidence has shown the health impacts associated with exposure to wood smoke include:
- Increased mortality from cardiovascular disease;
  - Inflammation of the lungs;
  - Increased respiratory illnesses such as asthma and bronchitis;
  - Increased use of medication and hospitalization;
  - Increased risk of stroke.
- 4.4. In addition there is an emerging body of evidence that is showing health impacts caused by pollutants associated with wood heater emissions including:
- Increased cognitive decline due to PM entering the brain;
  - Genetic damage in babies and young children;
  - Reduction in children's IQ; and
  - Increased risk of ADHD and anxiety in young children.
- 4.5. A useful comparison of the amount of pollution, and its associated health impacts can be gained by comparing wood heaters from wood heaters with cigarette smoke. The PAH emissions from the average wood heater in Sydney burning 2 tonnes of wood are equivalent to the PAH from 32 million cigarettes. A smoker would need to consume 1753 cigarettes per day, every day, for 50 years to achieve this, whilst a wood heater will do the same in just one winter.

## 5. Existing Regulation

- 5.1. The regulation of wood heaters and wood smoke in NSW is problematic. The planning system makes the prohibition of wood heaters in an area difficult and open to legal challenge.
- 5.2. Further, given the nature of the Sydney Basin air-shed, pollution generated in other parts of Sydney will impact on the residents of the Camden LGA, diluting the best efforts of Camden Council to improve air quality.
- 5.3. The current provisions of the Protection of the Environment Operations Act 1997 whilst providing Council officers with some regulatory response for dealing with households that have excessively smoky wood heaters, they do not solve the problem of emissions from heaters that are operated in a more satisfactory manner.
- 5.4. With the significant population growth that Camden will experience over the next 25 years, it is imperative that a better system for regulating the installation and use of wood heaters is devised. This system needs to be a government mandated position, rather than something left up to individual Councils to respond to. This is particularly important in airsheds that cover more than one LGA.

## 6. Future Regulation

Any future regulatory and policy frame works needs to ensure that:

- Puts the health of the population as a primary concern and acts to protect and improve health generally;

- It is fair and equitable for all residents, particularly where an airshed covers a number of local government areas;
- Deals with new wood heaters and their installation, and includes capability for the prohibition of new wood heater installations where appropriate;
- Provides mechanisms for the retirement existing in-service wood heaters, particularly the older more polluting models;
- Facilitates the continuous improvement of wood heater performance; and
- Ensures that Councils and other local authorities are given sufficient financial and other support to undertake any role that

## 7. RIS Questions

Questions that Camden Council would specifically like to make a response to are below.

### **Question 1 – What is your view of the wood heater industry in Australia? Are there specific aspects of the industry that require attention? Please provide details.**

Response – More research and development work needs to be done as a matter of urgency on new wood heater models that meet higher performance standards such as those adopted by Camden Council. The current Australian Home Heating Association (AHHA) proposal to change the relevant Australian Standards to require a maximum emissions rate of 2.5g/kg and a minimum efficiency of 55% is inadequate. As stated on page 18 of the Consultation RIS, work done by Walter Turnbull shows that based on 2010 data from the AHHA, the average design efficiency was 59.6% and the average emissions level was 2.6g/kg. This is not too different to the AHHA proposal and does not represent a significant improvement in performance.

### **Question 2 – Can you provide evidence of new or different operational or marketing paradigms that would affect the stated view?**

Response – The NZ experience shows that where governments acted by imposing stricter performance standards to address poor air quality, and the associated health impacts, caused through wood heater use, the industry responded and adapted to those changes. Notwithstanding the argument the AHHA makes that you can't compare NZ with Australia because wood heaters in NZ are designed to burn softwood and wood heaters in Australia are designed to burn hardwood, the fact remains that the industry will respond to any changes and wood heater performance can improve.

### **Question 3 – Do you consider wood heater emissions to be a significant issue relative to other forms of air pollution?**

Response – Examination of the 2008 Air Emissions Inventory prepared by the NSW Environment Protection Authority shows that in the Sydney region, wood heater use is responsible for 50.64% of PM2.5 emissions, approximately 70% of which is emitted from June to August. The next highest source of PM2.5 is "all non-exhaust particulate matter" from "on-road mobile" sources at only 5.54%, followed by "heavy-duty commercial diesel – exhaust" emissions at 5.33%. The 2008 Air Emissions Inventory also states that wood heater ownership in the Sydney regions is only 12.73% of households. Only potentially 12% of households cause 10 times the

ORD03

Attachment 1

PM2.5 pollution than all the non-exhaust particulate matter from the hundreds of thousands of registered vehicles.

Review of the 2008 Air Emissions Inventory also shows that wood heater use contributes significant amounts of other pollutants such as PM10 and polycyclic aromatic hydrocarbons to name a couple.

**Question 5 – Are there other variables that have not been considered or not been attributed sufficient weight in the discussion?**

Response – Areas undergoing significant urban growth require a different consideration. It is imperative that any new regulatory and policy framework ensure that any gains made from improved heater design and in-service operation are not offset by new installations. To this end, developing areas such as Camden need any changes to incorporate capability and flexibility to prohibit wood heaters in critical areas.

**Question 6 – Do you agree that the current policy measures for the abatement of wood heater emissions are not successful in realizing the policy objectives. Can you provide other evidence to support this?**

Response – The current planning system and associated laws within NSW make the prohibition of new wood heater installations particularly problematic, and difficult to enforce legally.

Camden Council has previously used controls that prohibit the installation of wood heaters in Development Control Plans. Controls in DCPs are meant to be a guide to development. They can not be strictly enforced, and should Council pursue a strict application of a prohibition control, we could be challenged legally.

This approach has also been taken by the NSW Department of Planning and Infrastructure. As an example the Oran Park Development Control Plan 2007 Section 8.2 Sustainable Building Design, control 5 states "Open fire places and slow combustion stove are prohibited". A similar control is included in the Turner Road Precinct DCP 2007.

However, DCPs for new precincts do not contain any controls on the installation of wood heaters.

When it comes to the the in-service operation of existing wood heaters, the Protection of the Environment Operations Act 1997 restricts Council to taking action only in those instances where a wood heater is causing "excessive smoke", which is defined in the Act. Council does not have any options for dealing with emissions from wood heaters that may be operated in a more satisfactory manner, yet still release a significant amount of pollution.

**Question 7 – Which policy delivery method do you believe should be adopted by government and why?**

Response – A national regulatory approach is the policy delivery model that should be adopted. In any approach that is implemented, it is important to ensure there are no loopholes that would allow a person or business to circumvent the new policy and regulatory framework.

For any new approach to wood heater control to be effective it is imperative that sufficient financial and other resources are provided to Councils and other relevant agencies where they are responsible for actions.

**Question 8 – Do you agree that the policy measures listed for the abatement of wood heater emissions will be successful in realizing the objectives? If not, please provide your reasons, including supporting evidence.**

Response – We generally agree that the measures listed will be successful.

However, the final paragraph of this section of the RIS which states “...*local governments may still introduce bans in situations where wood heaters were demonstrably major contributors to poor air quality.*” is incorrect. Under the current planning laws in NSW, Councils can not ban the installation of wood heaters. See the information provided in response to question 6 above.

In addition, as stated in the RIS, older wood heaters are responsible for higher levels of emissions than newer heaters. Having a mechanism that allows agencies to effectively remove these heaters from designated areas is critical.

**Question 9 – Do you believe that “nudge” programs will be helpful in reducing wood heater emissions?**

Response – Any program that is targeted at changing the behaviour of residents is critical to the improvement and effective control of wood heater emissions. If “nudge” programs are based on well founded research and theory and are more effective than the usual community education campaigns, then Council would be supportive of the approach.



ORD04

## ORDINARY COUNCIL

ORD04

**SUBJECT: AMENDMENT 14 PLANNING PROPOSAL - MINOR HOUSEKEEPING AMENDMENTS TO CAMDEN LEP 2010**

**FROM:** Director Governance

**BINDER:** Amendment No 14 Housekeeping Amendment No 3 to LEP 2010

**PREVIOUS ITEMS:** ORD08 - Amendment 14 Planning Proposal - Minor Housekeeping amendments to Camden LEP 2010 - Ordinary Council - 24 July 2012

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of the outcome of the public exhibition period of the Planning Proposal – Amendment 14, which includes several minor amendments to Camden Local Environmental Plan (LEP) 2010. In addition, this report seeks Council endorsement to proceed with the Planning Proposal and submit it to the Department of Planning and Infrastructure (DPI) for the making of the plan. The Planning Proposal is provided as **Attachment 1 to this report**.

### BACKGROUND

Camden LEP 2010 was gazetted on 3 September 2010 and became the principal planning instrument covering land use and zoning in the Camden LGA. Council staff undertake regular reviews of the LEP and the associated maps which has identified inaccuracies of a minor nature. This is the third 'housekeeping' amendment of the LEP.

At the Ordinary Council meeting of 24 July 2012, Camden Council considered a report on the preparation of this Planning Proposal which makes several minor amendments to Camden LEP 2010. Council subsequently resolved to adopt the Planning Proposal and forward it to the DPI for Gateway Determination. A copy of the 24 July 2012 Council report and resolution is provided as **Attachment 2 to this report**.

Gateway determination was received by the DPI on the 9<sup>th</sup> September 2012 with approval to proceed with the public exhibition of this Planning Proposal subject to conditions. Council complied with all conditions of the determination. The gateway determination is provided as **Appendix C to the Planning Proposal**.

The Planning Proposal and associated documents were placed on public exhibition for a total of 28 days from 14 November 2012 to 12 December 2012. The consultation and public exhibition requirements of the Planning Proposal were prescribed by the Gateway Determination. During the public exhibition period, a total of five (5) submissions were received from public authorities which are addressed later in this report. One (1) submission was received after the public exhibition period had closed which has been taken into consideration. Two (2) submissions were received from the general public.

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## MAIN REPORT

The Planning Proposal includes several minor amendments to Camden LEP 2010 and the accompanying maps. The amendments are to correct a number of minor mapping and land use table anomalies as well as address inconsistencies in local planning provisions to ensure Council's intent in relation to these planning controls are achieved. The proposed amendments are outlined below:

### Exhibition homes in the E4 zone

'Exhibition homes' and 'exhibition villages' are currently prohibited within the E4 – Environmental Living zone.

It is the intention of this item to permit development for the purpose of an 'exhibition home' or 'exhibition village' within the E4 – Environmental Living zone.

The Environmental Living Zone exists in suburbs such as Harrington Grove, Kirkham and Manooka Valley. Use of land in the Environmental Living Zone for the purpose of 'exhibition homes' and 'exhibition villages' would allow the display of house designs that meet the objectives of the Environmental Living zone.

### Wivenhoe

The subject site is described as Part Lot 1 in DP 217570, No 229 Macquarie Grove Road and is identified as having local heritage significance. The site is known as 'Mater Dei' at Cobbitty. The heritage item as described in Camden LEP 2010 currently does not incorporate some key elements such as the stables and outbuildings. This was an oversight at the time 'Mater Dei' at Cobbitty was rezoned in 2007. This Planning Proposal seeks to amend the heritage map to better define the elements that comprise Heritage Item No. 99 in line with the *Wivenhoe Conservation Management Plan (Revised 2008)*. The Planning Proposal also seeks to amend the description of the heritage item. The owners of Wivenhoe are supportive of the amendment.

### State Heritage Items within the Camden LGA

A detailed comparison of heritage items listed on the State Heritage Register and the heritage maps contained in Camden LEP 2010 revealed heritage boundary inconsistencies for ten of the listed state heritage items.

The Planning Proposal seeks to amend the heritage maps for the Camden LEP 2010 to ensure consistency with plans under the *Heritage Act 1977*. As a result, the Planning Proposal also seeks to amend the heritage property descriptions in Camden LEP 2010.

The description of the Upper Canal in Camden LEP 2010 is also amended to list all the suburbs the Upper Canal runs through. This will better reflect the heritage item.

### Camden Heritage Items

Two local heritage items have been further subdivided with approval, creating new legal property descriptions. This planning proposal seeks to update Schedule 5 of the Camden LEP 2010 to reflect these updated property descriptions. Further, it is proposed to amend the heritage maps to reflect the changes.

### Spring Farm Neighbourhood Centre

An amendment to the Masterplan of the Spring Farm neighbourhood centre was adopted by Council in October 2011 which required an amendment to the Camden DCP 2011. The adopted Masterplan of the Spring Farm neighbourhood centre is currently not accurately reflected in Camden LEP 2010 maps. This item seeks to amend the Camden LEP 2010 maps to maintain consistency with the Spring Farm Masterplan. A map showing the land is included as **Figure 2 of the Planning Proposal**.

### Spring Farm minimum lot sizes

This Planning Proposal seeks to amend *Clause 4.1A Exemptions to minimum lot sizes for certain residential development* of Camden LEP 2010 by changing the referencing of Area 3 at Spring Farm to Area 1. The purpose of this item is to remove reference to a repealed clause in the Camden LEP 2010 and to maintain numerical order.

In the process the Camden LEP 2010 minimum lot size maps will also be amended to change the labelling of Area 3 at Spring Farm to Area 1.

### Recreation facilities (Indoor)

The Spring Farm neighbourhood centre currently has a number of permitted land uses, one of which is 'recreation areas (indoor)'. This Planning Proposal seeks to amend the reference of 'recreation areas (indoor)' to 'recreation facility (indoor)', for consistency with the definitions under the standard LEP template.

### Recreation areas in the B1, B2, B4 and B5 zones

This Planning Proposal seeks to permit 'recreation areas' within all Camden LEP 2010 business zones. This will allow the provision of local parks and civic spaces that could include children's' playgrounds within neighbourhood and local centres. No amendments to Camden LEP 2010 Maps are required.

### Restricted premises

When Camden LEP 2010 was made, restricted premises were mandated under the standard instrument in all Business zones where retail premises were permitted. The DPI subsequently reduced the mandatory requirements of restricted premises to only B2 – Local Centre, B3 – Commercial core and B4 – Mixed use zones. There are no B3 zones within Camden LEP 2010.

As such, this planning proposal seeks to prohibit restricted premises in the B1 – Neighbourhood Centre and B5 – Business Development zone. No amendments to Camden LEP 2010 Maps are required.

### Referencing of Camden Lakeside

To ensure consistency between both the Camden LEP 2010 and the corresponding urban release area maps, this Planning Proposal seeks to amend the references of "Camden Lakeside" in the Camden LEP 2010 to "Lakeside". Listed in **Table 3** of the **Planning Proposal** are the sections of the Camden LEP 2010 where the word 'Camden' is to be removed.

### Elderslie release area boundary

During the conversion to the standard LEP template, three Camden LEP 2010 maps have been identified as not reflecting the Elderslie release area boundary. As such, this item seeks to amend the relevant maps to achieve 'status quo'.

**Figures 3, 4 and 5 of the Planning Proposal** highlights the changes required.

### Special Events

This Planning Proposal seeks to insert a new clause under Camden LEP 2010 to allow the erection of temporary structures specifically for public or private special events. The clause will allow special events to be carried out on land without development consent where they will not have an adverse impact upon the site or the amenity of the surrounding area. No amendments to Camden LEP 2010 Maps are required.

### Benwerrin Crescent boundary alignment

There are currently three lots that are partly zoned R5 Large Lot Residential and partly unzoned under the Camden LEP 2010. This item seeks to amend the existing Land Zoning Map to reflect land being entirely zoned R5. **Figure 6 of the Planning Proposal** highlights the subject location and properties.

### Mt Annan minimum lot size provisions

Within Mt Annan the minimum lot size on residential zoned land is 450sqm. The Section 88b Instrument applicable to certain properties within Mt Annan has a restriction which does not allow any future subdivision of the lots so burdened. The restriction is to circumvent future subdivision on land adjacent to Asset Protection Zones and conservation land. As such, the properties affected have a larger site area.

This item seeks to increase the minimum lot size of the affected properties to reflect the existing subdivision pattern and remove any further subdivision potential. The intent of this proposal is to formalise the restriction on the use of land. A map showing the land is included as **Figures 7 and 8 of the Planning Proposal**.

### **Public Exhibition**

Consultation and public exhibition of the Planning Proposal are prescribed by the requirements of a Gateway Determination. In accordance with the Gateway Determination, Council consulted with the following public agencies during the public exhibition period:

- NSW Rural Fire Service
- Sydney Catchment Authority
- Office of Environment and Heritage
- Heritage Council of NSW
- Liverpool City Council
- Wollondilly Council
- Campbelltown Council

Copies of all the Public Agency submissions received during the public exhibition period are provided as **Appendix E of the Planning Proposal**.



### **Submissions Received**

Correspondence was received from the following public agencies:

- NSW Rural Fire Service
- Sydney Catchment Authority
- Office of Environment and Heritage
- Heritage Council of NSW
- Liverpool City Council

A late submission was also received from UrbanGrowth NSW which has been considered. Two (2) submissions were received from the general public.

Council's response to the submissions is detailed below:

#### Denbigh State heritage item

Liverpool City Council raised concern regarding the State heritage listed property 'Denbigh' which is currently listed under *SEPP (Sydney Region Growth Centres) 2006*. Council originally sought to list 'Denbigh' within Schedule 5 - Environmental Heritage, however the gateway determination conditioned the matter be removed from the Planning Proposal to avoid any inconsistency with the *SEPP (Sydney Region Growth Centres) 2006* which incorporates heritage protection.

Liverpool City Council recommended that if 'Denbigh' cannot be considered for listing on the LEP, serious consideration must be given to incorporate a notation on the heritage schedule of the LEP to refer users to other pertinent planning instruments for heritage purposes, e.g. *SEPP (Sydney Region Growth Centres) 2006*.

Incorporating a notation on the heritage schedule of the LEP to refer to SEPP's has been considered by Council, however provisions are in place to ensure heritage items and conservation areas are considered when purchasing and/or developing a property. Heritage information and other planning information such as the application of SEPP's are incorporated within S149 Planning Certificates and Council's property enquiry system. Council is satisfied that the provisions in place ensure heritage items are identifiable.

#### Exhibition homes and Exhibition villages in the E4 zone

Council originally sought to permit 'exhibition homes' and 'exhibition villages' specifically within Precinct C of Kirkham Rise. The gateway determination requested Council to amend the Planning Proposal to include the proposed land uses as permissible with development consent on all land within the subject zone. The Office of Environment and Health (OEH) has recommended that 'exhibition homes' and 'exhibition villages' be restricted to Kirkham Rise and not be undertaken in a manner that would broadly affect land zones E4 Environmental Living across the local government area.

A condition of development consent requires 'Exhibition homes' and 'exhibition villages' to be limited to a temporary use in order to maintain the long term residential expectations and character objectives of the zone.

In addition, 'exhibition homes' and 'exhibition villages' need to ensure that a development application for an exhibition home or village is consistent with the objectives of the zone. In this respect, a wide range of development issues are required to be addressed at the development application stage to ensure an acceptable planning outcome. These include, but are not limited to, the nature and type of exhibition homes and villages, car parking provisions, provision of public amenities, appropriate signage and accessibility issues. Further, Individual houses within an exhibition village must be occupied for residential use at the conclusion of the consent period.

In light of the above, Council is satisfied that allowing development for the purpose of 'exhibition home' or 'exhibition village' within all E4 zones will not result in adverse environmental or built environment outcomes.

### Special Events

The Heritage Council of NSW have raised concern that development permitted under the additional clause 'Special Events' has the potential to result in adverse physical impacts on heritage items. Council notes the Heritage Council's concern and as such the clause has been reworded to place additional emphasis on the built environment to ensure such temporary structures and uses will not result in the material affectation to heritage items.

### Upper Canal Corridor

Sydney Catchment Authority (SCA) in their submission stated that the Upper Canal corridor State Heritage listing only applies to land owned by the SCA and does not incorporate Sydney Water land. As such SCA requested Camden LEP 2010 Heritage Map HER\_016 be amended to show the correct heritage boundary in this location. Council received confirmation from the NSW Heritage Branch stating that Sydney Water land associated with the Upper Canal does form part of the Upper Canal State Heritage curtilage. As such, the Camden LEP 2010 heritage map does not require further amendment as it shows the correct heritage curtilage in accordance with the State Heritage Register.

SCA have also requested the description of the Upper Canal be amended to include all the suburbs the upper canal runs through which will better reflect the heritage item. The listing has accordingly been amended.

### Mt Annan minimum lot size provisions

UrbanGrowth NSW in their submission have noted that the proposed Camden LEP 2010 minimum lot size map LSZ\_017 requires amending as the proposal to increase the minimum lot size of certain portions in Mt Annan should only highlight the larger lots burdened by the restriction as to user to restrict subdivision within the Section 88b instrument.

As subdivisions have already occurred over some parts of the subject lands retaining the minimum lot size of 450sqm is inappropriate. As such, Council agrees that the application to apply the minimum lot size of 2000sqm should only apply to larger lots where this provision can be enforced.

Two (2) resident objections were received in relation to this item on the grounds it will prevent building opportunities and subdivision. One of the residents in their submission stated 'it could create segregation from the entire community'.

The lots subject to this item already have a restriction as to user which does not allow any future subdivision of the lots so burdened. The intent of the restriction is to limit future subdivision on land adjacent to Asset Protection Zone and conservation land.

The Planning Proposal will simply formalise the restriction on the use of land and reflect the existing subdivision patterns.

#### Controls relating to Industrial retail outlets and Secondary dwellings

Council development staff has noted that the typographical errors pertaining to Clause 5.4 *Controls relating to miscellaneous permissible uses* within Camden LEP 2010 were made two years ago by DPI during a legislation amendment. The controls have been in force and used for assessing development applications for a considerable amount of time. Council development staff in addition has stated that the original controls which were in force prior are also considered to be restrictive and not reflective of development trends and opportunities. As such, they have asked that this item not proceed and be reconsidered at a later stage.

In light of this, it is appropriate that this item not proceed as further review and investigation is required. Accordingly, this matter will be reassessed at a later stage.

#### FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

#### CONCLUSION

This Planning Proposal aims to make several minor amendments to Camden LEP 2010. The Planning Proposal and associated documents were exhibited for a total of 28 days in accordance with the Gateway Determination and Clause 18 of the *Environmental Planning and Assessment Regulation 2000*. Public authority submissions were received in relation to the proposal, with this report addressing each area of concern.

Should Council endorse the recommendation, the Planning Proposal will be forwarded to the DPI for making of the plan.

#### RECOMMENDED

##### **That Council:**

- i. adopt the Planning Proposal and associated map amendments;**
- ii. forward the Planning Proposal to DPI requesting the plan be made; and**
- ii. notify interested parties of Council's determination.**

#### ATTACHMENTS

1. Planning Proposal
2. Previous Council Resolution Amendment 14



# **CAMDEN COUNCIL PLANNING PROPOSAL**

## **Amendment No. 14 - Housekeeping Amendments to Camden LEP 2010**

July 2012

June 2013 (Version 3)

ORD04

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

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Attachment 1

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

## Background

Camden LEP 2010 was gazetted on 3 September 2010 and became the principal planning instrument covering land use and zoning in the Camden LGA. Council staff has now had the opportunity to use and interpret the LEP and the associated maps, and several issues and anomalies of a minor nature have been identified. This includes some anomalies within Clause 5.4 of Camden LEP 2010 that relate to secondary dwellings and industrial retail outlets, the amendment of the minimum lot size map for Spring Farm and Mt Annan, and the amendment of the heritage maps to reflect recent subdivisions around heritage properties.

Gateway Determination was received by the Department of Planning and Infrastructure on the 9<sup>th</sup> September 2012 to proceed with the public exhibition of this Planning Proposal subject to conditions (see Appendix C). In accordance with the gateway determination, Council undertook public exhibition for a period of 28 days. All submissions received have been suitably addressed in the Planning Proposal.

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Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

### Part 1 – Objectives or Intended Outcomes

The amendments proposed to the Camden LEP 2010 by this Planning Proposal are to correct a number of minor mapping and land use table anomalies as well as address inconsistencies in local planning provisions to ensure Council's intent in relation to these planning controls are achieved. Accordingly, the following 14 minor amendments are proposed:

**Attachment 1**

Amendment No. 14 – Housekeeping Amendment to Camden LEP 2010

Item No	Name of item	Proposal	Map changes
1	Exhibition homes in the E4 zone	To permit with consent, the use of 'exhibition homes' and 'exhibition villages' on land zoned E4 Environmental Living.	No amendments to Camden LEP 2010 Maps required.
2	Wivenhoe	The heritage item as described currently does not incorporate some key elements, such as the stables. This planning proposal seeks to amend the heritage map to better define the elements that comprise Heritage Item No. 99.	Heritage maps <ul style="list-style-type: none"> <li>• 1450_COM_HER_007_020_20100705</li> <li>• 1450_COM_HER_008_010_20100705</li> </ul>
3	State Heritage Items within the Camden LGA	This planning proposal seeks to make minor amendments to the heritage maps for the Camden LEP 2010 to ensure consistency with plans under the heritage database. As a result, the planning proposal also seeks to amend the property descriptions in Schedule 5 - Environmental Heritage, Part 1.	Heritage Maps <ul style="list-style-type: none"> <li>• 1450_COM_HER_007_020_20100705</li> <li>• 1450_COM_HER_008_010_20100705</li> <li>• 1450_COM_HER_012_010_20100705</li> <li>• 1450_COM_HER_013_010_20120820</li> <li>• 1450_COM_HER_016_010_20100705</li> <li>• 1450_COM_HER_017_020_20100705</li> <li>• 1450_COM_HER_018_010_20120620</li> </ul>

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**Attachment 1** **ORD04**

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

4	Camden Heritage Items	Two local heritage items have been further subdivided, creating new legal property descriptions. This planning proposal seeks to update Schedule 5 to reflect these changes. Further, it is proposed to amend the heritage map to reflect the above changes.	<p>Heritage Maps</p> <ul style="list-style-type: none"> <li>• 1450_COM_HER_012_010_20100705</li> <li>• 1450_COM_HER_009_010_20120820</li> </ul>
5	Spring Farm Neighbourhood Centre	This item seeks to amend the B1 zone boundary within the Spring Farm Neighbourhood Centre on the western side of the precinct. This zone boundary currently conflicts with the masterplan in Camden DCP 2011 as part of the land that is to be a residential precinct is incorrectly zoned B1.	<p>Land Zoning Map</p> <ul style="list-style-type: none"> <li>• 1450_COM_LZN_013_010_20120919</li> </ul> <p>Lot Size Map</p> <ul style="list-style-type: none"> <li>• 1450_COM_LSZ_013_010_20120919</li> </ul> <p>Additional Permitted Uses Map</p> <ul style="list-style-type: none"> <li>• 1450_COM_APU_013_010_20120202</li> </ul>
6	Spring Farm minimum lot sizes	<p>Min Lot Size map No. 012 and No. 013 to be altered to reflect the amended Clause 4.1A which will read as follows:</p> <p>4.1A <i>Exceptions to minimum lot sizes for certain residential development use:</i></p> <p>(1) <i>The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.</i></p> <p>(2) <i>This clause applies to land in Area 1 at</i></p>	<p>Lot size Map</p> <ul style="list-style-type: none"> <li>• 1450_COM_LSZ_013_010_20120919</li> <li>• 1450_COM_LSZ_014_010_20121211</li> </ul>

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

		<p>Spring Farm and Area 2 at Elderslie, as shown edged heavy blue on the <u>Lot Size Map</u>.</p> <p>(3) Despite clause 4.1, development consent may be granted to the subdivision of a lot on land to which this clause applies on which development for any of the following purposes is proposed to be carried out if the area of each resulting lot is equal to or greater than the area specified for that purpose:</p> <p>(a) attached dwelling—180 square metres,                  (b) semi-detached dwelling on land in Area 1 at Spring Farm or Area 2 at Elderslie —200 square metres.</p>	
7	Recreation facilities (indoor)	This planning proposal seeks to amend the reference of "recreation areas (indoor)" to "recreation facility (indoor)" for consistency with the terms in the Camden LEP definitions.	No amendments to Camden LEP 2010 Maps required.

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8	Recreation areas in the B1, B2, B4 and B5 zones	Amend the land use tables for the B1, B2, B4 and B5 zones by removing 'recreation areas' from Item 4 – Prohibited uses and adding 'recreation areas' to Item 3 – Permitted with Consent.	No amendments to Camden LEP 2010 Maps required.
9	Restricted premises	This planning proposal seeks to amend Camden LEP by adding the term "restricted premises" to Item 4 – Prohibited uses in the land use tables for the B1 and B5 zones only.	No amendments to Camden LEP 2010 Maps required.
10	Referencing of Camden Lakeside	Amend the references of "Camden Lakeside" in the Camden LEP 2010 to "Lakeside".	No amendments to Camden LEP 2010 Maps required.
11	Elderslie release area boundary	As part of the LEP conversion to the Standard Instrument, a small number of maps have not been amended and therefore do not reflect the true Elderslie Masterplan. This item seeks to amend a series of maps to include the Masterplan that applies to Elderslie	Land Zoning Map <ul style="list-style-type: none"> <li>• 1450_COM_LZN_013_010_20120919</li> </ul> Lot Size Map <ul style="list-style-type: none"> <li>• 1450_COM_LSZ_013_010_20120919</li> </ul> Urban Release Area Map <ul style="list-style-type: none"> <li>• 1450_COM_URA_013_010_20120820</li> </ul>
12	Special Events	This planning proposal seeks to insert a new clause under Camden LEP 2010 to allow the erection of temporary structures specifically for public or private special events to	No amendments to Camden LEP 2010 Maps required.

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

13	Benwerrin Crescent boundary alignment	be carried out on land without development consent.	required.
	Two lots are currently partly zoned R5 Large Lot Residential and unzoned under the Camden LEP 2010. This item seeks to amend the corresponding maps to reflect the true LGA boundary and the land zoning.		<p>Lot Size Map</p> <ul style="list-style-type: none"> <li>• 1450_COM_LSZ_004_010_20111222</li> </ul> <p>Height of Buildings Map</p> <ul style="list-style-type: none"> <li>• 1450_COM_HOB_004_010_20100705</li> </ul> <p>Heritage Map</p> <ul style="list-style-type: none"> <li>• 1450_COM_HER_004_010_20100705</li> </ul>
14	Mt Annan minimum lot size provisions	The existing minimum lot size in Mt Annan is 450sqm. This item seeks to increase the minimum lot size of certain residential land adjoining APZ to 2000sqm and 6000sqm to reflect the restriction as to user.	<p>Lot Size Map</p> <ul style="list-style-type: none"> <li>• 1450_COM_LSZ_017_020_20121211</li> <li>• 1450_COM_LSZ_013_010_20120919</li> </ul>

Amendment No. 14 – Housekeeping Amendment to Camden LEP 2010

## Part 2 – Explanation of provisions

Copies of proposed map amendments are provided as Appendix A to this Proposal.

### **Item 1 – RU4 zone; Development Permissible with consent**

It is proposed that the following be inserted into Section 3 of the Land Use table to the RU4 zone in the Camden LEP 2010:

*“Any other development not specified in item 2 or 4.”*

An amendment to the Camden LEP 2010 was made on the 25<sup>th</sup> June 2011 which omitted the above sentence from Section 3 - Permitted with Consent.

**Note: No amendments to Camden LEP 2010 Maps required.**

- **DPI has since amended the land use table for RU4 – Primary Production zone to include the abovementioned, dated 16 November 2012. As such, Council is no longer pursuing this amendment**

### **Item 2: Exhibition homes and Exhibition villages in the E4 zone**

‘Exhibition homes’ or ‘Exhibition Villages’ are currently prohibited within the E4– Environmental Living zone.

‘Exhibition Home’ and ‘Exhibition Village’ is defined in the Dictionary to the Camden LEP 2010 as follows:

*‘**exhibition home**’ means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.’*

*‘**exhibition village**’ means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.’*

It is the intention of this item to amend Item 3 of the Land Use Table to the E4 – Environmental Living zoned to allow development for the purpose of an ‘exhibition home’ or ‘exhibition village’.

The E4 Zone exists in suburbs such as Harrington Grove, Kirkham and Manooka Valley. Use of land in E4 Zone for the purpose of ‘exhibition homes’ and ‘exhibition villages’ would allow potential land owners to appraise potential house designs tailored to Environmental Living Zones. Such development will encourage occupation of existing residential areas and new urban release areas in the Camden LGA such as the Kirkham Rise Estate.

**Note: No amendments to Camden LEP 2010 Maps required.**

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

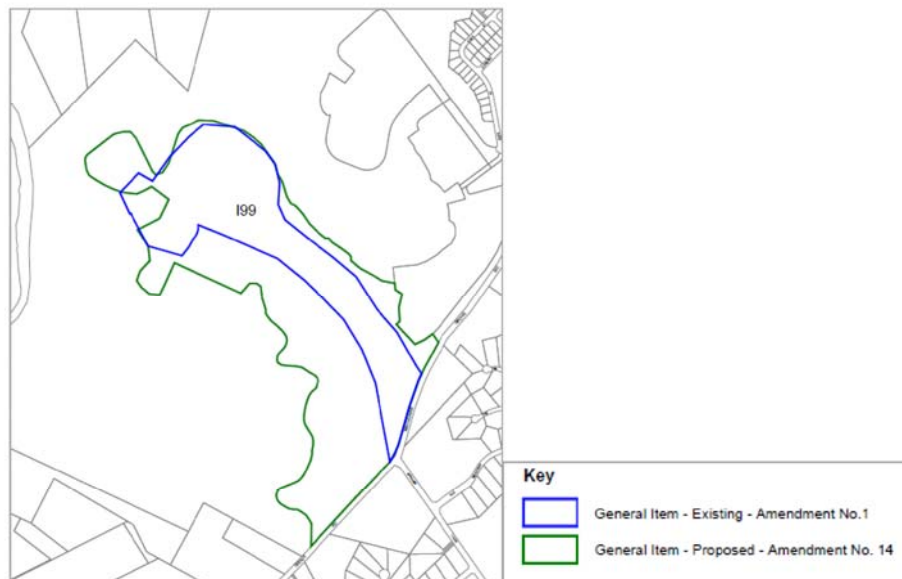
### **No. 3: Wivenhoe**

The subject site is identified as Part Lot 1 in DP 217570, No 229 Macquarie Grove Road and is identified as having local heritage significance. The site is known as 'Mater Dei' at Kirkham. The heritage item as described currently does not incorporate some key elements, such as the stables. The site contains heritage item No. 99, (as identified in Part 1 of Schedule 5 of the Camden LEP 2010) which applies to the building known as 'Wivenhoe' along with the gardens, outbuildings, stables, servants quarters and coach house. However, the boundary shown on the current map does not include the heritage item in its entirety. This error has resulted from the LEP maps being prepared in accordance with a previous heritage Conservation Management Plan (CMP), rather than reflecting the most current version that defines an updated level of protection for the heritage item. This was an oversight at the time of rezoning which saw the stables area inadvertently omitted.

*Wivenhoe Conservation Management Plan (Revised 2008)* prepared by Design 5 Architects, provided a plan detailing areas of heritage significance and based on the topography of the landscape. Figure 1 below shows the current and proposed boundaries of the Wivenhoe heritage item.

This planning proposal seeks to amend the heritage map to better define the elements that comprise Heritage Item No. 99. The following maps will need to be amended and is included in the list of map amendments in Appendix B.

- 1450\_COM\_HER\_007\_020\_20100705
- 1450\_COM\_HER\_008\_010\_20100705



**Figure 1: Current and proposed boundaries of the Wivenhoe Heritage Item. (Source: Camden Council, 2012).**

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Attachment 1

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

The planning proposal also seeks to amend heritage item No. 99 within Schedule 5 - Environmental Heritage, Part 1 as follows:

- by deleting the existing property description (i.e. Part Lot 1, DP 217570) and replacing it with Part Lot 100, DP 1159926.

**Item No. 4: State Heritage Items within the Camden LGA**

The State Heritage Inventory contains heritage items on statutory lists within New South Wales. Items listed under the *Heritage Act 1977* (NSW) that are located within the Camden LGA are listed as follows:

Item Name	Address
Camelot (Item 124)	Kirkham Lane, Narellan
Harrington Park (Item 119)	1 Hickson Circuit, Harrington Park
Kirkham Stables and Precinct (Item 123)	Kirkham Lane, Narellan
Macquarie Grove Cottage (Item 97)	Macquarie Grove Road, Camden
Orielton (Item 135)	179 Northern Road, Narellan
Raby (Item 82)	1025 Camden Valley Way, Catherine Field
Studley Park (Item 133)	Camden Valley Way, Narellan
Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) (Item 122)	Canal Reserve

**Table 1: State heritage items within Camden LGA. (Source: Camden Council, 2013).**

Council has undertaken a detailed comparison of both the plans under the Heritage Act 1977, which are available for each of the heritage items listed on the State Heritage Inventory, and the heritage maps contained in Camden LEP 2010. Comparison maps indicating current and proposed boundary changes of the above state heritage items are included within Appendix D of this Planning Proposal.

This planning proposal seeks to make minor amendments to the heritage maps for the Camden LEP 2010 to ensure consistency with plans under the *Heritage Act 1977*.

The following maps will need to be amended and are included in the list of map amendments in Appendix B.

- 1450\_COM\_HER\_007\_020\_20100705
- 1450\_COM\_HER\_008\_010\_20100705
- 1450\_COM\_HER\_012\_010\_20100705

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- 1450\_COM\_HER\_013\_010\_20120820
- 1450\_COM\_HER\_016\_020\_20100705
- 1450\_COM\_HER\_017\_020\_20100705

An addition to the series of heritage maps (Heritage boundary map No.018) is also included as part of this planning proposal to indicate the state heritage item No.122 – Upper Canal System which runs parallel to the eastern side of Mount Annan.

The planning proposal also seeks to amend the property descriptions in Schedule 5 - Environmental Heritage, Part 1 as follows:

- Heritage Item No. 119 - by deleting the existing property description (being Part Lot 4, DP 1132348 and replacing it with Lot 2001, DP 1035209).
- Heritage Item No. 97 – by deleting the existing property description (being Lot 2, DP 747446 and replacing it with Lot 101 DP 1121442).
- Heritage Item No. 135 –by deleting the existing property description (being Lot 101, DP 100365 and replacing it with Lot 7 DP 270613).
- Heritage Item No. 133 – by deleting the existing property description (being Lot 1, DP 859872 and replacing it with Part Lot 1 DP 859872 and Part Lot 5 DP 859872).

Following a submission from Sydney Catchment Authority (refer to Part 5), the listing of the Upper Canal in Schedule 5 - Environmental Heritage is amended to read as following:

Suburb	Item Name	Address	Property Description	Significance	Item No
Catherine Field Leppington Gregory Hills Gledswood Hills Currans Hill Mount Annan	Upper Canal	Upper Canal corridor	Upper Canal	State	1122

**Table 2: Proposed Upper Canal listing. (Source: Camden Council, 2013).**

#### **Item No. 5: Camden Heritage items**

Two local heritage items have been further subdivided, creating new legal property descriptions. This planning proposal seeks to update Schedule 5 to reflect these changes as outlined below.

##### *Item No. 105 – Yamba*

“Yamba” is a heritage item located at No. 181 Camden Valley Way, Elderslie.

This planning proposal seeks to amend the current property details from Lot 10, DP 11038895 to Lot 101 DP 1143373.



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Further, it is proposed to amend the heritage map to reflect the above changes. The following map will need to be amended and is included in the list of map amendments in Appendix B:

- 1450\_COM\_HER\_012\_010\_20100705

*Item No. 110 – St Mark’s Church*

St Mark’s Church located at 33 Luker St, Elderslie was approved for a subdivision (DA 136/2008) in 2008. As a result of the subdivision, the heritage item (being the church building) is now located on Lot 10 DP 1151174.

This planning proposal seeks to amend the current property details from Lot 1 DP 921962 to Lot 10 DP 1151174.

Further, it is proposed to amend the heritage map to reflect the above changes. The following map will need to be amended and is included in the list of map amendments in Appendix B:

- 1450\_COM\_HER\_009\_010\_20120820

*Item No.108 - Hilsyde*

“Hilsyde” is a heritage item located at No. 56 Hilder Street, Elderslie. It is proposed to amend the heritage map to reflect a recent subdivision. The following map will need to be amended and is included in the list of map amendments in Appendix B:

- 1450\_COM\_HER\_013\_010\_20120820

No changes to the current property details are required.

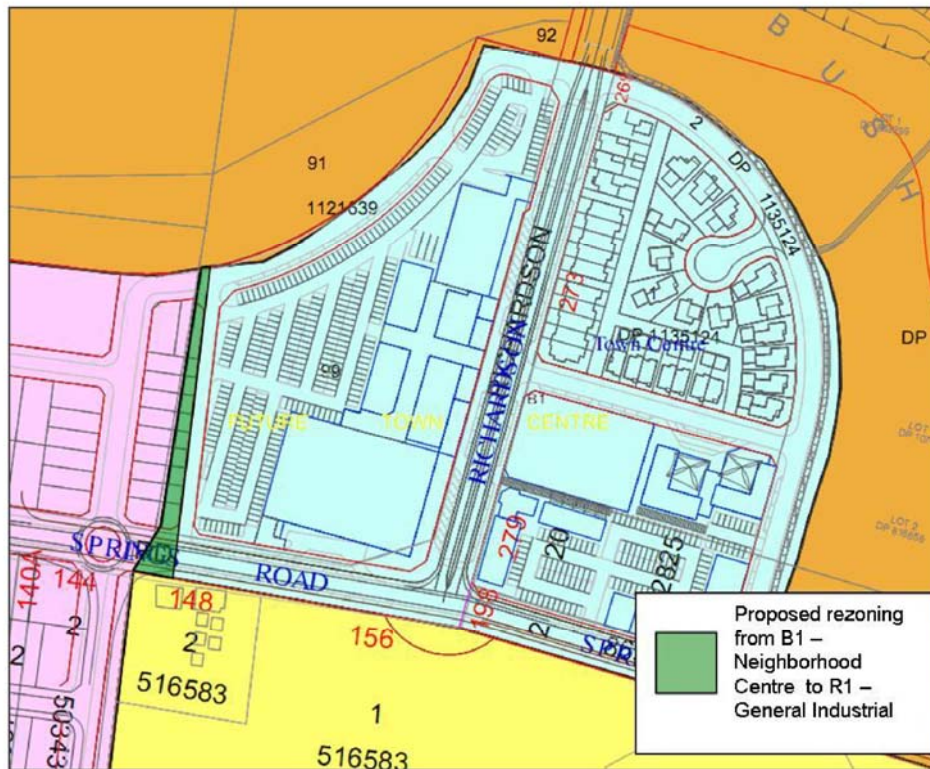
- **Item No.108 Hilsyde was approved for a subdivision in late 2010 with Council anticipating registration of the lots early this year. Due to unforeseen circumstances, the lots have yet to be registered and as such this item as it stands requires no changes to the heritage boundary map. As such, Council will no longer be pursuing this amendment.**

**Item No. 6 Spring Farm Neighbourhood Centre**

The Spring Farm neighbourhood centre is located within the Spring Farm Urban Release Area. The neighbourhood centre, known as Lot 1 DP 1135124, Lot 20 DP 632825 and Lot 99 DP 1121639 is illustrated in Figure 4:

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**Figure 2: Proposed partial rezoning of the Spring Farm neighborhood centre. (Source: Camden Council, 2012).**

This item seeks to amend the B1 zone boundary within the Spring Farm Neighbourhood Centre on the western side of the precinct. This zone boundary currently conflicts with Figure C18 – Spring Farm Masterplan in Camden DCP 2011 as part of the land that is to be a residential precinct is incorrectly zoned B1. This Planning Proposal seeks to adjust the zoning boundary accordingly.

The following maps will need to be amended and are included in the list of map amendments in Appendix B:

- 1450\_COM\_LZN\_013\_010\_20120919
- 1450\_COM\_LSZ\_013\_010\_20120919
- 1450\_COM\_APU\_013\_010\_20120202

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#### **Item No. 7 Spring Farm minimum lot sizes**

The Camden LEP 2010 Minimum Lot Size map No.013 and No.014 to be altered to reflect the amended Clause 4.1A which will read as follows:

##### **4.1A Exceptions to minimum lot sizes for certain residential development use**

- (1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.
- (2) This clause applies to land in Area 1 at Spring Farm and Area 2 at Elderslie, as shown edged heavy blue on the Lot Size Map.
- (3) Despite clause 4.1, development consent may be granted to the subdivision of a lot on land to which this clause applies on which development for any of the following purposes is proposed to be carried out if the area of each resulting lot is equal to or greater than the area specified for that purpose:
  - (a) attached dwelling—180 square metres,
  - (b) semi-detached dwelling on land in Area 1 at Spring Farm or Area 2 at Elderslie —200 square metres.

The following maps will need to be amended and are included in the list of map amendments in Appendix B:

- 1450\_COM\_LSZ\_013\_010\_20120919 ( Labeling of Area 3 at Spring Farm to be changed to Area 1)
- 1450\_COM\_LSZ\_014\_010\_20121211 ( Labeling of Area 3 at Spring Farm to be changed to Area 1)

#### **Item No. 8 Recreation facilities (indoor)**

Schedule 1 Clause 25 – Use of certain land at Richardson Road, Spring Farm of the Camden LEP 2010 applies to land zoned B1 Neighbourhood Centre at Spring Farm.

Pursuant to Clause 25(2) additional uses of the above land zoned B1 Neighbourhood Centre at Spring Farm, is permitted with development consent. These additional uses are listed as follows:

*“Development for the purposes of attached dwellings, dual occupancies, dwelling houses, exhibition homes, exhibition villages, multi dwelling housing and **recreation areas (indoor)** is permitted with development consent.”*

Our emphasis added.

This planning proposal seeks to amend the reference of “recreation **areas** (indoor)” to “recreation **facility** (indoor)” for consistency with the terms in the Camden LEP definitions.

**Note: No amendments to Camden LEP 2010 Maps required.**

#### **Item No. 9 Recreation areas in the B1, B2, B4 and B5 zones**

The Camden LEP currently prohibits ‘recreation areas’ within the B1, B2, B4 and B5 zones. However, there are instances where Council intends to provide local parks and civic spaces that will include children’s’ playgrounds within neighbourhood and local centres.

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Given that most recreation areas would be provided by Council, there does not appear to be a valid justification for their prohibition in commercial centres. This planning proposal seeks to amend the land use tables for the B1, B2, B4 and B5 zones by removing 'recreation areas' from Item 4 – Prohibited uses and adding 'recreation areas' to Item 3 – Permitted with Consent.

**Note: No amendments to Camden LEP 2010 Maps required.**

**Item No. 10: Restricted premises**

"Restricted premises" are currently permitted with consent in the B1 and B5 zones as they are not specifically listed as prohibited uses in the land use tables for these zones. Council intends for these uses to be prohibited in the B1 and B5 zones. Under the Standard Instrument (Local Environment Plans) Order 2006, it is mandatory to include 'restricted premises' within the B2 - Local Centre and B4 – Mixed Use zones.

As such, this planning proposal seeks to amend Camden LEP by adding the term "restricted premises" to Item 4 – Prohibited uses in the land use tables for the B1 and B5 zones only.

**Note: No amendments to Camden LEP 2010 Maps required.**

**Item No. 11: Referencing of Camden Lakeside**

This planning proposal seeks to amend the references of "Camden Lakeside" in the Camden LEP 2010 to "Lakeside". These references are used interchangeably throughout the Camden LEP 2010 and require amending to ensure consistency between both the Camden LEP 2010 and the corresponding urban release area maps.

Listed in Table 3 below are the sections of the Camden LEP 2010 that require amending.

Reference in LEP 2010	Proposed amendment
Table of Contents (p. 4 of 110)	
<i>Part 7.8 Road widening of Camden Valley Way, Catherine Field (<b>Camden Lakeside</b>)</i>	<i>Part 7.8 Road widening of Camden Valley Way, Catherine Field (<b>Lakeside</b>)</i>
Section 7.8 (p. 53 of 110)	
<i>Road widening of Camden Valley Way, Catherine Field (<b>Camden Lakeside</b>)</i>	<i>Road widening of Camden Valley Way, Catherine Field (<b>Lakeside</b>)</i>

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<p>Schedule 1 Additional permitted uses (p. 54 of 110)</p> <p><b>3 Use of certain land at <i>Camden Lakeside</i></b></p> <p>(1) <i>This clause applies to land zoned RE2 Private Recreation at <b>Camden Lakeside</b>, as shown edged heavy blue on sheet 016 of the Additional Permitted Uses Map.</i></p> <p>(2) <i>Development for the purposes of a sewage treatment plant is permitted with development consent if the sewage treatment plan is only to be used in conjunction with development at <b>Camden Lakeside</b>.</i></p>	<p><b>3 Use of certain land at <i>Lakeside</i></b></p> <p>(1) <i>This clause applies to land zoned RE2 Private Recreation at <b>Lakeside</b>, as shown edged heavy blue on sheet 016 of the Additional Permitted Uses Map.</i></p> <p>(2) <i>Development for the purposes of a sewage treatment plant is permitted with development consent if the sewage treatment plan is only to be used in conjunction with development at <b>Lakeside</b>.</i></p>
---	---

**Table 3: Location of proposed amendments. (Source: Camden Council, 2012)**

**Note: No amendments to Camden LEP 2010 Maps required.**

**Item No. 12 Elderslie release area boundary**

The Elderslie Masterplan was developed from LEP 117. As part of the LEP conversion to the Standard Instrument, a small number of maps have not been amended and therefore do not reflect the true Elderslie Masterplan.

The following maps will need to be amended and are included in the list of map amendments in Appendix B:

- 1450\_COM\_LZN\_013\_010\_20120919 (subject land to be changed from R1 to R2)
- 1450\_COM\_LSZ\_013\_010\_20120919 (part of subject land to be coloured green to indicate Precinct M 600 sqm and part of subject land to be left uncoloured).
- 1450\_COM\_URA\_013\_010\_20120820 (subject land to be uncoloured).

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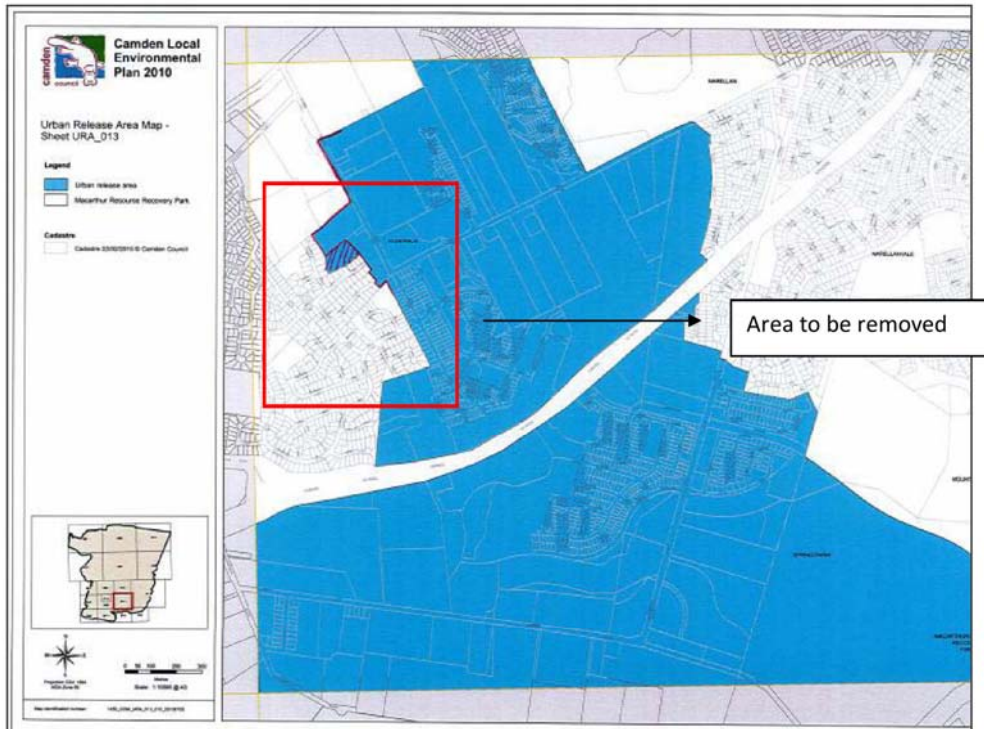


Figure 3: Urban Release Area Map. (Source: Camden Council, 2012).

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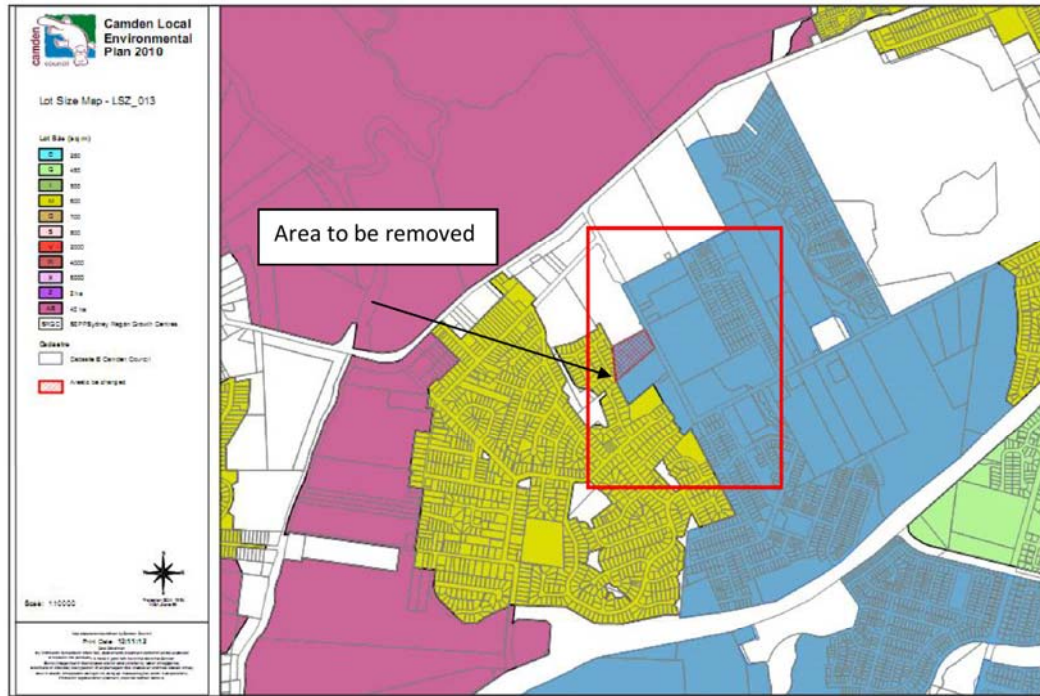


Figure 4: Minimum Lot Size Map. (Source: Camden Council, 2012).

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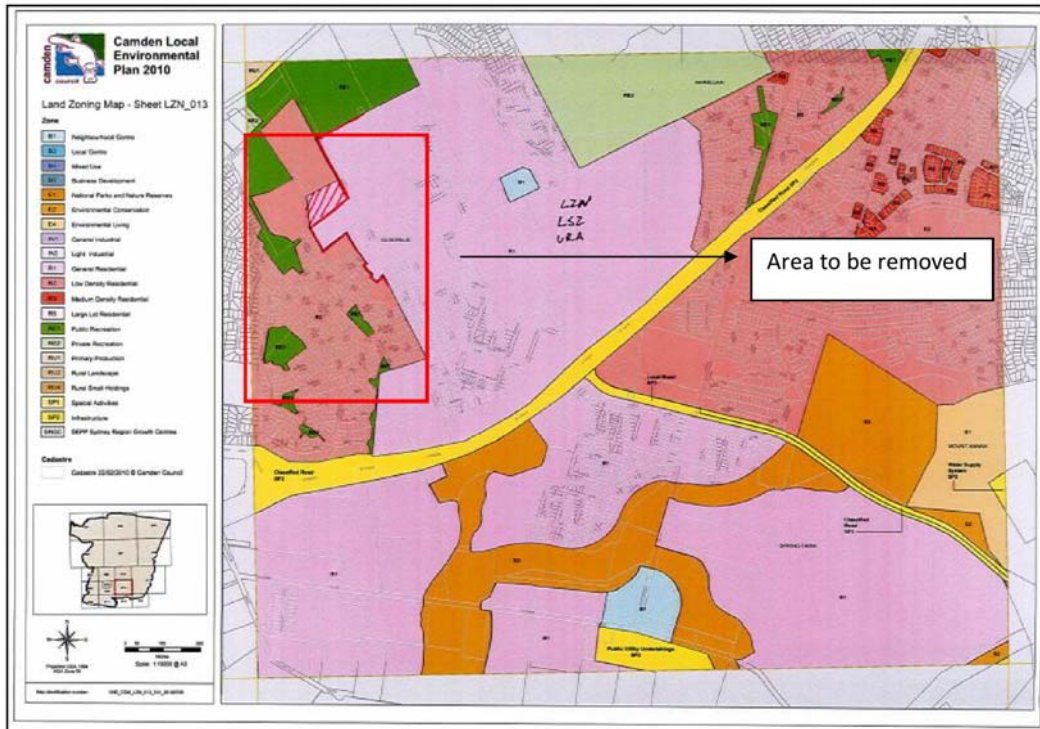


Figure 5: Land Zoning Map. (Source: Camden Council, 2012).



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### **Item No. 13 Special Events**

A permit for the use of land for small community events currently requires the lodgement of a Development Application in accordance with Clause 2.8 of the Camden LEP. Council views this as an undesirable and over-complex requirement for such an event that will have no adverse impact on the natural and built environments. Whilst the temporary structures (marquees, tents, etc.) may be covered within SEPP (Temporary Structures) 2007, other ancillary structures (jumping castles, barbeques etc.) are not covered within this SEPP.

This planning proposal seeks to insert a new clause under Camden LEP 2010 to allow the erection of temporary structures specifically for public or private special events to be carried out on land without development consent. This will ensure that the exemption for the use and erection of temporary structures are contained within the one document for ease of reference and practicality.

During the public exhibition period, an opportunity has been taken to strengthen the Clause and address Heritage Council of NSW concerns. Part 5 of the Planning Proposal will discuss in detail Heritage Council of NSW submission and how it has been suitably addressed.

The clause is to read as following:

#### *1.9 Special Events*

- (1) The objective of this clause is to provide for temporary private or public special events to be carried out on land without development consent where they will not have an adverse impact upon the site or the amenity of the surrounding area.*
- (2) Consent under this clause is not required if once the applicant has notified the consent authority of the proposed event and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that:
 
  - (a) the event will not have an adverse impact on any adjoining land or the amenity of the neighbourhood, and*
  - (b) the event and location of any structures related to the event will not adversely impact on the built environment, environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and*
  - (c) once the event has ended the land will be restored to the condition in which it was before the commencement of the event.**

**Note: No amendments to Camden LEP 2010 Maps required.**

### **Item No. 14: Benwerrin Crescent boundary alignment**

As part of the continual review of the Camden LEP 2010 and the relevant cadastre and land zoning maps, a number of cadastre and boundary alignment issues have been identified. These require amendment to reflect the actual LGA boundary and land zoning to reflect the desired land zoning of R5 Large Lot Residential. The lots affected by the proposed amendments are identified as:

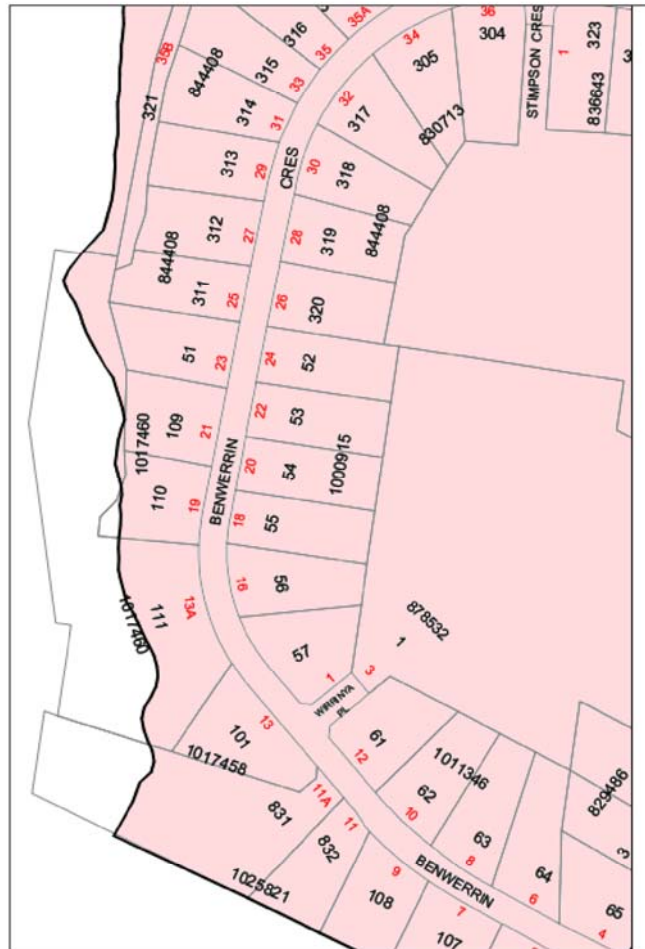
No. 19 Benwerrin Crescent, Grasmere, Lot 110 in DP 1017460

No. 11A Benwerrin Crescent, Grasmere, Lot 831 in DP 1025821

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

No. 13A Benwerrin Crescent, Grasmere Lot 111 in DP 1017460

The abovementioned lots are currently partly zoned R5 Large Lot Residential and unzoned under the Camden LEP 2010. A plan showing the location and properties concerned is shown in Figure 8 below.



**Figure 6: Lot Boundary Map. (Source: Camden Council, 2012).**

This planning proposal seeks to amend the following height of buildings map, heritage map and lot size map to reflect the LGA boundary:

- 1450\_COM\_LSZ\_004\_010\_20111222
- 1450\_COM\_HOB\_004\_010\_20100705
- 1450\_COM\_HER\_004\_010\_20100705

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**Item No. 15: Mt Annan minimum lot size provisions**

The existing minimum lot size in Mt Annan is 450sqm. This item seeks to increase the minimum lot size of certain residential land (See Figure 8) adjoining Gundungarra Reserve and William Howe Reserve to 2000sqm and 6000sqm to reflect the existing subdivision pattern. The Section 88b Instrument applicable to the subject properties has various restrictions imposed on the land. This includes a restriction which does not allow any future subdivision of the lots so burdened. The intent of this proposal is to formalise the restriction on the use of land.

Following a submission from UrbanGrowth NSW (refer to Part 5), the residential land subject to this item has been reduced as per the maps below.

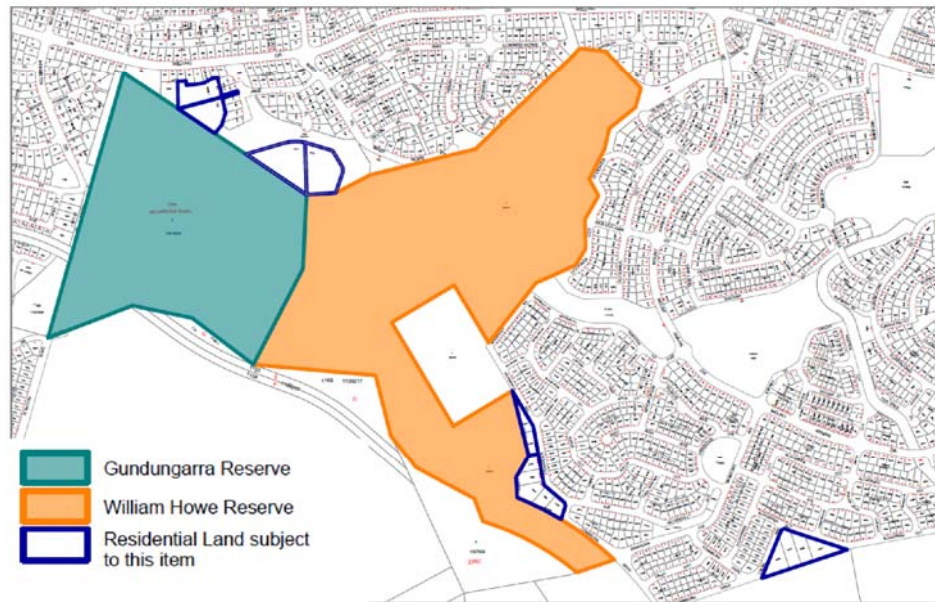
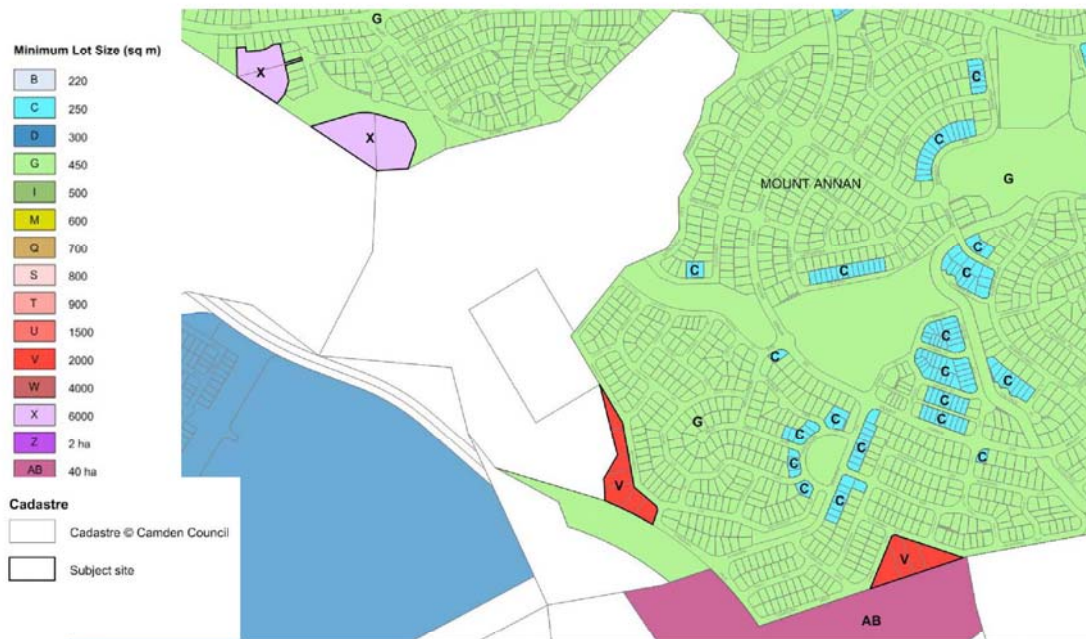


Figure 7: Residential land subject to this item. (Source: Camden Council, 2013).

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**Figure 8: Subject land and proposed amendments to the minimum lot size maps. (Source: Camden Council, 2013).**

The following maps will need to be amended and are included in the list of map amendments in Appendix B:

- 1450\_COM\_LSZ\_017\_020\_20121211
- 1450\_COM\_LSZ\_013\_010\_20120919

**Item No. 16 Controls relating to miscellaneous permissible uses**

During the conversion to the Standard template, an anomaly within Camden LEP 2010 that related to secondary dwellings and industrial retail outlets was identified. This item seeks to reinstate the original controls to ensure consistency between Camden LEP 2010 and the LEPs which were in force prior.

**Note: Council is not proceeding with this item as it needs further investigation. Accordingly, this matter will be reconsidered at a later stage.**

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

### Part 3 – Justification

#### Section A – Need for the Planning Proposal.

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

The planning proposal is not a result of any strategic study or report. The planning proposal addresses matters which are of a housekeeping nature.

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

It is considered that the planning proposal provides the best way of achieving the intended outcome as it seeks to address the minor anomalies and amendments in a relatively prompt and efficient manner.

**3. Is there a net community benefit?**

Given the minor housekeeping nature of the matters contained within this planning proposal, it is not considered that a Net Community Benefit Test need be undertaken. The matters addressed by this planning proposal will strengthen the Camden LEP 2010 by ensuring that it is up-to-date and robust, thereby providing the community with greater certainty.

#### Section B – Relationship to strategic planning framework.

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

The planning proposal is consistent with both the draft sub regional strategy and the Sydney Metro Strategy.

**5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?**

The planning proposal is consistent with Camden Council's Strategic Plan Camden 2040.

**6. Is the planning proposal consistent with applicable state environmental planning policies?**

State Environmental Planning Policy	Applicable	Comment	Consistent
Standard Instrument (Local Environmental Plans) Order 2006	✓	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	✓
Standard Instrument—Principal Local Environmental Plan	✓	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	✓
State Environmental Planning Policy No 1—Development Standards	<input checked="" type="checkbox"/>		

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State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 6—Number of Storeys in a Building	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 14—Coastal Wetlands	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 15—Rural Land sharing Communities	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 19—Bushland in Urban Areas	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 21—Caravan Parks	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 22—Shops and Commercial Premises	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 26—Littoral Rainforests	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 29—Western Sydney Recreation Area	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 30—Intensive Agriculture	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 33—Hazardous and Offensive Development	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 36—Manufactured Home Estates	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 39—Spit Island Bird Habitat	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 44—Koala Habitat Protection	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 47—Moore Park Showground	<input checked="" type="checkbox"/>		

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State Environmental Planning Policy No 50—Canal Estate Development	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 55—Remediation of Land	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 60—Exempt and Complying Development	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 62—Sustainable Aquaculture	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 64—Advertising and Signage	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	<input checked="" type="checkbox"/>		
State Environmental Planning Policy No 71—Coastal Protection	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Affordable Rental Housing) 2009	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Infrastructure) 2007	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	<input checked="" type="checkbox"/>		

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State Environmental Planning Policy (Kurnell Peninsula) 1989	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Major Development) 2005	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Rural Lands) 2008	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (State and Regional Development) 2011	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Temporary Structures) 2007	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Urban Renewal) 2010	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Western Sydney Employment Area) 2009	<input checked="" type="checkbox"/>		
State Environmental Planning Policy (Western Sydney Parklands) 2009	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 16—Walsh Bay	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 18—Public Transport Corridors	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 19—Rouse Hill Development Area	<input checked="" type="checkbox"/>		



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Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 24—Homebush Bay Area	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 25—Orchard Hills	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 26—City West	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 28—Parramatta	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 30—St Marys	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan No 33—Cooks Cove	<input checked="" type="checkbox"/>		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	<input checked="" type="checkbox"/>		

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

The planning proposal is consistent with applicable Ministerial Directions as outlined in Appendix A.

**Section C – Environmental, social and economic impact.**

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

There is no likelihood of any adverse effect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this proposal.

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

There are no likely environmental effects as a result of this planning proposal.

**10. How has the planning proposal adequately addressed any social and economic affects?**

Not applicable.

**Section D – State and Commonwealth interests.**

**11. Is there adequate public infrastructure for the planning proposal?**

Not applicable.

**12. What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?**

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In accordance with the gateway determination, the following public authorities were notified and given a period of 28 days to respond:

- Sydney Catchment Authority
- Office of Environment and Heritage
- NSW Rural Fire Service
- Heritage Council of NSW

The submissions received are discussed in Part 5 – Community Consultation.

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## Part 4 – Maps

The following Camden LEP 2010 maps will need to be amended and are included in the list of map amendments in Appendix A.

### Heritage Maps

- 1450\_COM\_HER\_004\_010\_20100705
- 1450\_COM\_HER\_007\_020\_20100705
- 1450\_COM\_HER\_008\_010\_20100705
- 1450\_COM\_HER\_009\_010\_20120820
- 1450\_COM\_HER\_012\_010\_20100705
- 1450\_COM\_HER\_013\_010\_20120820
- 1450\_COM\_HER\_016\_010\_20100705
- 1450\_COM\_HER\_017\_020\_20100705
- 1450\_COM\_HER\_018\_010\_20120620

### Land Zoning Map

- 1450\_COM\_LZN\_013\_010\_20120919

### Lot Size Map

- 1450\_COM\_LSZ\_013\_010\_20120919
- 1450\_COM\_LSZ\_014\_010\_20121211
- 1450\_COM\_LSZ\_004\_010\_20111222
- 1450\_COM\_LSZ\_017\_020\_20121211

### Urban Release Area Map

- 1450\_COM\_URA\_013\_010\_20120820

### Additional Permitted Uses Map

- 1450\_COM\_APU\_013\_010\_20120202

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#### Height of Buildings Map

- 1450\_COM\_HOB\_004\_010\_20100705

#### Part 5 – Community Consultation

A Gateway Determination was made on 9 September 2012, which detailed the requirements of consultation with the public authorities and the community. In accordance with the gateway determination, Council undertook the following public authority consultation prior to the public exhibition taking place:

- NSW Rural Fire Service
- Liverpool City Council

Comments from the above public authorities were supportive of the Planning Proposal and required no amendment to the Planning Proposal. Copies of the Public Authority submissions are provided as Appendix E.

Following the initial public authority consultation period, Council placed the Planning Proposal on public exhibition for a 28 day period from 14 November 2012 to 12 December 2012.

The exhibition material consisted of:

- Council Report and Resolution;
- Gateway Determination; and
- Planning Proposal and associated attachments.

The above material was exhibited as an electronic source on Council's website and as hard copies at the Camden Customer Service Centre and Library and also at Narellan's Customer Service Centre and Library. Notification of the exhibition was also placed in the Camden-Narellan Advertiser during this period.

Furthermore, the Planning Proposal was also forwarded to the following public authorities in accordance with Gateway Determination:

- NSW Rural Fire Service
- Sydney Catchment Authority
- Office of Environment and Heritage
- Heritage Council of NSW
- Liverpool City Council
- Wollondilly Council
- Campbelltown Council

# Attachment 1 ORD04

Amendment No. 14 – Housekeeping Amendment to Camden LEP 2010

The following table is a summary of the submissions received and Council’s response. Two submissions were received from the general public in relation to the Mt Annan Minimum lot size item.

Submission	Issue	Assessment	Action
Liverpool City Council	<p>Item No. 4: State Heritage Items within the <u>Camden LGA</u></p> <p>To exclude ‘Denbigh’ from the local heritage list denies its local significance and does not allow the local heritage list to fully represent the variety of heritage places in the locality.</p> <p>It is recommended that if the place cannot be considered for listing on the LEP, serious consideration must be given to incorporating a notation on the heritage schedule of the LEP to refer users to other pertinent planning instruments for heritage purposes, e.g. SEPP (Sydney Region Growth Centres) 2006.</p>	<p>Council originally sought to list ‘Denbigh’ within Schedule 5 - Environmental Heritage, however the gateway determination conditioned the matter be removed from the Planning Proposal to avoid any inconsistency with the SEPP (Sydney Region Growth Centres) 2006.</p> <p>Any listing of Denbigh in Camden LEP 2010 would require the complete application of LEP to the site, i.e. zoning and any associated development controls. Similarly, this would necessitate the complete removal of the site from the SEPP.</p> <p>To include this item within the LEP and SEPP will essentially be ‘double dipping’ and will also require an amendment to the Growth Centres SEPP, which Council views as undesirable.</p> <p>Incorporating a notation on the heritage schedule of the LEP to refer to SEPP’s has been considered, however provisions are in place to ensure heritage items and conservation areas are considered when purchasing and/or developing a property. Heritage information and other planning information such as the application of SEPP’s are incorporated within S149 Planning Certificates and Council’s property enquiry system. Council is satisfied that the provisions in place ensure heritage items are identifiable.</p>	No action

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

<p>Office of Environment and Heritage</p>	<p><u>Item 2: Exhibition homes and Exhibition villages in the E4 zone</u></p> <p>OEH supports 'exhibition homes' and 'exhibition villages' restricted to Kirkham Rise and not being undertaken in a manner that would broadly affect land zones E4 Environmental Living across the local government area.</p>	<p>Council originally sought to permit 'exhibition homes' and 'exhibition villages' within Precinct C of Kirkham Rise. The gateway determination requested Council to amend the Planning Proposal to include the proposed land uses as permissible with development consent on all land within the subject zone.</p> <p>'Exhibition homes' and 'exhibition villages' are limited to a temporary use in order to reflect the long term residential expectations and character of the zone.</p> <p>All 'exhibition homes' and 'exhibition villages' need to ensure that the intended site of an exhibition home or village is consistent with the desired character of the locality. In this respect, a wide range of development issues are required to be addressed at the development application stage to ensure an acceptable planning outcome. These include, but are not limited to, the nature and type of exhibition homes and villages, car parking provisions, provision of public amenities, appropriate signage and accessibility issues.</p> <p>Within the Camden LGA, the E4 Zone is present in suburbs such as Harrington Grove, Kirkham and Manooka Valley. Use of land in E4 Zone for the purpose of 'exhibition homes' and 'exhibition villages' would allow potential land owners to view and evaluate potential house designs specifically tailored to Environmental Living Zones.</p>	<p>No action</p>
<p>Heritage Council of NSW</p>	<p><u>Item No. 13 Special Events</u></p> <p>Development permitted under the additional clause 'Special Events' has the potential to result in adverse physical impacts on heritage items. Accordingly the Heritage Branch recommends that an additional clause be inserted to ensure that such temporary structures do not result in the material affectation to heritage items inclusive of</p>	<p>In light of this, Council is satisfied amending Item 3 of the Land Use Table to the E4 – Environmental Living zone with the effect of allowing development for the purpose of 'exhibition home' or 'exhibition village' within all E4 zones will not result in adverse environmental or built environment outcomes.</p> <p>Noted. It is intended to reword the clause to place emphasis on the built environment to ensure such temporary structures and uses will not result in the material affectation to heritage items.</p> <p>The clause is to read as following:                  1.9 Special Events                  (3) The objective of this clause is to provide for temporary private or public special events to be carried out on land without</p>	<p>Amend clause as per the assessment.</p>

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Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

Sydney Catchment Authority	<p>built structures and landscape elements.</p> <p><u>Item No. 4: State Heritage Items within the Camden LGA</u></p> <p>The Upper Canal corridor State Heritage listing only applies to land owned by the SCA. The Sydney Water land is not heritage listed. SCA requests that Heritage Map HER_016 is amended to show the correct heritage boundary in this location.</p> <p>The SCA requests the listing of the Upper Canal</p>	<p>development consent where they will not have an adverse impact upon the site or the amenity of the surrounding area.</p> <p>(4) Consent under this clause is not required if once the applicant has notified the consent authority of the proposed event and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that:</p> <ul style="list-style-type: none"> <li>a) the event will not have an adverse impact on any adjoining land or the amenity of the neighbourhood, and</li> <li>b) the event and location of any structures related to the event will not adversely impact on the built environment, environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and</li> <li>c) once the event has ended the land will be restored to the condition in which it was before the commencement of the event.</li> </ul> <p>Confirmation has been received from the NSW Heritage Branch stating that Sydney Water land associated with the Upper Canal forms part of the Upper Canal State Heritage curtilage. As such, the heritage map does not require further amendment as it shows the correct heritage curtilage in accordance with the State Heritage Register.</p> <p>Sydney Water will be notified once the planning proposal has been published.</p>	No action
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Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

<p>NSW Rural Fire Service</p>	<p>in Schedule 5 is amended as follows:                  Suburb: Include all suburbs through which the canal corridor runs within the Camden LGA.                  Location: "Upper Canal corridor"                  Property description: "Upper Canal"</p>	<p>Noted. The listing is to read as following:</p> <table border="1"> <thead> <tr> <th>Suburb</th> <th>Field</th> <th>Item Name</th> <th>Address</th> <th>Property Description</th> <th>Significance</th> <th>Item No</th> </tr> </thead> <tbody> <tr> <td>Catherine Leppington</td> <td>Gregory Hills</td> <td>Upper Canal</td> <td>Upper Canal corridor</td> <td>Upper Canal</td> <td>State</td> <td>1122</td> </tr> <tr> <td>Gledswood Hills</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Currans Hill</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mount Annan</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Suburb	Field	Item Name	Address	Property Description	Significance	Item No	Catherine Leppington	Gregory Hills	Upper Canal	Upper Canal corridor	Upper Canal	State	1122	Gledswood Hills							Currans Hill							Mount Annan							<p>Amend listing as per the assessment</p>
Suburb	Field	Item Name	Address	Property Description	Significance	Item No																																				
Catherine Leppington	Gregory Hills	Upper Canal	Upper Canal corridor	Upper Canal	State	1122																																				
Gledswood Hills																																										
Currans Hill																																										
Mount Annan																																										
<p>NSW Rural Fire Service</p>	<p><u>Item No. 13 Special Events</u>                  For any special events planned to be undertaken in a bush fire prone area consideration of asset protection zones, water and access/regress should be undertaken to ensure protection of people attending the event.   <u>Item No. 15: Mt Annan minimum lot size provisions</u>                  Consideration also should be given to ensuring appropriate access, water supply and asset protection zones can be achieved for the proposed increase of minimum lot sizes in Mt Annan.</p>	<p>Noted. This matter will be dealt with at the time the proposed event is notified to council for assessment.                   Noted. This matter will be dealt with at the subdivision application stage.</p>					<p>No action</p>																																			



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Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

UrbanGrowth NSW	<p><u>Item No. 15: Mt Annan minimum lot size provisions</u></p> <p>UrbanGrowth NSW have noted that the proposed minimum lot size map LSZ_017 requires amending as the proposal to increase the minimum lot size of certain portions in Mt Annan should only highlight the large lots, not the standard lots.</p> <p>Further a discrepancy has been noted in relation to a portion of the William Howe Reserve incorrectly identifying a minimum lot size of 450sqm. This portion should be left blank as no minimum lot size presides over the reserve.</p>	<p>Noted. As subdivisions have already occurred over some parts of the subject lands, reducing the minimum lot size to 450sqm is inappropriate. As such the application to apply the minimum lot size of 2000sqm should only apply to larger lots where this provision can be enforced.</p> <p>In regards to the land incorrectly highlighted green to indicate a minimum lot size of 450sqm. This error will be addressed as part of a future housekeeping Planning Proposal. UrbanGrowth NSW will be notified once the Planning Proposal commences.</p>	Amend relevant map as per the assessment.
Resident	<p><u>Item No. 15: Mt Annan minimum lot size provisions</u></p> <p>Request the existing minimum lot size within the area be reserved in accordance with the majority of the lot sizes at Mount Annan and Narellan Vale. We do not intend to be segregated from the entire community.</p>	<p>The lots subject to this item have a restriction as to user which does not allow any future subdivision of the lots so burdened. The intent of the restriction is to circumvent future redevelopment and subdivision on land adjacent to Asset Protection Zone and conservation land.</p> <p>The Planning Proposal will simply formalise the restriction on the use of land and reflect the existing subdivision patterns.</p>	No action.
Resident	<p><u>Item No. 15: Mt Annan minimum lot size provisions</u></p> <p>Disagree with this item as it reduces the flexibility in future for secondary building opportunities and subdivision.</p>	<p>As stated above, the lots are subject to a restriction to prevent future subdivision on land adjacent to APZ and conservation land.</p> <p>Secondary dwellings and subdivision would be contrary to the Section 88b instrument. The applicant has been advised that should they wish to vary or modify a restriction on the Section 88b, a Development Application must be lodged for Council to formally consider this.</p>	No action.

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

<p>Council Development Staff</p>	<p><b>Item No. 16: Controls relating to Industrial retail outlets and Secondary dwellings</b></p> <p>Council development staff has noted that the typographical errors pertaining to Clause 5.4 Controls relating to miscellaneous permissible uses within Camden LEP 2010 were made two years ago by DPI during a legislation amendment. The controls have been in force and used for assessing development applications for a considerable amount of time. Council development staff in addition has stated that the original controls which were in force prior are also considered to be restrictive and not reflective of development trends and opportunities. As such, they have asked that this item not proceed and be reconsidered at a later stage.</p>	<p>It is appropriate that this item not proceed as further review and investigation is required. Accordingly, this matter will be reassessed at a later stage.</p>	<p>Item removed from Planning Proposal.</p>
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Amendment No. 14 – Housekeeping Amendment to Camden LEP 2010

## Part 6 – Project Timeline

<b>Date</b>	<b>Milestone</b>
24 July 2012	Date to Council
9 September 2012	Gateway Determination received. DPI deadline 9 June 2013.
14 November to 12 December 2012	Public Exhibition
19 April 2013	3 month extension granted. New DPI deadline 9 September 2013.
9 July 2013	Post Exhibition Report to Council
11 July 2013	Send to DPI (6 weeks for DPI to make the plan
August 2013	Publishing of Plan

Attachment 1

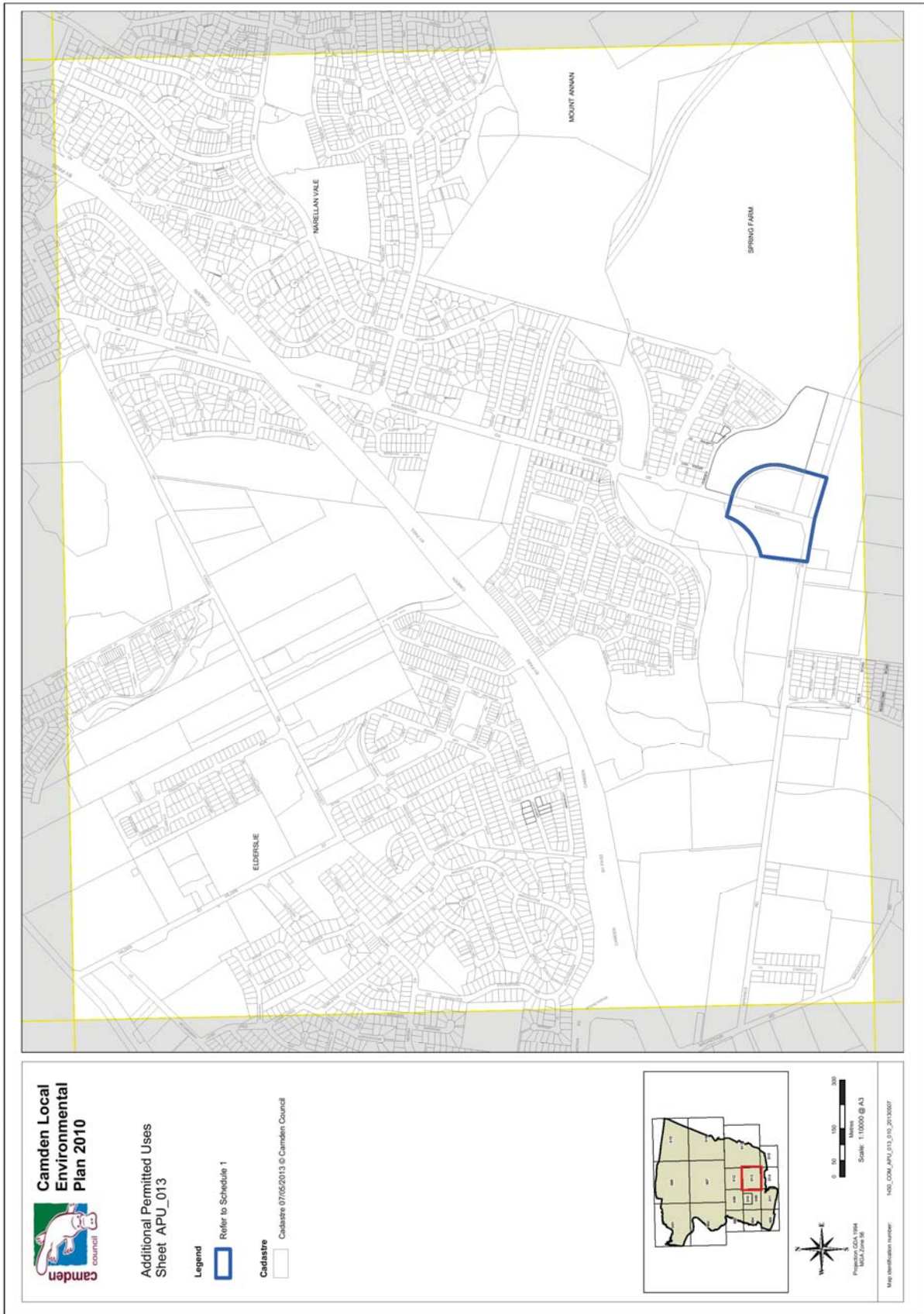
Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

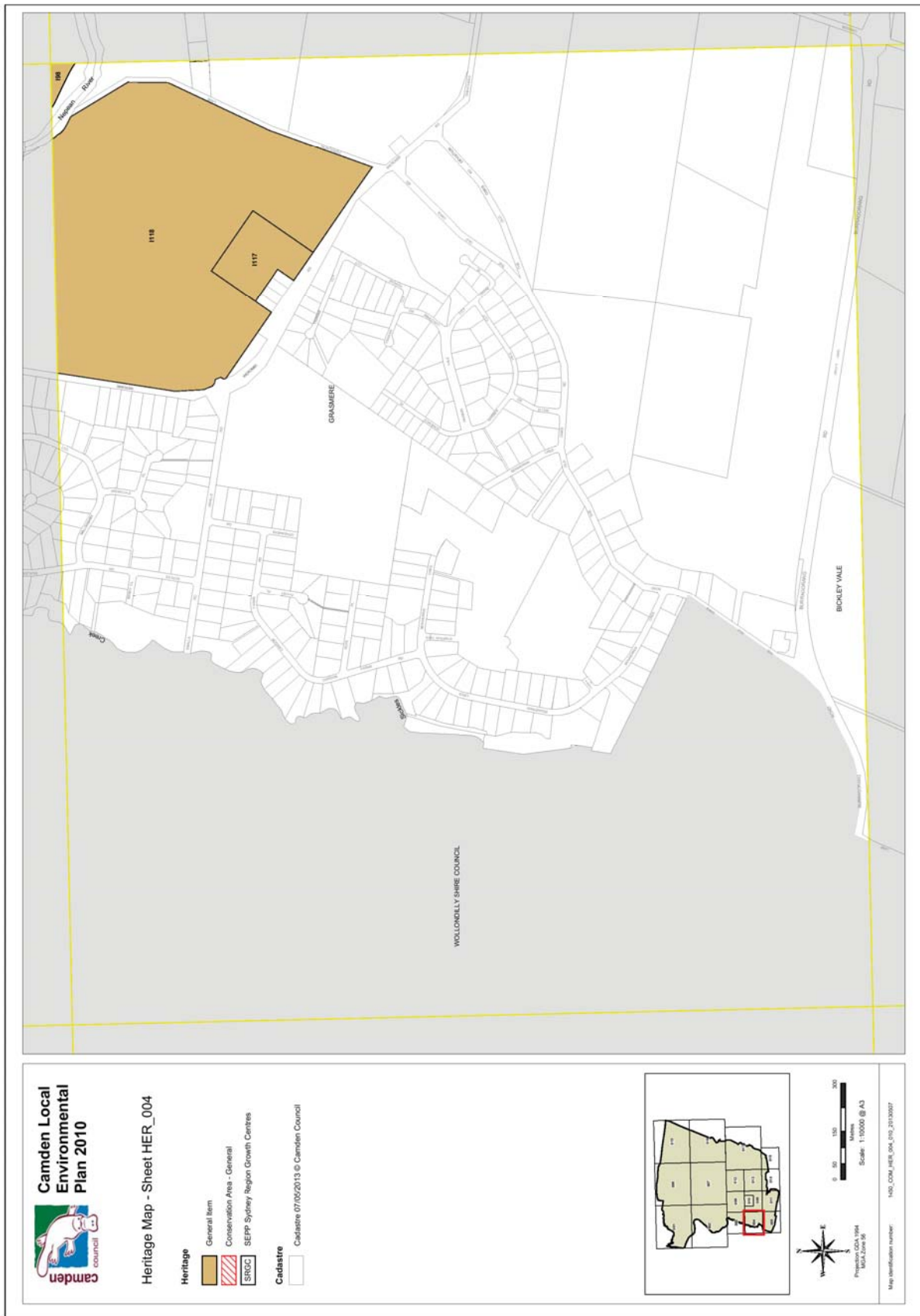
## Appendix A – Series of Maps

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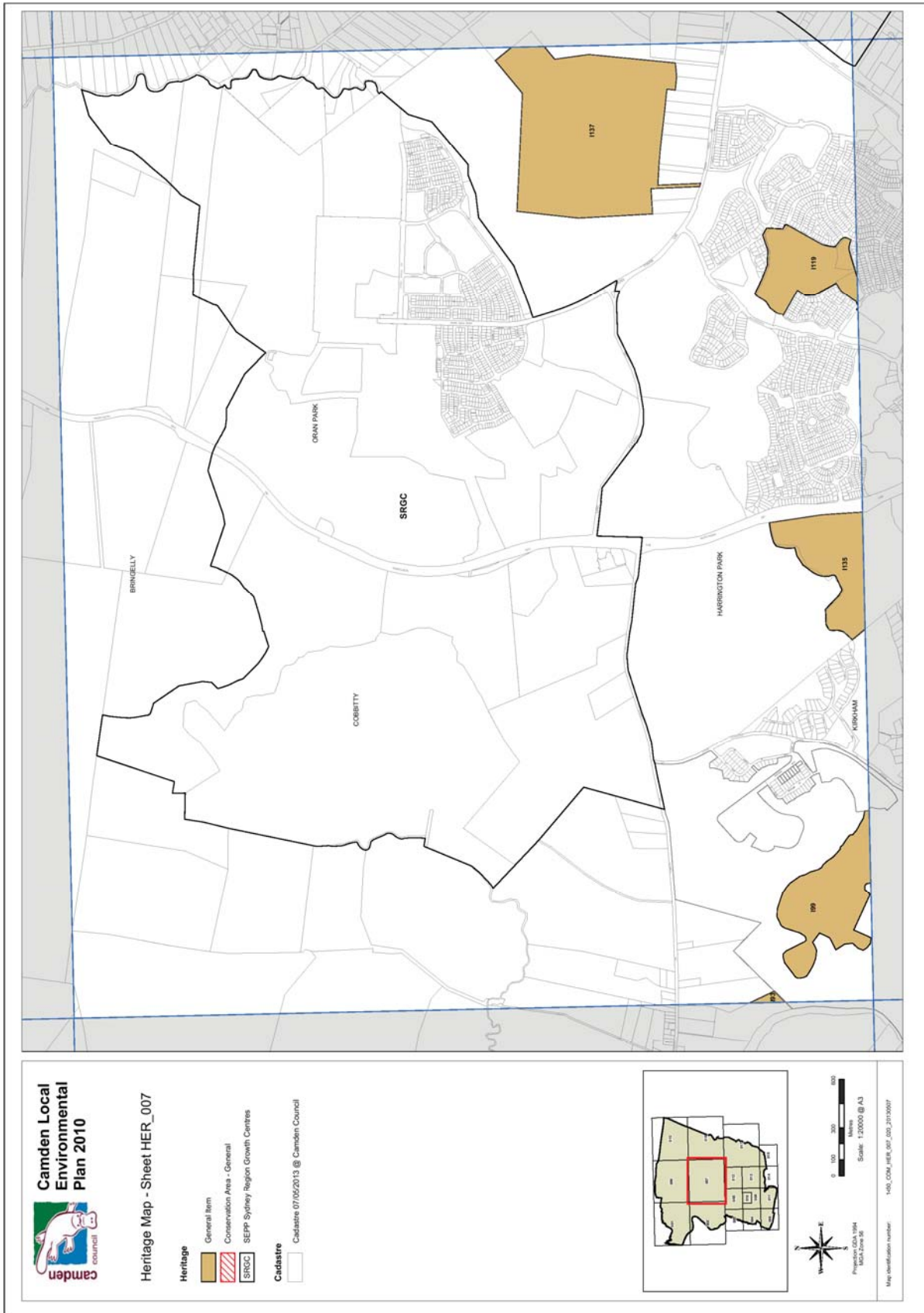


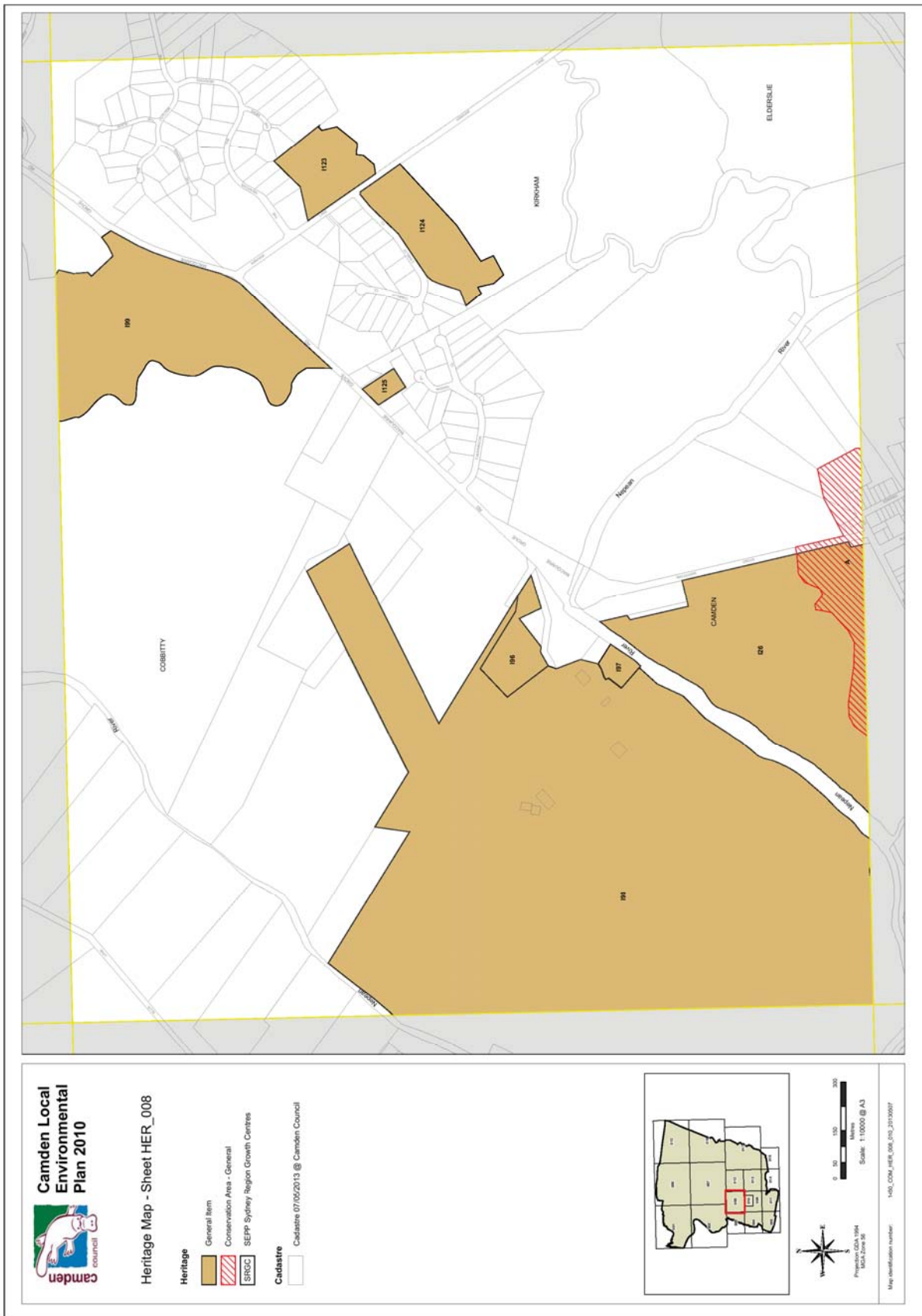


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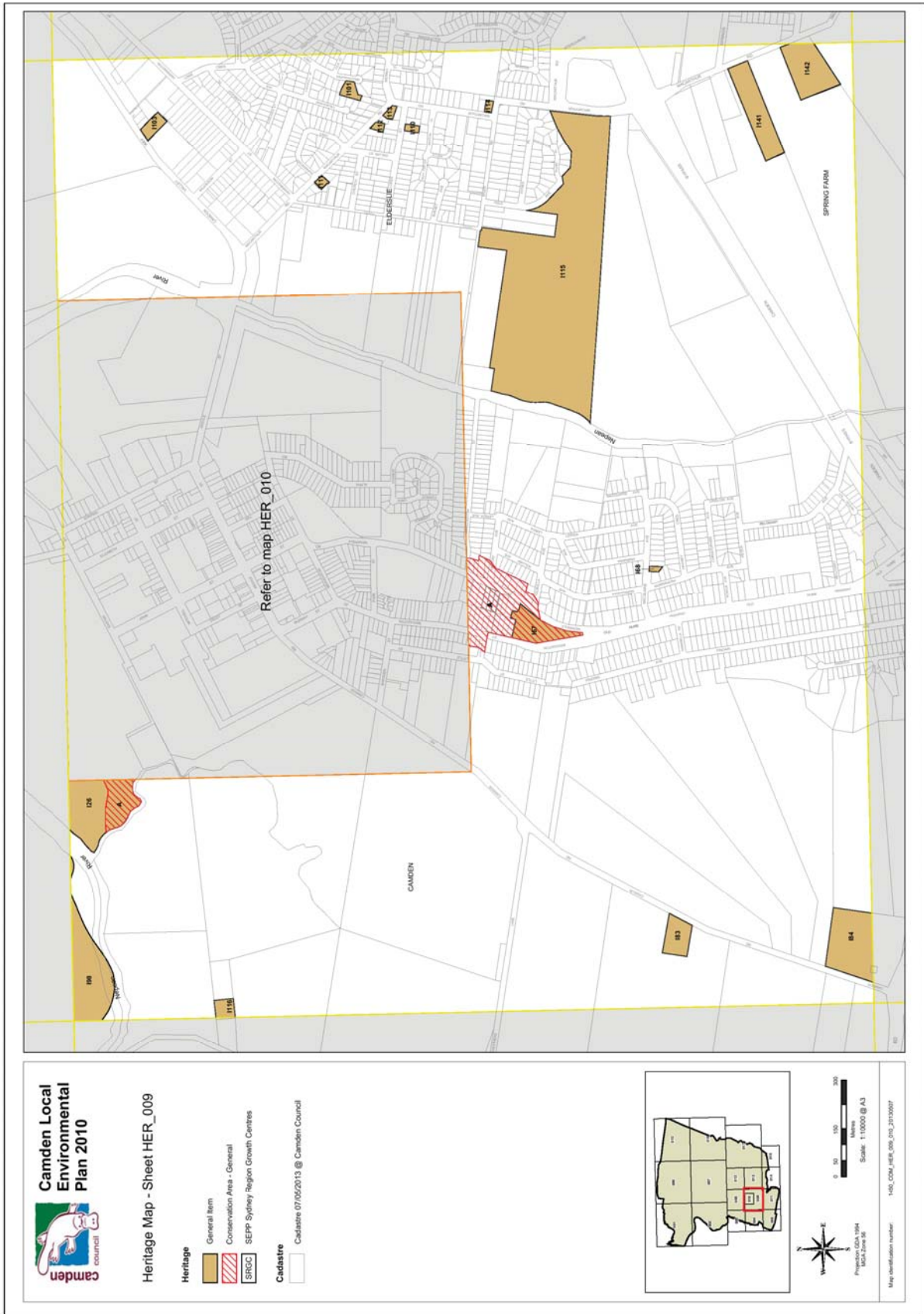


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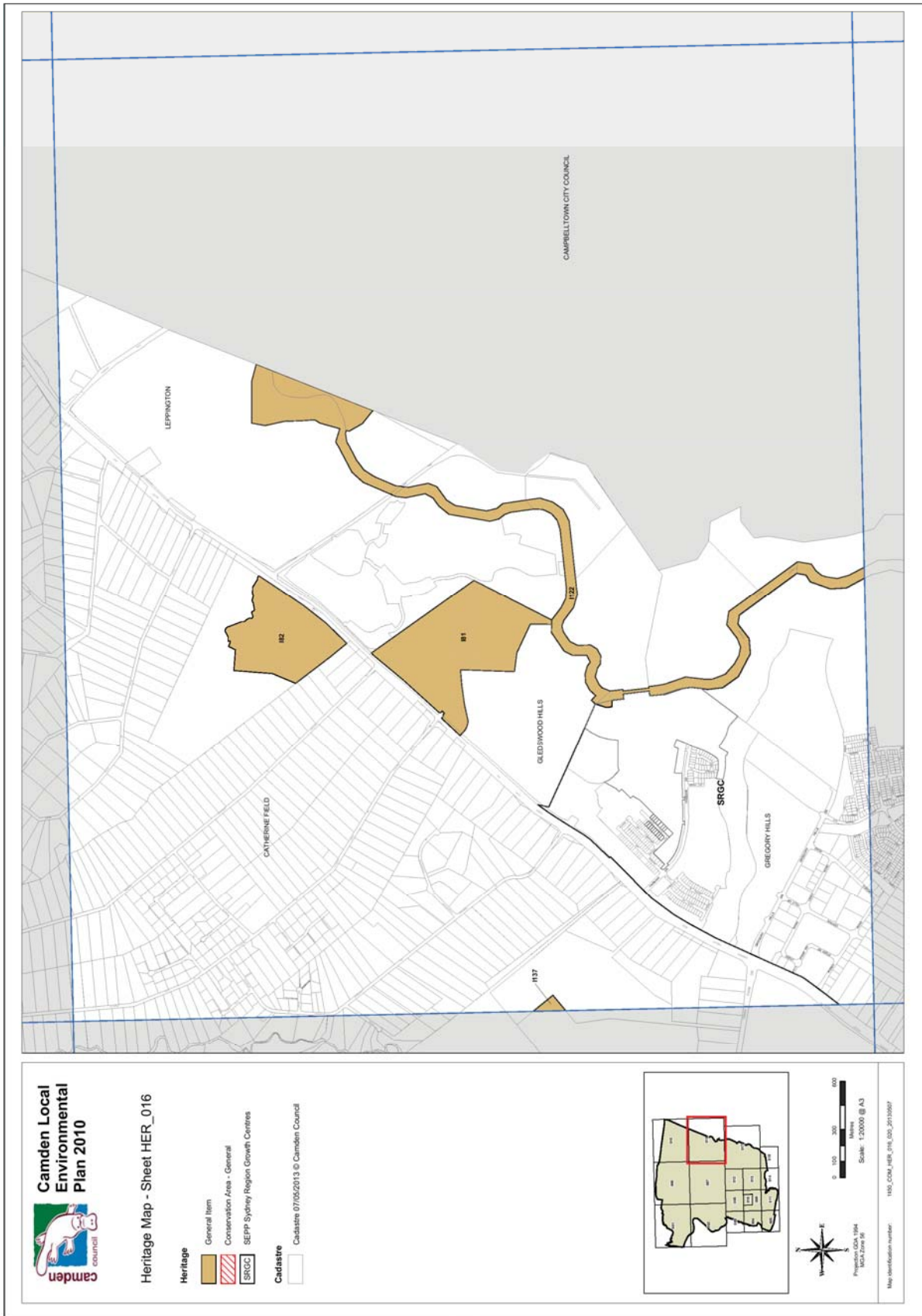


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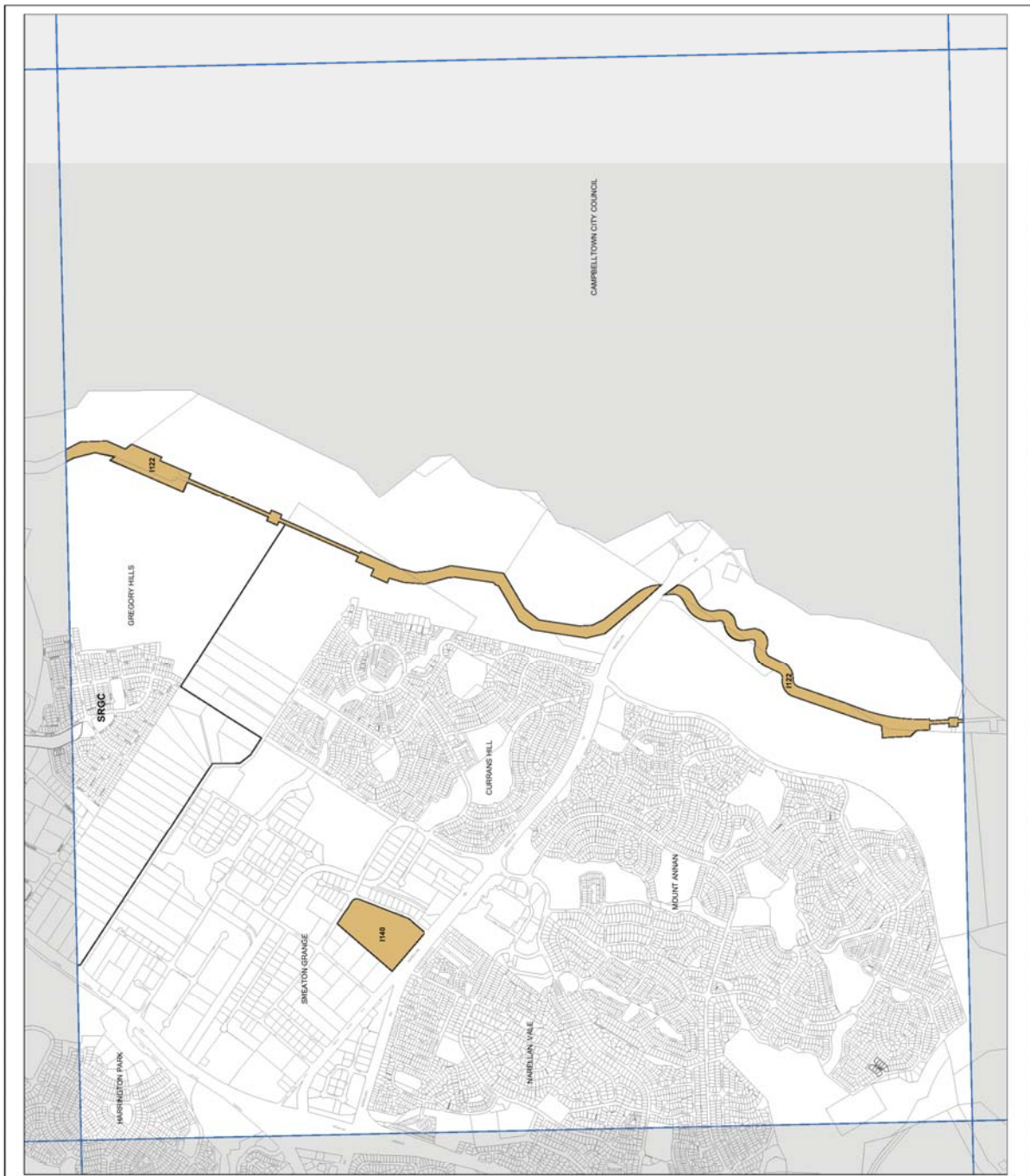


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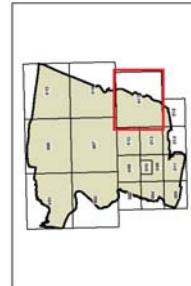


Heritage Map - Sheet HER\_017

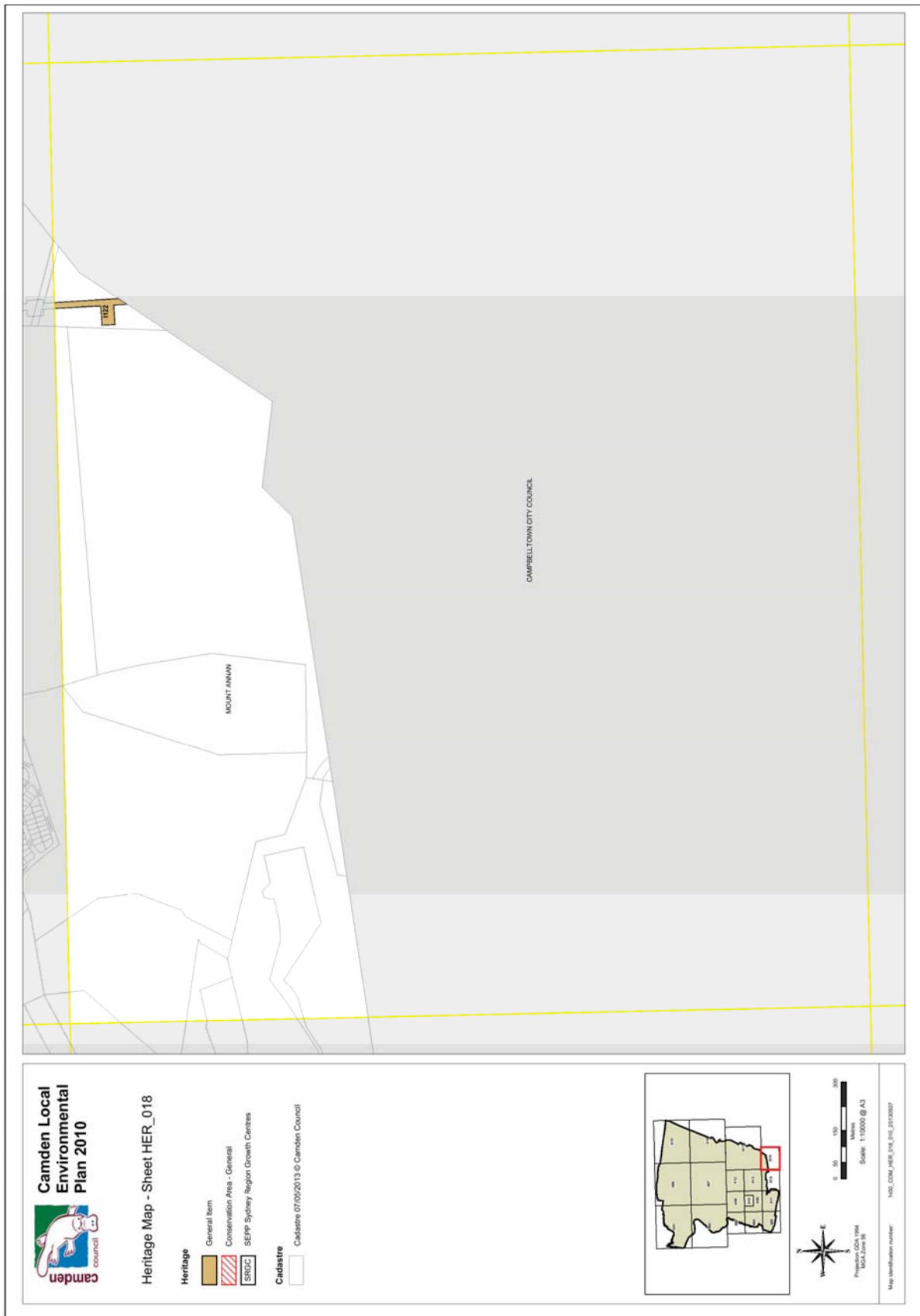
- Heritage**
- General Item
  - Conservation Area - General
  - SRGC SEPP Sydney Region Growth Centres

- Cadastral**
- Cadastral

Cadastral 07/06/2013 © Camden Council



Map verification number: HER\_COM\_HER\_017\_003\_20130507

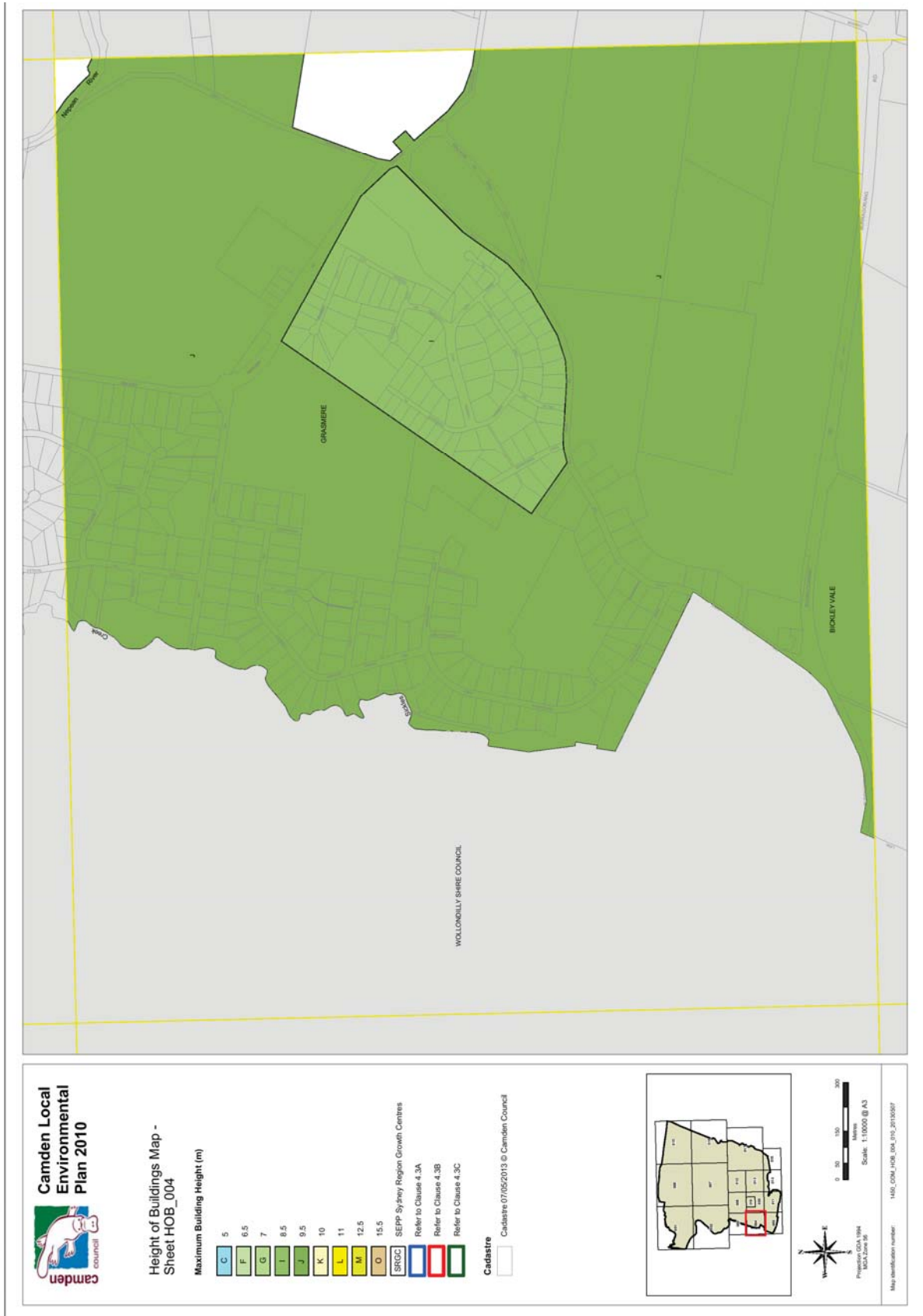


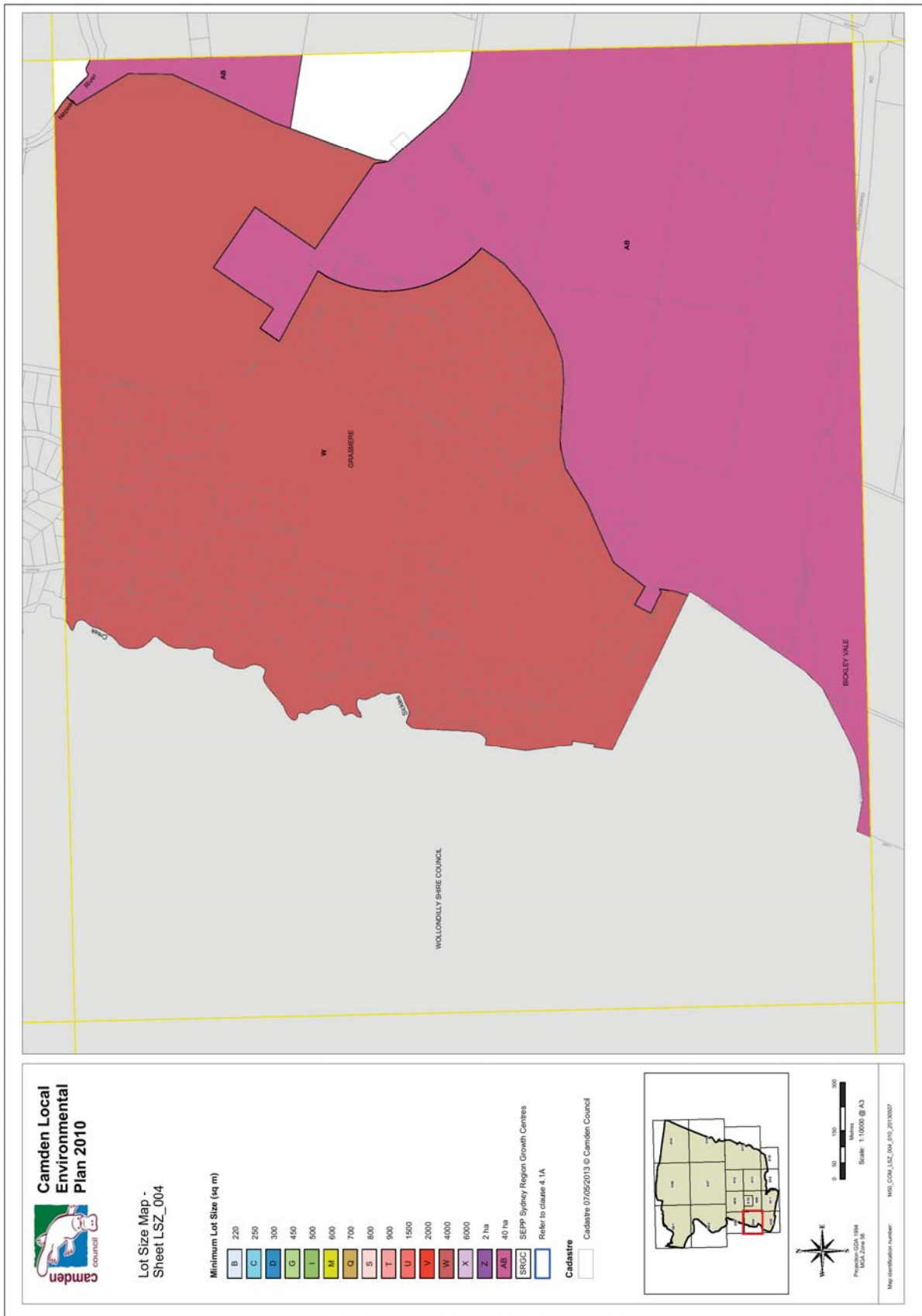
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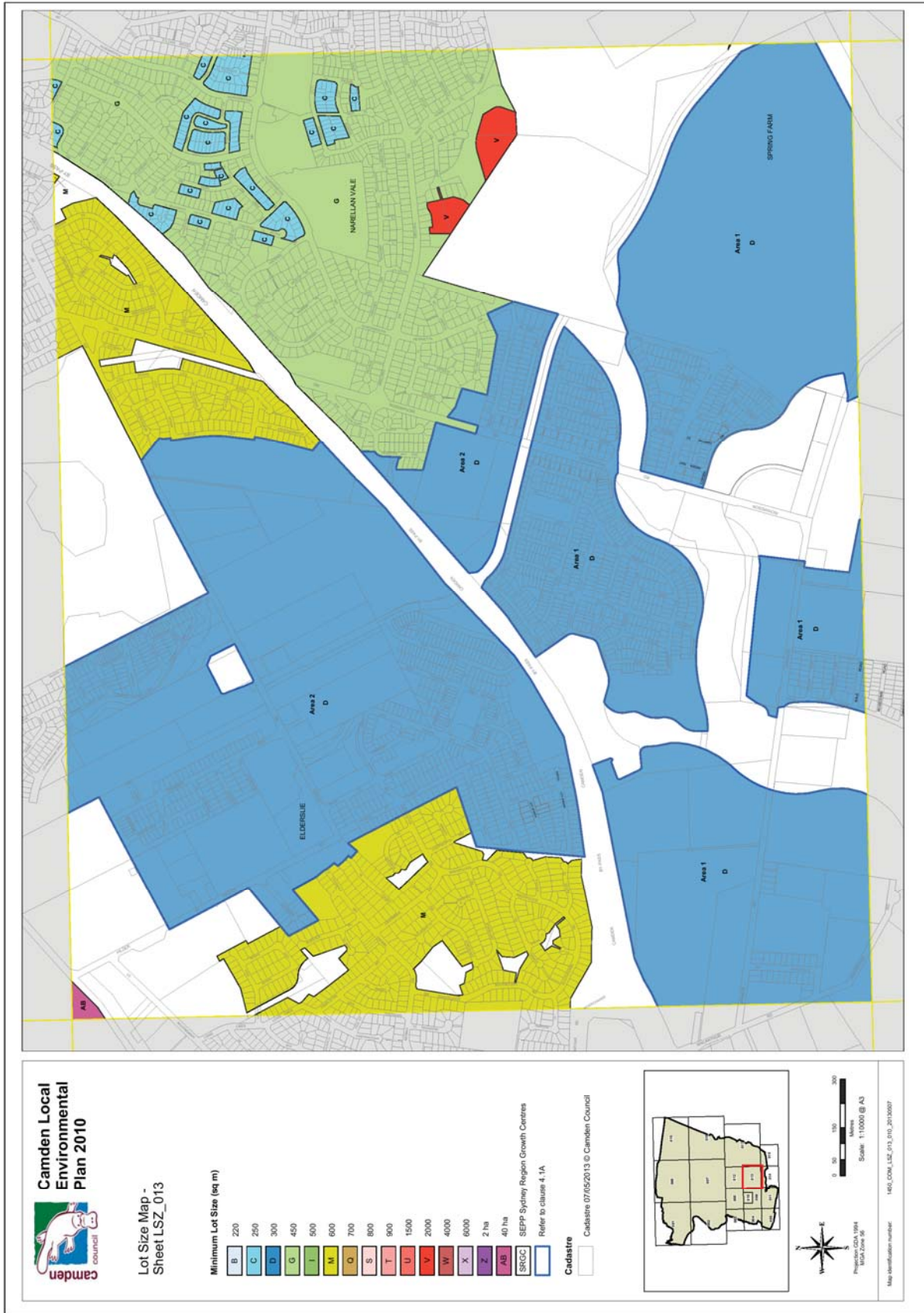


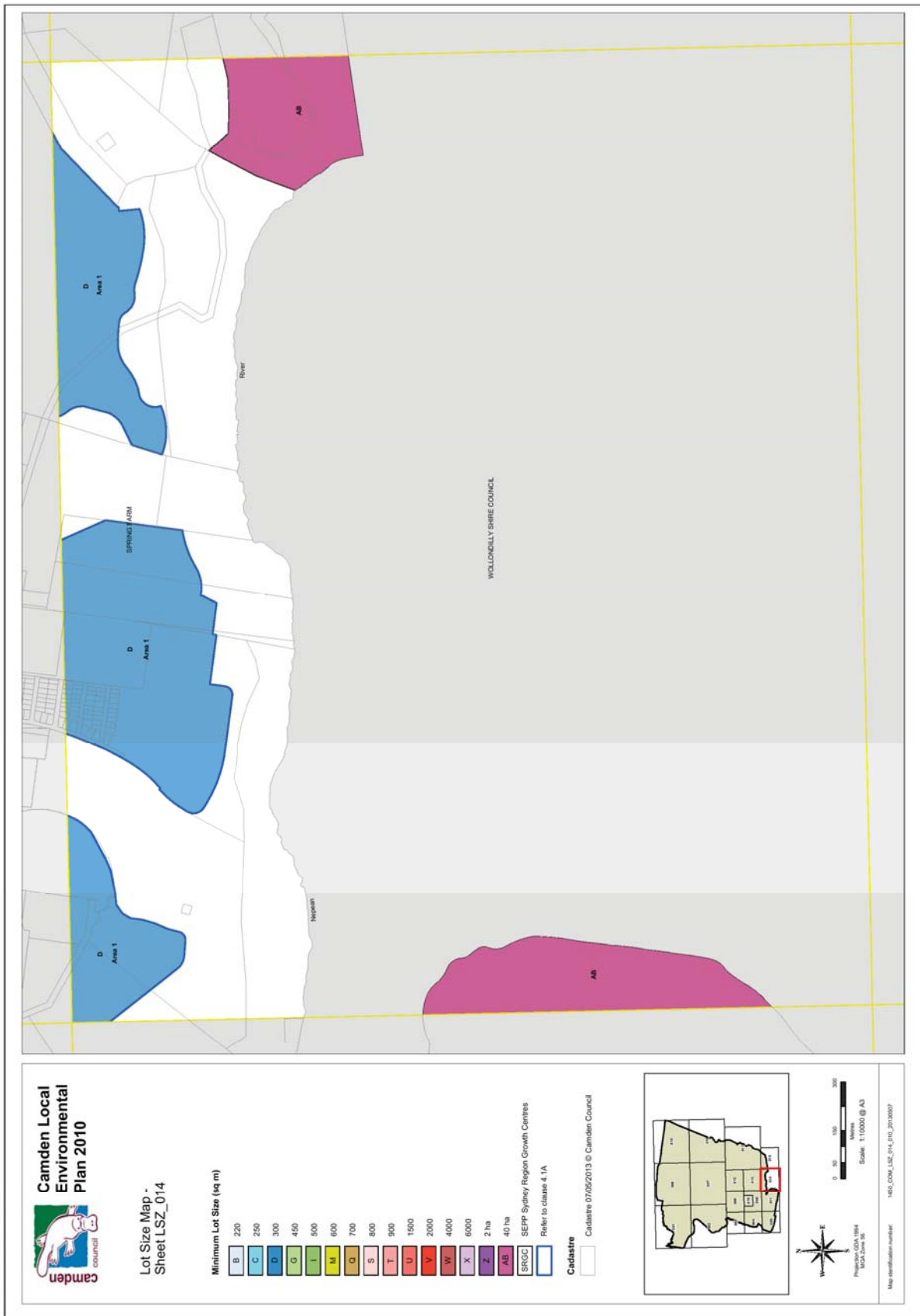
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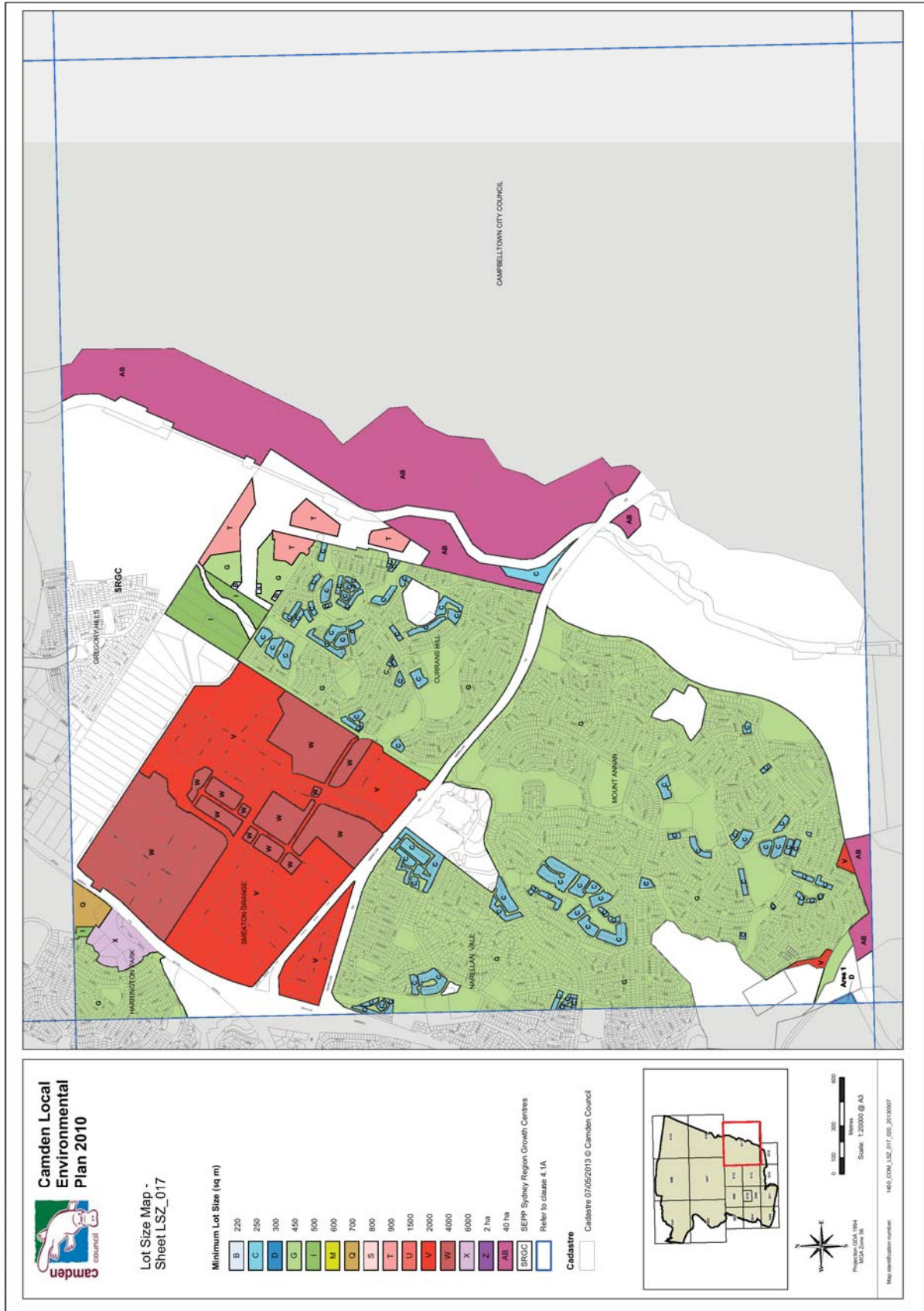


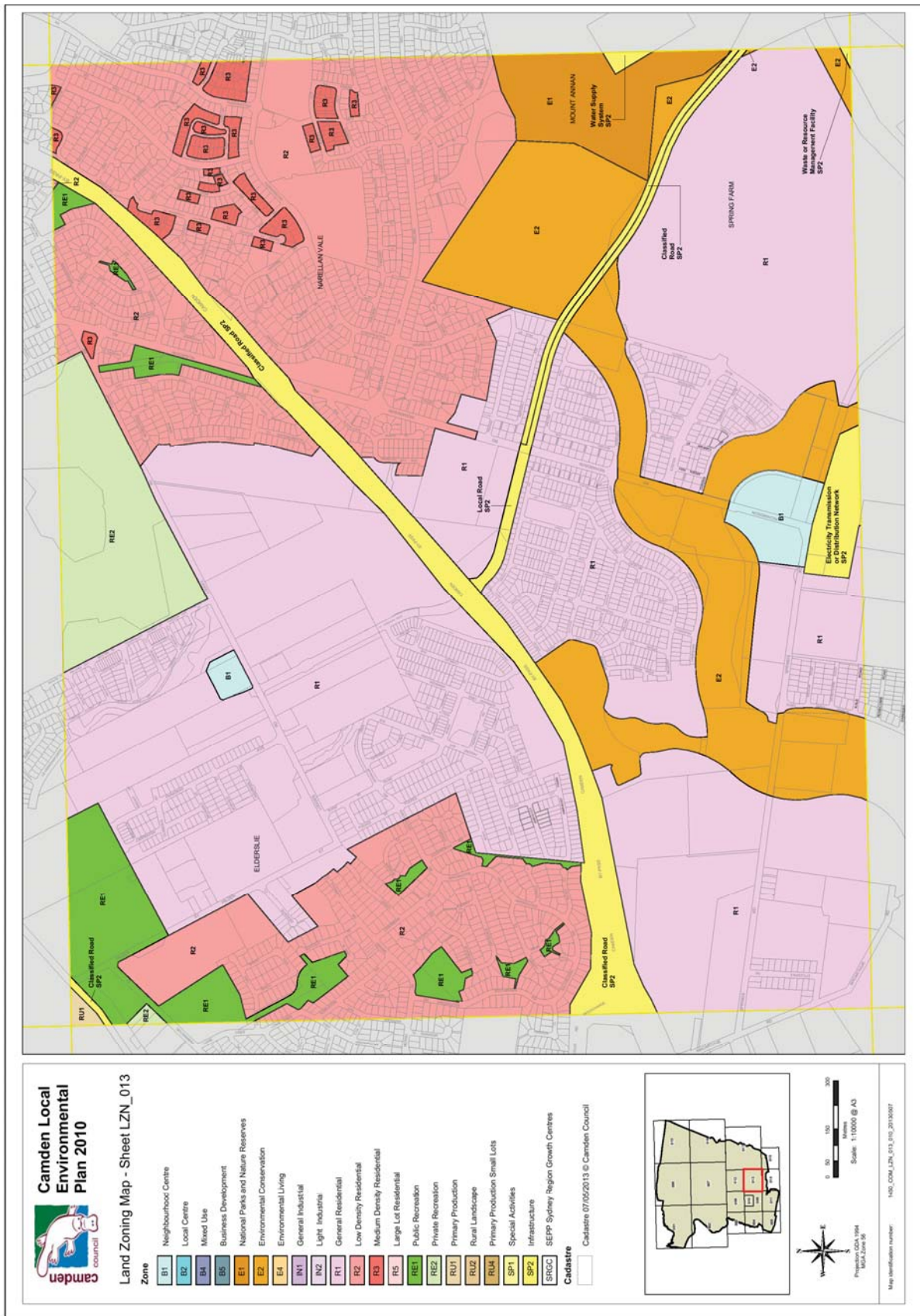


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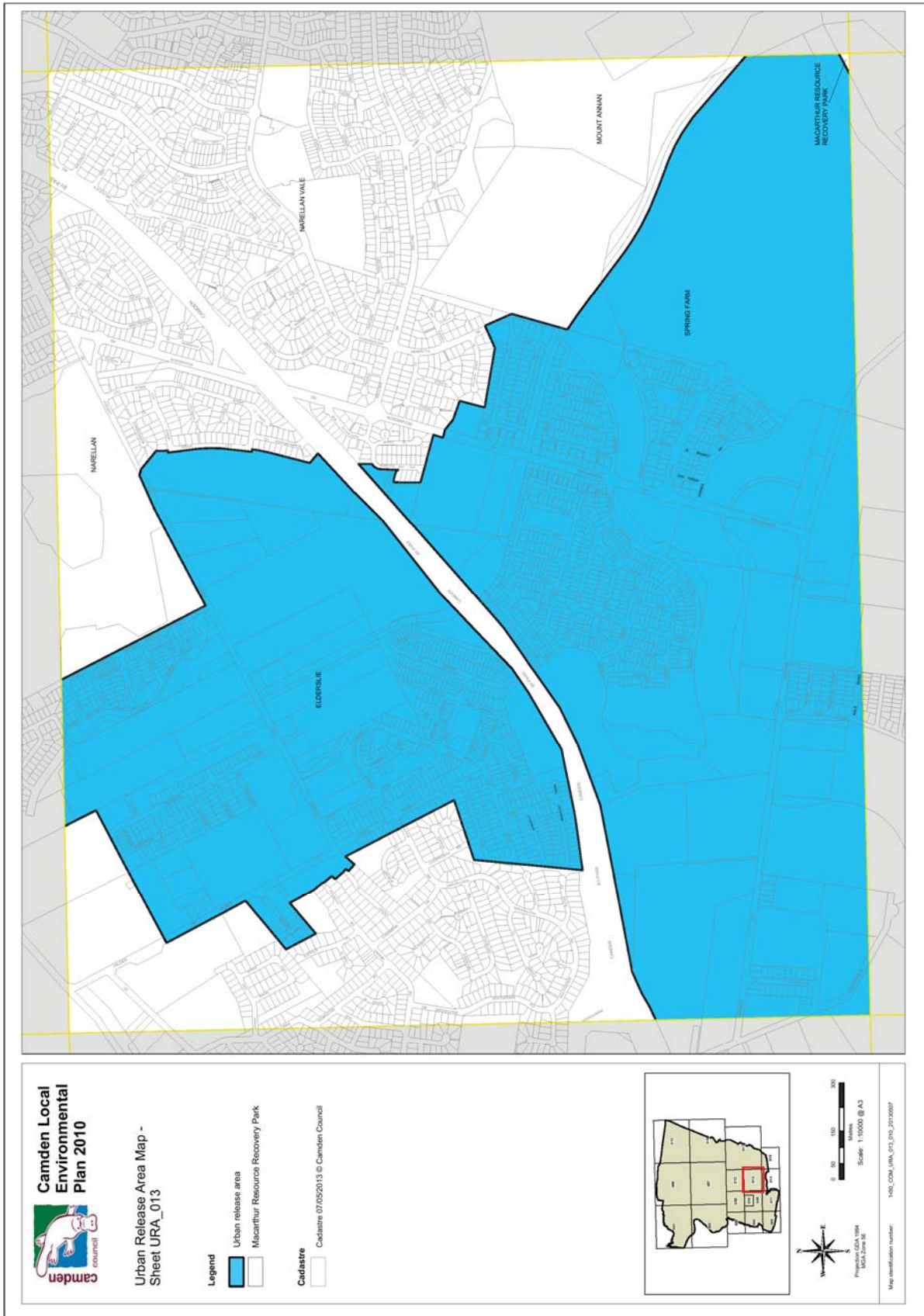




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Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

### Appendix B – Applicable section 117 directions

Direction	Objective	Response
1.1 Business and Industrial Zones	<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>(d) encourage employment growth in suitable locations,</li> <li>(e) protect employment land in business and industrial zones, and</li> <li>(f) support the vitality of identified strategic centres.</li> </ul>	<p><u>Item 9. Recreation areas in the B1, B2, B4 and B5 zones.</u></p> <p>The land use tables for the business zones will be amended to allow for recreational development with consent. It will facilitate in achieving the objectives of the directions as the viability of the business zone will not be compromised. In addition, the increase in population will encourage the use of recreational facilities in the centres, whilst not detracting from the availability of employment land in the area.</p> <p><u>Item 10. Restricted Premises</u></p> <p>This planning proposal seeks to amend Camden LEP by adding the term “restricted premises” to Item 4 – Prohibited uses in the land use tables for the B1 and B5 zones only. This amendment will ensure that the controls are in line with the standard instrument requirements and Councils vision for Camden.</p>
1.2 Rural Zones	<p>The objective of this direction is to protect the agricultural production value of rural land.</p>	<p><u>Item 1. RU4 Zone: Development permissible with consent</u></p> <p>This amendment will ensure that the LEP is consistent with the ‘status quo’ approach adopted during the conversion of the former Camden LEPS into the new LEP template format.</p>

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Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

Direction	Objective	Response
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	<p><u>Item 2. Exhibition homes in the E4 zone</u></p> <p>This planning proposal will allow for exhibition homes and villages to be developed within the E4 zone. This will provide housing typologies and choice of dwellings that will cater for environmental living zones. As a result it will minimise the impact of residential development on the environment.</p>
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	<p><u>Item 3. Wivenhoe</u></p> <p>The intention of the planning proposal is to amend the curtilage are of the heritage item to incorporate the elements that encompass Heritage Item No.199. This amendment will ensure the significant items that incorporate the site are protected and preserved.</p> <p><u>Item 4. State Heritage Items within the Camden LGA</u></p> <p>This planning proposal is to amend the heritage maps to mirror and maintain consistency with the maps as per the heritage database. In addition, some of the state heritage items Lot and DP have also required updating. It is considered that this amendment provides more rigor to the heritage controls and enable S149 certificates to be issued with the appropriate heritage reference.</p> <p><u>Item 5. Camden heritage items</u></p> <p>The intention of this planning proposal is to amend the heritage boundary area of 2 local heritage items to comply with the current subdivision layout. It will facilitate in protecting the characteristic of the heritage items whilst ensuring that the LEP is reflecting the current legal property descriptions.</p>

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

Direction	Objective	Response
<p>3.1 Residential Zones</p>	<p>The objective of this direction are:</p> <ul style="list-style-type: none"> <li>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</li> <li>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</li> <li>(c) To minimise the impact of residential development on the environment and resource lands.</li> </ul>	<p><u>Item 6. Spring Farm Neighbourhood centre</u></p> <p>This planning proposal includes amendments to the zone boundary between the residential and B1 zone boundary at Spring Farm. This amendment will ensure that the LEP reflects the approved masterplan under the Camden DCP 2011. Accordingly, the planning proposal is considered to be consistent with this direction.</p> <p><u>Item 7. Spring Farm minimum lot sizes</u></p> <p>This amendment clarifies the minimum lot size requirements for Spring Farm and will provide certainty in areas which are currently experiencing increased residential development activity.</p> <p><u>Item 14. Benwerrin Crescent boundary alignment</u></p> <p>This planning proposal will amend the zoning map of certain lands in Grasmere to address errors, inconsistencies and reflect the true LGA boundary and zoning. This will ensure the land affected is zoned R5 Large Lot Residential. Accordingly, this planning proposal is considered to be consistent with this direction.</p> <p><u>Item 15. Mt Annan minimum lot size provision</u></p> <p>This planning proposal increases the minimum lot size of certain residential land in Mt Annan to 2000sqm and 6000sqm. The land affected by this planning proposal has a restriction as to user to restrict development as it's in close proximity to conservation land. As such this amendment will formalise the restriction as to user.</p>



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Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

Direction	Objective	Response
3.5 Development Near Licensed Aerodromes	<p>The objectives of this direction are:</p> <p>(a) to ensure the effective and safe operation of aerodromes, and</p> <p>(b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and</p> <p>(c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p>	<p><u>Item 2. Exhibition homes in the E4 zone</u></p> <p>The development of exhibition homes and villages within the E4 zone will be situated on land that has already been zoned for residential care. Appropriate development control measures have been taken to ensure that future development will not negatively be affected by aircraft noise.</p>
6.3 Site Specific Provisions	<p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p>	<p><u>Item 13. Special Events</u></p> <p>This planning proposal inserts a new clause under Camden LEP 2010 to permit the erection of temporary structures specifically for public or private special events to be carried without development consent. This will remove unnecessary complexity and red tape for developers, business owners and applicants alike.</p>
4.2 Mine Subsidence and Unstable Land	<p>The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</p>	<p>This direction applies to the Spring Farm planning proposals within the document as Spring Farm has been identified a mine subsidence district. The proposed items are consistent with what was agreed by the Mine Subsidence Board.</p>

Amendment No. 14 – Housekeeping Amendments to Cairden LEP 2010

Direction	Objective	Response
4.4 Planning for Bushfire Protection	<p>The objectives of this direction are:</p> <p>(a) to protect life, property and the environment from bushfire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas; and</p> <p>(b) to encourage sound management of bush fire prone areas.</p>	<p><u>Item 15. Mt Annan minimum lot size provision</u></p> <p>This planning proposal increases the minimum lot size of certain residential land in Mt Annan to 2000sqm and 6000sqm. The land affected by this planning proposal has a restriction as to user to circumvent development as it's in close proximity to bush fire prone land. As such this amendment will formalise the restriction as to user.</p>
5.1 Implementation of Regional Strategies	<p>The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</p>	<p>The planning policy is consistent with the aims and objectives of all relevant regional Strategies.</p>
7.1 Implementation of the Metropolitan Strategy	<p>The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.</p>	<p>The proposals are compatible with the Metropolitan Strategy in that it assists with residential Greenfield development.</p>

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Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

**Appendix C – Gateway Determination**

**Attachment 1**



**Planning &  
Infrastructure**

Mr Greg Wright  
General Manager  
Camden Council  
PO Box 183  
CAMDEN NSW 2570

Contact: Mato Prskalo  
Phone: (02) 9860 1560  
Email: Mato.Prskalo@planning.nsw.gov.au  
Postal: GPO Box 39 Sydney NSW 2001

Our ref: PP\_2012\_CAMDE\_009\_00 (12/12879)  
Your ref:

Dear Mr Wright,

**Planning proposal to amend Camden Local Environmental Plan (LEP) 2010**

I am writing in response to your Council's letter dated 30 July 2012 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend Camden Local Environmental Plan (LEP) 2010 to make various housekeeping amendments to correct a range of errors and omissions.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed that the planning proposal's inconsistencies with S117 Directions 1.1 Business Zones, 3.1 Residential Zones and 4.2 Mine Subsidence and Unstable Land are of minor significance. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal within four (4) weeks from the week following this determination. Council's request for the department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Mato Prskalo of the regional office of the department on 02 9860 1560.

Yours sincerely,

*SHaddad*

**Sam Haddad**  
Director-General

9/9/2012

ORD04



Planning &  
Infrastructure

## Gateway Determination

*Planning proposal (Department Ref: PP\_2012\_CAMDE\_009\_00): to amend Camden Local Environmental Plan (LEP) 2010 to make various housekeeping amendments.*

I, the Director-General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Camden Local Environmental Plan (LEP) 2010 to make various housekeeping amendments to correct a range of errors and omissions including:

1. to restore the permissibility (with consent) of innominate land uses in Zone RU4 Primary Production Small Lots;
2. to amend the boundary of the area to which Camden LEP 2010 applies to exclude land at Cobbitty that has been transferred to the Liverpool LGA;
3. to include 'exhibition homes' and 'exhibition villages' as additional permitted uses on land within a precinct of the Kirkham Rise Release Area;
4. to amend the description and boundary of a local heritage item located at 229 Macquarie Grove Road, Cobbitty (known as 'Wivenhoe');
5. to amend the description and boundary of ten State heritage items; to include a new State heritage item at Mt Annan; and to include a State heritage item located at 421 The Northern Road, Bringelly (known as 'Denbigh');
6. to update the description and boundary of three local heritage items at Elderslie;
7. to adjust the zoning boundary of land located within the Spring Farm neighbourhood centre;
8. to amend Clause 4.1A Exceptions to minimum lot sizes for certain residential development to rectify incorrect references to land to which it applies;
9. to amend the reference of 'recreation areas (indoor)' to 'recreation facility (indoor)' for an item in Schedule 1 – Additional permitted uses;
10. to make 'recreation areas' permissible with consent in business zones;
11. to prohibit 'restricted premises' in Zones B1 Neighbourhood Centre and B5 Business Development;
12. to amend references of 'Camden Lakeside' to 'Lakeside' throughout Camden LEP 2010;
13. to amend the boundary of the Elderslie release area on relevant maps;
14. to permit the erection of temporary structures for public or private special events on land without the need for development consent;
15. to amend the boundary of the area to which Camden LEP 2010 applies to include land at Grasmere;
16. to increase the minimum lot size for certain land at Mt Annan from 350sq.m to 2000sq.m; and
17. to amend Clause 5.4 Controls relating to miscellaneous permissible uses

should proceed subject to the following conditions:

1. In relation to Item 2, Council is to remove this item from the planning proposal and progress as a separate planning proposal. Council should consult Liverpool City Council and obtain support to progress the matter separately. Council is to forward a copy of the planning proposal to the department's regional office for a Gateway determination.
2. In relation to item 3, the use of Schedule 1 to permit 'exhibition homes' and 'exhibition villages' on land zoned E4 Environmental Living within Precinct C of Kirkham Rise is not supported. Council is to amend the planning proposal prior to the commencement of public exhibition to include the proposed land uses as permissible with development consent on all land within the subject zone.

CAMDEN PP\_2012\_CAMDE\_009\_00 (12/12879)

Attachment 1



3. In relation to item 4, Council is to ensure that maps showing the current and proposed boundaries of the Wivenhoe heritage item are included with the planning proposal for the purposes of public exhibition. It is also noted that there are a number of other amendments proposed to local heritage items. Council is to ensure the amendment is accurately mapped to illustrate the amendment. Council is to consult the department's regional office on this matter.
4. In relation to item 5, Council is to remove the matter relating to the 'Denbigh' heritage item to avoid any inconsistency with the SEPP (Sydney Region Growth Centres) 2006.
5. In relation to item 7, it is noted that the boundary change to the Spring Farm Neighbourhood Centre will also require a corresponding amendment to the relevant Additional Permitted Uses Map. Council is to amend the planning proposal accordingly.
6. In relation to item 13, it is noted that the maps showing the boundary adjustment for the Elderslie Release Area do not clearly show the land affected by the proposed changes to minimum permissible lot size. Council is to ensure that the subject land and proposed changes are clearly identified for the purposes of public exhibition.
7. In relation to item 15, it is noted that the LGA boundary adjustment and related rezoning of land at Grasmere will also require amendment of the Land Application Map and relevant sheets of the Height of Buildings Map, Lot Size Map and the Heritage Map. Council is to ensure the planning proposal is amended and relevant maps included for exhibition purposes.
8. In relation to item 16, Council is to ensure that the subject land and proposed amendment is clearly identified on the minimum lot size maps, for the purposes of public exhibition,
9. It is noted that there are a number of references to heritage item numbers that are incorrect and need to be rectified. Council is to consult the department's regional office on this matter.
10. It is noted that there are a number of references to map identifiers relating to proposed map changes that need to be rectified. Council is to consult the department's regional office on this matter.
11. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
  - (a) the planning proposal must be made publicly available for **28 days**; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
12. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
  - Sydney Metropolitan Catchment Management Authority
  - Office of Environment and Heritage
  - NSW Rural Fire Service
  - Adjoining Local Government Areas

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## Planning & Infrastructure

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

13. Further to Condition 11 above, Council is to consult with the Commissioner of the NSW Rural Fire Service as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. Council is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.
14. Further to Condition 11 above, Council is to consult the Heritage Branch of the Office of Environment and Heritage regarding the proposed changes to items of State heritage significance. The proposal should identify the proposed changes to descriptions of the heritage significance of these items and include comparison maps which show the boundary changes.
15. Further to Condition 11 above, Council is to consult the Sydney Catchment Management Authority in relation to the proposed listing of the Upper Canal System.
16. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
17. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated *9<sup>th</sup>* day of *September* 2012.

*S Haddad*

**Sam Haddad  
Director-General  
Delegate of the Minister for Planning and  
Infrastructure**

CAMDEN PP\_2012\_CAMDE\_009\_00 (12/12879)

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

Appendix D – Comparison Heritage Boundary Maps

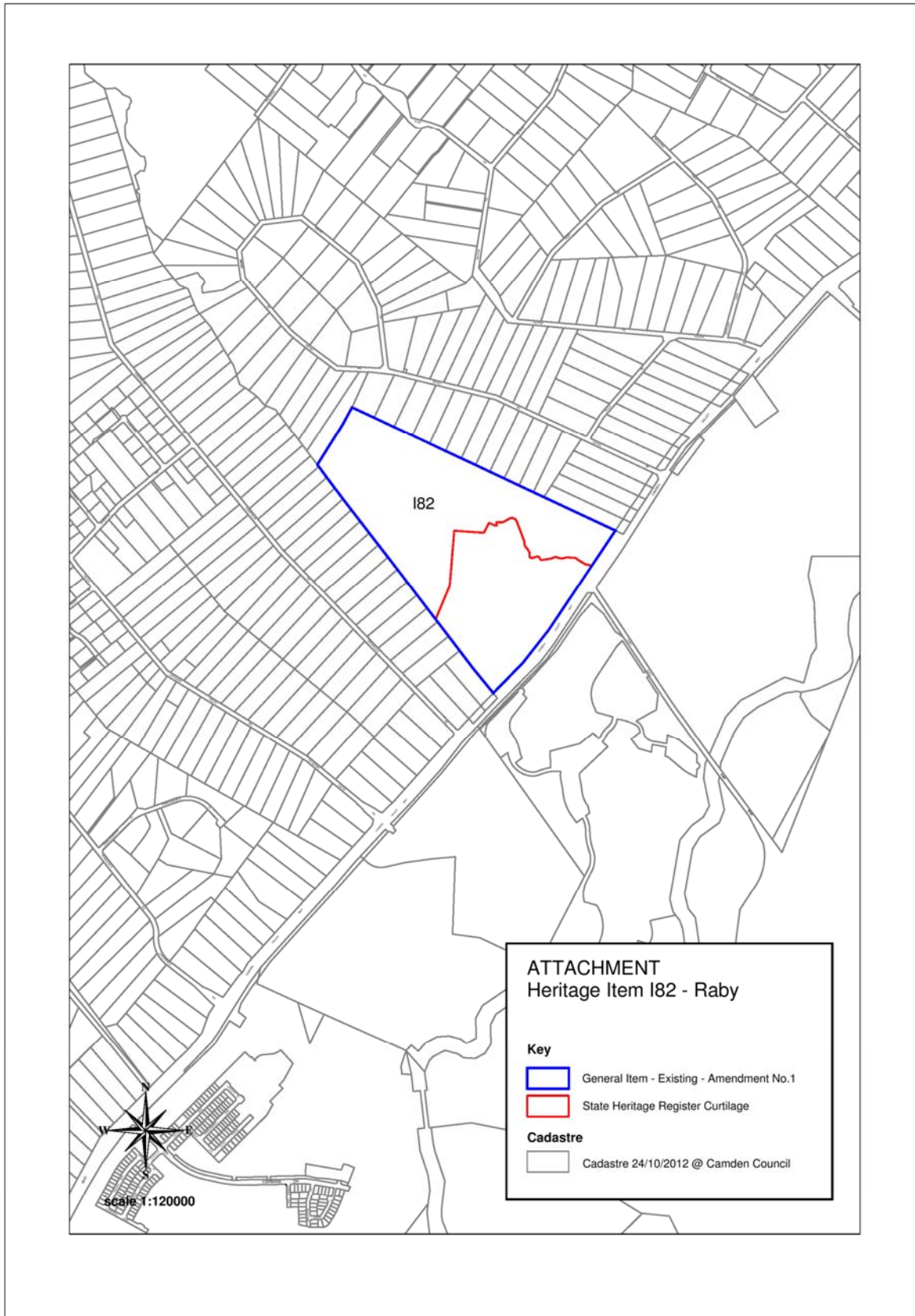
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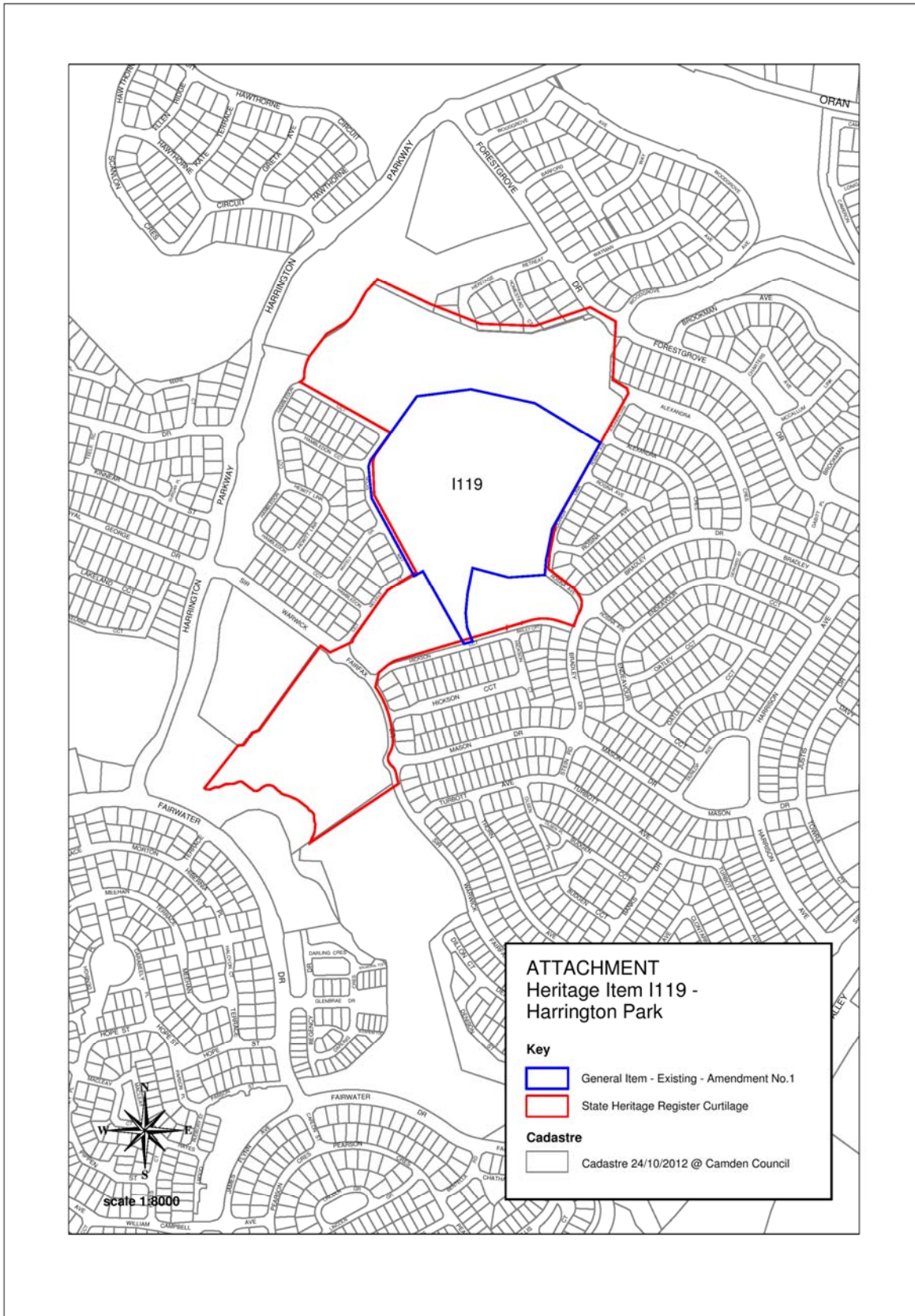
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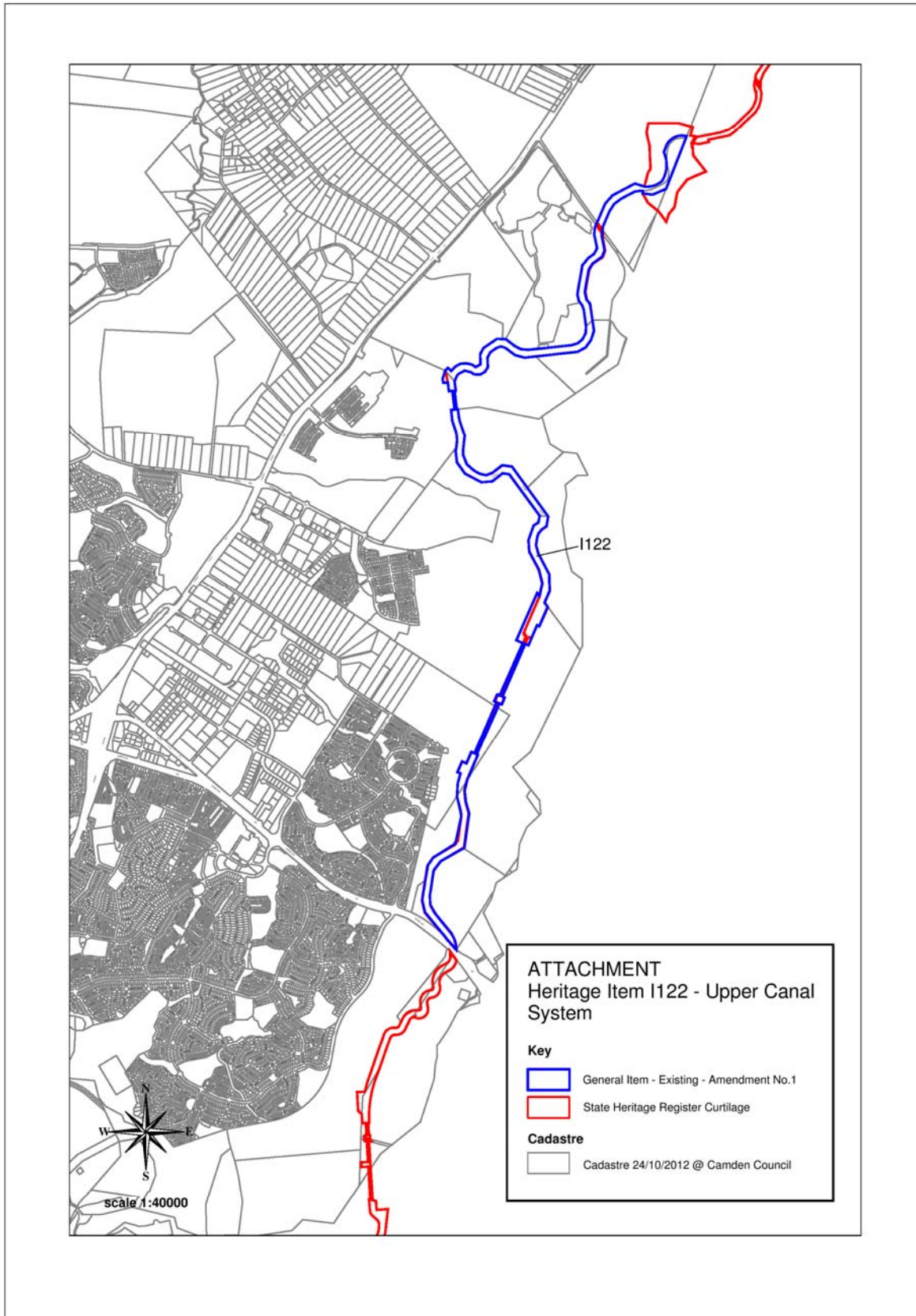
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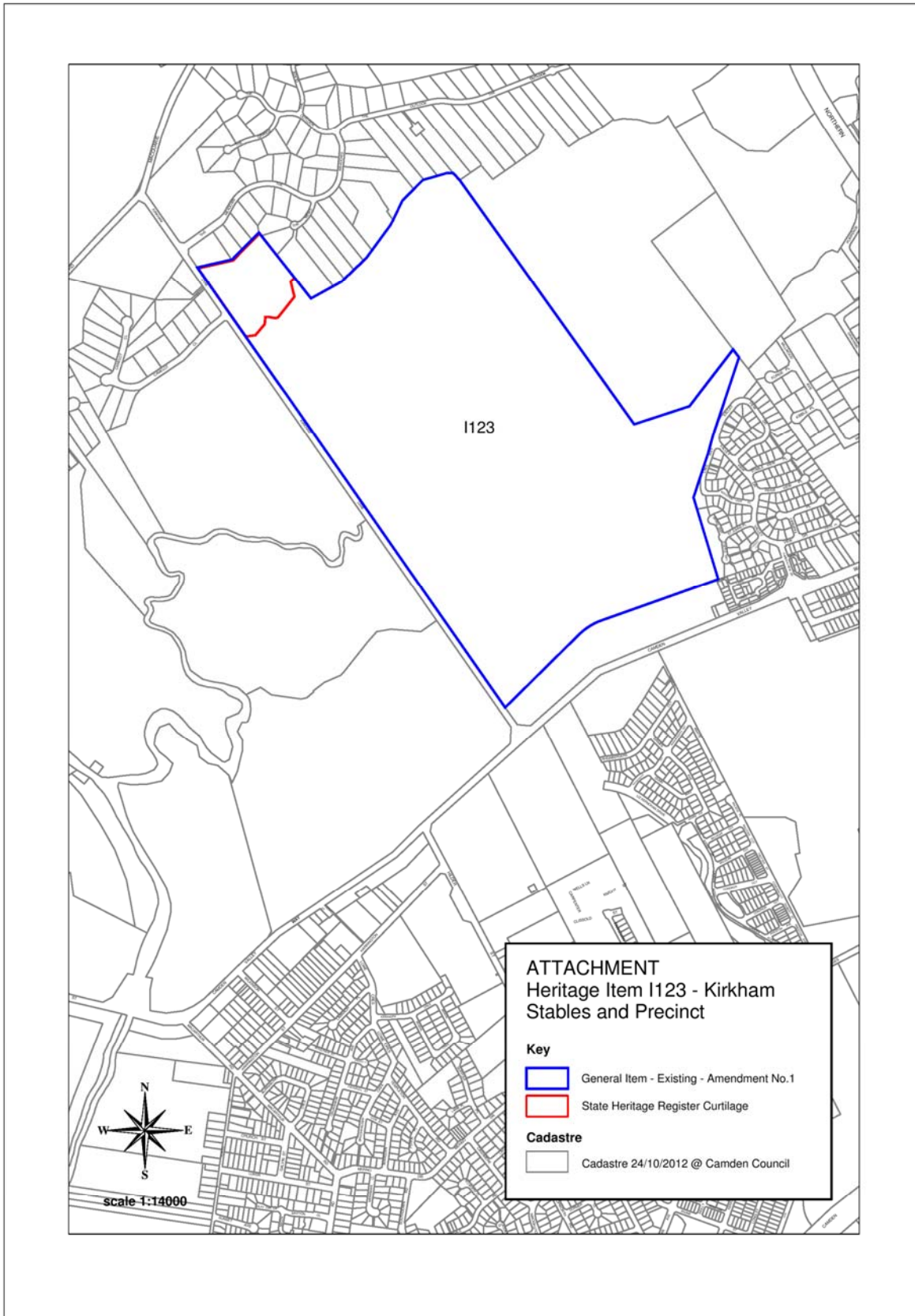




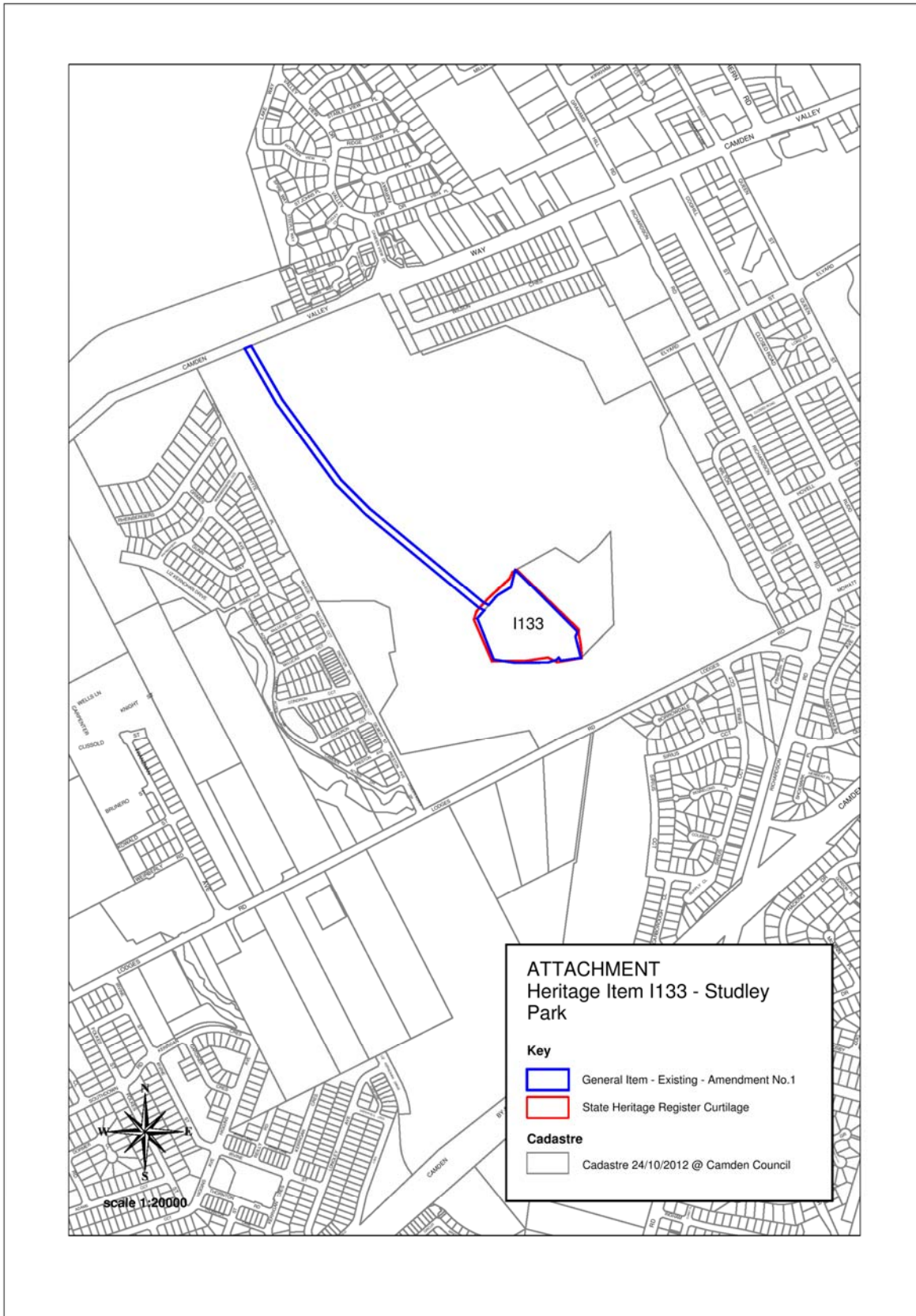
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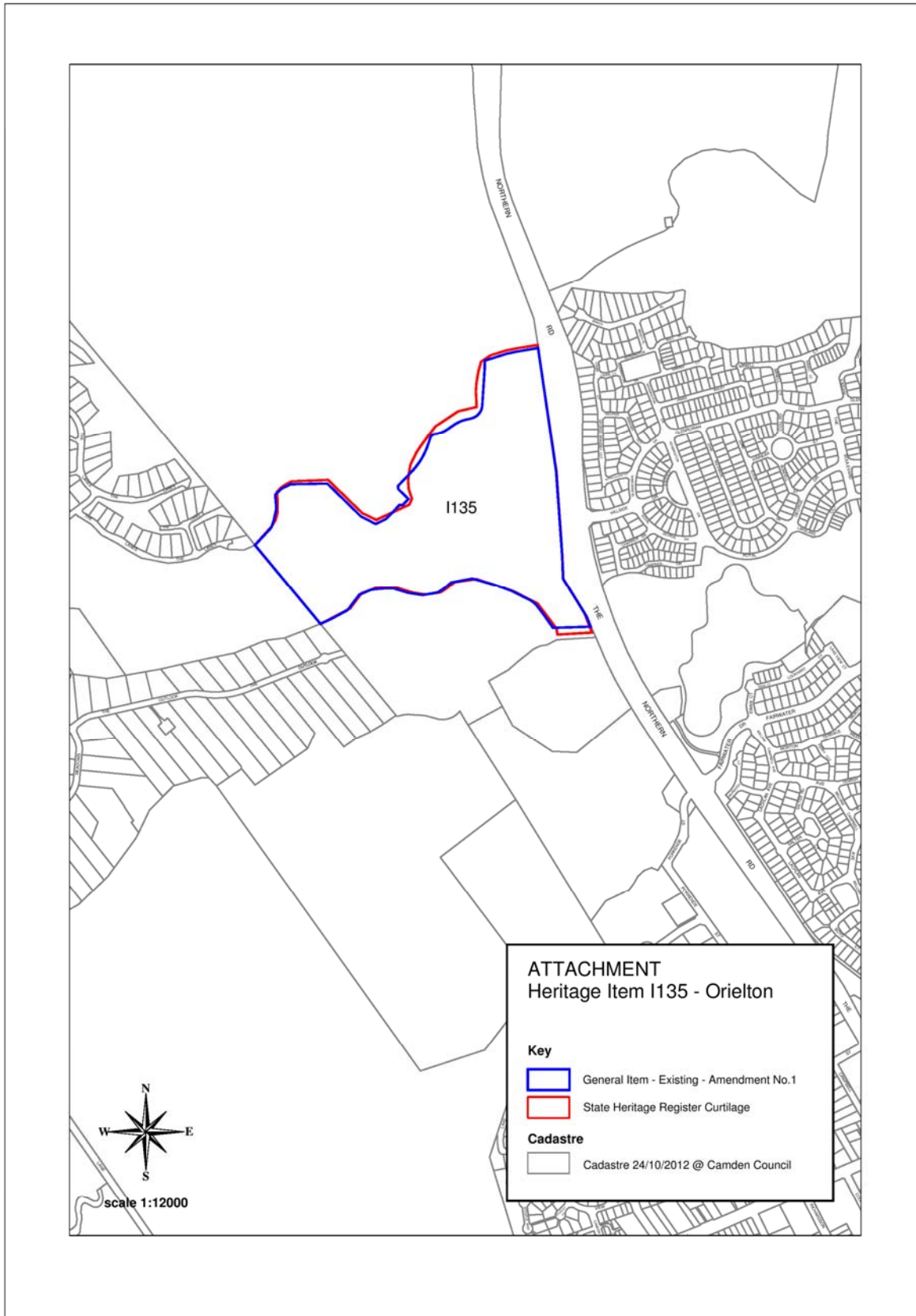


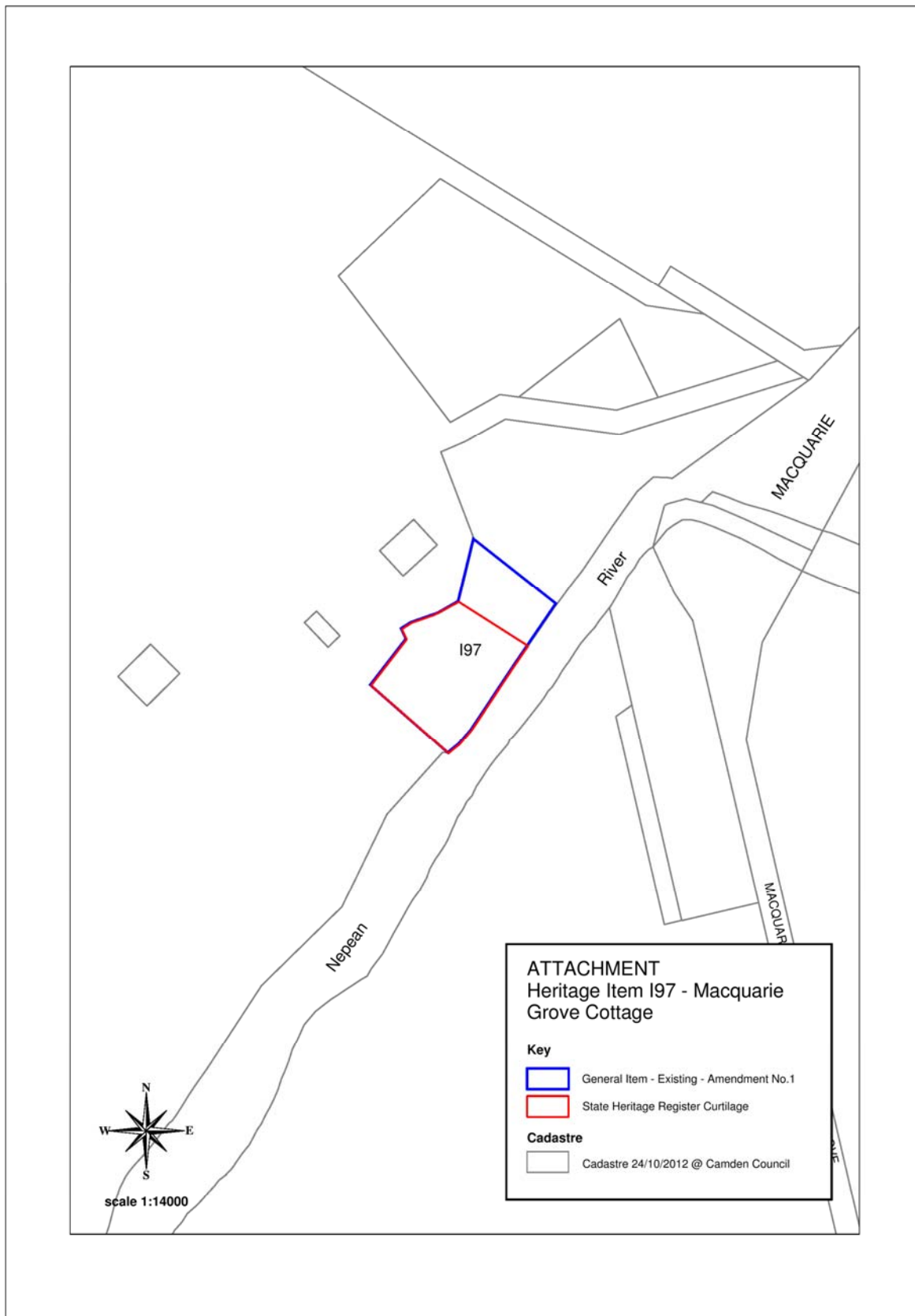




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Attachment 1



**ORD04**

Amendment No. 14 – Housekeeping Amendments to Camden LEP 2010

**Appendix E – Public Authority Submissions**

**Attachment 1**



**Heritage Council**  
of New South Wales

3 Marist Place  
Parramatta NSW 2150

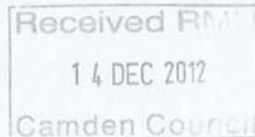
Telephone: 61 2 9873 8500  
Facsimile: 61 2 9873 8599

Locked Bag 5020  
Parramatta NSW 2124  
DX 8225 PARRAMATTA

[heritage@heritage.nsw.gov.au](mailto:heritage@heritage.nsw.gov.au)  
[www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

Contact: Michael Edwards  
Phone: (02) 9873 8588  
Fax: (02) 9873 8550  
Email: [michael.edwards@heritage.nsw.gov.au](mailto:michael.edwards@heritage.nsw.gov.au)

The General Manager  
Camden City Council  
PO Box 183  
CAMDEN NSW 2570



Att: Ms Tanya Uppal

Dear Ms Uppal,

**Consultation on Planning Proposal – Amendment 14 – Consolidated Amendment.**

Thank you for referring the Planning Proposal – Amendment 14 – Consolidated Amendment (the 'Planning Proposal') to the Heritage Branch for comment.

It is understood that the Planning Proposal seeks the incorporation of 16 minor amendments to Camden LEP 2010; principally re-introducing the controls that were in place in Camden, prior to the gazettal of the LEP are maintained.

The following comments are provided to assist the Council in the progression of the Planning Proposal.

**a) *Zoning changes, land use permissibility and Principal Development Standards***

The Planning Proposal seeks minor amendments to existing land use zones to include additional permitted land uses and amendments to zone boundaries. It is also proposed to increase the minimum lot size for land relating to Mt Annan.

In principle, the Heritage Branch raises no concerns over the proposed zoning, land use permissibility amendments and the increase to the minimum lot size for land at Mt Annan.

**b) *Correction of anomalies***

The Planning Proposal seeks the correction of a number of anomalies, including references to accompanying mapping and specific place names.

The Heritage Branch raises no concerns over the proposed correction of such identified anomalies.

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c) **Additional clause**

The Planning Proposal seeks the inclusion of an additional clause 'Special Events' which will allow the erection of temporary structures specifically for public or private events to be carried out on land without development consent.

The Heritage Branch believes that development permitted under this clause has the potential to result in adverse physical impacts on heritage items. Accordingly, the Heritage Branch recommends that an additional clause be inserted to ensure that such temporary structures do not result in the material affectation to heritage items inclusive of built structures and landscape elements.

d) **Amendments to Schedule 5 and heritage maps**

The Planning Proposal seeks amendments to Schedule 5 of *Camden LEP 2010* and includes:

- i) Changes to the listing for 'Wivenhoe' as the current listing does not incorporate some key elements such as the stables.
- ii) Minor amendments to the State listed items as shown on the heritage maps that accompany *Camden LEP 2010* and subsequent property descriptions in Schedule 5 to ensure consistency with the State Heritage Register.
- iii) Amendments to legal property descriptions for a number of items due to recent subdivisions of land containing heritage items.

The Heritage Branch provides the following detailed response to the proposed amendments to Schedule 5 and the accompanying heritage maps:

- i) The proposed boundary change of 'Wivenhoe' will incorporate a larger curtilage, consistent with the State Heritage Register and the Conservation Management Plan prepared by Design 5 Architects.

The amendments to the property and curtilage boundary will better define the elements that comprise 'Wivenhoe' and the Heritage Branch raises no objections accordingly.

- ii) The Planning Proposal report indicates that Council has conducted a comparison exercise of the item details and property descriptions of State between Schedule 5 and the State Heritage Register (SHR).

Subsequently, a number of minor modifications are proposed to State listed items in Schedule 5 to ensure consistency with the details and property descriptions as contained on the SHR. The Heritage Branch believes that ensuring consistency between Schedule 5 and the SHR will assist in maintaining the robustness and integrity of the heritage schedule.

- iii) The Planning Proposal indicates that Council has previously granted consent to the subdivision of land on which listed items of heritage significance are located.

Subsequently, the Planning Proposal seeks to amend the legal property descriptions of the affected heritage items to remove reference to, and the

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inclusion of, land that is no longer part of the Lot and DP comprising the heritage item.

On the basis that the impact to the setting and curtilage of the heritage items has been appropriately considered, the Heritage Branch raises no objections to the proposed amendments to the legal property descriptions as the Heritage Branch believes that these amendments will maintain the integrity and accuracy of the heritage schedule.

Overall, the Heritage Branch raises no objections to the Planning Proposal, subject to the above comments.

I trust that these comments are of assistance. Please feel free to contact Michael Edwards on (02) 9873 8588 or [michael.edwards@heritage.nsw.gov.au](mailto:michael.edwards@heritage.nsw.gov.au) if you have any further enquiries in this matter.

Yours sincerely



11/12/2012

**Vincent Sicari**  
Manager  
Conservation Team  
Heritage Branch  
Office of Environment & Heritage

**AS DELEGATE OF THE NSW HERITAGE COUNCIL**

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Attachment 1

ORD04



Our Ref: 271514.2012  
Contact: Megan Hill 9821 9285

11 December 2012

The General Manager  
Att: Tanya Uppal  
Camden Council  
PO Box 183  
CAMDEN NSW 2570.

Dear Ms Uppal,

**Re: Response from Liverpool City Council regarding Public Exhibition of Amendment 14 - Consolidated Amendment**

I write in response to your letter dated 14 November 2012 in relation to the public exhibition of Amendment 14 to the Camden LEP.

Liverpool City Council has no objection to the amendment, however will make the following comments.

In relation to the boundary adjustment between the Camden and Liverpool Council areas which the Gateway determination advises Camden Council to progress separately, Liverpool has progressed the zoning of the land transferred to Liverpool City Council through draft Amendment No 27 to the Liverpool Local Environmental Plan 2008. Draft Amendment 27 has received a Gateway determination and Liverpool City Council will proceed with public exhibition shortly. It is unclear why Camden Council received advice from the Department of Planning and Infrastructure that the removal of these sites from the Camden LEP 2010 needs to progress as a separate planning proposal, while Liverpool is able to process the zoning and inclusion of these sites in the Liverpool LEP 2008 through an anomalies amendment. Liverpool City Council supports Camden Council's proposal to exclude these properties from the Camden LEP 2010.

Furthermore, in reference to the inclusion of 'Denbigh' on the Camden LEP 2010, it is understood that this portion of the amendment has been rejected by the Department of Planning and Infrastructure. To exclude Denbigh from the local heritage list denies its local significance and does not allow the local heritage list to fully represent the variety of heritage places in the locality. All Councils across NSW have heritage items listed on various heritage registers and schedules; this does not create problems but allows the heritage context to be appropriately acknowledged and managed. There is potential for significant places to be missed if they are not reflected on the LEP. Council appreciates that Denbigh is already listed on the State Heritage Register as well as the Growth Centres SEPP; however, reference to the increasing number of policies relies on the competency of practitioners to ensure all appropriate instruments are consulted. This is a concern for heritage places which are often an afterthought resulting in poor outcomes for local heritage.

Customer Service Centre Level 2, 33 Moore Street, Liverpool NSW 2170, DX 5030 Liverpool

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 Call Centre 1300 36 2170

Fax 9821 9333 Email [lcc@liverpool.nsw.gov.au](mailto:lcc@liverpool.nsw.gov.au) Web [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au) NRS 13 36 77 ABN 84 181 182 471

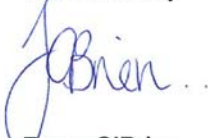


Furthermore, Council would like to highlight the consequences of inconsistencies in heritage lists in LEPs and SEPPs. Recently a valuable element of a local Liverpool heritage item (Ingleburn village site and lecture hall building) was approved for demolition as the significance of the site was not recognised in an overriding State Environmental Planning Policy (SEPP Major Development 2005 – Schedule 3, Part 31: Edmondson Park South) and thus took away the protection of the local heritage item. Two local heritage items in the Liverpool LGA were within the state significant area known as Edmondson Park South covered by the SEPP but only one item was listed in the SEPP as being of heritage significance. While the Growth Centres SEPP operates differently to the Major Development SEPP, this situation provides a clear example of the impact of inconsistent heritage lists.

It is recommended that if the place cannot be considered for listing on the LEP, serious consideration must be given to incorporating a notation on the heritage schedule of the LEP to refer users to other pertinent planning instruments for heritage purposes, e.g. SEPP (Sydney Region Growth Centres) 2006.

Should you require any further information on this matter, please do not hesitate to contact Megan Hill, Strategic Planner, on 9821 9285.

Yours sincerely



**Tanya O'Brien**  
Manager Strategic Planning

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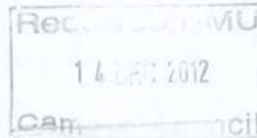
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Office of  
Environment  
& Heritage

Our reference: Doc12/47879  
Contact: Belinda Leo, 9995 6820

The General Manager  
(Att: Tanya Uppal)  
Camden Council  
PO Box 183  
CAMDEN NSW 2570



Dear Sir/Madam

**Public Exhibition of Amendment 14 – Consolidated Amendment for Camden LEP**

I refer to your letter dated 14 November 2012 to the Office of Environment and Heritage (OEH) inviting comment on the above proposal.

OEH has reviewed the documents and raises no objection to the proposed amendments. However, OEH offers the following comment for your consideration in relation to 'exhibition homes' and 'exhibition villages' in the E4 zone for Kirkham Rise.

As reflected in the *Ordinary Council Amendment 14 Planning Proposal – Minor Housekeeping Amendments to Camden LEP 2010*, Council is proposing 'exhibition homes' and 'exhibition villages' to be permissible with development consent on land zoned E4 Environmental Living restricted to Kirkham Rise. OEH supports the amendment being restricted to the Kirkham Rise E4 zone and not being undertaken in a manner that would broadly affect land zoned E4 Environmental Living across the local government area.

If you have any queries regarding this matter please contact Belinda Leo on (02) 9995 6820.

Yours sincerely

*S. Harrison 11/12/12*

**SUSAN HARRISON**  
Manager Planning  
Regional Operations, Metropolitan  
Office of Environment and Heritage

PO Box 668 Parramatta NSW 2124  
Level 7, 79 George Street Parramatta NSW  
Tel: (02) 9995 5000 Fax: (02) 9995 6900  
ABN 30 841 387 271  
[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

Attachment 1

All communications to be addressed to:

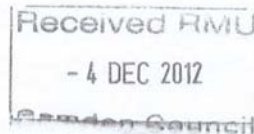
Headquarters  
15 Carter Street  
Lidcombe NSW 2141

Headquarters  
Locked Bag 17  
Granville NSW 2142

Telephone: 1300 NSW RFS  
Email: csc@rfs.nsw.gov.au



The General Manager  
Camden Council  
PO Box 183  
Camden NSW 2570



Your Ref:  
Our Ref: LEP/0021

**Attention: Tanya Uppal**

28 November 2012

Dear Sir/Madam,

**Re: Public Exhibition of Amendment 14 – Consolidated Amendment**

I refer to your letter dated 14 November 2012 seeking advice for the above Planning Instrument.

The NSW Rural Fire Service notes parts of the Camden Local Government Area are bush fire prone areas as identified on the Camden Bush Fire Prone Land Map. As such future development will be subject to the requirements of Section 79BA of the *Environmental Planning and Assessment Act 1979* and Section 100B of the *Rural Fires Act 1997*.

In general Council should take a strategic approach to bushfire protection by considering zoning of the land to reflect the risk posed to the proposed land use.

With this in mind Council should note that the introduction of Amendment II of the Australian Standard AS 3959-2009 *Construction of buildings in bushfire-prone areas* on 1 May 2011 now includes grasslands as a hazardous vegetation category. Any future development will need to consider this at the design and construction stage.

As for any special events planned to be undertaken in a bush fire prone area consideration of appropriate asset protection zones, water and access/regress should be undertaken to ensure protection of people attending the event.

Consideration also should be given to ensuring appropriate access, water supply and asset protection zones can be achieved for the proposed increase of minimum Lot sizes in Mt Annan. The urban lot sizes proposed may not be able to achieve the minimum asset protection zones required within the boundaries of the lots, and will need to be provided off site and guaranteed or protected. This may require the establishment of easements through Section 88B of the *Conveyancing Act 1919*.

Where an increase in density or a special fire protection purpose development could be proposed, access roads should provide a satisfactory level of service for evacuation of occupants in the event of an emergency.

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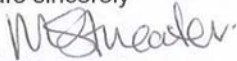
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For any enquiries regarding this correspondence please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely



Michelle Streater  
Acting Team Leader, Development Assessment

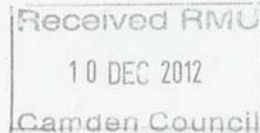
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PO Box 323 Penrith NSW 2751  
 Level 4, 2-6 Station Street  
 Penrith NSW 2750  
 Tel 1300 722 468 Fax 02 4725 2599  
 Email [info@sca.nsw.gov.au](mailto:info@sca.nsw.gov.au)  
 Website [www.sca.nsw.gov.au](http://www.sca.nsw.gov.au)

Ref: D2012/112078

Heath James  
 A/Team Leader  
 Land Use & Planning  
 Camden Council  
 PO Box 183  
 Camden NSW 2570



Dear Mr James,

#### **Public Exhibition of Amendment 14 – Consolidated Amendment**

Thank you for your letter dated 14 November, 2012, giving notice of the public exhibition of a Planning Proposal to allow various minor amendments to Camden LEP 2010 following a Gateway Determination from the Department of Planning and Infrastructure (DP&I).

The Sydney Catchment Authority (SCA) owns and manages the Upper Canal water supply infrastructure within a corridor that runs through part of the Camden local government area (LGA). The Upper Canal corridor is listed on the State Heritage Register under the *Heritage Act 1977*. The adjustment of its mapped boundaries as a heritage item in the LEP is one of the amendments proposed under the consolidated LEP amendment and it is noted that the Gateway Determination required Council to consult with the SCA as a result.

The SCA has reviewed the proposed amendment to the mapped boundaries of the Upper Canal corridor as a heritage item and provides the following comment.

#### **Heritage Map Sheets HER\_017 & new HER\_018 – Mt Annan**

The Upper Canal corridor is correctly shown as a heritage item extending into Mt Annan on the amended Camden LEP Heritage Map Sheet HER\_017. It is understood a new Heritage Map Sheet HER\_018 will be included in the LEP that will cover the most southern portion of the canal within Mt Annan.

#### **Heritage Map Sheet HER\_016 Amendment – Ingleburn Dam**

The amended Heritage Map Sheet HER\_016 shows the heritage boundary around part of the Ingleburn Dam section of the Upper Canal corridor which is the northern most part of the canal corridor within the Camden LGA. The heritage boundaries of the canal in this location and on the current Heritage Map HER\_016 are incorrectly shown as they include part of an adjacent lot to the east which is owned by Sydney Water. The Upper Canal corridor State Heritage listing only applies to land owned by the SCA. The Sydney Water land is not heritage listed. The attached map shows the outline of the SCA-owned corridor and the specific lot boundary that applies to the Ingleburn Dam location (Lot 2, DP1086624). The

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Attachment 1

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Attachment 1

SCA requests that Heritage Map HER\_016 is amended to show the correct heritage boundary in this location.

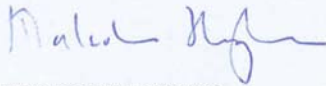
**Listing in the Camden LEP of the Upper Canal as a State Heritage Item.**

The Upper Canal corridor is listed as a State Heritage Item no. 122 in the Camden LEP Schedule 5 – Environmental Heritage. The suburb has been listed as "Kenny Hill", the address as "Upper Canal reserve" and the property description as "Upper Canal, Sydney Water Supply System" in the LEP. The SCA requests the listing in Schedule 5 is amended as follows:

- Suburb: Include all suburbs through which the canal corridor runs within the Camden LGA.
- Location: "Upper Canal corridor"
- Property description: "Upper Canal"

If you have any queries regarding any of the above matters, please contact Senior Land Use Planner, Fran Kelly, on 4724 2223.

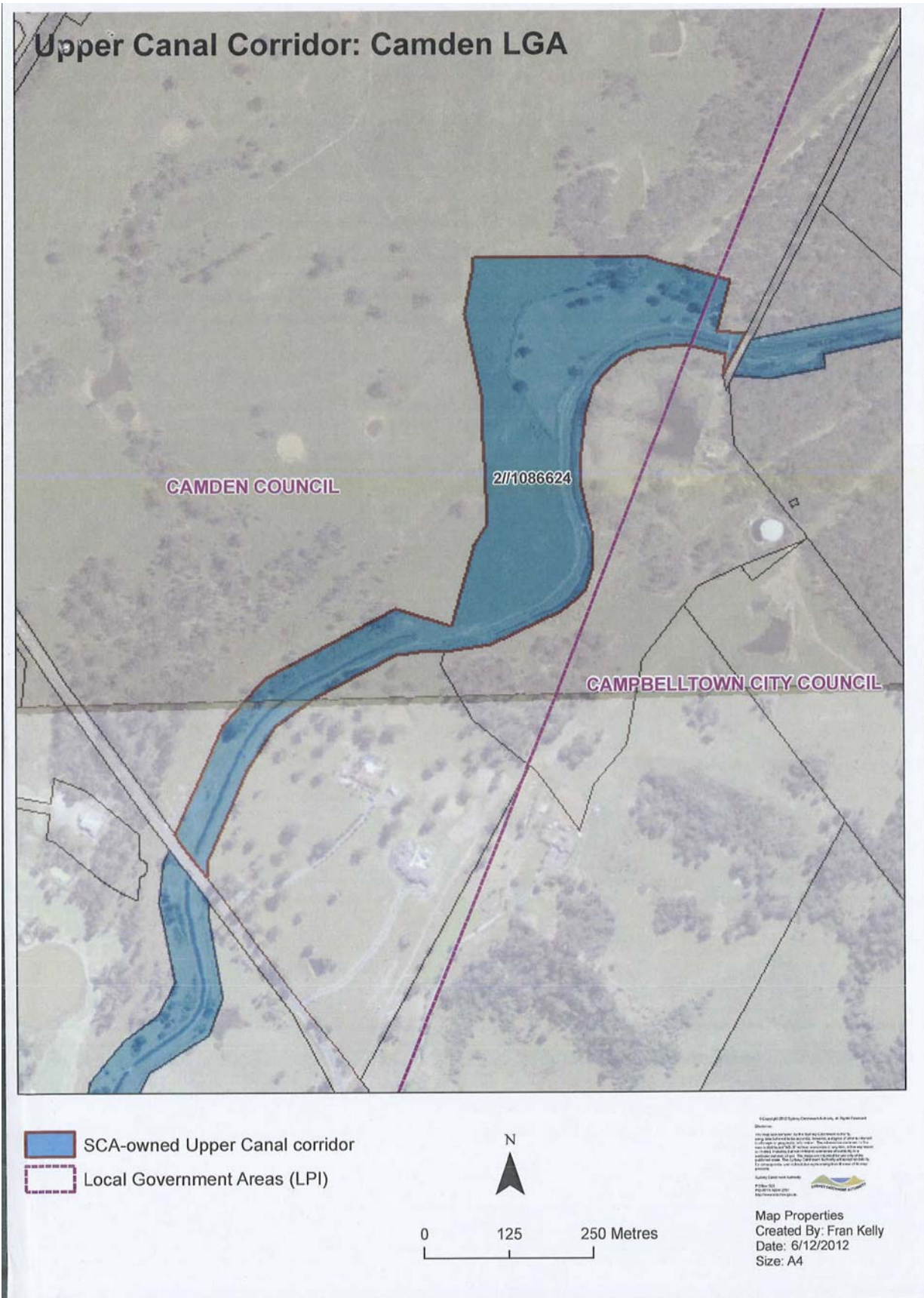
Yours sincerely



**MALCOLM HUGHES**  
**A/Senior Manager Sustainability**

Attachment: map of Upper Canal corridor

7/12/12



ORD04

Attachment 1

ORD04

Attachment 1


Hi Heath

Enclosed for you & Council's information is a copy of the SCA's "Guidelines for development adjacent to the Upper Canal Pipelines"

The Guidelines are available online at [www.sca.nsw.gov.au](http://www.sca.nsw.gov.au) under "Publications" - "Planning a Development".

If you would like any extra copies, please let me know.

Regards  
 Fran Kelly



PO Box 323 Penrith NSW 2751  
 Level 4, 2-6 Station Street  
 Penrith NSW 2750  
 Tel 1300 722 468 Fax 02 4725 2599  
 Email [info@sca.nsw.gov.au](mailto:info@sca.nsw.gov.au)  
 Website [www.sca.nsw.gov.au](http://www.sca.nsw.gov.au)

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Guidelines for development adjacent to the Upper Canal and Warragamba Pipelines



ORD04

## ORDINARY COUNCIL

ORD08

**SUBJECT: AMENDMENT 14 PLANNING PROPOSAL - MINOR HOUSEKEEPING AMENDMENTS TO CAMDEN LEP 2010**

**FROM:** Director Governance

**BINDER:** Land Use and Planning

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### PURPOSE OF REPORT

The purpose of this report is to seek a Council resolution to adopt a Planning Proposal and to forward to the Department of Planning and Infrastructure (DPI) for Gateway Determination. The purpose is also to seek a resolution to exhibit the planning proposal if a favourable Gateway Determination is received. The Planning Proposal includes minor housekeeping amendments to Camden Local Environmental Plan 2010 (LEP 2010),

### BACKGROUND

LEP 2010 was gazetted on 3 September 2010 and subsequently became the principal planning instrument covering zoning and land use in the Camden LGA. Council staff have now had the opportunity to use and interpret the LEP and the associated maps, and several matters requiring amendments of a minor nature have been identified. These amendments will be addressed via the preparation of a Planning Proposal which seeks to amend the LEP.

### MAIN REPORT

A detailed planning proposal (**provided as Attachment 1 to this report**) has been prepared which includes several minor amendments to LEP 2010 and the accompanying maps. The amendments will ensure that the LEP is consistent with the 'status quo' approach adopted during the conversion of the former Camden LEPS into the new LEP template format and rectify several matters requiring minor amendments. A summary of the amendments (including maps) is provided below and in detail within the Planning Proposal.

For ease of reading and so as not to reproduce the same material, all attachments and appendices to the Planning Proposal are only provided in the Planning proposal and not within this report.

A summary of amendments within the Planning Proposal are below.

#### 1. RU4 zone; Development Permissible with consent

A review of the land use table in LEP 2010 has identified an error which occurred during an amendment to the Camden LEP 2010 which was made on 25 June 2011. This amendment inadvertently omitted the words "any other development not specified in item 2 or 4" in the Land Use Table to the RU4 Zone. This amendment will restore these words

Attachment 2

## 2. LEP boundary adjustment

On 27 April 2010 Council resolved to support the Local Government boundary adjustment between Camden and Liverpool Councils regarding 5 properties located along Bringelly Creek at Cobbitty.

The Camden LEP maps have been amended to reflect the boundary change. A plan showing the location and properties concerned is included as Figure 1 in the Planning Proposal.

This Council Report is included in the Planning Proposal as Appendix A. properties are to be transferred to Camden Council. The Planning Proposal seeks to amend a series of maps to reflect the LGA boundary, to be consistent with the 27 May 2011 Government Gazettal.

## 3. Exhibition homes in the E4 zone for Kirkham Rise

In the Land Use Table under the E4 – Environmental Living zone, any item listed as prohibited or any other development not specified in Item 2 or 3 in the Land Use Table to the zone is prohibited. Development for the purpose of ‘exhibition homes’ or ‘exhibition villages’ is not listed in Item 2 or 3 of the Land Use Table to the E4 – Environmental Living zone, and is therefore prohibited.

To amend Item 3 of the Land Use Table to the E4 – Environmental Living zoned to allow development for the purpose of an ‘exhibition home’ or ‘exhibition village’ is an approach that would potentially allow development for the purpose of an ‘exhibition home’ or ‘exhibition village’ throughout the Camden LGA. It is not the intention of the Council to allow such developments throughout the entire Camden LGA. As such, Schedule 1 of the Camden LEP 2010 will be amended to allow the additional use of ‘exhibition homes’ and ‘exhibition villages’ only within this zone in Precinct C of Kirkham Rise. This will allow the developer to provide examples of housing that appropriately fit within the unique bushfire setting. The additional permitted uses map No. 007 will be amended to reflect the change.

## 4. Wivenhoe

The subject site is identified as Part Lot 1 in DP 217570, No 229 Macquarie Grove Road and is identified as having local heritage significance. The site is known as ‘Mater Dei’ at Kirkham. The heritage item as described currently does not incorporate some key elements, such as the stables. This was an oversight at the time of rezoning which saw the stables inadvertently omitted. In addition since the rezoning, further assessment of the heritage significance of the site has been undertaken and is outlined in the *Wivenhoe Conservation Management Plan*.

The planning proposal seeks to amend the heritage map to better define the elements that comprise Heritage Item No. 199 in line with the *Wivenhoe Conservation Management Plan (Revised 2008)*. The planning proposal also seeks to amend the description of heritage item No. 199 within Schedule 5 - Environmental Heritage.

## 5. State Heritage Items within the Camden LGA

A detailed comparison of both the plans under the Heritage Act 1977, which are available for each of the heritage items listed on the State Heritage Inventory, and the



heritage maps contained in Camden LEP 2010 revealed boundary discrepancies for ten of the listed heritage items.

The planning proposal will seek to amend the heritage maps for the Camden LEP 2010 to ensure consistency with plans under the *Heritage Act 1977*. As a result, the planning proposal also seeks to amend the property descriptions in Schedule 5 – Environmental Heritage, Part 1.

Further it is proposed to list ‘Denbigh’ (currently under the Growth Centres SEPP) within Schedule 5 - Environmental Heritage. As a result the heritage boundary map No.007 will also need to be amended.

#### 6. Camden Heritage Items

Three local heritage items have been further subdivided creating new legal property descriptions. These properties are Yamba, St Marks Church and Hilsyde. This planning proposal seeks to update Schedule 5 Environmental Heritage, Part 1 to reflect these changes. Further, it is proposed to amend the heritage map to reflect the changes.

#### 7. Spring Farm Neighbourhood Centre

The existing Spring Farm neighbourhood centre within the Camden DCP currently conflicts with the zone boundary maps under Camden LEP 2010. To maintain consistency with the Spring Farm masterplan, part of the B1 land is to be rezoned residential. A map showing the land is included as Figure 4 in the Planning Proposal.

#### 8. Spring Farm minimum lot sizes

Discrepancies were identified relating to the minimum lot size of land in Spring Farm Areas 1 and 2.

The planning proposal will seek to amend Clause 4.1A to reflect these changes and in the process amend the minimum lot size maps to change the labelling of Area 3 at Spring Farm to Area 2.

#### 9. Recreation facilities (Indoor)

This planning proposal seeks to amend the reference of “recreation **areas** (indoor)” to “recreation **facility** (indoor)” under Schedule 1 Clause 25 – Use of certain land at Richardson Road, Spring Farm, for consistency with the terms in the Camden LEP definitions. No amendments to Camden LEP 2010 Maps are required.

#### 10. Recreation areas in the B1, B2, B4 and B5 zones

This planning proposal seeks to amend the land use tables for the B1, B2, B4 and B5 zones by removing ‘recreation areas’ from Item 4 – Prohibited uses and adding ‘recreation areas’ to Item 3 – Permitted with Consent. The Camden LEP currently prohibits ‘recreation areas’ within the B1, B2, B4 and B5 zones. This amendment will allow Council to provide local parks and civic spaces that will include children’s playgrounds within neighbourhood and local centres. No amendments to Camden LEP 2010 Maps are required.

#### 11. Restricted premises

“Restricted premises” are currently permitted with consent in the B1 and B5 zones as they are not specifically listed as prohibited uses in the land use tables for these zones. Council intends for these uses to be prohibited in the B1 and B5 zones. Under the Standard Instrument (Local Environment Plans) Order 2006, it is mandatory to include ‘restricted premises’ within the B2 - Local Centre and B4 – Mixed Use zones.

To enable restriction of ‘restricted premises’ in B1 and B5 zones, this Planning Proposal seeks to amend Camden LEP by adding the term “restricted premises” to Item 4 – Prohibited uses in the land use tables for the B1 and B5 zones only. No amendments to Camden LEP 2010 Maps are required.

#### 12. Referencing of Camden Lakeside

To ensure consistency between both the Camden LEP 2010 and the corresponding urban release area maps, this planning proposal seeks to amend the references of “Camden Lakeside” in the Camden LEP 2010 to “Lakeside”. Listed in Table 1 of the Planning Proposal are the sections of the Camden LEP 2010 that require amending.

#### 13. Elderslie release area boundary

As part of the conversion to the standard LEP 2010, a small number of Maps were amended which do not reflect the true Elderslie Masterplan. As such, this item seeks to amend the relevant maps to achieve the ‘status quo’. Figure 5, 6 and 7 within the planning proposal highlights the changes required.

#### 14. Special Events

This planning proposal seeks to insert a new clause under Camden LEP 2010 to allow the erection of temporary structures specifically for public or private special events to be carried out on land without development consent. No amendments to Camden LEP 2010 Maps are required.

#### 15. Benwerrin Crescent boundary alignment

There are currently two lots that are partly zoned R5 Large Lot Residential and unzoned under the Camden LEP 2010. This item seeks to amend the existing Land Zoning Map to reflect the true boundary and the land zoning. Figure 8 within the planning proposal highlights the subject location and properties.

#### 16. Mt Annan minimum lot size provisions

Within Mt Annan the minimum lot size on residential zoned land is 450sqm. This item seeks to increase the minimum lot size of certain residential land adjoining Asset Protection Zones to 2000sqm to prevent future redevelopment/subdivision. A map showing the land is included as Figure 9 within the planning proposal.

#### 17. Control relating to miscellaneous permissible uses

Amendments are required to rectify anomalies within Clause 5.4 of Camden LEP 2010 that relate to secondary dwellings (9) and industrial retail outlets (4). No amendments to Camden LEP 2010 Maps are required.

#### Consultation

ORD04

If Council resolves to send the Planning Proposal for Gateway Determination and a favourable outcome is achieved the Planning Proposal will be publicly exhibited at Camden and Narellan Customer Service, libraries and Council's website, and a notice of exhibition will be placed in the local paper.

### CONCLUSION

The Planning Proposal has been prepared for submission to the DPI. The Planning Proposal aims to make minor amendments to the LEP as outlined in this report. These amendments will address anomalies and omissions which occurred during the conversion of the former Camden LEPs into the new LEP template process. These amendments will ensure the LEP is robust and accurate.

### RECOMMENDED

That Council:

- i. adopt the planning proposal and associated map amendments for Camden LEP 2010;
- ii. forward the planning proposal to the DPI for gateway determination;
- iii. pending a favourable response from DPI, proceed directly to public exhibition; and
- iv. bring a report back to Council at the conclusion of the public exhibition period.

### ATTACHMENTS

1. Planning Proposal

### Ordinary Council Resolution

Resolution: Moved Councillor Cagney, Seconded Councillor Anderson that Council:

- i. adopt the planning proposal and associated map amendments for Camden LEP 2010;
- ii. forward the planning proposal to the DPI for gateway determination;
- iii. pending a favourable response from DPI, proceed directly to public exhibition; and
- iv. bring a report back to Council at the conclusion of the public exhibition period.

ORD174/12 THE MOTION ON BEING PUT WAS **CARRIED**  
(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, and Cottrell voted in favour of the Motion. No Councillors against for the Motion. )

Attachment 2

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## ORDINARY COUNCIL

ORD05

ORD05

**SUBJECT:** ADOPTION OF ECONOMIC DEVELOPMENT STRATEGY  
**FROM:** Director Governance  
**BINDER:** Economic Development

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### PURPOSE OF REPORT

The purpose of this report is to seek Council adoption of the Camden Local Government Area (LGA) Economic Development Strategy and associated Implementation Plan.

### BACKGROUND

During the consultation process for the preparation of *Camden 2040* (adopted in 2010), economic development was noted as a key priority and a clear desire was identified for Council to take a more active and direct role in economic development across the local area. *Camden 2040*, therefore, has a strategy to undertake “planning for local economic development and actively grow the local economy”.

In order to address this strategy, Council's Delivery Program 2011/12-2014/15 includes an action to develop and implement an economic development strategy for the Camden LGA. This strategy aims to deliver on the vision established in *Camden 2040*, identify Council's role and determine a range of strategies and actions to be undertaken.

A strategy *Growth and Prosperity*, with an underpinning 4 Year Implementation Plan, was drafted and adopted by Council for the purposes of public exhibition on 26 March 2013. The draft was publicly exhibited between 29 March and 1 May 2013. Four submissions were received during this period.

The 2012/13 Delivery Program also provides funding to establish an Economic Development Officer (EDO) position to undertake actions under the strategy. This position has been recruited and commenced on 1 July 2013.

### MAIN REPORT

#### Summary of Economic Development Strategy

The Economic Development Strategy was developed following research and initial consultation as to the economic development context for the Camden area both now and into the future, and global trends and impacts. It defines Council's role in Economic Development in to order provide clear and realistic expectations for Council's activities in this area. It is structured in such a way as to respond to the community's vision in *Camden 2040* and the key economic outcomes expressed in this long term plan.

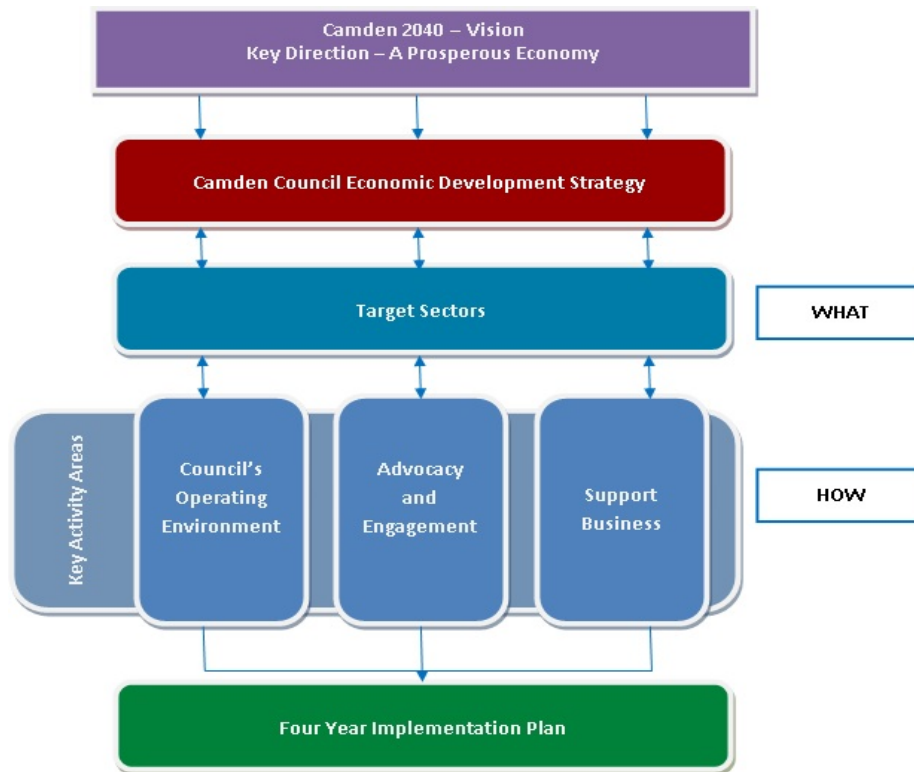
The strategy acknowledges that a realistic and achievable plan of action needs to be determined to guide economic development activities. This plan of action needs to set the key priorities and focus for economic development. Without this, Council is at risk of not maximising the best opportunities for economic growth, and not focusing its energies in the best places. As such, the strategy is based on a number of “**Target**

**Sectors**” which will guide the areas that Council will focus on for the coming 4 year period.

The strategy then identifies the **“Key Activity Areas”** in which Council will operate across the various Target Sectors.

Underpinning this strategy is a **four year implementation plan** which identifies key activity areas and related goals. This is where the strategy is turned in to specific action.

The economic development framework is represented as follows:



**Public Exhibition and Submissions**

The public exhibition of the draft strategy was run concurrently with the exhibition of the *Camden 2040* review. Advertisements were placed in the Camden Advertiser for four weeks. Extensive email distributions were undertaken using a number of Council distribution lists. This included a register of residents who have participated in previous Council telephone surveys and agreed to be contacted for future consultation activities. Over 600 residents were personally contacted either by letter or email using this register.

The advertisements and mail-outs promoted where the Plan could be accessed, as well as advertising a Community Information Forum which was conducted on 11 April 2013. A total of 18 people attended this event, which included presentations and discussion on both *Camden 2040* and the draft Economic Development Strategy.

Presentations were made to both the Camden and Narellan Chambers of Commerce during the exhibition period.

Copies of the draft were made available at Council's customer service centres in Camden and Narellan as well as both libraries. On-line access was through the [www.camden2040.com.au](http://www.camden2040.com.au) website.

Four submissions were received on the draft Strategy and are available in full in **Supporting Documents**. The four submissions have been summarised and each issue provided with officer recommendation and any action taken.

A number of submissions raised issues already addressed within the strategy, which further validated their relevance, including the importance of tourism and promoting Camden, the need for marketing, ensuring the Development Application process is consistent, agriculture as a sector in the strategy, and the importance of working with other agencies and councils.

There were a number of issues raised that led to small amendments to the strategy, primarily in the "front end" part of the document containing information and analysis. The amendments made are detailed in the submissions table provided as **Attachment 1 to this report**.

### **Further Amendments to the Draft Strategy**

Following Councillor feedback on the draft strategy, specific analysis has been included in the body of the Strategy in respect of Camden's broad economic development context (page 11), and to each of the Target Sectors within the strategy (from page 19). This analysis has been undertaken in the form of SWOT analysis to assist to identify the Strengths, Weaknesses, Opportunities and Threats that have been considered in the preparation of the Strategy.

Given that the amendments made following public submissions and Councillor feedback does not fundamentally change the focus or direction of the strategy it is not considered necessary to re-exhibit the strategy.

The amended Economic Development Strategy, and associated 4 Year Implementation Plan, is **Attachment 2** to this report.

### **Target Sector Mapping**

A supplementary piece of work has commenced to map the Target Sectors in order to visually represent how the strategy applies geographically. This will assist with understanding and developing place-based development and investment facilitation, and in identifying and building the different roles of centres over time. A workshop will be undertaken with Councillors in the short term to progress and finalise this work.

### **FINANCIAL IMPLICATIONS**

Funding for the Economic Development Officer position is provided in the budget. Limited funding of \$20,000 is available in 2013/14 to assist in the implementation of economic development strategies. Any additional required project funding will be considered in the context of the annual budgeting process.

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## CONCLUSION

Camden Council's draft Economic Development Strategy *Growth and Prosperity* is an important platform in delivering the community's vision for Camden 2040. It was publicly exhibited between 29 March and 1 May 2013. Four submissions were received during this period, and a small number of minor amendments have been made as a result. Further amendments have been made based on Councillor feedback. Given that the amendments do not in any way change the focus or direction of the strategy it is not considered necessary to re-exhibit. Supplementary mapping work is in process and will be workshopped with Councillors in the near future.

Council's Economic Development Officer commenced work on 1 July 2013 and will commence the process of implementation of this new strategy, in partnership with a range of stakeholders. The progress made under the strategy will be regularly reported to the community through Council's 6 Month Delivery Program Report and Annual Report.

## RECOMMENDED

**That Council adopt the Economic Development Strategy *Growth and Prosperity* and associated Implementation Plan**

## ATTACHMENTS

1. Submissions - *Supporting Document*
2. Submission Table
3. Economic Development Strategy

**Submissions for Draft Economic Development Strategy**

No.	Issue	Officer Comment	Action	Page Ref.
1	1.1 If business grows, parking will need to be addressed	The need for parking is assessed on a DA by DA basis. Broader requirements are assessed and considered over time. Council is currently in the process of finalising the Camden Town Centre Traffic and Transport Study of which parking is a key component. This will be reported to Council after its expected completion in end July. Recommendations from this study will need to be considered as part of future planning and development of the Town Centre.	No change required	n/a
	1.2 Concern about the loss of Camden Council to Oran Park – loss of icon and employment	Whilst the comment is noted, the decision to relocate to Oran Park has already been made by Council, following the consideration of a range of options. Council will undertake to manage the move out of its current locations to minimise impact on local businesses and facilitate new opportunities.	No change required	n/a
	1.3 Concern about the impact of coal seam mining on water quality, health or land for local produce or food production	The comment is noted, however this issue is beyond the scope of the economic development strategy.	No change required	n/a
	1.4 Camden has to be more than just a meeting place for coffee or a food and hospitality town, it needs the services and parking facilities.	The Economic Development Strategy will address a range of commercial centres throughout the LGA, including Camden, to ensure the future viability and vibrancy of these economic and social centres. The map in the Economic Development Strategy highlights the ongoing importance of Camden as a centre for a number of target sectors. Council will continue to work in partnership with key stakeholders to pursue opportunities for Camden town as they arise.	No change required	n/a



Attachment 2  
ORD05

2	2.1 Need to promote the Camden area, including local vineyards, local products local artists	Council has had an active role in the promotion of the Camden area and its heritage and cultural assets for many years. The Economic Development Strategy continues to have a focus on tourism as a target sector, which addresses this submission.	No change required	n/a
3	3.1 Camden Snapshot - Include some statistics to demonstrate that the majority of working Camden residents travel outside the area. Summary needs to include the need to grow locally based jobs across a myriad of industries.	Statement added to reflect that 61% of working residents travel outside the area for work and the need for an increase focus to grow locally based jobs across a range of industries.	Change made	8
	3.2 Global Trends and Impacts on Economic Development – place-based development statement needs to be less motherhood, ie state examples	The example of Greater Springfield in South West Queensland has been added.	Change made	9
	3.3 Global Trends and Impacts on Economic Development – globalising business - <ul style="list-style-type: none"> <li>governments and regulators will also need to ensure that they are providing the legislative framework so domestic business can compete in a global market</li> <li>Government will need to work with business to retain a level of domestic employment</li> </ul>	These comments are noted. One of the Key Activity Areas in the Strategy is Advocacy and Engagement, which would involve working with other levels of Government to promote necessary legislative amendment to ensure local business can compete in a global market and build local employment.	No change required	n/a
	3.4 The Economic Development Landscape in Camden – there is already a significant employment gap locally. This section should focus on the importance Council will place on growing local employment. How will it seek to	Greater emphasis has been placed in this section on the current employment gap and the forecast shortfall of jobs growth in comparison to population growth. Comment has been added that “as the population and associated workforce grows, it will be essential that Council, neighbouring Councils and other	Change made	10

	attract and retain employment, particularly small business?	stakeholders ensure an on-going match of local people into local jobs.” The basis of the Strategy is growing local employment, and the Key Activity Area of Supporting Business will ensure that action is taken to support small business in this area.		
	3.5 The Economic Landscape in Camden – business section is generally solid but should include a statement that business confidence is underpinned by the ability to plan with some understanding of consistency re DA's etc.	Amendment to “it is important that Council maintain good and consistent processes, particularly associated with development approvals, ...” The Implementation Plan includes an action for Year 2 in the Activity Area of Council's Operating Environment – “Alignment of Council's programs and services with the economic development strategy, including DAs process”	Change made	10
	3.6 The Economic Landscape in Camden – Council must successfully push to secure infrastructure planning and construction ahead of the growth.	Amendment to “it will be critical to secure infrastructure to support economic development in line with the population growth”. Council has worked successfully with developers and State Government to secure a number of key infrastructure upgrades and services early, including upgrades to Camden Valley Way, Narellan Road and the M5. This continues to be a priority for Council.	Change made	10
	3.7 The Economic Landscape in Camden -clear conflict between Council plans to grow the economy while respecting the community desire to retain the rural town and country lifestyle. Council will need to develop strategies that reduce the development costs of land and thus reduce the need for higher density housing.	Council has acknowledged community concern and desire to see the rural town and country lifestyle retained through <i>Camden 2040</i> . It will be a continuing priority for Council to secure good development outcomes and maximise the opportunities that growth will bring, at the same time as retaining those aspects of the Camden landscape and community that residents hold so dear.	No change required	n/a

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		Higher residential densities, particularly around centres, generate a level of activity and containment that is not seen in low density areas. This leads to a range of economic, social and environmental benefits. Higher density housing provides housing options that do not currently exist in the Camden area for a diverse range of the community, particularly younger people who are entering the housing market, and older people who seek to downsize. The Strategy does address the importance of housing and Council will continue to carefully manage urban growth to achieve quality urban and housing outcomes.		
	3.8 Will Council budget for a strategic and ongoing marketing plan for the region? Will Council engage with local business on how to best market the region? Will Council consider a rebranding of the LGA, the Camden village, or both to support a promotional campaign?	Council has set aside funds in the 2013/14 budget for the implementation of the Economic Development Strategy, which has marketing and promotion as part of the Key Activities. A marketing strategy will be considered by the Economic Development Officer within the context of the broader strategy, and consideration regarding branding would take place at that time. Any marketing strategy will involve consultation with local stakeholders.	No change required	n/a
	3.9 Will council set relevant KPIs and be willing to be measured against the same?	Performance monitoring and reporting, including a set of KPIs are contained in Section 14 which clearly states that Council will report these in its Annual Report. Since the Strategy was exhibited, targets have been set against the indicators to further assist in the performance monitoring and reporting aspect of the Strategy.	Change made	32
	3.10 One has to question why a strategy that	The employment targets stated in the Strategy are taken from	Change made	14

	<p>states particular employment targets does not qualify how it calculated those findings. Council will need to adopt a more business-like approach to obtain and interrogate these targets in a transparent manner if it is expecting business to support strategies with funds.</p>	<p>the State Government's draft Subregional Strategy for the South West, and referenced in the <i>Employment Prospects for South West Sydney</i> study commissioned by MACROC (updated in 2013). This study is publicly available on MACROC's website. The targets are used within the Strategy to clearly highlight the importance of growing employment locally.</p> <p>Council will continue to work with the State Government as the Metropolitan Strategy and associated plans are developed. An amendment has been made to the Strategy to reflect this – "As plans continue to unfold for the growth of the South West, it will be important for Council and the business community to work together to identify local opportunities for employment and business against the range of targets being discussed."</p>		
	<p>3.11 The 2009 MACROC Study is approaching 4 years old and perhaps should be updated by an independent entity.</p>	<p>In the time since the Strategy was publicly exhibited, MACROC commissioned Hill PDA to update the Study, and the relevant changes have been made to the Strategy.</p>	Change made	14
	<p>3.12 Skilled trades are on the decline – where is the plan for more industry apprenticeships and the infiltration of the VET programs into years 11 and 12.</p>	<p>Amendment made to add vocational education as part of the target sector Education.</p>	Change made	19
	<p>3.13 22% of all NSW babies are born in South West Sydney a long term goal should be the provision of a dedicated children's hospital.</p>	<p>Amendment to "The establishment of a dedicated children's hospital in the region could also be explored."</p>	Change made	22
	<p>3.14 Tourism promotion will require engagement with our neighbouring LGA's and the construction of a major tourist information centre</p>	<p>Council has actively engaged with neighbouring LGAs for many years in the promotion of the Macarthur area as a tourism/visitor venue. This partnership has been guided by the Macarthur Tourism Action Plan.</p>	No change required	n/a

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		<p>Council has been involved in several discussions with the Mount Annan Botanic Gardens regarding plans for a regional Visitor Information Centre and has previously provided in principle support for the concept. No allocation of funding has been made and Council is awaiting further information in relation to a submission made in 2012 for government funding by the Botanic Gardens.</p>		
	<p>3.15 Will Council develop plans to grow visitor numbers for existing events such as Camden Show and Light Up Camden? Will council support a strategy for a major sporting and entertainment complex for our LGA?</p>	<p>Camden Council currently partners with a number of organisations to provide support for a range of community events, and this will continue.</p> <p>Council continues to plan for future community, recreation and cultural facilities. Council will consider any opportunities that arise in relation to a major sporting and entertainment complex for the LGA.</p>	No change required	n/a
	<p>3.16 Does Council have an approved budget to "promote, coordinate and market economic development..."</p>	<p>The implementation of the Strategy in the first year has a budget allocation of \$20,000 (for 2013/14). A range of options will need to be considered for how this is expended, and some of it may be on promotion of economic development.</p> <p>Further funding for economic development activities will need to be considered as part of Council's annual budget process and a range of other sources investigated, including partnerships and external funding opportunities.</p>	No change required	n/a
	<p>3.17 Consideration should be given to working with Campbelltown and Wollondilly Councils, business sector and chambers.</p>	<p>Council has been working with neighbouring councils for many years through MACROC. The strategy will see Council take a more active role engaging with the business sector and Chambers.</p>	No change required	n/a

4	<p><b><i>This was a joint submission made for Camden 2040 and the Economic Development Strategy. Only comments relevant to the EDS are addressed here.</i></b></p> <p>4.1 The current Strategy may need to integrate a number of subset plans, identifying different prospects for economic development for each individual area within the LGA</p> <p>4.2 Recommends that Camden Council partners with other neighbouring councils to examine opportunities to further develop the economic assets needed</p> <p>4.3 Recommends development of an agricultural precinct</p> <p>4.4 Economic Development Officer should conduct research on local companies operating from Smeaton Grange and Narellan to gather intelligence</p> <p>4.5 Specific strategies are needed for the attraction of higher order businesses as well as centres of excellence and innovation</p> <p>4.6 We noticed that agriculture is not included in the Strategy, however we believe it should be as</p>	<p>This comment is noted and the preparation of subset plans may be an outcome of implementation of the Strategy over time.</p> <p>Council has a long-standing relationship with neighbouring councils for economic development activities through MACROC and will continue to do so.</p> <p>Agriculture has been identified in the Strategy as a Target Sector and relevant strategic relationships with existing agricultural institutions will be developed to progress this Sector.</p> <p>A research program is identified as a priority in the Strategy and Implementation Plan.</p> <p>The Strategy has a focus on Professional Services as a Target Sector, and on the importance of innovation in a range of Target Sectors. This issue has been addressed in the Strategy and will be pursued further through the Implementation Plan.</p> <p>Agriculture is given particular focus and attention in the Strategy, included as one of the Target Sectors.</p>	<p>No change required</p> <p>No change required</p> <p>No change required</p> <p>No change required</p> <p>No change required</p> <p>No change required</p> <p>No change required</p>	<p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p>
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ORD05

## Attachment 2

	<p>it is an integral part of the economy.</p> <p>4.7 Recommends that an economic development taskforce be formed to assist in the implementation of the Strategy.</p>	<p>Council has appointed an Economic Development Officer, commencing in July 2013. This officer will be responsible for undertaking actions within the strategy in partnership with a range of stakeholders. Regular reporting will be undertaken through Council's Delivery Program 6 Month Reports. A formal taskforce is not proposed in the initial stages of implementation, but could be considered in the future if warranted.</p>	<p>No change required</p>	<p>n/a</p>
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camden council

# Camden Council

## Economic Development Strategy

*Growth and Prosperity*

*Transforming Community  
Vision into Action*

Camden Council 37 John Street, Camden PO Box 183, Camden 2570 P: 02 4654 7777 F: 02 4654 7829  
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ORD05

Attachment 3



## Attachment 3

ORD05

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## **1. Foreword**

### ***Message from the Mayor: Growth and Prosperity***

Economic growth and prosperity are the keys to shaping a better quality of life for the entire Camden community. The Camden region has outstanding assets in its heritage, history, rural character and lifestyle – which when brought together with existing and future economic development opportunities will help to create a dynamic, modern, urban place.

Industry in Camden is well positioned to participate in some of the fastest growing market sectors – education, health and retail – all of which harness innovation and technology.

Careful planning and management of the local and regional economy, both in existing areas and the South West Growth Centre, will provide the opportunity to secure a greater amount and diversity of employment closer to home for Camden area residents.

The Camden Council Economic Development Strategy – *Growth and Prosperity* - defines the goals and actions necessary to shape the full social and economic potential of the entire Camden community. Implementing the plan requires that all stakeholders work cooperatively to make things happen. A collaborative effort between all levels of Government, business and the community must be strongly pursued.

Camden's *Growth and Prosperity* strategy provides the practical framework and necessary actions that will achieve a more prosperous future for our region in the next three decades and beyond.

***Lara Symkowiak***  
***Mayor Camden Council***

# Attachment 3

## ORD05

### 2. Executive Summary

The Economic Development Strategy for the Camden Local Government Area has been developed in response to community priority for Council to take a more active role in developing a strong and prosperous local economy as a key part of managing the large-scale urban growth of the area, and in order to maximise the many opportunities this growth presents. This formed part of the vision contained within *Camden 2040*.

The Economic Development Strategy determines Council's role in economic development, and identifies the strategies and actions necessary to deliver on the vision in *Camden 2040*.

The Camden 2040 overarching vision is "in year 2040, the Camden Local Government Area is a dynamic, modern, urban place which is defined by its unique history and rural backdrop, and has realised the many opportunities presented by urban development and population growth."

The strategy is built around maximising and seizing opportunities from growth while supporting and encouraging local business.

Council's Delivery Program and budget provide funding for the employment of an Economic Development Officer in 2012/13. This strategy and associated 4 Year Implementation Plan will direct the work of this officer in the short and medium term.

Camden's growth landscape provides significant opportunity to actively develop a vibrant and flourishing local economy that will benefit the current and future populations of the area. Council's commitment to taking a more active role in the economic development of Camden will see a range of new and coordinated activity aimed at building the economy of this place, and the coming years will be an exciting and dynamic time for Council and its many partners in this work. This will be a story worth telling.

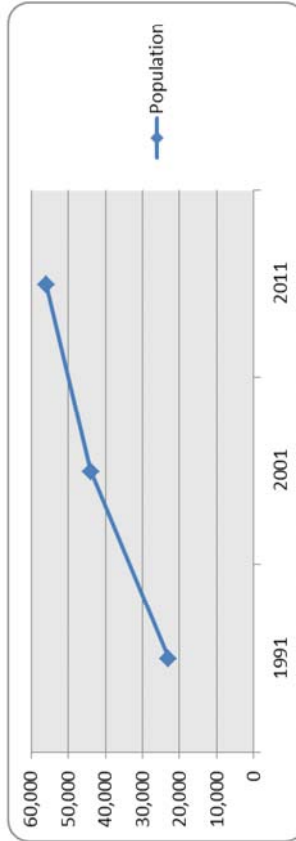
### 3. Camden Snapshot

The Camden 2040 overarching vision is “in year 2040, the Camden Local Government Area is a dynamic, modern, urban place which is defined by its unique history and rural backdrop, and has realised the many opportunities presented by urban development and population growth.”

Located just 60kms south west of Sydney, Camden contains a mix of agricultural land, country towns and villages, and new residential areas, with associated commercial and industrial development. The Camden Local Government Area (LGA) has several parks, wineries, attractions, restaurants and accommodation, making tourism a key industry. With the expanding industrial areas in Narellan, Gregory Hills and Smeaton Grange, Camden is also home to a range of large commercial enterprises (see Figure 1).

The population of the Camden Local Government Area has expanded rapidly in the past decades, more than doubling from 1991 to the present day (see Figure 2).

Figure 2: Camden Population Growth 1991 to 2011<sup>1</sup>



Camden LGA continues to be one of the fastest growing areas in Australia with a current population of 56,000 people. Under the State Government’s Metropolitan Strategy, Camden’s population will increase over the coming 30 years to an expected total of 256,000.

<sup>1</sup> ABS Census of Population and Housing, 2011.



Figure 1: Map of the Camden Area

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In 2011, analysis of household income levels in the Camden LGA compared to Greater Sydney shows that there was a larger proportion of high income households (those earning \$2,500 per week or more) and a lower proportion of low income households (those earning less than \$600 per week). Overall, 24.2% of the households earned a high income, and 13.1% were low income households, compared with 23.6% and 18.3% respectively for Greater Sydney (see Figure 3).

**Weekly household income, 2011**

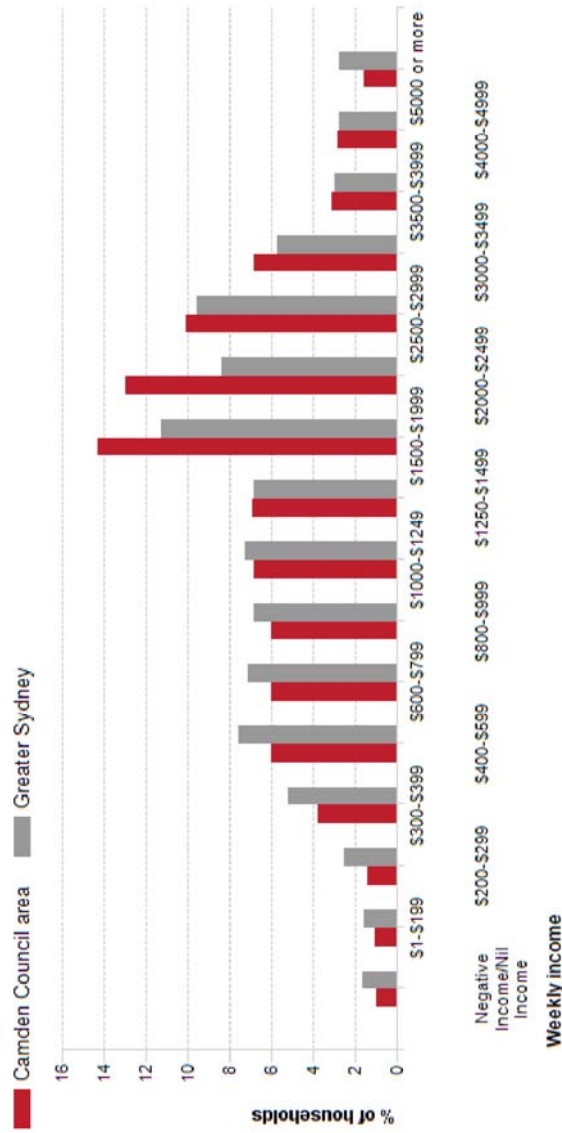


Figure 3: Weekly Household Income<sup>2</sup>

<sup>2</sup> ABS Census of Population and Housing, 2011.

Employment status in the Camden LGA in 2011 compared to Greater Sydney shows that there was a higher proportion in employment, and a lower proportion unemployed (see Figure 4). Overall, 96.0% of the labour force was employed and 4.0% unemployed, compared with 94.3% and 5.7% respectively for Greater Sydney.

## Employment status

Camden Council area	2011				2006				Change 2006 to 2011
	Number	%	Greater Sydney	%	Number	%	Greater Sydney	%	
<b>Employment status</b>									
Employed	28,762	96.0	94.3	96.1	24,753	96.1	94.7	+4,009	
▪ Employed full-time	19,295	64.4	62.0	64.4	16,577	64.4	63.0	+2,718	
▪ Employed part-time	8,854	29.5	30.1	29.0	7,472	29.0	28.9	+1,382	
▪ Hours worked not stated	613	2.0	2.1	2.7	704	2.7	2.8	-91	
Unemployed	1,207	4.0	5.7	3.9	1,000	3.9	5.3	+207	
▪ Looking for full-time work	703	2.3	3.3	2.4	623	2.4	3.3	+80	
▪ Looking for part-time work	504	1.7	2.4	1.5	377	1.5	2.1	+127	
<b>Total Labour Force</b>	<b>29,969</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>25,753</b>	<b>100.0</b>	<b>100.0</b>	<b>+4,216</b>	

Figure 4: Employment Status<sup>3</sup>

Between 2006 and 2011 the number of people in the labour force showed an increase of 4,216 persons, or 16.4% (see Figure 5).

<sup>3</sup> And <sup>4</sup>ABS Census of Population and Housing, 2011

Attachment 3 **ORD05****Labour force status**

Camden Council area	2011			2006			Change 2006 to 2011
	Number	%	Greater Sydney	Number	%	Greater Sydney	
Total Labour force	29,969	69.8	61.7	25,753	69.7	60.7	+4,216
Not in the labour force	11,365	26.5	32.4	9,651	26.1	31.8	+1,714
Labour force status not stated	1,622	3.8	5.9	1,555	4.2	7.6	+67
Total persons aged 15+	42,956	100.0	100.0	36,959	100.0	100.0	+5,997

Figure 5: Labour Force Participation

Against this landscape, Camden is well positioned to meet the economic challenges and opportunities that will be arising over the coming 30 years. The key challenge for the Camden region will be working to maintain and grow this employment profile over that same period of time. There also needs to be an increased focus to grow locally-based jobs across a range of industries to reduce work travel times and strengthen the local economy. One of the key issues for the region in relation to labour market participation is that 61% of residents have to travel outside of the region for work. However, with such a strong basis Camden is uniquely placed to drive economic development as the growth occurs, rather than having to start from scratch to attract activity.

## 4. Global Trends and Impacts on Economic Development

With the growth of the global economy, a range of global trends and influences will increasingly impact on the economic development aspirations of communities, regions and countries.

### 4.1 Focus on Innovation

Intelligent infrastructure that provides better than the current market offering for connectivity from either fixed, mobile, wireless or satellite services is essential. In areas where local government authorities have facilitated access to the best available information, communication technology (ICT) infrastructure, the economic and community gains have been substantial<sup>4</sup>.

<sup>4</sup> Intelligent Community Forum Case Studies [www.intelligentcommunity.org/](http://www.intelligentcommunity.org/)

#### **4.2 Place Based Development and Investment Facilitation**

The changing nature of local economies and society will continue to shape communities, neighbourhood centres and civic spaces. Place making is a coordinated, area-based, multi-stakeholder approach to improve locations that harnesses the skills, experiences and resources of those in the private, public and voluntary sectors. A good example of this type of development is Greater Springfield in South West Queensland where the vision incorporates all the elements of an integrated sustainable urban community being a place where people can live, work, play, learn in a digitally connected and 'E' enabled society.

#### **4.3 Globalising Business**

Many manufacturing jobs and service jobs are moving to less expensive locations and new markets. Successful businesses have to be able to compete in the global marketplace, utilising the internet, satellites, and other advances in telecommunication which enable companies to integrate their operations globally.

#### **4.4 Retooling the Workforce**

Education is closely tied to economic well being. Skill requirements are changing and many jobs now require post-secondary education. There is increasing demand for technical and professional skills, which is resulting in an increased emphasis within companies on training and retraining. Companies are focusing on geographical areas with pools of skills and graduating students in order to fulfil their workforce needs. At the same time, quality of life is becoming increasingly important for recruiting and retaining technicians and professionals.

It is critical that Camden's economic development strategy acknowledges these global trends and impacts in order to ensure the planned activities can be implemented and the overarching intended outcomes can be achieved.

### ***5. The Economic Development Landscape for Camden***

The key economic development challenge for Camden LGA and Council is the expected population growth from 56,000 to 256,000 over 30 years. Underpinning this are economic development issues associated with the community, employment, business, infrastructure and housing.

#### **5.1 Community**

For the community, there is a clear desire to retain the rural setting and country town feel/lifestyle, while transitioning to more urbanised environment. It is important to have well-managed urban development to minimise detrimental impacts, particularly as they relate to the environment, the community and the local economy. There is also an aspiration to ensure the development of strong communities as the population grows - not just suburbs.



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### 5.2 Employment

The Camden area already faces an employment gap, which 61% of working residents currently travelling outside the area for work. The latest Hill PDA report commissioned by MACROC indicates that the South West subregion is planned to accommodate 36% of Sydney's population growth but only 21% of jobs growth<sup>5</sup>. As the population and associated workforce grows, it will be essential that Council, neighbouring Councils and other stakeholders ensure an on-going match of local people into local jobs.

There will be new and emerging industries that will require a range of skills and education. Training will need to be focused to ensure the workforce can meet local labour market requirements, recognising that there is already currently a 'high end' skills shortage with professional services being imported into the region. As such, it will be important to attract higher skilled workers on an on-going basis and encourage them to live locally.

As the data above shows, Camden LGA residents' participation in the labour market is varied. It will be important to ensure that jobs continue to meet the range of aspirations of residents, including those that are part-time with flexible hours, to those that are well paid with clear career paths. The need to reduce long journeys to work is a key challenge for the region.

### 5.3 Business

Businesses need stable strategic planning and development to enhance investor confidence. As such, it is important that Council maintain good and consistent processes, particularly associated with development approvals, to support business growth and development across the LGA.

The face of local business will change due to the pressures from population growth – there will be less land available for agriculture, increased pressure on access to fresh local food and a need to focus on retaining visitor appeal to maximise tourism in the LGA. It is important to note that the growth also presents significant opportunities for business development in the region.

With the development of key retail centres in Oran Park, Camden, Narellan, Leppington, it will be important to ensure that future demand for floor space can be met. It will be equally important that the village-style 'Main Street' continues to develop.

Developing the transport system will help encourage the relocation of businesses, particularly for those businesses requiring access to Sydney CBD, Port Botany, the coast and the south of the State.

In order to attract new businesses into the region, it will be important to create a desirable location for business and family life.

### 5.4 Infrastructure

It will be critical to secure infrastructure to support economic development in line with population growth. The development of a large major centre in the north serviced by a train line and the upgrading of major roads are key underpinnings for economic development for the LGA. Effective telecommunications infrastructure is vital in this context.

<sup>5</sup> *Employment Prospects in South West Sydney*, MACROC Revised June 2013

A close eye will need to be kept on matching the timing of the delivery of infrastructure with population growth over the next 30 years.

### 5.6 Housing

As the population grows, higher housing densities than currently exist in Camden will be developed. It will be important to ensure the effective provision of open space to support housing growth. In order to attract higher skilled workers, identifiable executive residential areas must continue to be established. While these challenges must be acknowledged, it is the opportunities that arise out of the growth agenda that are the focus of this strategy, whilst supporting and encouraging existing business.

## 6. SWOT Analysis

In preparation of this Strategy a range of information was considered and analysed in order to understand the strengths, weaknesses, opportunities and threats for the Camden area in relation to the future economic development landscape. In the proceeding sections, further SWOT analysis is provided for each Target Sector identified.

<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li><b>Labour market participation:</b> There is relatively strong participation in the labour market, in that 96% of residents who are in the labour force are employed. Around 28 % of residents work part-time and 25% are employed in either retail or manufacturing.</li> <li><b>Levels of education:</b> 22% of people over 15 years have vocational qualifications and 11% have university qualifications.</li> <li><b>Income and assets:</b> The median household weekly income in Camden is \$1,727, compared with \$1,447 for Greater Sydney. 45% of residents own two cars, and 21% own three or more cars. Around 50% of households are purchasing their home through a mortgage.</li> <li><b>Access to internet:</b> 47% of households have broadband internet connection.</li> <li><b>Business development:</b> A diverse base of businesses currently operate within the region, which are able to access support through the Macarthur Business Centre.</li> </ul>	<ul style="list-style-type: none"> <li><b>Poor forecast jobs growth:</b> For MACROC, the resident population is forecast to increase from 8% to 12% yet the overall share of jobs is only anticipated to grow from 6% to 7% of Sydney's jobs.</li> <li><b>Major industry:</b> There is no major industry to support the growth of the Camden LGA economy.</li> <li><b>Travel distances:</b> While around 28% of working residents are employed within the Camden LGA, 61% travel outside the area to work. There is also a perceived distance of Camden from Sydney city.</li> <li><b>Businesses:</b> Awareness of the range of businesses operating across the region.</li> <li><b>Changes in types of housing:</b> As the population grows, higher housing densities than currently exist in Camden will be developed. This will challenge the availability of open space in the region.</li> </ul>

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<p><b>Opportunities</b></p>	<p><b>Threats</b></p>
<ul style="list-style-type: none"> <li>• <b>Population growth:</b> Camden LGA was home to approximately 56,000 in 2010, expected to grow to 256,000 over 30 years, which will expand the economy.</li> <li>• <b>Community development:</b> In order to attract new businesses into the region, it will be important to create a desirable location for business and family life. There is also an aspiration to ensure the development of strong communities as the population grows - not just suburbs.</li> <li>• <b>Growing the local labour market:</b> Camden residents' participation in the labour market is varied. It will be important to ensure that jobs continue to meet the range of aspirations of residents. A key part of this is attracting higher skilled workers on an ongoing basis and encouraging them to live locally in executive housing areas.</li> <li>• <b>Maintaining good development practices:</b> Businesses need stable strategic planning and development to enhance investor confidence so it will be important for Council to maintain good processes to support business growth and development across the LGA.</li> <li>• <b>Infrastructure development:</b> It will be critical to secure infrastructure to support economic development as the population grows. The development of a large major centre in the north serviced by a train line and the upgrading of major roads are key underpinnings for economic development for the LGA. Effective telecommunications infrastructure will also be vital in this context.</li> <li>• <b>Improved transportation:</b> Opening up the transport system will help encourage the relocation of businesses, particularly for those businesses requiring access to Sydney CBD, Port Botany, the coast and the south of the State. The existing commercial airport provides a point of leverage for economic development.</li> <li>• <b>Regional collaboration:</b> A cluster-based approach to investment attraction and regional integration around economic development.</li> <li>• <b>Good facilities:</b> The range of facilities and attractions in the Camden region are a good basis for economic development, including the botanical garden, equestrian park, museum and existing town centres.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Risk of poor urban development:</b> It is important to have well-managed urban development to minimise detrimental impacts, particularly relating to the environment, the community and the local economy.</li> <li>• <b>Managing employment growth:</b> As the population and associated workforce grows, it will be essential to ensure an ongoing match of local people into local jobs. There will be new and emerging industries that will require a range of skills and education. Training will need to be focused to ensure the workforce can meet local labour market requirements, recognising that there is already currently a 'high end' skills shortage with professional services being imported into the region.</li> <li>• <b>Changing industry:</b> The face of local business will change due to the pressures from population growth – there will be less land available for agriculture, increased pressure on access to fresh local food and a need to focus on retaining visitor appeal to maximise tourism in the LGA.</li> <li>• <b>Facilitating retail development:</b> With the development of key retail centres in Oran Park, Camden, Narellan, Leppington, it will be important to ensure that future demand for floor space can be met.</li> <li>• <b>Managing infrastructure development:</b> A close eye will need to be kept on matching the timing of the delivery of infrastructure with population growth over the next 30 years.</li> <li>• <b>Investment:</b> Regional competition for commercial investment.</li> </ul>

## 7. Defining Economic Development for Camden – A Prosperous Economy

Economic development can mean a range of things to different people. The 30 year strategic community plan, Camden 2040, outlines a prosperous economy for the Camden Local Government Area (LGA) as:

*“...essentially about developing an environment that supports a diversity of business and industry to invest, establish, grow and be sustainable over time”<sup>6</sup>*

Camden 2040 identifies that a prosperous economy for the LGA has a regional focus, including a strong link with the broader South West region, and involves working alongside relevant partners.

The outcomes being sought through A Prosperous Economy in Camden 2040 are:

- The local economy is growing
- There are a variety of local jobs available
- There is a commitment to learning
- People can access what they need

## 8. The Role of Camden Council in Economic Development

Camden Council has historically had no active role in local economic development, but has supported some coordinated regional economic development. Camden 2040 was adopted in December 2010, following extensive community consultation – the largest community consultation process the Council has ever undertaken. The consultation identified a clear desire and need for Council to have a more active and direct role in economic development.

This economic development strategy for the Camden LGA clearly identifies the Council's role and outlines a range of activities that will be undertaken by the Council.

Camden Council aims to focus efforts across a range of target sectors and within three major activity areas – Council's Operating Environment, Advocacy and Engagement and Support Business as detailed below.

Camden Council recognises that, in addition to planning and zoning, it has a key role as a strategist and leader within the economic development landscape across the local government area. What this means is that Council has a role in actively promoting, coordinating and marketing the economic opportunities of the area. Council has a role in collecting and distributing economic and business information and facilitating access to business support.

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<sup>6</sup> *Camden 2040* page 38

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Utilising existing relationships and networks and building on the work already being done across its organisation, Camden Council is well positioned to promote Camden LGA as an economic centre within a wider economic region. Within that context, Council has a key role to play as advocate and partner for a range of economic opportunities.

The strategy also provides a basis for direct action by other relevant stakeholders to realise the vision and outcomes for economic development for the LGA.

The economic development setting within which Council finds itself is dynamic, innovative and opportunistic. As such, this strategy should be viewed as a flexible approach that recognises the need for wide participation and diverse partnerships to achieve the desired outcomes.

### ***9. The Focus of the Strategy – Growth and Prosperity***

The urban growth of the Camden area, managed well, will enable the growth of the local economy far beyond the scope that would have been achievable without the establishment of the South West Growth Centre under the State Government's Metropolitan Strategy.

The South West Growth Centre is within the LGA boundaries of Liverpool, Camden and Campbelltown and will be around the same size as Canberra. Comprising 18 Precincts, it is approximately 17,000 hectares and will focus on the Major Centre of Leppington, be serviced by the South West Rail Link and has capacity for around 110,000 new dwellings.

The availability of land and infrastructure for industry and employment, new town and retail centres, new and upgraded transport infrastructure, employment opportunities in development and construction industries, and opportunities to secure regional level facilities within this local area are examples of the types of economic growth that will occur through and because of the urban expansion of the area.

The MACROC region containing the LGAs of Liverpool, Campbelltown, Camden and Wollondilly is targeted under the draft Subregional Strategy for South West Sydney to capture 108,418 jobs, with the total employment target broken down by LGA as follows<sup>7</sup>:

- Camden – 31,673
- Campbelltown – 31,673
- Liverpool – 42,636
- Wollondilly – 2,436

The Draft Subregional Strategy for the South West does not explain how these employment targets have been derived and the targets have never been formally adopted. However, regardless of the actual number it is clear that employment prospects in the Camden LGA will need increase by tens of thousands of jobs in the coming three decades in response to the population growth. As plans continue to unfold for the growth of the South West, it will be important for Council and the business community

<sup>7</sup> *Employment Prospects in South West Sydney*, MACROC Revised June 2013

to work together to identify local opportunities for employment and business against the range of targets being discussed. Maximising this growth and building on the definition of A Prosperous Economy, Camden 2040 outlines a clear economic vision for the LGA.

### **Camden 2040 – Vision for the Future of the Camden Economy**

*In the year 2040, the local economy of the Camden Local Government Area is sustainable, diverse and flourishing, and the benefits are received and enjoyed by local people.*

*A diverse range of business and industry has located and invested in the Camden and Macarthur areas because this is a sought-after location, an environment that is known to support and sustain local enterprises. Local small businesses are flourishing, and have access to the information and support that they need to be sustainable over time. The local and regional economy support entrepreneurial pursuits, innovation, and technology.*

*More of our community are employed locally because there are enough jobs in the region, and local residents have the necessary skills needed to make up the local workforce. Working locally means that Camden residents enjoy a greater quality of life through less time travelling and more time in leisure, family and community activities.*

*Camden's young people are an important part of the local and regional economy, and are educated, motivated and skilled. They have access to a range of high quality learning and development opportunities, and are well-supported by the community to reach their full economic and social potential.*

*Town centres in the Camden area are vibrant and appealing community and commercial hubs, providing a rich diversity of retail, social, leisure, employment and business opportunities. New centres provide a range of new business and recreational opportunities, particularly Leppington located on the train line, and established centres continue to thrive and develop. Camden town continues to reflect the country, town heritage and lifestyle of its past, and is enjoyed by locals and visitors alike.*

*Camden's local economy has a cultural richness because not only does it reflect and celebrate the heritage and lifestyle of its past, but it is characterised by a commitment to and celebration of learning, creativity, community connectedness, the sharing of stories and experiences, and the diverse people and communities that make up this place.*

In short, the vision outlined in A Prosperous Economy is encapsulated in the following:

- LGA is sustainable, diverse and flourishing;
- Diverse range of business and industry located and invested;
- Local small businesses are flourishing;
- Business has access to information and support;
- Support for entrepreneurialism, innovation and technology;

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- Local employment, skills matching workforce;
- Young people are educated, motivated and skilled with access to learning;
- Town centres are community and commercial hubs;
- Reflect country town heritage and cultural richness<sup>8</sup>.

An economic development strategy that focuses on growth and prosperity brings together the vision and outcomes outlined in A Prosperous Economy with the major program for population growth that will be implemented throughout the Camden LGA over the next three decades.

As the Council moves forward with its economic development journey, the initial stages will require a strong focus on key inputs, such as strategy and policy development, data consolidation and information sharing, and relationship development and management. Investing in key inputs in the short to medium-term will support the achievement of outputs and outcomes against the strategy in the medium to long-term, particularly those associated with communications, projects, jobs and business.

It is important to note that this strategy assumes that sufficient land will be zoned for employment and economic purposes to implement the strategy.

### **10. Camden Council Economic Development Framework**

The Camden 2040 economic development vision and associated outcomes form the basis upon which this strategy has been developed.

The strategy acknowledges that a realistic and achievable plan of action needs to be determined to guide economic development activities. This plan of action needs to set the key priorities and focus for economic development. Without this, Council is at risk of not maximising the best opportunities for economic growth, and not focusing its energies in the best places. As such, the strategy is based on a number of “**Target Sectors**” which will guide the areas that Council will focus on for the coming 4 year period.

The strategy then identifies the “**Key Activity Areas**” in which Council will operate across the various Target Sectors.

Underpinning this strategy is a **four year implementation plan** which identifies key activity areas and related goals. This is where the strategy is turned in to specific action.

The economic development framework is represented as follows:

<sup>8</sup> *Camden 2040 page 39-40*

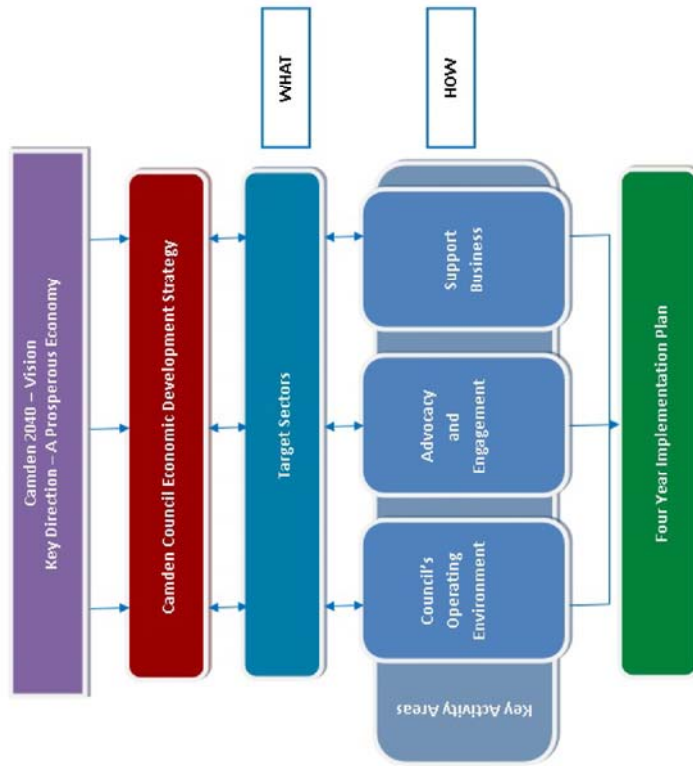


Figure 6: Camden Council Economic Development Framework at a glance

When the community looks back at its economic growth over the 30 years prior to 2040, there will be a strong story to tell about active involvement in attracting and developing the right businesses and attracting and retaining the residents to work in those businesses to meet the Camden 2040 overarching vision.

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**11. Target Sectors**

A range of information and opportunities have been considered in determining where Council should focus its activity in the coming years in order to maximise the existing strengths found in the Camden area, and to maximise the key opportunities that are ahead in order to grow the local economy.

The target sectors have been grouped around the three key aspects within the Camden 2040 vision:

- A dynamic, modern, urban place
- Unique history and rural backdrop
- Urban development and population growth

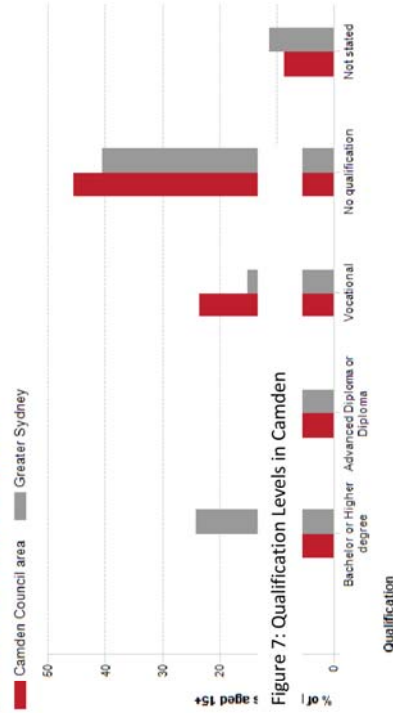
**11.1 Camden 2040: Living the Vision – “dynamic, modern, urban place”**

A dynamic, modern, urban place can be characterised by emerging and thriving sustainable businesses in key sectors, highly trained and highly skilled residents of all ages working in those businesses, a strong local economy attracting investment and high levels of community participation in a range of social, economic and cultural activities.

**Highest qualification achieved, 2011**

While the Camden community is well positioned in relation to some types of educational qualifications such as vocational, a lot more needs to be done to get Camden’s university-based qualifications up to and surpassing those levels achieved by the Greater Sydney population. Higher level qualifications generally mean a more highly skilled population.

The MACROC 2009 Business Survey found that professional services are being purchased outside the area, rather than being able to be bought locally. In particular, they included:



- Accounting Services
- Computer Services (hardware)
- Computer Services (software)
- IT Support - Server hosting services
- Training Programs and Services
- Business Coaching
- Environmental Management Services
- Design Services (Electrical & Engineering)
- Prototype/Testing Services
- Property Development & Management Services
- Consultancy (legal, engineering, storm water etc.)
- Financial Advisory

That same survey found that future recruitment requirements point to the higher end of the skill market as well as entry level, such as apprentices. The findings in the survey were supported by the MACROC 2008 report Employment Prospects for South West Sydney, which highlighted a need to create an environment suitable for the attraction of higher skilled key workers to the South West.

Industry and employment research suggest that while some professionals, managers and sales people live in the South West, they are under-represented.

### Target Sector: Education

Against this backdrop, it is clear that Camden needs to have a stronger focus on increasing access to and participation in secondary, vocational education and higher levels of education. A targeted plan to grow the education sector in the Camden LGA will help to achieve the vision. It will attract more young people into the area who wish to undertake study to move into professions.

It will also help retain local young people who would otherwise have to study elsewhere. If the courses that are being offered are well suited to the current and emerging targeted industry sectors, it provides a potential pool of employees for those local businesses. There is scope to further develop existing relationships with schools, universities, vocational education institutions and industry-based training providers in the region as a key part of this approach and utilise existing Council facilities through these partnerships.

Increased employment across a range of occupations (specialist through to administration) will come with the growth of the education and training sector, let alone the flow-on effects that will be experienced by other sectors such as retail, hospitality and accommodation.

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**SWOT Analysis – Education**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>The Camden community, through Camden 2040, identified schools and education as important resulting in the inclusion of a range of strategies</li> <li>There is a comprehensive range of public and private schools across the LGA</li> <li>The University of Sydney is located within the Camden LGA, with University of Western Sydney and TAFE both neighbouring Camden</li> <li>There is an existing network of industry-based training providers across the region</li> <li>NSW 2021 and the South Western Sydney Regional Action Plan includes a priority to improve education outcomes</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>Camden LGA has a smaller percentage of persons with Bachelor or higher degrees (13.2%) when compared with the Greater Sydney region (24.1%)</li> <li>Good planning will be required to ensure schools are appropriately located as the population grows</li> <li>There can be long lead times in the provision of new training to respond to industry demand</li> <li>Small and medium sized businesses don't maximise opportunities that can be gained from workforce development and related education and training</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>Camden 2040 commits to ensuring people can access education services, to building young people's capacity through education, to building stronger regional partnerships across the sector and to supporting business growth through education</li> <li>Population growth will result in increased demand for early childhood education services and greater diversity of schooling options</li> <li>The community can leverage off the existing higher education facilities in the region to provide a greater range of programs</li> <li>Development of the education sector will decrease the need for residents to access training outside of the region</li> <li>Increased collaboration across the sector should result in a greater responsiveness to existing and emerging business needs</li> <li>The development of housing alongside the growth of the education sector can attract more students to live in the region</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>Existing university programs have a strong agricultural focus, which may need to diversify given future industry changes</li> <li>The pace of business need may be too fast for education and training providers within the region, requiring residents to have to access services outside of the region</li> <li>There will need to be a strong focus on maintaining educational standards across schools as types of education and the range of students diversify</li> </ul>

**Target Sector: Professional Services**

As the survey data above illustrates, there is a huge opportunity to grow the professional services sector in the LGA and related services associated with land development. Professional services are an industry of technical or unique functions performed by independent contractors or consultants, including occupations such as accountants, engineers, IT developers, lawyers, architects, financial advisors and the like.

A targeted approach to growing this sector could involve the establishment of designated precincts throughout the LGA to allow easy access for customers and clients and to support the growth of a community of interest. It will be important to promote and incentivise as appropriate to stimulate business attraction and business development of the target businesses. Having this approach working hand in hand with the growth of the education sector as outlined above and the local creative industries sector will ensure an on-going supply of employees with the right qualifications and attributes for the businesses.

**SWOT Analysis – Professional Services**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>The number people employed in the professional services sector in the Camden region grew from 4.7% in 2006 to 5% in 2011</li> <li>The professional services sector includes high end occupations such as accountants, engineers and architects</li> <li>The availability of education and training institutions within the region allows residents access to qualifications for these occupations</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>The MACROC business study found that professional services are being purchased outside the area instead of locally</li> <li>Many of the professional services occupations require degree qualifications, however in Camden LGA there is a smaller percentage of persons with Bachelor or higher degrees compared to Greater Sydney</li> <li>There are currently no set locations to support clustering of the range of professional services, which may facilitate greater access to, and uptake of services for, residents</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>The MACROC business study found that future recruitment requirements of local businesses will require the higher end of the skill market, including the type of professionals employed in this sector</li> <li>The development of executive housing areas can attract businesses and professionals for the sector</li> <li>Land developments can be planned to accommodate the attraction and growth of businesses in the professional services sector</li> <li>The Macarthur Business Centre provides a range of supports for new and existing businesses to grow, which may suit the range of needs for SME (small to medium enterprises) professional services businesses</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>The professional services sector in Greater Sydney, which is in competition with the Camden region, continues to experience growth employing nearly 10% of the workforce</li> <li>The challenging economic environment for small to medium businesses to prosper may inhibit the establishment of new and growth of existing businesses in this sector</li> </ul>

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**Target Sector: Health Services**

As the population grows, there will be increasing demand for a range of services in the LGA, including health. More than 20% of babies currently born in NSW are born in South West Sydney. Building on those health and related services already established in Camden, the growth of the health sector, particularly health research, could also be targeted. The establishment of a dedicated children's hospital in the region could also be explored. This is an ever-changing sector that increasingly relies on innovation and technology – features that can contribute to a dynamic, modern, urban place. Working closely with the State Ministry of Health, targeting growth of the health sector will not only encourage a high level of service for residents, but it will also attract a range of professionals from health and health-related occupations into the area.

**SWOT Analysis – Health Services**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>The population growth will drive demand for a range of health services and related supports across the region, providing a strong platform for employment and business development</li> <li>The number of people employed in the health care and social assistance industry sector in the Camden region grew between 2006 and 2011 from 8.7% to 9.8%</li> <li>There is a range of health services offered in locations across the Camden LGA, including GP, specialist, mental health and natural therapies, with many health related services co-located in large facilities or in neighbouring locations</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>While Camden hospital provides some services, the larger hospital servicing the region is located in the neighbouring Campbelltown LGA</li> <li>Many health professions require degree qualifications and Camden LGA residents are less degree qualified than residents in Greater Sydney</li> <li>Access to specialist services in Western Sydney needs to be improved, particularly for children</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>Camden 2040 identifies good health as a priority and includes a range of strategies to support the delivery of a range of quality health services, including encouraging best practice</li> <li>As part of the overall organisational reforms in the NSW Health system, the NSW Health Services Amendment (Local Health District and Boards) Act 2011 restored local decision making to introduce a more efficient management structure</li> <li>Population growth should drive the diversification of the range of health services available within the region, bringing with them associated health professionals and businesses</li> <li>The health sector utilises advanced technologies, requiring research and development capability and infrastructure</li> <li>A strong relationship can be developed between the education and health sectors to support the growth of both sectors</li> <li>Access to quality health and related services can be a determinant for selecting a location in which to live, including for families with young children</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>That Information and Communications Technology infrastructure development doesn't adequately support the potential growth of health research services</li> <li>That sufficient investment isn't made by NSW Government to support increased access to health services within the Camden region, resulting in those services being accessed from neighbouring areas</li> </ul>

**11.2 Camden 2040: Living the Vision – “unique history and rural backdrop”**

**Target Sector: Tourism**

A targeted plan to grow the tourism sector is likely to result in the growth of business and employment opportunities across a range of industries. Positioning Camden as a weekend destination for people from the Greater Sydney area, both day trippers and overnight will require the growth of industries such as cottage businesses, community enterprises and facilities that capture and project the Camden lifestyle, food and hospitality that reflects the region and a range of accommodation types, including for couples and families.

A focus on the development of the cultural sector will be critical to attracting a range visitors and tourists into the area and should include exploring opportunities to work with local communities to support them to develop Aboriginal cultural tourism products. Ensuring that the sector is well supported, coordinated and promoted will be key to its success in supporting the growth of the tourism sector in Camden. Creating and promoting a dining precinct in a key location with surrounding accommodation options that encapsulates Camden’s lifestyle can provide an overall quality experience for visitors, setting Camden apart from other tourist destinations.

**SWOT Analysis – Tourism**

<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• The location of the Camden region supports it being a “day-tripper” destination for people from Greater Sydney</li> <li>• The Camden region has a range of attractions to suit individuals, couples, families and people over 55 years</li> <li>• The Camden region has historically had a strong focus on the tourism sector, which provides good leverage and basis of knowledge for future tourism strategies and initiatives</li> <li>• The Camden airport provides key tourism infrastructure</li> <li>• The Camden region hosts a number of events throughout the year which generally attract people from neighbouring regions and further afield</li> <li>• The Macarthur Regional Tourism Strategy 2012-2015 provides a basis for Camden’s tourism approach</li> </ul>	<ul style="list-style-type: none"> <li>• There is limited awareness of the range of activities available in the region to encourage overnight visitors from outside of the region</li> <li>• There is no accommodation venue in the Camden region to suit large groups or target the convention market</li> <li>• There is limited actual coordination of tourism activities within the Camden region and with neighbouring regions</li> </ul>

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<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>Camden 2040 positions tourism as a key priority, through the development of regional partnerships and promotion and commits to providing support to tourism operators</li> <li>Improved regional coordination of activity in the tourism sector can support the growth of small (including cottage), medium and large businesses in the region</li> <li>The planned development of the rail link, improved roads and increased public transportation will support growth of the tourism sector for the Camden region</li> <li>A more diverse population in the future may lead to an increase in the number of international visitors coming to the Camden region</li> <li>The growth and change in population may result in a greater range of tourism attractions being developed</li> </ul>	<ul style="list-style-type: none"> <li>As the Camden region becomes more urbanised there will be a need to adapt the tourism strategy and focus, which currently has a strong focus on heritage</li> <li>Rising fuel costs may impact the number of visitors accessing the region by road</li> <li>Accommodation competition from neighbouring regions may inhibit the growth of the Camden tourism sector into target markets</li> </ul>

**Target Sector: Agriculture**

Building on existing agricultural knowledge, intellectual property and the emerging local produce and food production market, Camden has an opportunity to position itself as an agricultural research and innovation hub.

By developing and strengthening strategic relationships with existing agricultural institutions and organisations in the LGA, Camden can build a reputation that will allow its farming traditions to continue to contribute to its economic development into the future. Using knowledge to position Camden within a global economy that increasingly values food security and food technology will attract partners from within Australia and around the world into the area.

**SWOT Analysis – Agriculture**

<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>The Camden region and neighbouring regions host a number of agricultural facilities including the Camden Farms Network (University of Sydney), the Centre for Carbon, Water and Food (University of Sydney) and the Elizabeth Macarthur Agricultural Institute (NSW Government)</li> <li>The agricultural sector has historically been an important underpinning of the economy of the Camden region, including through the tourism sector</li> <li>Some agricultural land will be retained in the Camden region regardless of the population growth</li> <li>The availability of agricultural land in some neighbouring regions will not be impacted by the population growth</li> </ul>	<ul style="list-style-type: none"> <li>The planned urbanisation of the Camden region will result in the loss of much agricultural land</li> <li>The number of people employed in the Agriculture, Forestry and Fishing industry sector in the Camden region declined between 2006 and 2011 from 1.3% to 1%</li> <li>Camden 2040 found that many residents see the land and the related agricultural sector as a unique feature of the Camden region which will be impacted by population growth and urbanisation</li> </ul>

<p style="text-align: center;"><b>Opportunities</b></p>	<p style="text-align: center;"><b>Threats</b></p>
<ul style="list-style-type: none"> <li>• The growth in population will ensure ongoing demand for agriculture products, particularly locally accessible fresh food</li> <li>• Agricultural research and knowledge is an important commodity as the focus on food security strengthens globally</li> <li>• The Camden region's existing agricultural research infrastructure positions the region well to respond to food security solutions</li> <li>• The proximity of agricultural research facilities can support the development of agricultural competency in the region, including skills development, and provide employment opportunities</li> <li>• Improved IT infrastructure into the Camden region can support and strengthen the existing agricultural research facilities, particularly through the utilisation of technology to support innovation and improve efficiency in agricultural practices</li> </ul>	<ul style="list-style-type: none"> <li>• People and families who have historically been involved in the agricultural sector may move out of the region, thereby taking their knowledge of the sector</li> <li>• The increased urbanisation may require the existing agricultural facilities to relocate</li> </ul>

### 11.3 Camden 2040: Living the Vision – “urban development and population growth”

Currently, 25% of Camden residents are employed across the manufacturing and retail sectors. It is widely acknowledged that the outlook for the manufacturing sector in Australia continues to weaken. In Camden, between 2006 and 2011 only around 100 more people were employed in manufacturing, in contrast with more than 600 people moving into the health sector and almost 600 people moving into the education sector over the same period. Construction also saw an increase of almost 500 people.<sup>9</sup>

#### Target Sector: Construction

The construction sector is integral to the growth of the population and will provide many employment opportunities as commercial and housing developments are being rolled out. A plan to support the employment and businesses opportunities for Camden residents in the initial stages of the growth will be important. However, it is important to note that these opportunities may not necessarily be available on a large scale and in a sustainable way the closer we get to 2040. Therefore, early opportunities should be maximised.

<sup>9</sup> ABS Census 2011



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**SWOT Analysis – Construction**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>The construction sector currently accounts for close to 10% of the employment in the Camden region</li> <li>Current planning forecasts show that jobs in the construction industry are likely to closely follow the planned growth in population</li> <li>The construction sector in the Camden region encompasses the range of residential and commercial buildings and infrastructure, such as roads and rail</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>Levels of employment in the construction sector will fluctuate depending on the planning and development cycle</li> <li>Widespread employment and business opportunities in construction will not be sustained once population growth is achieved and maintained</li> <li>Local access to relevant construction-related training can be limited</li> <li>Changing skill requirements and an ageing workforce of tradespeople may impact recruitment or engagement of local employees and businesses</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>Camden 2040 identified that construction and maintenance of roads and other related infrastructure continue to be a priority for residents</li> <li>The significant population growth driving growth in the construction sector over a number of decades provides employment and training opportunities for existing and potential new Camden residents</li> <li>Council is well placed to facilitate relationships within the sector between developers, local builders and employment service providers</li> <li>Construction sector related training can be delivered more flexibly through a range of methods</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>Compressed lead times might result in the import of labour and contractors rather than the utilisation of Camden residents and businesses</li> <li>Greater competition from businesses based outside of the region for contracts awarded by developers who aren't local, State Government and the like</li> </ul>

**Target Sector: Retail**

Significant opportunities exist to target retail as a key sector, particularly with the development of the identified retail centres and the ongoing development of the Main Street. While the retail sector will grow as the population grows, it must be well-managed to maximise business and employment outcomes for Camden. For example, linking the development of the retail sector with the development of the tourism sector will require businesses to be open at the times tourists want to visit. The retail sector provides a diverse range of employment opportunities, with high levels of part-time work offered. Retail also employs more women than men and the average age of a retail worker is 32 years old. As such, this sector has the potential to respond to the range of employment needs of Camden residents, both now and into the future.

**SWOT Analysis – Retail**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Retail trade is the second highest employing sector in the Camden region, behind manufacturing</li> <li>• Retail demand will be driven by the driven by population growth, with new retail job estimates for the South West of over 20,000 in 2031</li> <li>• Retail employs a high proportion of young people, including in supervisory and management positions</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• The retention of boutique retail centres in the Camden region will be difficult as retail demands increase with population growth and there is an increase in the number and size of commercial retail developments</li> <li>• Changes to the Camden region agricultural sector will result in challenges to access local fresh produce</li> <li>• Improved transportation may make it easier to shop outside of the Camden region</li> <li>• Many retail positions do not required high levels of qualifications</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• A strong retail focus will drive tourism and employment growth, particularly around the new retail centres</li> <li>• The development of the retail sector can be guided by a number of principles clearly articulated in the Hill PDA report, which also identifies key retail centres (new and existing) for the region</li> <li>• The focus on the heritage of the Camden township can provide a unique retail experience</li> <li>• The creation of retail jobs has employment flow-one effects into other industries including food, transport and storage and business services</li> <li>• Planning control mechanisms for retail development should be flexible enough to ensure retail expenditure is captured within the Camden region</li> <li>• Improved technology infrastructure into the region can support the growth of the retail sector, which is technology-intensive</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Competition from neighbouring regions for retail customers</li> <li>• Conflicts between land uses could impact retail, such as those between residential and commercial development</li> <li>• Retail floor space will need to be available throughout the region to support the growth of the sector in the new retail centres</li> <li>• Internet shopping can impact traditional retail centres</li> </ul>

**Target Sector: Commonwealth and State Government Services**

As the population grows, access to a range of government services will be important to maintain the social and economic wellbeing of Camden residents. Key government services should be located in the LGA to ensure services can be easily accessed. Government agencies could link their relocation into the area with the growth of the population as appropriate, but have a clear roll-out plan developed and agreed within the next 2 years. The location of government services in the LGA could provide a range of employment and property-related opportunities.

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*SWOT Analysis – Commonwealth and State Government Services*

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>The Public Administration and Safety industry sector currently accounts for 6.7% of the employment in the Camden region</li> <li>A range of State and Federal government services can currently be accessed within the Camden region including employment services, road transport services, health services and social services.</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>Government agencies are moving to more 'self-service' and online service delivery models that diminish the need for a physical presence</li> <li>Government service delivery arrangements can be subject to changes</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>The social and economic wellbeing of residents can be supported by local access to government services</li> <li>New transportation arrangements, including the rail link, can provide key access points for government service delivery</li> <li>The locating of government services in the Camden region may provide a range of employment opportunities</li> <li>Government tenants can offer medium to long-term property lease arrangements</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>Federal and state government reducing budgets and downsizing their operations resulting in withdrawal of services</li> <li>Neighbouring local government areas competing for the presence of government services</li> </ul>

**12. Key Activity Areas**

To achieve the desired economic development outcomes in the target sectors, the Council's activities have been organised into three main areas – Council's Operating Environment, Advocacy and Engagement, Support Business.

All three key activity areas require a base of good business and economic information in order to be implemented. They also require Council to work with a range of stakeholders, both inside and outside of the community.

From each of the activity areas comes a range of projects associated with the target sectors, which aim to result in the achievement of the economic development outcomes. Sometimes projects will come from more than one key activity area. It will be critical for Council to have an on-going communications approach to ensure that all stakeholders and the public are clear on directions and achievements.

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### 12.1 Council's Operating Environment

*Approach: In order to help develop business and grow jobs the Council will actively promote, coordinate and market economic development, positioning Camden LGA as an economic centre within a wider economic region.*

#### Goals:

1. Activate public and private underutilised spaces through planning and development [Target Sectors: Retail, Education, Health, and Professional Services].
2. Support the expansion of existing businesses and industry [Target Sectors: Retail, Education, Health, Professional Services, Agriculture, and Tourism].
3. Attract new businesses and industry to grow employment in the LGA consistent with the community's vision, including a focus on the development of associated executive housing requirements for new residents [Target Sectors: Health, Professional Services, and Government Services].
4. Maintain and develop the rural lifestyle setting which is an important part of the place, and therefore the economy, of Camden [Target Sectors: Construction, Retail, Agriculture, and Tourism].

### 12.2 Advocacy and Engagement

*Approach: The Council will act as an advocate and partner to ensure that community and business groups are able to be active participants in the area's economic success. The area's unique qualities will be promoted at every opportunity to attract business investment and skilled workers.*

#### Goals:

1. Attract new investment and more skilled people to Camden by working with the business community and other key stakeholders [Target Sectors: All].
2. Communicate more regularly and effectively with the business community and key stakeholders [Target Sectors: All].
3. Develop Camden's position as the region's professional services hub and encourage networking, events and other activities that support the on-going development of this sector [Target Sector: Professional Services].
4. Work closely with State and Federal government to meet our desired economic outcomes, including finding and attracting the desired residents [Target Sector: Government Services].

### 12.3 Support Business

*Approach: To broaden the area's economic base, the Council will provide strong support and encouragement, including economic and business information, for target sectors.*

#### Goals

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1. Create an environment that supports a modern economy and encourages business interactions and the exchange of ideas [Target Sectors: All].
2. Support business growth and attract new industry through the provision of economic and business information [Target Sectors: All].
3. Encourage entrepreneurs to develop projects that will increase business and employment opportunities for the area [Target Sectors: All].
4. Ensure that small businesses and emerging industries are supported and help them to prosper [Target Sectors: All].

### ***13. Where to from Here***

A 4 Year Implementation Plan has been developed in response to the Economic Development Strategy that prioritises and explains how the Council will work to achieve positive results. The four-year plan will provide timeframes and details of resource allocation, partnerships with stakeholders and what each activity aims to achieve. The activities will all have a direct relationship to achieving the goals as identified in the three main areas, which also underpin the economic development outcomes as articulated in Camden 2040.

Council's 4 Year Delivery Program provides funding for the employment of a dedicated Economic Development Officer to implement this Strategy and associated Implementation Plan. Further resources will be considered as part of Council's long term financial plan and annual budget process.

The following key activities for the next two years are incorporated into the four-year implementation plan and provide an indication what is being undertaken in the short term under the economic development strategy.

#### **13.1 Council's Operating Environment**

Key activities for the next two years:

- Recruit an Economic Development Officer (EDO) with responsibility for implementing the strategy and associated activities
- Establish an annual budget allocated to economic development which includes staff resources, information gathering and promotion
- Develop a monitoring and reporting framework to suit a range of audiences including Council and the public
- Ensure alignment between Council's planning and Development Approvals process and the economic development strategy
- Ensure that Council's service delivery, particularly in relation to the community and the environment, is aligned with the goals of the economic development strategy particularly those associated with retaining the rural setting
- Identify new opportunities for growth including sites and business opportunities for office suites, tourism related businesses and retail
- Ensure local infrastructure priorities are aligned with the South West Growth Centre program

- Engage with the health and professional services sector to explore the opportunities to grow those sectors in the Camden LGA
- Review Council's assets and infrastructure to identify opportunities to maximise the economic benefits being derived, including those benefits associated with education, employment and business

### 13.2 Advocacy and Engagement

Key activities for the next two years:

- Work with local and Greater Sydney business chambers to identify and promote commercial opportunities in the Camden LGA
- Develop promotional materials focused on business attraction and attracting skilled and professional new residents
- Work with the NSW Government to ensure appropriate infrastructure and incentives are in place to encourage private sector investment in the Camden LGA
- Engage with educational institutions to strengthen university and vocational learning across the LGA, including increasing online learning and utilising local facilities

### 13.3 Support Business

Key activities for the next two years:

- Develop and maintain a business and economic community profile that can be accessed by the current business community, potential investors, entrepreneurs and the public
- Actively support the growth of the accommodation, tourism and retail sectors in the Camden LGA by working with the local business community and networking with key stakeholders across the region and Greater Sydney
- Work with the Camden business community to establish and strengthen relationships with State and Federal government agencies responsible for delivering business and funding programs and support the development of businesses cases as appropriate
- Conduct research to identify the needs of the business community and inform relevant agencies of those needs

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### 14. Monitoring and Review – Performance Framework

Camden 2040 sets out a clear performance framework for economic development, which will help Council and the community to be clear on indicators of success. It is important to note that initial efforts and investment in economic development activities may not result in clear outcomes in the short-term. However, those activities are vital in establishing a basis for achieving on-going and sustainable outcomes.

In order that this strategy remains relevant to the constantly changing socio-demographic and business characteristics across the LGA and changing Council perspectives, it is important to build into this strategy an on-going monitoring and review requirement. Monitoring and evaluation are important in ensuring that Camden Council is perceived to be sustaining its competitive advantages for existing businesses and as a means of attracting new businesses.

The following performance measures are from Camden 2040 and provide a broad framework for understanding how the Camden LGA is performing economically. These measures are reported in Council's Annual Report.

Indicators	Measures	Baseline (2011/12)	Targets (2016/17)	Source and Frequency
The local economy is growing	New business start ups	1.4% (new businesses) / 2.8% (population growth)	New businesses = population growth	ABS Census (5 Years)
	Growth of existing businesses and new businesses	Gross Regional Product - average annual growth 2.7% (06/07 to 10/11)	GRP growth = population growth	RDA Sydney Economic Baseline Assessment Report (annual)
There are a variety of local jobs available	Value of new development assessed	\$431,000 (2012)	Annual growth = population growth	Camden Council Development Assessment Data
	Camden residents are working in their local area (residents travelling out of the area to work)	60.5%	50%	ABS Census (5 Years)
There is a commitment to learning	Number of jobs in Camden per 100 resident workers	55	65	ABS Census (5 Years)
	Proportion of households that include someone undertaking an educational or learning activity	28%	35%	Bi-Annual Telephone Survey of Residents
People can access what they need	Proportion of residents who are satisfied with their level of access to services, information and facilities	Average score 3.8/5 (based on 10 services and facilities)	Average score 4.5/5	Bi-Annual Telephone Survey of Residents

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	Proportion of residents using the internet	89%	95%	Bi-Annual Telephone Survey of Residents
<b>People feel they have enough</b>	Proportion of people who are satisfied with their standard of living	91%	95%	Bi-Annual Telephone Survey of Residents
	Proportion of households who are able to save money most weeks.	48%	55%	Bi-Annual Telephone Survey of Residents

The actions in the Implementation Plan will form part of Council's 4 Year Delivery Program, and these are reported every six months.

The Economic Development Strategy will undergo wholesale review on a 4 year basis as part of the review of *Camden 2040* that is required to be undertaken by each new Council.



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### ***Attachment A: Camden Council Economic Development Strategy – Growth and Prosperity Implementation Plan 2013/14 – 2016/17***

#### ***1. Introduction***

The 30 year strategic community plan, Camden 2040, outlines a prosperous economy for the Camden Local Government Area (LGA) as:

*“...essentially about developing an environment that supports a diversity of business and industry to invest, establish, grow and be sustainable over time”.*

Camden 2040 identifies that a prosperous economy for the LGA has a regional focus, including a strong link with the broader South West region, and involves working alongside relevant partners. The outcomes being sought through A Prosperous Economy in Camden 2040 are:

- The local economy is growing
- There are a variety of local jobs available
- There is a commitment to learning
- People can access what they need

Camden Council’s Economic Development Strategy Growth and Prosperity aims to focus efforts in target sectors within three major activity areas – Council’s Operating Environment, Advocacy and Engagement and Support Business. This four year Implementation Plan takes the aims and focus contained within the Strategy into a 4 Year Program of Work. This provides clear and realistic direction and expectations about what can be achieved in this period within current resource allocations by Council (namely one Economic Development Officer).

The activities within the Implementation Plan form part of Council’s 4 Year Delivery Program which means they are reported to the community on a 6-monthly basis. The activities will be planned in more details as part of the Economic Development Officer’s Workplan, and reviewed on a regular basis to ensure that Council is on the right track in terms of delivering its Economic Development Strategy.

## **2. Program and Project Management**

The Economic Development Officer (EDO) will primarily be tasked with leading the implementation of Camden Council's Economic Development Strategy. As such, the EDO will be required to:

- manage projects that fall directly within Council's responsibilities
- support projects for which other stakeholders are responsible
- coordinate activity to achieve goals in the strategy
- advocate on Council's behalf to key stakeholders.

The EDO reports to the Team Leader Corporate Strategy and is part of the Strategic Planning Branch, which has responsibilities for corporate strategy, Growth Centres, land use planning and development contributions.

## **3. Economic Development Framework**

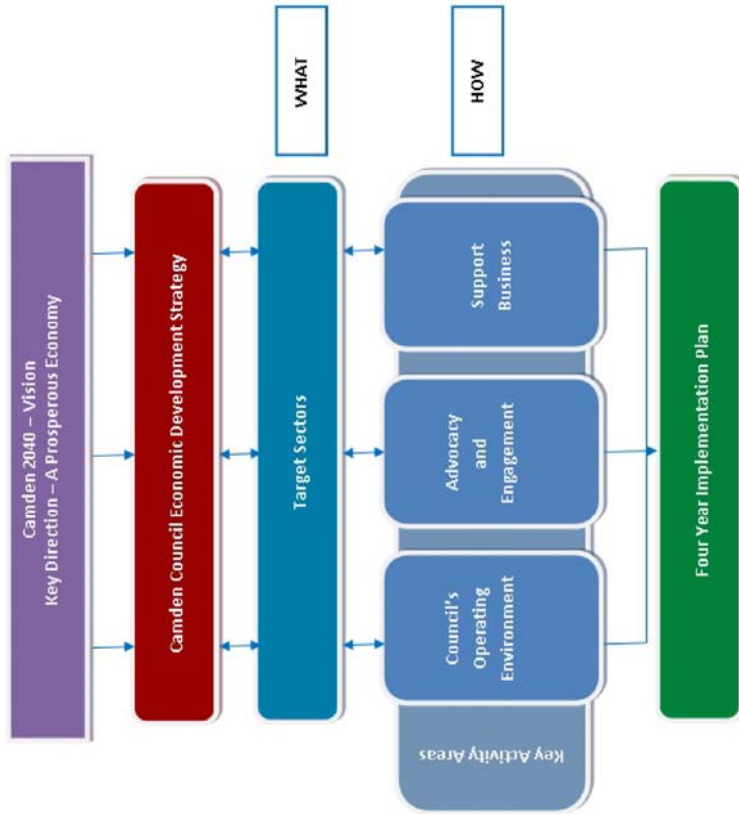
The Economic Development Framework is based on delivering the economic development vision and associated outcomes contained within the Community's long term strategic plan, Camden 2040.

The Economic Development Strategy acknowledges that a realistic and achievable plan of action needs to be determined to guide economic development activities. This plan needs to set the key priorities and focus for economic development. Without this, Council is at risk of not maximising the best opportunities for economic growth, and not focusing its energies in the best places. As such, the strategy is based on a number of "Target Sectors" which will guide the areas that Council will focus on for the coming 4 year period.

The strategy then identifies the "Key Activity Areas" in which Council will operate across the various Target Sectors. Underpinning this strategy is a four year implementation plan which identifies key activity areas and related goals. This is where the strategy is turned in to specific action.

The economic development framework is represented as follows:

Attachment 3  
ORD05



The key activity areas and goals to be achieved through the strategy are outlined below.

### 3.1 Council's Operating Environment

*Approach: In order to help develop business and grow jobs the Council will actively promote, coordinate and market economic development, positioning Camden LGA as an economic centre within a wider economic region.*

#### Goals

1. Activate public and private underutilised spaces through planning and development
2. Support the expansion of existing businesses and industry
3. Attract new businesses and industry to grow employment in the LGA consistent with the community's vision, including a focus on the development of associated executive housing requirements for new residents
4. Maintain and develop the rural lifestyle setting which is an important part of the place, and therefore the economy, of Camden

### 3.2 Advocacy and Engagement

*Approach: The Council will act as an advocate and partner to ensure that community and business groups are able to be active participants in the area's economic success. The area's unique qualities will be promoted at every opportunity to attract business investment and skilled workers.*

#### Goals

1. Attract new investment and more skilled people to Camden by working with the business community and other key stakeholders
2. Communicate more regularly and effectively with the business community and key stakeholders
3. Develop Camden's position as the region's professional services hub and encourage networking, events and other activities that support the on-going development of this sector
4. Work closely with State and Federal government to meet our desired economic outcomes, including finding and attracting the desired residents

# Attachment 3

## ORD05

### 3.3 Support Business

*Approach: To broaden the area's economic base, the Council will provide strong support and encouragement, including economic and business information, for target sectors.*

#### Goals

1. Create an environment that supports a modern economy and encourages business interactions and the exchange of ideas
2. Support business growth and attract new industry through the provision of economic and business information
3. Encourage entrepreneurs to develop projects that will increase business and employment opportunities for the area
4. Ensure that small businesses and emerging industries are supported and help them to prosper

## 4. Planning and Reporting

The following table outlines the key economic development activities and related outputs for the next four years. These actions will be included in Council's Delivery Program and reported through that framework (six monthly reports).

The activities and outputs will be reviewed and developed every year by the EDO as part of the annual planning process under the Economic Development Strategy.

## 5. Resources

Council's 2012/13 Delivery Program and budget provides for the employment of one full time Economic Development Officer (EDO).

A one-off funding allocation of \$20,000 in 2013/14 for implementation of the Economic Development Strategy has been adopted in Council's 4 Year Delivery Program 2013/14 – 2016/17.

Over time, the level of activity and output achieved by the Economic Development Officer will be directly related to the allocation of resources.

## 6. Action Plan

Economic Development Strategy	Year 1 - Establishment	Year 2 - Implementation	Year 3 - Implementation	Year 4 - Implementation
<b>Council's Operating Environment</b> <i>Approach: The Council will actively promote, coordinate and market economic development, positioning LGA as an economic centre within a wider economic region.</i>	<ul style="list-style-type: none"> <li>Recruitment of Economic Development Officer (EDO)</li> <li>Development of annual plan – actions and outputs</li> <li>Establishment of annual budget allocated to economic development which includes staff and project resources</li> <li>Development of monitoring and reporting framework</li> <li>Identification and development of key relationships – internal</li> <li>Identification of new opportunities for growth including sites and business opportunities for office suites, tourism related businesses and retail</li> </ul>	<ul style="list-style-type: none"> <li>Development of annual plan – actions and outputs</li> <li>Review of annual budget</li> <li>Alignment of Council's programs and services with the economic development strategy, including DAs process</li> <li>Alignment of local infrastructure priorities with the South West Growth Centre program</li> <li>Engagement with the health and professional services sectors to explore the opportunities to grow those sectors in the Camden LGA</li> <li>Working across other parts of Council, development of a suite of incentives to attract new businesses</li> </ul>	<ul style="list-style-type: none"> <li>Development of annual plan – actions and outputs</li> <li>Review of annual budget</li> <li>Review of Council's assets and infrastructure to identify opportunities to maximise the economic benefits being derived, including those benefits associated with education, employment and business</li> <li>Working with the business community, arrange and conduct trade delegations for target sectors</li> </ul>	<ul style="list-style-type: none"> <li>Development of annual plan – actions and outputs</li> <li>Review of annual budget</li> <li>Actively promote integrated business and housing opportunities to health and professional services businesses in Greater Sydney region and nationally</li> </ul>

# Attachment 3

## ORD05

Economic Development Strategy	Year 1 - Establishment	Year 2 - Implementation	Year 3 - Implementation	Year 4 - Implementation
<p><b>Advocacy and Engagement</b>  <i>Approach: The Council will act as an advocate and partner to business groups are able to be active participants in the area's economic success. The area's unique qualities will be promoted at every opportunity to attract business investment and skilled workers.</i></p>	<ul style="list-style-type: none"> <li>• Identification and development of key relationships - external</li> <li>• Identification of promotional materials requirements – attracting new businesses and residents</li> <li>• Development of plan to engage education sector to advocate for expansion of education facilities that offer degrees and qualifications in accounting, IT, law, health, commerce, research and the like</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic relationship management to achieve strategy goals – health and professional services</li> <li>• Work with local and Greater Sydney business chambers to identify and promote commercial opportunities in the Camden LGA</li> <li>• Development and targeted distribution of promotional materials</li> <li>• Engagement with education institutions to strengthen schooling, university and vocational learning across the LGA</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic relationship management to achieve strategy goals – health and professional services</li> <li>• Work with the NSW Government to ensure appropriate infrastructure and incentives are in place to encourage private sector investment in the Camden LGA</li> <li>• Ongoing promotion of business and residential attributes of LGA</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic relationship management to achieve strategy goals – health and professional services</li> <li>• Ongoing promotion of business and residential attributes of LGA</li> </ul>

Economic Development Strategy	Year 1 - Establishment	Year 2 - Implementation	Year 3 - Implementation	Year 4 - Implementation
<p><b>Support Business</b></p> <p><i>Approach: To broaden the area's economic base, the Council will provide strong support and encouragement, including economic and business information, for target sectors.</i></p>	<ul style="list-style-type: none"> <li>Scoping of a business and economic community profile and database that can be accessed by the current business community, potential investors, entrepreneurs and the public</li> <li>Development of business research program</li> </ul>	<ul style="list-style-type: none"> <li>Development and launch of community economic profile</li> <li>Conducting of research to inform local business development and distribution of findings to business community</li> <li>Utilising the research findings, work with the Camden business community to establish and strengthen relationships with State and Federal government agencies responsible for delivering business and funding programs and support the development of businesses cases as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>Seek discussions with Government to locate agencies in the area</li> <li>Actively support the growth of the accommodation, tourism and retail sectors in the Camden LGA by working with the local business community and networking with key stakeholders across the region</li> </ul>	<ul style="list-style-type: none"> <li>Building on community economic data, development and launch of Business 2 Business database, encouraging businesses to source and buy locally</li> <li>Actively support the growth of the accommodation, tourism and retail sectors in the Camden LGA by networking with key stakeholders across Greater Sydney</li> </ul>



# Attachment 3

## ORD05

### 7. Key Outputs

The following outputs to be achieved by the Economic Development Officer:

Council's Operating Environment	Advocacy and Engagement	Support Business
<ul style="list-style-type: none"> <li>Annual plan</li> <li>Annual budget</li> <li>Appointment of EDO</li> <li>Development and implementation of monitoring and reporting framework</li> <li>Monitoring reports</li> <li>Workshops with Council staff on economic development strategy, focused on alignment with Council functions and services</li> <li>Establishment of economic development working groups – health and professional services</li> <li>Business attraction incentives package developed</li> <li>Marketing visits to potential new businesses</li> <li>Trade delegations into the Camden area</li> </ul>	<ul style="list-style-type: none"> <li>Presentations to Chambers of Commerce and business networking events, targeting existing businesses to expand into the Camden area</li> <li>Promotional materials published on key Council, community, government and other websites</li> <li>Presence of enhanced educational programs in line with economic development strategy</li> </ul>	<ul style="list-style-type: none"> <li>Discussions with Government to locate agencies in the Camden LGA</li> <li>Business research conducted and communicated to business community, key Government agencies, business organisations and Council</li> <li>Business database established and being utilised</li> </ul>

The overarching achievement of activities, goals and outcomes will be measured through the KPIs in the performance framework, as detailed below. The EDO will have a work plan and performance agreement reflecting their contribution to the implementation of the economic development strategy, containing many of the above outputs.

## 8. Resource Management

The EDO is the key resource allocated for implementation of activities under the Economic Development Strategy. The EDO has the ability to develop internal business plans to seek project funding as required.

Resourcing for the economic development strategy will be reviewed regularly by the Team Leader Corporate Strategy to determine impact of the resourcing. Recommendations for increasing or decreasing resourcing levels will be considered by the Manager Strategic Planning Branch as part of Council's budget planning processes.

## 9. Risk Management

The EDO will be required to monitor and record risks in accordance with Camden Council's risk management processes.  
Key risks identified are:

1. Population growth doesn't occur in accordance with economic development opportunities
  - Too fast = missed economic opportunities, inability to manage attraction of appropriate businesses and residents, unplanned development that doesn't match community priority to retain lifestyle
  - Too slow = lack of customers for new businesses, lack of demand for new developments including housing, underutilised infrastructure and investments

Mitigation: On-going monitoring of population growth, on-going review of economic development plans and resourcing
2. Target sectors don't produce required jobs
 

Mitigation: On-going review of results, targeting of new sectors and opportunities as required
3. Lack of coordination across government and business community on economic development priorities
 

Mitigation: Promote economic development strategy, communicate widely and regularly on plans and results
4. Responsiveness of government and agencies to business supports and needs as they relate to strategy
 

Mitigation: Council to facilitate relationships between agencies and business community as appropriate, Council to advocate on behalf of local business community

Camden Council Economic Development Strategy March 2013  
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## Attachment 3 ORD05

5. Availability of resources to meet the outcomes and goals of the strategy  
 Mitigation: On-going review and reporting of resourcing levels and impacts, leverage resources from other stakeholders and sources as appropriate

### **10. Stakeholder Engagement**

Stakeholders and partners to this plan are:

- Camden Local Government Area business community, including Chambers of Commerce
- The development community
- Business Enterprise Centres
- MACROC
- Education and training sector institutions and providers
- Campbelltown, Wollondilly and Liverpool Councils
- State Government
- Commonwealth Government

Key engagement methods include regular meetings and liaison, attendance at networking events locally and in Greater Sydney, distribution of information and communications and the Internet.

### **11. Review, Monitoring and Evaluation**

The following performance measures are from Camden 2040 and provide a broad framework for understanding how the Camden LGA is performing economically. These measures are reported in Council's Annual Report.

Indicators	Measures	Baseline (2011/12)	Targets (2016/17)	Source and Frequency
<i>The local economy is growing</i>	New business start ups	1.4% (new businesses) / 2.8% (population growth)	New businesses = population growth	ABS Census (5 Years)
	Growth of existing businesses and new businesses	Gross Regional Product - average annual growth 2.7% (06/07 to 10/11)	GRP growth = population growth	RDA Sydney Economic Baseline Assessment Report (annual)
	Value of new development assessed	\$431,000 (2012)	Annual growth = population growth	Camden Council Development Assessment Data
<i>There are a variety of local jobs available</i>	Camden residents are working in their local area (residents travelling out of the area to work)	60.5%	50%	ABS Census (5 Years)
	Number of jobs in Camden per 100 resident workers	55	65	ABS Census (5 Years)
<i>There is a commitment to learning</i>	Proportion of households that include someone undertaking an educational or learning activity	28%	35%	Bi-Annual Telephone Survey of Residents
	Proportion of residents who are satisfied with their level of access to services, information and facilities	Average score 3.8/5 (based on 10 services and facilities)	Average score 4.5/5	Bi-Annual Telephone Survey of Residents
<i>People can access what they need</i>	Proportion of residents using the internet	89%	95%	Bi-Annual Telephone Survey of Residents
	Proportion of people who are satisfied with their standard of living	91%	95%	Bi-Annual Telephone Survey of Residents
<i>People feel they have enough</i>	Proportion of households who are able to save money most weeks.	48%	55%	Bi-Annual Telephone Survey of Residents

The actions contained within the Implementation Plan, and other more detailed planning undertaken by the Economic Development Officer, will be included within Council's Delivery Program and reporting will undertaken as part of the Integrated Planning and Reporting Framework every six months.



ORD06

## ORDINARY COUNCIL

ORD06

**SUBJECT: FUTURE DIRECTIONS FOR NSW LOCAL GOVERNMENT -  
DISCUSSION PAPER**  
**FROM:** Director Governance  
**BINDER:** LG Reform

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### PURPOSE OF REPORT

The purpose of this report is to inform Council that the Independent Local Government Review Panel (hereafter, the Panel) has released its third instalment of potential Local Government reforms for NSW. The contents of this report will form the basis for a submission to the Panel.

### BACKGROUND

The Panel is chaired by Professor Graham Sansom, Director of the Australian Centre for Excellence in Local Government. The Panel was formed in May 2012 as a result of Destinations 2036 – a joint State and Local Government initiative based on a vision for local councils to create strong communities through partnerships. The Panel is scheduled to present its final report to the State Government in September 2013.

In July 2012, the Panel released its Stage 1 – Setting the Scene - Consultation Paper and followed this up with a 'Listening Tour', visiting 18 metropolitan and regional locations in the space of 4 months. More than 200 submissions (including a submission from Camden Council) were received, many of which provided valuable documentary evidence to assist the Panel's research.

In late November 2012, the Panel released Stage 2 – The Case for Sustainable Change – Discussion Paper. Council, again, presented a submission on this discussion paper to the Panel on 12 March 2013.

In April 2013, the Panel released Stage 3 – Future Directions for NSW Local Government – 20 Essential Steps (the subject of this report). Submissions on this discussion paper closed Friday 28 June 2013, however Camden Council has been approved an extension until 11 July 2013. **A copy of the Discussion Paper is located in Supporting Documents – Attachment 1.**

Senior council officials, including Mayor Lara Symkowiak and Councillor Greg Copeland, attended a regional workshop presentation by Jude Munro (a member of the Panel) at Casual Powerhouse Museum on Wednesday 29 May 2013.

A workshop was presented to Councillors on Tuesday 25 June 2013. The purpose of this workshop was to present an overview of the proposed models and options and to canvass the views of Councillors of same.

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## **MAIN REPORT**

Stage 3 – Future Directions for NSW Local Government is a ‘models and options’ discussion paper. It builds on Stage’s 1 (setting the scene) and 2 (key issues and signposts) presenting a variety of models and options for the industry to explore.

The discussion paper contains 20 essential steps to help the Local Government industry move towards the middle of the 21<sup>st</sup> century.

*Overall, the models and options presented in the discussion paper are supported. The Panel has certainly covered many aspects of the industry that require attention and is to be commended for its innovative thinking.*

*Given Council’s general support for the models and options presented by the Panel, this report concentrates only on those aspects of the discussion paper that are either considered contentious or where an alternate view to the Panel may be held.*

### **Creating a Sustainable System**

The Panel outline the key elements of strategic capacity as a way of building a sustainable system. Some of these elements include increased discretionary spending, a more robust revenue raising system, ability to employ a wider range of skilled staff, effective regional collaboration and resources to cope with unexpected change.

These are all plausible elements and certainly will go some way towards making local government more sustainable into the future. However, it should be recognised that the current preoccupation with regulation and compliance is not sustainable and diverting resources and attention away from ways in which we can add value and relevance to our local communities.

It is believed the current work the Local Government Acts Taskforce is doing will address the current complex and confusing legislation that exists today.

### **Confronting Financial Realities**

The Panel make reference to the recent financial sustainability assessment carried out by NSW Treasury Corporation (TCorp). There is no question that the cost of asset renewal is affecting many councils across NSW. The Panel outline various legitimate reasons for the financial predicament these councils find themselves in.

It is, however, a concern that the Panel do not adequately acknowledge the profound affect rate pegging has had on the industry over the past 30 years. More importantly, it is disappointing the Panel has not recommended that IPART look to include an asset renewal factor into its annual rate increase determination (local government cost index).

Map1 on page 13 highlights Councils at risk throughout NSW. This map highlights two very different realities in the state of NSW. The financial outlook of Councils in Central and Western NSW is considerably worse than councils located in South Eastern NSW and Metropolitan Sydney. This should highlight the point that a “one size fits all” approach is not an appropriate solution.

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### **Tackling the Infrastructure Backlog**

The Panel outline the issues well and discuss some funding solutions to the problem. The introduction of the Local Infrastructure Renewal Scheme is seen as a fantastic opportunity to make serious inroads into the current backlog dilemma. It would appear that the local government sector has spent the past two decades preoccupied with becoming debt free rather than using loan borrowings to address the situation and capitalise on the benefits of intergenerational equity.

A long term commitment by the State Government to the continuation of this Scheme offers a significant incentive for Councils to reduce existing asset backlogs over the medium to long term.

### **Advance Improvement and Accountability**

The Panel should be commended for stating that “more needs to be done to bring about a change of culture from compliance to improvement...”. The Panel outline plausible ways in which this might be achieved. Unfortunately, what is not mentioned is how the current White Paper and the Local Government Acts Taskforce might actually assist in this process.

Concern was raised over 12 months ago when legislative reforms were first mooted that they need to feed directly into the body of work the Panel is doing. There is no evidence to suggest exactly how those legislative reforms will actually result in less compliance for local government. It is hoped the Panel’s final report will tie together the legislative reforms and clearly enunciate how those reforms will assist the current compliance requirements councils endure.

### **Improve Political Leadership**

The Panel is convinced that mandatory, ongoing professional development is required for Councillors. There is no doubt Councillors learn best ‘on the job’ but it would be useful for this to be complemented by more formal training. It is felt that induction training for Councillors is adequate however ongoing training throughout the 4 year term is not necessarily targeted at areas requiring the most attention.

It is suggested that the Division of Local Government and Local Government NSW combine resources to formulate an annual training calendar that is standardised to the extent it addresses the primary roles and responsibilities of a Councillor but flexible enough to respond to emerging issues and/or specific local circumstances.

### **Popularly Elected Mayors**

The Panel considers Mayors should generally be popularly elected. It is stated that “*annual elections create unnecessary instability and risk that Councillors will simply “take turns” rather than taking the role seriously*”. The Panel’s conclusion is that Mayors of Councils with a population of greater than 20,000 should all be popularly elected.

Whilst the views of the Panel are respected, the political, reputational, corporate and financial risks associated with popularly elected Mayors needs to also be considered, particularly given the fact it is a long term, four year appointment. It is recommended the current arrangement be maintained, giving each Council the choice between a popularly elected Mayor and a Mayor that is elected by the Councillors.

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## **Build Strong Regions**

Whilst the Panel's ideas of building stronger regions supported by County Councils is worthy of further investigation, the proposed Sydney and Outer Metropolitan area is considered too large and excessively populated when compared to other proposed County Councils throughout NSW. Almost 30% of all Councils in NSW (and the population contained within those Councils) would be represented by this one County Council.

The Panel is encouraged to review the size and scale of the proposed Sydney and Outer Metropolitan County Council.

Additionally, it is recommended that the Panel clearly outline the benefits that will accrue from the formation of County Councils as opposed to the existing Regional Organisation of Councils (ROC's) which have served the sector well for decades.

## **Reshape Metropolitan Governance**

This is arguably the most contentious section of the Panel's discussion paper. Included in the section is Map 4 – Sydney Metropolitan Options (page 47 of the Panel's Discussion Paper).

This map identifies the possible transfer of land from Liverpool City Council (western portion) to Camden Council. In many respects this proposed boundary adjustment makes sense as it confines the vast majority of South Western Sydney growth to one Local Government Area – Camden Council. Council has demonstrated it has extensive experience and success as a facilitator and manager of new precinct releases within the South West Sydney Growth Corridor.

The benefits that accrue from this proposal include consistent planning, development and environmental outcomes, greater opportunity for long term financial and social sustainability, and increased prospects of attracting public and private investment to the area to satisfy the regional needs of our community.

It should also be noted that the proposed State Government boundary realignment appears to be consistent with the Panel's proposed boundary adjustments. Given the common boundaries, this has the potential to not only assist in the effective and efficient management of greenfield lands but also strengthen the current partnership between State and Local Government to facilitate greater opportunities for the benefit of the Camden community.

The Panel has also identified the possible transfer of land from Wollondilly Council (Bridgewater Estate and its immediate surrounds) to Camden Council. Again, at face value, the proposed boundary adjustment makes sense given its connection with the Camden community and its proximity to the Camden CBD.

It should be noted that Liverpool City Council, as part of its submission to the Panel, has put forward a case to expand its existing boundaries (ie opposing the Panel's proposed boundary adjustments). **An extract of Liverpool City Council's submission is provided in the Supporting Documents – Attachment 2.**

Among the four alternate options put forward by Liverpool City Council, two of them relate directly to Camden Council. The first option (Option A) refers to a merger of Liverpool City Council with parts of Camden and Campbelltown Councils. The second option (Option D) refers to a merger between Liverpool City Council and a number of



Councils in the South West Growth Centre (including the growth corridor in the Camden LGA).

Both options are at odds with the Panel's proposals and are not supported by senior officers of Council. As such, officers are recommending that Council strongly reject the options put forward by Liverpool City Council (that affect Camden Council) and support the proposal recommended by the Local Government Review Panel.

It will also be recommended that Camden Council undertake a more detailed analysis of the Panel's proposed boundary adjustment proposition with a view to formalising a policy position on the matter prior to Panel's final report, due in September 2013.

### **Progress the State-Local Agreement**

The Panel's observation that State and Local Government have been competing for resources and recognition and not pooling those funds and skills in order to achieve agreed local, regional and state-wide objectives is well founded.

The recent signing of the new State-Local Government Agreement is an important step in improving relationships that have continued to develop over the past 2 years.

There are great opportunities for both State and Local Government to partner in services delivered to the public. As outlined in previous submissions, it would be useful to commission an audit of services provided to the community by both levels of government and identify areas where gaps and duplication exist as well as opportunities for shared (or partnered) service delivery.

### **Drive and Monitor Ongoing Reform (Implementation)**

The Panel outlines some very effective models for implementing change over a period of time and how that best be managed (for example, the establishment of a Local Government Development Board).

A lot of emphasis has been placed on amalgamations and boundary adjustments in this discussion paper. Regrettably, this has tended to dominate (and to some extent, dilute) some of the exceptional models and options that the Panel has outlined in its paper.

It is hoped that some prioritisation is applied to each of the models and options over a realistic timeframe and that a resourcing solution to support the range of initiatives is established up front. It would be unfortunate if amalgamation/boundary adjustments dominated the agenda for the next 2-3 years and very little else was achieved.

### **FINANCIAL IMPLICATIONS**

There are no known financial implications associated with the options and models as presented in this discussion paper at this stage.

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## **CONCLUSION**

The Panel has delivered an innovative range of options and models that will go a considerable way to building a better, stronger NSW Local Government.

Council supports the vast majority of the options and models put forward, commenting only on those where an alternate view is held. A further report will be presented to Council when the Panel present its final report, due in September 2013.

## **RECOMMENDED**

**That Council:**

- i. endorse the contents of this report;**
- ii. strongly reject the options put forward by Liverpool City Council that impact on Camden Council;**
- iii. support the Independent Review Panel's proposal to expand Council's boundaries to include part of Liverpool Council and Wollondilly Council;**
- iv. authorise the Mayor and GM to forward a submission to the Independent Review Panel consistent with the contents of this report;**
- v. formally advise Liverpool City Council, Campbelltown City Council and Wollondilly Council of council's decision; and**
- vi. undertake further detailed analysis of the Panel's proposed boundary adjustments with a view to formalising a policy position on the matter.**

## **ATTACHMENTS**

1. Future Directions for LG - *Supporting Document*
2. Extract from Liverpool City Council LGRP submission - *Supporting Document*

## ORDINARY COUNCIL

ORD07

**SUBJECT: A NEW LOCAL GOVERNMENT ACT - DISCUSSION PAPER AND DRAFT SUBMISSIONS**

**FROM:** Director Governance

**BINDER:** Submissions

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### PURPOSE OF REPORT

The purpose of this report is to inform Council that the Local Government Acts Taskforce (“the Taskforce”) has released its second Discussion Paper entitled “A New Local Government Act for NSW” (**see Attachment 1**) which outlines the deliberations of the Taskforce on options and proposals for the principles of the new Local Government Act. Following the Council workshop held on 25 June 2013, a draft submission on the Discussion Paper has been prepared for Council’s consideration (**see Attachment 2**).

### BACKGROUND

The Taskforce has been appointed by the Minister for Local Government, the Hon Don Page to re-write the *Local Government Act 1993* and review the *City of Sydney Act 1988*. The Taskforce is made up of Mr John Turner (Chair), Mr Stephen Blackadder, Ms Gabrielle Kibble AO and Dr Ian Tiley.

The Taskforce is proposing to develop a flexible, principles-based legislative framework where possible that avoids excessive prescription, is written in plain language and in a logical form.

In conducting the review of both Acts, the Taskforce has consulted widely with key stakeholders. In October 2012 the Taskforce released its “Preliminary Ideas Paper” which posed a number of questions and written submissions in response. During November and December 2012, the Taskforce conducted workshops during May for Councillors and relevant council staff. On 11 December 2012, Council made a submission to the Taskforce on the Preliminary Ideas Paper.

The current paper under review is the second of a three stage reporting process for the Taskforce. Again, the Taskforce has also held a number of workshops for Councillors and relevant council staff. Submissions are also sought on the latest discussion paper.

All interested organisations and persons are invited to comment on the ideas and options outlined in this paper. In particular the Taskforce is interested in receiving submissions that address the following questions relating to the proposals contained in this paper:

1. Do you support the proposed approach to the construction of the new Act and why? If not why not?
2. What proposals do you support and why?
3. What proposals do you think could be improved, modified and strengthened and how?
4. What proposals do not have your support and why?

5. Do you have any alternative proposals for the New Local Government Act that you think the Taskforce should consider? What are they and what are the reasons supporting your proposal(s)?
6. Do you have any other comments relevant to the review of the *Local Government Act* and the *City of Sydney Act*?

**MAIN REPORT**

The matters explored in the Discussion Paper have been developed on the basis of research undertaken by the Taskforce including consideration of ideas and suggestions received during consultation. The Discussion Paper has been formulated on the following commonly suggested principles – that the new Act should be:

- Less prescriptive;
- Streamlined, simpler;
- Logical;
- Reduce unnecessary red tape;
- Focus on the “why” not the “how”;
- Be flexible to accommodate the differences between councils;
- Written in plain language;
- Consistent and integrated with other legislation, regulations and codes;
- Recognise advances in technology;
- Should be outcome focussed, not process driven; and
- Have a clear delineation between the Act, regulations, guidelines and codes.

It is however noted that the work of the Taskforce is also occurring at the same time as a number of other significant reviews, particularly that of the Local Government Independent Panel. It is noted accordingly that the Taskforce has been unable to address certain areas until the Independent Panel has completed its work.

A list of the topics considered in the paper includes:

<b>TOPIC</b>	<b>SECTION</b>
Elections	3.3.1
Meetings	3.3.2
Appointment and Management of Staff	3.3.3
Formation and Involvement in Corporations and Other Entities	3.3.4
Protection from Liability	3.3.5
Code of Conduct	3.3.6
Pecuniary Interest	3.3.7
Delegations	3.3.8
Financial Management	3.3.9
Procurement	3.3.10
Capital Expenditure Framework	3.3.11
Public Private Partnerships	3.3.12
Acquisition of Land	3.3.13
Public Land	3.3.14
Approvals, Orders and Enforcement	3.3.15
Water Management	3.3.16
Tribunals and Commissions	3.3.17
Performance of Local Government	3.3.18

Full details of each proposal are set out in the draft submission attached to this report.

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### FINANCIAL IMPLICATIONS

There are no known financial implications associated with the options and models as presented in the Discussion Paper at this stage.

### CONCLUSION

The Taskforce have delivered a range of innovative proposals for the new legislation and is on the whole, supported by Council. The proposals provide for a far more enabling piece of legislation which is principles based and in a logical format. Council is also keen to learn how the Taskforce proposes to implement the recommendations in practice in the report to the Minister in September 2013.

### RECOMMENDED

**That Council forward the attached Draft Submission to the Local Government Acts Taskforce for consideration.**

### ATTACHMENTS

1. A New Local Government Act for NSW Discussion Paper - *Supporting Document*
2. Draft Submission on A New Local Government Act for NSW

Local Government Acts Taskforce  
 C/- Division of Local Government  
 Department of Premier and Cabinet  
 Locked Bag 3015  
 NOWRA NSW 2541

[INSERT DATE]

To whom it may concern,

**A NEW LOCAL GOVERNMENT ACT FOR NSW – DISCUSSION PAPER**

Thank you for the opportunity of allowing Camden Council to make a submission on the second stage of the Taskforce's program relating to *A New Local Government Act for NSW – Discussion Paper*. Council acknowledges the wide ranging consultation undertaken in the review of the Local Government Act ("the Act") and that many of the recommendations are subject to the outcome of other significant reviews currently being undertaken including the Independent Local Government Review Panel.

Council is supportive of the large majority of the proposals made by the Taskforce in its Discussion Paper. On the whole, the suggested proposals provide for the following:

- A far more enabling piece of legislation which focuses on the "why" not the "how";
- By giving the IPR framework a core focus within the Act, local councils will have a greater emphasis on community involvement, consultation and feedback. Furthermore, local councils will move away from being accountable to State Government and instead foster a positive partnership relationship;
- The proposals put forward are more principles based; increasing each Council's ability to interpret and apply the legislation to their local needs (rather than a one size fits all approach);
- The proposals provide for a more logical sequence and ordered document hierarchy (eg. Act, Regulations and Guidelines with corresponding levels of enforceability); and
- The proposals reflect contemporary local government thinking, for example, the use of technological improvements.

Council makes the following comments on some the key proposals below:

1. **Approach and Principles for the Development of the New Act (1.3)**

**Proposal:**

- (i) *A flexible, principles based legislative framework, avoiding excessive prescription, written in plain language and in a logical form. The new Act should be confined to setting out the principles of how councils are established and operate. When further detail or explanation is required as to how these principles are to be achieved then regulations, codes and guidelines will be used where appropriate.*
- (ii) *A more consistent approach be taken to the use and naming of the regulatory and other instruments, noting that there is inconsistent use of mandatory and discretionary codes, section 23A guidelines, practice notes, discretionary guidelines and the like.*

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**Comment:**

- Support proposal for a flexible, plain language piece of legislation in a logical form.
- Support the Act being based on principles and the Regulations and Guidelines to provide for the prescription when required.
- If the use of Regulations and Guidelines is to be maintained, the key to useability is to ensure that all documents are treated consistently in terms of enforceability and where possible, referenced to each other.
- By simplifying the provisions of the Act, the Taskforce should be cautious not to create burdensome and overly complex Regulations and Guidelines.

**2. Purposes of the Local Government Act (3.1.1)****Proposal:**

*The purpose of this Act is to provide*

- (1) *A legal framework for the NSW system of local government in accordance with section 51 of the Constitution Act 1902 (NSW);*
- (2) *The nature and extent of the responsibilities and powers of local government;*
- (3) *A system of local government that is accountable, effective, efficient and sustainable.*

**Comment:**

- Support the proposed purposes of the Act – the purposes are clear, concise and logical.

**3. Role and Principles of Local Government (3.1.2)****Proposal:**

*The Taskforce proposes the inclusion of a new Role of Local Government and a set of Principles for Local Government that will replace the Charter in the new Act as follows:*

*Role of Local Government:*

*The role of local government is to lead local communities to achieve social, economic and environmental well-being through:*

- (i) *Utilising integrated strategic planning;*
- (ii) *Working in partnership with the community, other councils, State and Commonwealth governments to achieve outcomes based on community priority as established through Integrated Planning and Reporting;*
- (iii) *Providing and procuring effective, efficient and economic infrastructure, services and regulation; and*
- (iv) *Exercising democratic local leadership and inclusive decision-making.*

*Principles of Local Government:*

*Principles to be observed by local government are to:*

- (i) *Provide community-based representative democracy with open, unbiased and accountable government;*
- (ii) *Engage with and respond to the needs and interests of individuals and diverse community groups;*
- (iii) *Facilitate sustainable, responsible management, development protection and conservation of the natural and built environment;*

- (iv) *Diligently address risk and long term sustainability;*
- (v) *Achieve and maintain best practice public governance and administration, and to act fairly, responsibly, ethically, and in the public interest, and*
- (vi) *Optimise technology, and foster innovation and flexibility.*

**Comment:**

- Support the proposed Role and Principles of Local Government.
- Notes that the Principles could also include a reference to delivery of services.
- Considers that instead of replacing the Charter, the proposed Role and Principles could be read in conjunction with a modernised (re-written) version of the Charter.
- The Taskforce's proposal is far more general in nature than the existing Charter and arguably of less use as a reference point in guiding the day to day conduct of councils. Council is of the view that the two could co-exist in the new Act.

**4. Integrated Planning and Reporting (3.2.1)****Proposal:**

*The Taskforce propose that:*

- (i) *IPR be elevated to form a central "plank" of the new Act as the primary strategic tool to enable councils to fulfil their leadership role and deliver infrastructure, services and regulation based on community priorities identified by working in partnership with the community, other councils and the State Government.*
- (ii) *Other provisions of the Act be drafted so as to better support IPR including accountability to the community, financial sustainability and partnership with the State and others to deliver community outcomes.*
- (iii) *Where possible relevant provisions from other sections of the Act be incorporated into IPR to reduce duplication. For example, capital planning and expenditure approval provisions could be moved to the IPR resourcing strategy provisions; and community consultation processes should reflect IPR community engagement principles and need not be repeated throughout the Act.*
- (iv) *The IPR provisions be simplified to increase flexibility for council to deliver IPR in a way that is locally appropriate.*

**Comment:**

- Supports Integrated Planning and Reporting ("IPR") being the core focus of the new Act – fostering a partnership with the community, other councils and the State Government.
- Consolidation and removal of duplication supported.
- In order for Council to deliver IPR in a way that is locally appropriate and to operate at its optimum, State Government must be supportive and cooperative to this approach. It may be advisable to enshrine minimum legislative responsibilities in Regulations and Guidelines to ensure that the Taskforce's goals in relation to IPR are realised.
- The current Act treats councils as individual entities and does not recognise and support the role of councils in regional and State planning. In order to



achieve the best outcome for the community and Council, IPR regulations should be applied across local and State levels of Government consistently.

5. **Community Consultation and Engagement (3.2.2)**

**Proposal:**

*The Taskforce proposes the following set of principles to guide councils regarding how consultation and engagement might occur:*

- *Commitment to ensuring fairness in the distribution of resources (equity); rights are recognised and promoted (rights); people have fairer access to the economic resources and services essential to meet their basic needs and to improve their quality of life (access); and people have better opportunities to get involved (participation).*
- *Ensuring that persons who may be affected by, or have an interest in, a decision or matter should be provided with access to relevant information concerning the purpose of the consultation and the scope of the decision(s) to be taken.*
- *Ensuring that interested persons have adequate time and reasonable opportunity to present their views to the council in an appropriate manner and format.*
- *Ensuring that the views presented to the council will be given due consideration.*
- *Ensuring that council, in exercising its discretion as to how consultation will proceed in any particular circumstance, has regard to the reasonable expectations of the community, the nature and significance of the decision or matter, and the costs and benefits of the consultation process.*
- *Arranging for special consultative procedures in particular instances.*

**Comment:**

- Council is supportive of developing its own Community Engagement Strategy to determine who, how and what to consult with/on as part of the IPR framework. This will also reinforce local council's ability to deal with "local" issues.
- Flexibility in terms of community consultation and engagement is encouraged, including the removal of a stringent regulatory system and the implementation of a set of guiding principles for consultation and engagement. This method will ensure that local issues are addressed and local government will have a greater sense of autonomy.

6. **Technology (3.2.3)**

**Proposal:**

*The Taskforce proposes that:*

- (i) *As a general principle the Act should support the optimal and innovative use of technology by councils to promote efficiency and enhance accessibility for the benefit of constituents.*
- (ii) *The Act allow each Council to determine the most appropriate use of technology taking into account the principles for local government and community engagement through the IPR framework discussed above.*

**Comment:**

- Support the use of advances in technology, however note that there should be minimum levels maintained so as not to exclude community participation by a change in use of technology.
- Before implementing changes in technology for delivery of services, Councils must be satisfied of potential risks including leaks of confidential information, data sharing, storage, protection of personal information etc.

**7. Elections (3.3.1)****Proposal:**

*The Taskforce proposes:*

- (i) *Use of postal voting at all council elections as a means of increasing efficiency and voter participation and reducing council election costs.*
- (ii) *The following possible improvements to electoral provisions:*
  - *The most appropriate voting system – exhaustive preferential; optional preferential; proportional, or first past the post;*
  - *The option of utilising electronic voting in the future;*
  - *Mechanisms for removing the need for by-elections, when a vacancy occurs either in the first year following an ordinary election or up to 18 months prior to an ordinary election;*
  - *Half term elections for councillors, similar to Senate elections;*
  - *The ward system being abolished;*
  - *Improving the adequacy of and access to candidate information prior to elections; and*
  - *The enrolment process and maintenance of the non-residential roll, particularly in the City of Sydney.*

**Comment:**

- Council would prefer to see the content relating to elections being transferred to a dedicated "Elections Act" which would deal with Federal, State and Local Government election matters.
- Supports the use of postal voting at all council elections as a means of increasing efficiency, voter participation and reducing council election costs.
- Support consideration of the most appropriate voting system – exhaustive preferential; optional preferential; proportional, or first past the post.
- Support investigation into the use of electronic voting for the future.
- Support initiatives for reducing the need for by-elections where a vacancy occurs in the first year following an ordinary election or up to 18 months prior to an ordinary election.
- Council does not support the abolition of the ward system in its entirety. It is suggested that this be a decision for each Council to determine based upon its geographical nature, number of Councillors, Councillor/community population ratio and potential growth rates for the area.
- Support mechanisms to improve the adequacy of and access to candidate information prior to elections, including minimum levels of information to be provided in order to ensure a democratic process throughout the election period.

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8. **Meetings (3.3.2)****Proposal:***The Taskforce proposes:*

- (i) *The provisions relating to council meetings be:*
- *Reviewed, modernised and any unnecessary prescription and red tape removed;*
  - *Designed to facilitate councils utilising current and emerging technologies in the conduct of meetings and facilitating public access; and*
  - *Consolidated into a generic mandatory Code of Meeting Practice that may if necessary be supplemented to meet local requirements, provided the amendments are not inconsistent with the provisions of the Act and standard Code of Meeting Practice.*

**Comment:**

- Supportive of the proposals including a generic mandatory Code of Meeting Practice which will incorporate the range of provisions in the current Act, Regulations, Model Code of Conduct for Local Councils in NSW, the Guidelines and Council's Code of Meeting Practice. This will ensure consistency and a standard level of service across local government.

9. **Appointment and Management of Staff (3.3.3)****Proposal:***The Taskforce proposes:*

- (i) *The strategic responsibilities of the council be clearly separated from the operational responsibilities of the general manager in determining the council's structure and be aligned with IPR by:*
- *The general manager being responsible for determining the organisation structure and for recruiting appropriately qualified staff necessary to fulfil each role within the structure;*
  - *The council being responsible for determining those services and priorities required and to provide the resources necessary to achieve the Council's Delivery Program; and*
  - *The general manager being responsible for the employment of all staff and there be no requirement for the general manager to consult with the council in relation to appointment and dismissal of senior staff.*
- (ii) *All positions meeting the criteria as a senior staff position be treated as such, appointed under the prescribed standard contract for senior staff, identified as a senior staff position within the organisation structure, and the remuneration be reported in the council's annual report.*
- (iii) *In line with the principle of reducing prescription:*
- *Each council to determine how it deals with regulatory responsibilities that fall outside of the Local Government Act, rather than prescribe the appointment of a Public Officer, and*
  - *The EEO provisions be incorporated with the IPR processes and procedures.*
- (iv) *The current prescription in the Act relating to the advertising of staff positions and staff appointments be transferred to regulation or to the relevant industrial award.*

**Comment:**

- Support the delineation between the role of the Council and the General Manager but note that the Independent Review Panel is looking into the broader roles of Mayors and General Managers in a more holistic sense.
- Support the proposals including a definition of "senior staff" in the Act.

**10. Code of Conduct (3.3.6)****Proposal:**

*The Taskforce is not proposing any changes to the conduct provisions of the Act.*

**Comment:**

Council recognises the recent improvements made to the Code of Conduct framework and does not recommend any further reform at this stage.

**11. Pecuniary Interest (3.3.7)****Proposal:**

*The Taskforce proposes that:*

- The pecuniary interest provisions be reviewed to ensure they are written in plain language, easily understood and any unnecessary red tape removed.*
- Consideration be given to utilising available technology to assist with the submission and maintenance of pecuniary interest disclosures and to facilitate appropriate access to this information.*

**Comment:**

Whilst Council is of the view that the current provisions work reasonably well, it would be beneficial to include a definition of "designated person" and a simplified form for declaring Pecuniary Interests in the new Act.

**12. Delegations (3.3.8)****Proposal:**

*The Taskforce proposes that the provisions in the Act relating to delegations be reviewed to ensure that they are streamlined, written in plain language, and are reflective of the roles and responsibilities of the council and the general manager to facilitate the efficient, effective and accountable operation of local government.*

**Comment:**

Support the proposals. Council considers that these provisions operate reasonably well.

**13. Financial Governance (3.3.9)****Proposal:**

*The Taskforce proposes:*

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- (i) *There be greater scope for a focus on principles and the definition of financial systems/minimum standards within a new legislative framework and for assimilation with the mechanisms of IPR in line with frameworks proposed for other parts of the legislation.*
- (ii) *There be a rebalancing of the regulatory focus of the legislative framework towards systems and risk management rather than process prescription.*
- (iii) *To await the Independent Panel work on many of the issues associated with fiscal responsibility including rating issues; asset and financial planning; rates and charges; management of expenditure; and audit practices before recommending legislative positions on these matters.*

**Comment:**

- A focus on principles and the definition of financial systems/minimum standards is supported.
- The Council awaits the response from the Independent Local Government Review Panel on the issue of rate pegging, asset and financial planning, rates and charges, management of expenditure and audit practices.

14. **Procurement (3.3.10)****Proposal:**

*The Taskforce proposes:*

- (i) *The adoption of a more principles-based enabling approach to procurement combined with a medium level of regulation designed to ensure support of the principles of value for money, efficiency and effectiveness, probity and equity, and effective competition.*
- (ii) *In relation to the current tendering threshold of \$150,000 rather than the legislation setting a dollar value threshold a more flexible principles-based approach to be taken to councils setting the threshold based on risk assessment of the proposed procurement.*
- (iii) *The delegations section of the Act be reviewed to facilitate councils entering into collaborative procurement arrangements such as via ROCs and allowing councils to delegate procurement to general managers with a "report back" mechanism.*
- (iv) *Any regulation of council procurement support councils utilising available technologies that can assist with efficient, effective and economic procurement processes that are accessible to all relevant stakeholders and are fair, open and transparent.*

**Comment:**

- Council expresses concern about the removal of a monetary threshold in tendering. Council either supports the use of a mandatory higher threshold or if the legislative threshold is abolished, that there is a rigorous system of procurement to identify sensitive or significant projects. The removal of a monetary threshold and the option of a more principles-based enabling approach with medium levels of regulation will require a series of mitigation measures to prevent against an increased risk of corruption and fraudulent dealings. Council is keen to understand the details of how the Taskforce proposes to implement this.
- The use of collaborative procurement arrangements with other councils and State Government is welcomed.

- The proposal to delegate procurement decisions to the General Manager with a report back mechanism is supported, provided that all Councils abide by a model Tendering Framework which stipulates the minimum process requirements throughout the tender process – for example, determining the selection criteria, review of the decision to tender, and undertaking internal probity checks.

**15. Capital Expenditure and Public Private Partnerships (3.3.11 and 3.3.12)**

**Proposal:**

*The Taskforce proposes:*

- That a capital expenditure and monitoring framework be developed to enable the appropriate management of risk by councils. This framework should be tailored to risk levels, including significance of the project (including materiality and whole of life costs) and not based on arbitrary monetary thresholds or procurement vehicles.*

*The Taskforce proposes that PPP projects continue to be subject to regulation and aspects that could be streamlined or simplified be identified and mechanisms for ensuring PPPs be considered for inclusion in the IPR framework.*

**Comment:**

Support both proposals – both processes will be streamlined and based on risk assessment.

**16. Acquisition of Land (3.3.13)**

**Proposal:**

*The Taskforce proposes:*

- No change at this time to the acquisition of land provisions as they remain essential to council's continued service and infrastructure delivery, are generally working well and there are no strong reasons to support change.*
- Council plans for the acquisition of land be linked with the IPR processes, and in particular the expressed opinion of the community in the community strategic plan on the need for additional public land or the sale of public land, be included in Delivery Program provisions.*

**Comment:**

- In regards to the acquisition of land by Council, on the whole, the current provisions of the Act are satisfactory. However, there are certain restrictions imposed on public land dedicated to Council through s. 94 contributions. Currently, land that may be better utilised as operational or sold in order to achieve the best outcome for Council and the relevant community cannot be realised.
- Council is cautious to place the plan for the acquisition and sale of public land solely in the hands of the IPR process. Some areas of public land, particularly certain parcels of community land, are of such a nature and positive contribution to the community that it should be reserved for future generations of the area. The decision on whether to acquire or sell public land under the new Act must require a consultative and robust process.

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**17. Public land (3.3.14)****Proposal:***The Taskforce proposes:*

- (i) *The current processes for council land management, being complex and inconsistent with the Crown Lands regime, be simplified and complementary.*
- (ii) *The Local Government Act:*
  - *Require councils to strategically manage council-owned public land as assets through the IPR framework.*
  - *Balance reasonable protections for public land use and disposal where the land is identified as having significant value or importance.*
  - *End the classification regime of public land as either community or operational land and instead, require the council resolution at the time of acquiring or purchasing land to specify the proposed use or uses.*
  - *Provide that a proposed change in the use or disposal of public land, including consultation mechanisms, should be dealt with through the council's asset management planning and delivery program.*
  - *Retain the requirement for a public hearing to be held by an independent person where it is proposed to change the use or dispose of public land identified as having significant value or importance. The results should be reported to and considered by the council before a decision is made and proposals should be addressed through council's community engagement strategy.*
  - *Recognise the LEP zoning processes and restrictions applying to council owned public land.*
  - *Review the prescribed uses to which public land may be applied to accommodate other uses appropriate to the current and future needs of the community.*
  - *Cease the need for separate plans of management for public land to be prepared and maintained, and in lieu, utilise the asset management planning and delivery program.*
  - *Cease the need for a separate report to be obtained from the Department of Planning and Infrastructure where proposed leases and licences of public land are referred to the Minister for Local Government for consideration.*

**Comment:**

- Alignment with the Crown Lands regime is supported, however a dedicated "Public Lands Act" which combines both public and crown land into the one piece of legislation is the preferred option.
- Council supports the removal of the burdensome and unnecessary operational/community land classifications and encourages the much simpler process of specifying the proposed use or uses of land by council resolution. It is however acknowledged that guidance should be provided on what constitutes land which has "significant value or importance".
- Council supports the removal of separate plans of management for public land to be prepared and maintained, and in lieu, utilise the asset management planning and delivery program.
- Council supports the removal of the requirement to obtain a separate report to be obtained from the Department of Planning and Infrastructure where proposed leases and licences of public land are referred to the Minister for

Local Government for consideration. Whilst this proposal is supported, it is unclear if and in what circumstances public land matters will still be referred to the Minister. It is Council's view that classification of public land and lease and licensing issues should be dealt with via public consultation and council resolution, rather than referring it to the Minister for consent.

### **18. Approvals, Orders and Enforcement (3.3.15)**

#### **Proposal:**

*The Taskforce proposes:*

- (i) *Regulatory provisions be reviewed to ensure that the Act provides guidance on regulatory principles but contains flexibility and less prescription in their implementation, with statutory minimum standards or thresholds the council must meet, and councils discretionary "on the ground" functions.*
- (ii) *Within this framework, the prescriptive processes of approvals and orders be streamlined and subject to risk assessment, be placed into regulations where possible, allowing the Act to focus on high priority areas and principles.*
- (iii) *Certain approvals be repealed or transferred to other legislation, such as the installation of manufactured homes and the operation of caravan parks and camping grounds. Installation of domestic oil and solid fuel heating appliances should be transferred to the Environmental Planning and Assessment Act; approvals for filming activities on public land be deleted or transferred to other legislation; approvals of amusement devices be transferred to health and safety legislation; and approvals for engaging in activities on public roads be transferred to roads and transport legislation.*
- (iv) *Given the maximum penalties have not increased since 1993, penalties for offences in the Act and Regulation be reviewed to ensure they are proportionate to the seriousness and nature of the offence, and act as a deterrent to re-offending.*
- (v) *To have regard to the findings and recommendations of the reports by IPART as they affect local government that are due by mid 2013.*

*The Taskforce invites comments as to whether there are currently activities requiring approval that are low-risk or redundant and therefore can be removed from the legislation.*

#### **Comment:**

- Support flexibility and use of minimum standards to ensure some level of consistency.
- Support the transferring of certain approvals to other more relevant legislation. This will ensure that the Act remains well defined and in a logical sequence.
- Support the review of penalties since the last review in 1993.

The Discussion Paper goes a long way to address the current issues with the present Act and recommend reform which is enabling, flexible and responsive to the community.

Camden Council is very supportive of the proposals, with the small exceptions raised above and matters requiring additional information (including how the Taskforce proposes to implement the proposals in practice). Council looks forward to the third stage of the Taskforce's program and welcomes this revised approach to Local Government.



**ORD07**

Should you have any queries, please do not hesitate to contact the undersigned in the first instance.

Yours sincerely

Ron Moore  
**GENERAL MANAGER**

**Attachment 2**

## ORDINARY COUNCIL

ORD08

ORD08

**SUBJECT: DETERMINATION OF COUNCILLOR FEES - 2013/2014 - LOCAL GOVERNMENT REMUNERATION TRIBUNAL**

**FROM:** Director Governance

**BINDER:** Local Government

### PURPOSE

To advise Councillors of a determination by the Local Government Remuneration Tribunal for the level of Councillor fees payable for the 2013/14 financial year.

### MAIN REPORT

The Local Government Remuneration Tribunal (the Tribunal) sets the range of fees for all Councillors and Mayors in NSW each year. The Tribunal has concluded its annual review and, having regard to key economic data and the views of the assessors, it has determined that an increase of 2.5% in fees for Councillors is appropriate. The increases are effective on and from 1 July 2013.

Section 239 of the Local Government Act 1993 requires the Tribunal to determine the categories of councils and to place each council in a category at least every three years. A review was not undertaken this year as the Tribunal undertook a review of categories in 2012. As such, Camden Council is still categorised as a Metropolitan Council and the revised fees payable for a Metropolitan Council are as follows for 2013/14:

COUNCILLORS	MAYOR
Minimum \$7,930 - Maximum \$17,490	Minimum \$16,890 - Maximum \$38,160

The current Councillor fees are \$15,573.60 per annum for Councillors and \$34,000.30 per annum for the Mayor.

### FINANCIAL IMPLICATIONS

Based on the present level of fees payable to the Mayor and Councillors as above, a 2.5% increase would amount to an increase of \$389.34 per annum for each Councillor, bringing the total to \$15,962.94 per annum and \$850.01 for the Mayor, totalling \$34,850.31 per annum. Alternatively, Council may adopt the maximum amount payable in each case.

A 2.5% increase to Councillors' fees would result in additional expenditure totalling \$4,354.07. The 2013/14 Operational Plan (inc budget) includes a provision for an increase of expenditure of 3.0%, which represents an amount of \$5,225. If Council elects to increase fees by 2.5%, the budget will be adjusted at the September Quarterly Budget Review.

### RECOMMENDED

**That Council determine the level of fees payable to Councillors and Mayor for 2013/2014 financial year.**

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## ORDINARY COUNCIL

**ORD09****SUBJECT: LGNSW ANNUAL CONFERENCE - CALL FOR MOTIONS & VOTING DELEGATES****FROM:** Director Governance**BINDER:** LGNSW Conference

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### PURPOSE OF REPORT

To identify issues of significance to Council for submission to Local Government NSW (LGNSW) for possible consideration at the 2013 Local Government NSW Annual Conference, and to nominate (attendees and) Council voting delegates.

### BACKGROUND

The Local Government NSW Annual Conference will be held at the Sydney Town Hall from 1 – 3 October 2013.

A copy of the Draft Program for the conference is attached to this report.

To assist with planning the Conference Program, LGNSW have requested input from Councils.

### MAIN REPORT

As per conferences held in the past by the former Local Government Association and the Shires Association, LGNSW has allocated time on the Program for business sessions to discuss the various significant issues affecting the local government sector in NSW.

In order to guide the content of the business sessions, LGNSW have requested that Council's identify three to five issues which they believe are causing concern to the council and/or the local community and submit for consideration.

In addition to identifying the issues, LGNSW are encouraging Councils to suggest an appropriate solution by including a motion which could be considered by the Conference.

Submission of the issues, along with appropriate motions, is to be provided to LGNSW by Friday 19 July.

LGNSW will review responses received from member Councils and identify the top three to five overall issues identified, with a view to putting the matters to the Conference as motions for debate and deliberation as part of the business sessions.

### ISSUES FOR SUBMISSION

A number of issues have been identified as of significant importance to both Camden and the local government sector as a whole and as such are considered appropriate for submission to LGNSW for consideration at the LGNSW Annual Conference.

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## **Noxious Weeds Act**

### Detail of Issue:

In most local government legislation it is seen as prudent and expedient for the council to delegate powers to the General Manager. However The Noxious Weeds Act has been framed in such a manner so as not to allow the sub-delegation of powers by the General Manager to other members of staff. This poses an unnecessary and unjustified administrative burden on councils in that each time there is a change in personnel a report needs to be prepared and submitted to a full meeting of the council for deliberation and the delegation of an individual staff member. In the interests of good governance the provisions of Section 68 of the Act should be changed to permit the sub-delegation of powers from the General Manager to the appropriate officer within the council.

### Motion for submission:

That Section 68 of the Noxious Weeds Act 1993 be amended to allow the General Manager of the local authority to sub-delegate the powers and responsibilities referred to below:

- Section 18 - the power to issue 'Weed Control Notices';
- Section 18A - Prior Notice of Weed Control Notice';
- Section 20(2) - the power to carry out 'Noxious Weed Control by Local Control Authority (Council) after Weed Control Notice not complied with';
- Section 36A - the power to impose 'Temporary restrictions during weed control';
- Section 41 – Inspectors;
- Section 43 - 'Power of Entry';
- Section 45 - the power to give occupiers 'Notice of Entry' for the purposes of undertaking noxious weeds inspections.

## **GIPA Act / Copyright Act**

### Detail of Issue:

There is conflict between information that can be made available to the public under the Government Information Public Access Act and the Copyright Act.

As it stands, whilst public access to documents under the Copyright Act is still permissible, to ensure Councils are not breaching Copyright legislation, the documents can only be made available under '**view only**' arrangements, unless express consent has been granted by the copyright owner of the document to release it.

This has a profound impact on the vast majority of documents the public typically want to access. Prime examples include copies of house plans and consultant's reports.

Whilst there are ways to accommodate this conflict, it is strongly felt unnecessary and costly to do so.

### Motion for submission:

That the Government Information (Public Access) Act 2009 be reconciled with the Copyright Act so as to provide clarity and direction on what Council can and cannot release in terms of public access documents.

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## **Asbestos / Clean Up Provisions for Unhealthy / Unsafe Properties**

### Detail of Issue:

In May 2013, the Division of Local Government released the “Model Asbestos Policy for NSW Councils” (Model Policy) as a guideline under section 23A of the *Local Government Act 1993*. Council is required to consider the Model Policy when developing, adopting and implementing an asbestos policy.

The Model Policy relies on various Acts, including the *Protection of the Environment Operations Act 1997* and the *Local Government Act 1993* to regulate the management of asbestos by various agencies including WorkCover NSW, the Environment Protection Authority (EPA) and local councils.

Whilst the Model Policy is a good start, an improved legislative framework is required to ensure the relevant government agencies at both the state and local level have the necessary powers to act quickly and effectively to deal with the management of asbestos.

Legislation is required that has sufficient penalties to recognise the significance of the issue and also include powers so that if a landowner fails to act in a timely manner to manage asbestos on their premises then Council or the relevant authority can undertake the works and claim the costs as a debt against the property.

The objective of any legislative change should be to empower Council or the relevant authority to undertake the work without unnecessary delay and recover costs.

### Motion for submission:

That the existing legislation relating to the management of asbestos be reviewed to develop a clear framework so that the relevant government agencies at both the state and local level have the necessary powers to act quickly and effectively to deal with the management of asbestos.

The legislation needs to have sufficient penalties commensurate with the significance of the issue and encompass the power so that should a landowner fail to take adequate measures in a timely manner then the relevant agency can undertake the works and claim the costs as a debt against the property.

## **DELEGATES**

In addition to the submission of issues and associated motions to LGNSW, it is appropriate that Council determine whether it is to be represented at the Conference and if so, to nominate voting delegates.

This year, Council is entitled to up to five (5) voting delegates.

It should be noted that under Councils Payment of Expenses & Provision of Facilities Policy, “any costs relating to conference attendance, including registration fees...are to be paid from the Councillors annual allowance.”

Councillors are advised that Early Bird registration, with relevant discounts, is open until 19 August 2013.

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### FINANCIAL IMPLICATIONS

There are no financial implications to Council.

### CONCLUSION

Council has the opportunity to submit issues for possible consideration at the LGNSW Annual Conference, to be held in Sydney on 1 – 3 October 2013.

In addition, Council is entitled to nominate up to five (5) voting delegates to attend.

### RECOMMENDED

**That Council:**

- i. submit three issues and associated motions for consideration by LGNSW as outlined in the report; and**
- ii. nominate attendees, including up to five voting delegates, for attendance at the 2013 LGNSW Annual Conference.**

### ATTACHMENTS

1. 2013 LGNSW Annual Conference - Draft Program

ORD09

Attachment 1

## Local Government NSW Annual Conference 2013

**DRAFT PROGRAM 1 - 3 October, 2013 (as of 24 June 2013)**  
**Sydney Town Hall, George Street, corner of Park Street, Sydney**

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### Tuesday 1 October

- 4.00pm – 8.00pm Registration opens, Lower Ground Floor, Sydney Town Hall.
- 6.00pm – 8.00pm Presidents' Welcome Reception, Lower Town Hall, sponsored by YMCA.  
 Welcome from the **Joint Presidents LGNSW**  
 Welcome from **Cr Clover Moore, Lord Mayor of City of Sydney**  
 Address by Welcome Function Sponsor

### Wednesday 2 October

- 8.00am - 6.00pm Registration opens in Lower Town Hall, Sydney Town Hall; Distribution of voting materials; Cloak Room opens in Treasury Room
- 9.30am – 10.00am *Morning Tea available in Trade Exhibition in Lower Town Hall sponsored by LG Super*
- 8.00am – 10.00am Voting for Executive Positions in Marconi Room, Ground Floor, inclusive of morning tea  
 (voting is suspended from 10.00am – 11.00am)
- 11.00am – 1.00pm Voting for Executive Positions in Marconi Room, Ground Floor
- 10.00am – 12.00pm Official Opening Ceremony, Centennial Hall, Ground Floor  
**Official Opening Ceremony:**  
 National Anthem  
 Welcome to Country **Mr Glenn Doyle**  
 Address from **Her Excellency Professor Marie Bashir AC CVO, Governor of NSW**  
 Introduction by the **Joint Presidents LGNSW**  
 Address from **Hon Barry O'Farrell MP, Premier of NSW** (invited)  
 Presentation of the AR Bluett Awards  
 Presentation of Outstanding Service Awards  
 Adoption of Standing Orders.  
 Presentation and Adoption of Treasurer's Report.
- 12.00pm – 1.00pm *Lunch in trade exhibition in Lower Town Hall sponsored by LG Super*
- 1.00pm – 1.30pm Keynote Address: **Hon Don Page MP, Minister for Local Government**
- 1.30pm – 3.30pm Opening of Business Session
- 1.30pm – 1.45pm Keynote Address: **Cr Clover Moore, Lord Mayor of City of Sydney**
- 1.45pm – 3.25pm Consideration of Motions concerning but not limited to the Independent Local Government Review Panel – findings and directions (**Professor Graham Sansom, Mr Glens Inglis and Ms Jude Munro** invited)
- 3.25pm Message from LG Super as Distinguished Sponsor
- 3.30pm *Afternoon tea in Trade Exhibition in Lower Town Hall sponsored by LG Super*
- 4.00pm – 4.30pm **Hon John Robertson MP, Leader of the Opposition**

- 4.30pm – 4.55pm LGNSW – Plans for the Future (how your Association will assist its member councils in the year ahead) Speakers TBC.
- 4.55pm Message from NRL as Distinguished Sponsor
- 5.00pm End of Day Proceedings. Sponsors Happy Hour in Trade Exhibition sponsored by NRL
- 6.00pm Sponsors Happy Hour in Trade Exhibition finishes
- 4.00pm – 6.30pm Delegates Retreat in Trade Exhibition or Treasury Room as Cloak Room open for dinner arrivals/ changes/ *cloak room facilities to cater for changing for dinner for delegates not returning home*
- 7.30pm – 11.00pm Gala Dinner in Centennial Hall

#### Thursday 3 October

- 8.00am – 5.00pm Registration opens in Vestibule, Ground Floor, Sydney Town Hall. Distribution of voting materials; Cloak Room opens in Treasury Room
- 9.00am Conference Business Session Opens for General Business.
- 9.10am Message from NSW EPA as Distinguished Sponsor
- 9.15am – 9.45am **Ms Gail Kelly, Chief Executive Officer, Managing Director, Westpac Banking Corporation**
- 9.45am – 10.30am Conference Business Session Opens - Consideration of Motions
- 10.30am *Session breaks for Morning Tea in trade exhibition sponsored by NSW EPA*
- 11.00am – 11.30am **Mr Jim Betts, CEO, Infrastructure NSW** (TBC)
- 11.30am – 12.05pm 'Regional and Urban councils – what will we look like in 2036?' – **Mr Mark McCrindle**, social researcher with an international renown for tracking global changes and analysing social trends
- 12.05pm – 12.50pm Planning debate 'The New Planning System: a Cultural Challenge!' facilitated by **Mark McCrindle, demographer, and invited panelists Hon Brad Hazzard MP, Minister for Planning, Mr Chris Johnson AM, Chief Executive Officer, Urban Taskforce, Ms Corrine Fisher, Better Planning Network, and Professor Ed Blakely, United States Studies Centre.**
- 12.50pm Report from Elite sponsor/ Distinguished sponsor
- 1.00pm *Lunch in trade exhibition sponsored by NSW EPA*
- 2.00pm – 3.30pm Consideration of Motions (1.5 hours)
- 3.30pm Close of conference. Conference adjourns for Sponsors Happy Hour drinks in trade exhibition sponsored by NRL inclusive afternoon tea
- 4.30pm Sponsors Happy Hour concludes. End of Day proceedings

#### CLOSE OF CONFERENCE

This program is correct at the time of printing; speakers and program details may have changed due to unforeseen circumstances.



## ORDINARY COUNCIL

ORD10

**SUBJECT:** 2012/13 LOAN BORROWING PROGRAM  
**FROM:** Director Governance  
**BINDER:** Loan Borrowings

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### PURPOSE OF REPORT

For Council to consider new loan interest rates for the 2012/13 Loan Borrowing Program.

### MAIN REPORT

At the Ordinary Council meeting 25 June 2013, Council resolved the following:  
That:

- i. the offer of loan funds of \$1,300,000 from the Commonwealth Bank for a period of ten (10) years with bi-annual principal and interest payments at a fixed rate of 5.42% per annum be accepted; and
- ii. the seal of Council be authorised to be affixed to the necessary loan documents.

Upon contacting the Commonwealth Bank to begin the loan agreement process, Council was advised that due to a shift in the market, the indicative rate of 5.42% was now 5.82%. This increase meant that the rate from the Commonwealth Bank was not the most competitive rate. In order to ensure that Council is considered transparent and fair in its Expression of Interest process a call for new quotes is considered the most prudent course of action.

Council has contacted the same 13 institutions (11 banks and 2 credit unions) requesting new quotes, for a fixed interest loan of \$1,300,000 with bi-annual interest and principal repayments over ten (10) years. The quote received from each institution is to remain firm until 10 July 2013. The table of loan interest rates can be found in **supporting documents**. It should be noted that some institutions could not provide a fixed interest rate for 10 years, or could not guarantee the interest rate until 10 July 2013, and were considered non-conforming EOI's.

Following a call for quotations, it is recommended that Council accept the offer from the Members Equity Bank (ME Bank) for a \$1,300,000 loan based on a ten (10) year loan with bi-annual principal and interest repayments at a fixed interest rate of 5.95% per annum.

Council has not borrowed money since 30 June 2011. In the past the current process of accepting loan interest rates has provided Council with the most competitive outcome. Financial markets are now more volatile and financial institutions must adapt to a changing daily market. As a result many institutions find it difficult to hold rates beyond the daily rate. It is recommended that a further report come back to Council giving the General Manager delegated authority to negotiate and accept the most competitive loan interest rate on the day. It should be noted that under Section 377 of the Local Government Act, only Council can authorise the borrowing of money. This delegation is only to negotiate and accept the most competitive rate where Council has

already approved the borrowing of money. This report does not recommend that the delegation be considered for effect until after this loan offering, this is to ensure the change is not seen to be favouring any one institution.

### **FINANCIAL IMPLICATIONS**

As a result of the loan not being drawn down before the 30 June 2013, Council will need to transfer \$1,300,000 from the Administration Building Reserve to part-fund the 2012/13 budget. Upon drawdown of the loan in July 2013, the loan funds will be paid back to this reserve. The funds must be paid back to the reserve as the design phase of the new administration building will commence in 2013/14 and the majority of funds in this reserve are committed to that phase of the project.

### **CONCLUSION**

To ensure transparency and fairness in Council's Expression of Interest process, Council has called for new quotes for the 2012/13 loan borrowing program. It is recommended that Council accept the offer from the Members Equity Bank (ME Bank).

A further report will come back to Council recommending that the General Manager be given delegated authority to negotiate and accept the most competitive loan interest rate on the day. This delegation would only be used after Council has approved the borrowing of money as part of its Operational Plan and Revenue Policy.

### **RECOMMENDED**

**That Council:**

- i. accept the offer of loan funds of \$1,300,000 from the Members Equity Bank (ME Bank) for a period of ten (10) years with bi-annual principal and interest payments at a fixed rate of 5.95% per annum be accepted;**
- ii. affix the seal of Council to the necessary loan documents; and**
- iii. transfer \$1,300,000 from the Administration Building Reserve to fund the 2012/13 Capital Works Program and the funds be paid back to the Administration Building Reserve upon draw down of the loan.**

### ATTACHMENTS

1. Loan Quotes - *Supporting Document*

## ORDINARY COUNCIL

ORD11

**SUBJECT: REQUEST FOR FUNDING FOR 2013 CHRISTMAS IN NARELLAN  
EVENT - NARELLAN CHAMBER OF COMMERCE & INDUSTRY LTD**

**FROM:** Director Governance

**BINDER:** Sponsorship

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of a request for funding from the Narellan Chamber of Commerce & Industry Ltd for the 2013 'Christmas in Narellan' event. **A copy of the request, sponsorship proposal and mission statement are provided with the Business Paper Supporting Documents.**

### BACKGROUND

In 2012 the Narellan Chamber of Commerce & Industry formed a working sub-committee to stage the inaugural 'Christmas in Narellan' event. The event was intended to strengthen the sense of community, enhance community pride and to create a festive streetscape within the Narellan township to mark the beginning of the festive season.

### MAIN REPORT

Following last year's event, the Narellan Chamber of Commerce & Industry has again formed a sub-committee to continue this annual event for the benefit of the local community. The Committee proposes the following activities for this year:

- A large scale Christmas Tree, complete with electric decorative lighting and professional landscape design.
- A display of Christmas tree decorations and banners on street power poles along both sides of Camden Valley Way, between Richardson Road and Narellan Road.
- A range of traditional, family fun Christmas activities such as Carols by Candlelight, a visit from Santa and community performances.

Following feedback from last year's event, the Committee has identified key areas for improvement including a modified site layout to offer better audience visibility of the stage and will engage a professional stage management company to provide high quality audio/visual effects.

The Narellan Chamber of Commerce has requested that Council again consider providing \$10,000 which would secure Council's 'Event Partnership' and enable the continued planning and delivery of this event.

In 2012, Council donated \$10,000 from the 2012/13 budget to the Narellan Chamber of Commerce for the 'Christmas in Narellan' event. In addition, in-kind support in the form of advertising in Council's regular publications and staff advice was provided. However this in-kind contribution did not result in any additional cost to Council.

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## GENERAL COMMENTS

A separate request for sponsorship was received from the Light Up Camden Festival Committee and as Camden continues to grow it is possible that requests for financial assistance could be received from other organisations wishing to stage similar events within the local government area. As noted in the previous report to Council on the Light Up Camden event, Council may wish to consider the option of one signature Light Up Event in the Camden LGA in a location to be determined. An example of this concept is the tree lighting event in Martin Place.

## FINANCIAL IMPLICATIONS

No funding has been allocated in the 2013/14 budget for this additional sponsorship. Council has an available allocation of \$30,000 in Consolidated Ward Funds for the 2013/14 financial year. The unspent balance of Ward Funds from 2012/13 is \$11,718. If Council decides to carry the unspent balance forward to the 2013/14 financial year, the available balance will increase to \$41,718.

## CONCLUSION

The 'Christmas in Narellan' event is now in its second year and this request is submitted to Council for its consideration.

## RECOMMENDED

**A matter for Council to determine.**

## ATTACHMENTS

1. Narellan Chamber of Commerce & Industry Inc Request for Funding - *Supporting Document*
2. Sponsorship Proposal - *Supporting Document*
3. Mission Statement - *Supporting Document*

## ORDINARY COUNCIL

ORD12

**SUBJECT:** ROSEVALE RESERVE REDEVELOPMENT  
**FROM:** Acting Director Works & Services  
**BINDER:** Community Services\Recreation and Leisure

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### PURPOSE OF REPORT

To seek Council endorsement of a landscape masterplan for the future development of Rosevale Reserve and to endorse the use of funds for Stage 1 works to establish a dog off leash area.

### BACKGROUND

Rosevale Reserve located in Narellan, is a large irregular shaped public reserve adjoining the Camden Bypass. The reserve has received repeated vandal attacks in recent years.

The reserve has limited visibility into the reserve from the adjoining residential area. For a number of years there has been playground equipment within the reserve including a soft fall zone, one seat, and a brick kicking wall.

The following playgrounds are within walking distance to Rosevale Reserve:

- Greenhills Reserve on Hillview Street;
- Nott Oval off Rudd Street;
- Eastlewood Reserve on Eastlewood Street; and
- Narellan Urban Forest on Elyard Street.

Rosevale is a sloping site, to assist with drainage there are several drainage pits on the reserve edge, near the by-pass road. There is, however, a large area in the middle which is regularly water logged due to inadequate drainage.

The reserve is used as an unauthorised short cut route for pedestrians to/from Narellan that cross the Camden Bypass and climb over the acoustic wall to gain access to/from Narellan Vale.

### MAIN REPORT

The playground equipment has received repeated vandalism and was last destroyed in mid 2012. Following this incident, a survey was forwarded to the residents in the streets immediately adjacent, to ascertain the preferred use of the reserve and possible future improvements.

Council received 29 responses to the survey, the following information was drawn from this response:

- a) the reserve is used for walking dogs;
- b) the reserve is used as a shortcut to cross the Camden Bypass;
- c) inappropriate behaviour at night occurs in the park; and
- d) whilst the use of the playground by grandchildren and children is convenient there is acknowledgement that vandalism is a problem which deters such usage

60% of respondents said they do not or would not use the park as they do not have young children, the site is not suitable for young children, and the condition of the park was poor.

In seeking a gauge on the level of potential objection to a range of options for future use, over 66% of respondents indicated that they would not object to a dog off leash area with some comments that it would need to be a fenced area. Other suggestions included community garden, outdoor fitness equipment, additional planting, seating and tables. Several comments were made about the security in the park and concern for vandalism.

Acknowledging the history of this park, the concerns of residents and the poor limited visibility from the adjoining residential road, consideration was given to including a use of the park that would provide a presence to deter inappropriate behaviour. Council officers will undertake to investigate potential users for the site.

Given the history of the site it is considered that the local community could have greater benefit and use of the reserve if there were a range of opportunities provided to cater for a wide range of users at various times of day.

An initial layout of the park has been developed with proposed improvements in the park including paths, drainage works, fenced dog off leash area, seating, fitness equipment, as well as a potential earth mound to separate the reserve from the Camden Bypass (subject to RMS approval). Further work will need to be undertaken to provide a direction for the use of the southern end of the reserve. It is intended that the various improvements be undertaken over time as resources become available and opportunities arise. However, priority can be given to establishing a fenced dog off leash area and improvements to the drainage. Council has some fencing available which could be utilised for this project and is appropriate for a dog off leash area.

The adoption in principal of a landscape masterplan will provide a future direction for the park to present to the local residents and enable detailed designs to be developed.

### **FINANCIAL IMPLICATIONS**

Council can allocate funds to construct the initial phase of the park redevelopment through several funding sources.

The adoption in principle of the landscape masterplan can also enable the submission of applications for grant funding as opportunities arise.

An initial cost estimate for top priority improvements;

Drainage and path works stage 1	\$5,000
Dog Agility equipment supply and install	\$8,000
Fencing and gates installed	\$10,000
Supply and install of two bench seats	\$3,500
Drinking fountain including water connection	\$4,450
Total project cost	\$34,350

Funding source:

Insurance	\$11,000
Revote of unallocated funds from Parks 12/13 budget	\$23,350

Further stages, such as the provision of exercise equipment and additional path works can be undertaken over time as funds become available, and a further report be presented on the possible uses of the southern end of the reserve.

### **CONCLUSION**

That the recommended direction for the development of Rosevale Reserve be adopted in principle and the residents be advised of the proposed masterplan.

Council officers will undertake to investigate potential users for the site giving consideration to the information gathered in the initial survey.

Council enter into dialogue with Roads and Maritime Services regarding the issue of preventing pedestrians crossing the Camden Bypass.

Council allocate funds for the development of a dog off leash area and improvement to the drainage of the site as Stage 1 of the reserve upgrade, with the detailed layout subject to consultation with immediate adjoining residents.

### **RECOMMENDED**

**That Council:**

- i. adopt in principle the landscape masterplan for Rosevale Reserve to guide the future development and upgrade;**
- ii. advise the adjoining residents of the proposed landscape masterplan;**
- iii. undertake an investigation into potential users for the site;**
- iv. allocate funds of \$11,000 from the insurance claim settlement towards the development of Stage 1 improvements for the establishment of the dog off leash facility;**
- v. allocate the balance of funding for Stage 1 works through a revote of unallocated funds from the Parks 12/13 budget, for the amount of \$23,350; and**
- vi. carry out discussions with Roads and Maritime Services regarding the prevention of pedestrians crossing the Camden Bypass at this location.**

### **ATTACHMENTS**

1. Rosevale Reserve - Proposed Masterplan



PROPOSED MASTERPLAN LAYOUT

SERVICES LEGEND		NOTES:		RECOMMENDED		SUBMITTED		FIELD BOOK		LEVEL BOOK		CAMDEN COUNCIL		ROSEVALE RESERVE NARELLAN		EXISTING SURVEY AND PROPOSED MASTERPLAN		SITWORKS PLAN	
TELECOM	---	DATE		MANAGER	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
GAS	---	APPROVED		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
WATER	---	DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
ELEC CABLES	---	DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
POWER POLES	---	DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
FILE No		DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
JOB No		DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
AMMEND		DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DESCRIPTION		DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
APPROV		DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE



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## ORDINARY COUNCIL

ORD13

ORD13

**SUBJECT: CATHERINE FIELD COMMUNITY CENTRE - REDUCTION IN HOURS FOR ALCOHOL EVENTS.**

**FROM:** Acting Director Works & Services

**BINDER:** Catherine Field Community Centre

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### PURPOSE OF REPORT

Council resolved at the Ordinary Council meeting of 11 December, that:

*“A report be brought back to Council in six (6) months time recording the number of complaints, types of complaints, and the number of incidents that have involved the Police.....”*

### BACKGROUND

Catherine Field Community Hall is used by the community for a variety of activities and events including meetings, social functions, celebrations, play groups, dance classes and support groups. A Development Application (DA) for Catherine Field Community Hall was submitted to Council in 2012 for the continued use of the Hall. No changes to the existing use were proposed.

Following public exhibition of this DA, one submission was received. In response to concerns raised in the submission, the Conditions of Consent proposed reducing the halls operating hours on Friday and Saturday evening. As a result, the closing time was reduced from midnight to an 11 pm closing time in the approved DA 794/2012.

### MAIN REPORT

Since the implementation of the changed closing times in January this year at Catherine Field Community Hall, there have been no casual bookings on a Friday night and 4 casual bookings on Saturdays nights. Of the 4 bookings on Saturday nights, all were described as being in the ‘celebratory’ category on the booking application form. For the same 5 month period last year, with the later closing times, there were no casual bookings on Friday night and 5 on Saturday night. Of the 5 bookings, 4 were described as being in the ‘celebratory’ category.

Note this report is only addressing casual bookings which may have been impacted by the change in closing time on Friday and Saturday night. There are casual and regular bookings throughout the week.

Since January this year, Council records show one complaint was received relating to the users/hirers of Catherine Field Community Hall. This followed a function on Saturday 16 February 2013.

The complaint noted the function continued past 11pm, there was loud music from the hall, patrons were creating noise while playing on the park play equipment and there was noise created by the patrons in the car park as they left.

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The Camden Police Local Area Command records do not show any complaint in relation to users/hirers of the Catherine Fields Community Hall in the 5 month period from January to the end of May 2013.

### **FINANCIAL IMPLICATIONS**

For the period January to end of May 2013 there were 4 casual bookings at Catherine Field Community Hall on Friday and Saturday nights. These bookings generated a total income of \$1236.

In the corresponding period last year there were 5 casual bookings on Friday and Saturday nights, generating a total income of \$1400.

The change in operating hours on Friday and Saturday nights does not appear to have had a significant impact on revenue generated.

### **CONCLUSION**

There has been one complaint received regarding the users/hirers of Catherine Field Community Hall since January this year.

There has not been a significant reduction in the number of casual bookings at the Hall compared to the same period last year, and no significant reduction in Council revenue.

### **RECOMMENDED**

**That the information be noted.**

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## ORDINARY COUNCIL

ORD14

ORD14

**SUBJECT:** MINISTER'S CONSERVATION FUND GRANT  
**FROM:** Acting Director Works & Services  
**BINDER:** Grants - Natural Resources - Natural Resource Grants 2013

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### PURPOSE OF REPORT

To advise Council of funding received from the NSW Environment Minister's Conservation Fund for two projects; Project 1: to fit out a trailer to use in Council's Bushcare Program and other environmental sustainability programs and Project 2: to purchase equipment for rehabilitation works at Camden Bicentennial Equestrian Park; and to seek Council's endorsement to allocate the funding.

### BACKGROUND

The Minister's Conservation Fund Grant is given to volunteer community groups to fund conservation projects and initiatives that require a small injection of funds to take a significant step towards a key goal.

### MAIN REPORT

In March 2013, the Member for Camden, Chris Patterson contacted Council advising the availability of funding under the NSW Environment Minister's Conservation Fund and seeking project ideas to support volunteers undertaking conservation works within the Camden local government area.

Through the Member for Camden's office, Council sought funding for two projects; Project 1: \$2,250 to fit out a new trailer for Bushcare and other environmental sustainability initiatives from the Minister's Conservation Fund and Project 2: \$2,500 for the purchase of equipment by the Camden Bicentennial Equestrian Park Committee to undertake rehabilitation works at the site.

Council has received notification from the Member for Camden's Office that funds have been approved for both projects on the condition that the funds are fully expended in 6 months in accordance with the description within the terms of the application for the grant.

### FINANCIAL IMPLICATIONS

Council has been provided funding for two projects under the NSW Environment Minister's Conservation Fund being Project. This grant is provided on the condition that the funds are fully expended in 6 months in accordance with the description within the terms of the application for the grant. No matching funds are required.

### CONCLUSION

Council has been offered funding for two projects from the NSW Environment Minister's Conservation Fund to; Project 1: fit out a trailer to use in Council's Bushcare Program and other environmental sustainability programs and Project 2: purchase equipment for rehabilitation works at Camden Bicentennial Equestrian Park.

**RECOMMENDED**

That Council:

- i. authorise the recognition and expenditure of the grant in the 2013/14 Delivery Program and Operational Plan; and
- ii. write to the NSW Environment Minister, Robyn Parker and the Member for Camden, Chris Patterson, thanking them for the grant.