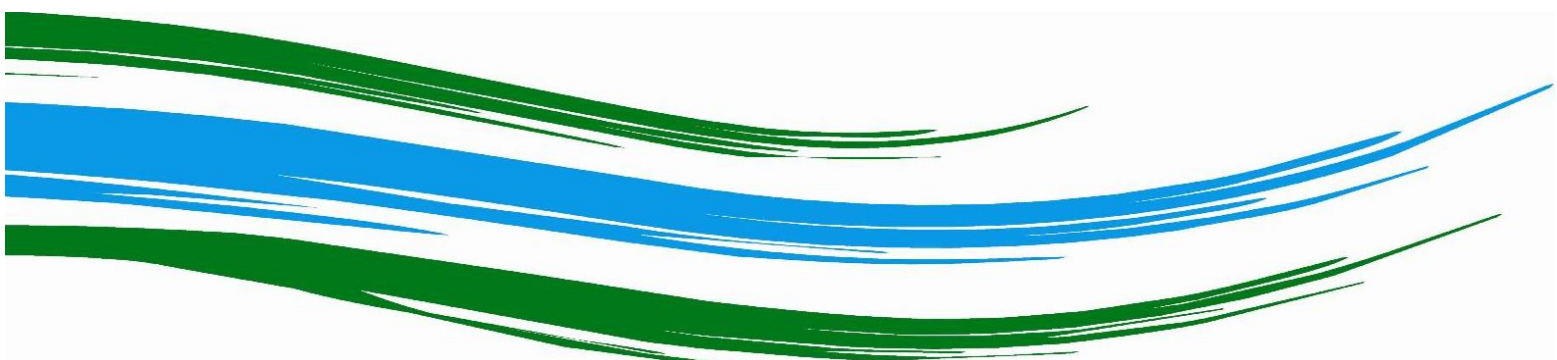


Camden Council

Attachments

Ordinary Council
11 May 2021

Camden Council
Administration Centre
70 Central Avenue
Oran Park



ORDINARY COUNCIL


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THE PLANNINGHUB

by Henderson & Stewart

Planning Proposal

Amend Camden Local Environmental Plan 2010

220, 300, 350 and 360 Chittick Lane, Cobbitty

Planning Proposal
220, 300, 350 & 360 Chittick Lane, Cobbitty

ORD01

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Prepared For: The O'Grady Family

Project Name: Tidapa

Job Reference: 20-013 V.4

Date Approved: 4 September 2020

Attachment 1

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- C** Planning Proposal Consistency with Ministerial Directions
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- D** Constraints Mapping, Structure Plan, Zoning Plan and Minimum Lot Size Plan
Sitios Urban Design
- E** Tidapa Greenway Project Strategy
McGregor Coxall
- F** Site Survey
Total Surveying Solutions
- G** Rural Lands Scoping Report
GHD
- H** Ecological Constraints Analysis
Cumberland Ecology
- I** Bushfire Report
ABPP
- J** Aboriginal Due Diligence Assessment
Artefact
- K** Heritage Impact Statement
Weir Phillips Heritage
- L** Services and Infrastructure Delivery Strategy / Water Cycle Management Assessment
AT&L
- M** Traffic and Transport Assessment
JMT Consulting
- N** Housing Market Analysis
Hill PDA
- O** Social and Community Infrastructure Assessment
Hill PDA

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

1.0 Introduction

This planning proposal has been prepared by The Planning Hub on behalf of the O’Grady Family and seeks to amend the Camden Local Environmental Plan (LEP) 2010 to rezone land to facilitate residential development at 220, 300, 350 and 360 Chittick Lane, Cobbitty.

The purpose of this planning proposal is to rezone the subject site and amend the minimum lot size control of the Camden LEP 2010 to facilitate future residential development. This planning proposal outlines the intended effects of the proposed LEP amendments to Camden LEP 2010 and provides justification for the proposed changes.

This planning proposal has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act);
- The Department of Planning, Industry and Environment – A Guide to Preparing Planning Proposals; and
- The recommendations of Camden Council’s Pre-Application Consultation.

It is the first stage of the planning proposal which seeks the initial Department of Planning, Industry and Environment, Industry and Environment gateway determination to:

- Support the justification for the proposal;
- Confirm the technical investigations and consultation required; and
- Outline the process for continuing the assessment of the proposal.

As outlined in a Guide to Preparing Planning Proposals, the planning proposal will evolve throughout the course of preparing the amending LEP as relevant sections will be updated and amended in response to the outcomes of technical investigations and consultation.

The planning proposal forms part of a suite of documents that are submitted in support of the application attached as **Appendices A-O**.

1.1 Project Context

The subject site is located on the northern end of Chittick Lane approximately 1.2km north of the intersection of Chittick Lane and Cobbitty Road. The site is located directly adjacent to the South West Growth Area, immediately adjoining the Oran Park Precinct to the east and the indicative location of the Outer Sydney Orbital to the west.

The Outer Sydney Orbital is currently a recommended corridor of land for a future motorway and freight rail line that would provide for a major transport link between the North West and South West Growth Areas, connecting with the planned Western Sydney Airport and future employment lands. The current indicative location for the orbital cuts through the south western corner of the subject site and continues in a north west direction.

At a public meeting held in Cobbitty on 10 April 2018 in relation to the Outer Sydney Orbital a representative from Trans[port for NSW detailed that the predominant reason that the Orbital alignment

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

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passes to the east of Cobbitty Village is that there will be access to/from the Orbital for Oran Park and it is likely this would be on Cobbitty Road.

The site has historically been used for broad acre agricultural purposes (cattle grazing) and includes a rural dwelling and associated agricultural outbuildings. The existing character of the surrounding area is undergoing dynamic and rapid change from a rural environment to relatively dense urban development as the South West Growth Area is located to the east of the site, the Badgerys Creek Airport and the Western Sydney Employment Area is located to the north and the Outer Sydney Orbital is to be constructed to the south and west.

Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.

Zoning and infrastructure decisions by the NSW Government are incompatible with the ongoing rural use of the subject site. Under current zonings, land can be subdivided for residential development down to 125m², immediately adjacent to the site, compared to the subject site's 40ha minimum lot size. This disposition of development can be expected to result in increasing conflict as small scale, dense residential development abuts broad acre agricultural usage. Such conflict would likely include negative impacts of agriculture on the residential community

A Rural Lands Scoping Report (**Appendix G**) has been prepared by GHD in support of the proposal which reviewed the subject site's opportunities for current or potential productive and sustainable agricultural activities. The report concluded that the existing farm use and agricultural land is not economically viable and does not positively contribute to Camden's rural economy.

The objective of the proposal is to relocate the defined urban boundary of the existing South West Growth Area to the Outer Sydney Orbital and provide a well-design residential neighbourhood that responds to the natural and cultural characteristics of the site, the surrounding urban development and provides a transition in density to rural lands located to the west of the site.

1.2 Pre-Lodgement Consultation

In accordance with the Department of Planning, Industry and Environment & Environment Guidelines for preparing planning proposals a pre-lodgment meeting was undertaken with Camden Council staff on 19 September 2019 to discuss the proposed rezoning of the site. Council provided written advice on 11 October 2019 which is detailed in the table below.



Attachment 1

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

Table 1: Response to Pre-Lodgement Advice		
Development Component	Pre-Lodgement Comment	Response
Protection of Camden’s Rural Land (Outside the South West Growth Area)	<p>The principal policy issue relating to the proposal is the rezoning of rural zoned land to urban zone(s). As reiterated at the pre-lodgement meeting, Council has made several decisions that have reinforced the protection of Camden’s remaining rural zoned land (outside of the South West Growth Area). Council continues to advocate for the protection of rural land, consistent with the Rural Lands Strategy 2018 (RLS).</p> <p>The RLS guiding criteria for the assessment of Planning Proposal’s must be addressed in any Planning Proposal submitted to Council.</p> <p>In addition to the RLS, consideration of the Region Plan should also be given. An objective of the Region Plan is that environmental, social and economic values in rural areas are protected and enhanced. The District Plan actions include:</p> <ul style="list-style-type: none"> • Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes; and • Limit urban development to within the Urban Area, except for the specified investigation areas. <p>These matters must be addressed in any Planning Proposal submitted to Council.</p>	<p>An assessment against the Camden Rural Lands Strategy including the guiding criteria for the assessment of Planning Proposal’s is provided in Section 6.2 of this report.</p> <p>Consideration of the Greater Sydney Region Plan and Western City District Plan is provided in Section 6.2 of this report.</p>

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

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Table 1: Response to Pre-Lodgement Advice		
Development Component	Pre-Lodgement Comment	Response
Heritage and Visual Impacts	The eastern boundary of the site adjoins the state heritage listed Denbigh estate. The proponent was advised to consider all potential impacts with this heritage item.	A Heritage Impact Statement and Views Analysis (Appendix K) has been prepared in support of the proposal by Weir Phillips Heritage.
Outer Sydney Orbital (OSO)	<p>The site lies between the proposed OSO and the existing South West Growth Area. The OSO currently remains proposed with an indicative corridor.</p> <p>It is premature to assume the final alignment of the OSO at this stage, which is understood to form the principal justification for the rezoning of the site. It is recommended that proponent liaises with Transport for NSW regarding the final alignment of the OSO.</p>	<p>The indicative location of the Outer Sydney Orbital has been considered as part of this application and provides a layout that can accommodate the dedication of land once the final location of orbital is confirmed.</p> <p>In initial correspondence Transport for NSW have advised that they have been working with applicant's on rezoning proposals and did not want the Outer Sydney Orbital to impact the progress of these applications.</p>
Initial Assessment	<p>The Planning Proposal should include commentary (without necessarily completing a supporting specialist study), for the following matters:</p> <ul style="list-style-type: none"> • Economic and retail assessment; • Commentary on air quality of adjoining land holders; and • Potential acoustic impacts. 	The Planning Proposal includes commentary on the air quality of adjoining land holders, potential acoustic impacts of the proposal and an economic and retail assessment in Section 6.3 of this report.
Specialist Studies	<p>The Planning Proposal should be submitted with the specialist studies listed below:</p> <ul style="list-style-type: none"> • Biodiversity Assessment; • Bushfire Assessment; • European and Indigenous Heritage Assessment; • Housing Analysis; • Land Use Conflict Risk Assessment; • Services and Infrastructure Delivery Strategy; • Site Survey; 	<p>The following specialist reports have been prepared in support of the planning proposal:</p> <ul style="list-style-type: none"> • Rural Lands Scoping Report (Appendix G) • Site Survey (Appendix F) • Ecological Constraints Analysis (Appendix H) • Bushfire Assessment (Appendix I) • Aboriginal Due Diligence Assessment (Appendix J) • Heritage Impact Statement (Appendix K)

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

Table 1: Response to Pre-Lodgement Advice		
Development Component	Pre-Lodgement Comment	Response
	<ul style="list-style-type: none"> • Social and Community Infrastructure Assessment; • Traffic and Transport Assessment; • Water Cycle Management Assessment. 	<ul style="list-style-type: none"> • Services and Infrastructure Delivery Strategy / Water Cycle Management Assessment (Appendix L) • Traffic and Transport Assessment (Appendix M) • Housing Market Analysis (Appendix N) • Social and Community Infrastructure Assessment (Appendix O).

2.0 Strategic Merit and Project Vision

2.1 Strategic Merit

A key consideration for any planning proposal is its strategic merit. The proposal is considered to have a high level of strategic merit based on the following key areas:

- Sustainability of Agriculture – Use of the site for broad scale agriculture under its current zoning is no longer viable. The development enabled (and occurring) in the South West Growth Area located directly adjacent the site to the east is incompatible with continued agricultural use of the subject land and will lead to increasing land use conflict as development in the Growth Area proceeds. The location of the Outer Sydney Orbital on the site’s western edge severs the site from surrounding rural lands, meaning that the site can no longer be used for agricultural purposes in conjunction with other lands. On its own, the site is not able to sustain economically viable primary production that would not impact the surrounding locality;
- Implementing a logical location for the Urban Boundary in the locality - The proposal would eliminate existing rural land use conflicts imposed on the existing site by the adjoining residential development and facilitate the logical relocation of the urban boundary to the Outer Sydney Orbital, reflecting the approach adopted in relation to future land use in the Aerotropolis precinct ;
- Transition of development from the Growth Area – Rather than the hard urban/rural boundary imposed under current zonings, the proposal provides for a practical and sensitive transition from the development occurring in the South West Growth Area across the site to the rural areas to the west by providing appropriate zoning and minimum subdivision lot sizes that provide larger lots that allow for extensive landscaping and the retention of significant natural features of the site that will create a visual transitions as well as a transition in density across the site; and
- Greenway Link – The Proposal incorporates a Greenway Strategy that provides connectivity to key cultural and environmentally significant areas of the Camden LGA and wider regional context that are not currently accessible to the public. The Greenway Strategy will provide effective and sustainable

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active transport opportunities that will allow for a range of recreational and cultural experiences. The Greenway Link will contribute to the strategic corridor that will link the Camden Town Centre to the Western Sydney Employment Area and Western Sydney Aerotropolis. The proposed Greenway will provide a basis for surrounding development and the wider region to provide key active transport opportunities that allow for the community to access key recreational cultural activities and positively contribute and expand Camden's Blue Green Grid in line with Camden's Local Strategic Planning Statement.

A summary of the key areas of strategic merit of the project is provided in the Project Vision & Strategic Merit provided in **Appendix A**.

2.2 Project Vision

The objective of the proposal is to provide a well-designed residential neighbourhood that responds to the natural and cultural characteristics of the site and the surrounding urban development and provides a transition in density to rural lands located to the west of the site. This is to be achieved through the rezoning of the subject site to provide zoning and minimum lot size controls that will facilitate future residential development that is appropriate for the site's context.

The objectives of the planning proposal have been informed by a range of specialist studies provided as attachments to this report. The specialist studies have ensured the proposal recognises and considers the significant aspects of the subject site and surrounding locality and ensures the proposal is an appropriate response to the site characteristics.

The key objectives of the planning proposal and resulting neighbourhood are as follows:

- Transition – Provision of a residential neighbourhood that provides a clear transition from urban development to the east of the site to rural lands to the west of the site;
- Natural and Cultural Environment – Provision of a residential neighbourhood that positively responds to the natural and cultural characteristics of the site; and
- Accessibility and Amenity - Provision of a well-designed and accessible residential neighbourhood that provides an appropriate connection to the surrounding locality. The accessibility will facilitate a healthy, liveable and well connected neighbourhood that has appropriate access to community facilities, services and various public open space areas.

A summary of the key objectives of the project is provided in the Project Vision & Strategic Merit provided in **Appendix A**.

3.0 Site Analysis

3.1 Site Location and Context



Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

The subject site is located on the northern end of Chittick Lane approximately 1.2km north of the intersection of Chittick Lane and Cobbitty Road.

The site is located directly adjacent to the South West Growth Area, immediately adjoining the Oran Park Precinct to the east and the Outer Sydney Orbital to the west. The Outer Sydney Orbital is currently a recommended corridor of land for a future motorway and freight rail line that would provide for a major transport link between the North West and South West Growth Areas, connecting with the planned Western Sydney Airport and future employment lands. The current indicative location for the orbital cuts through the south western corner of the subject site and continues in a north west direction.

Narellan is the closest Strategic Centre to the site, approximately 9km to the south-east. The closest employment precinct to the site is Campbelltown CBD which is approximately 20km to the southeast which is the major commercial centre in the South West region.

Oran Park is the closest Town Centre at approximately 3.4km to the east. On the same side of the Northern Road will be the future Local Centre of Lowes Creek, approximately 2.5km to the north and the Neighbourhood Centres of Oran Park (Southern NC and Northern NC) less than 1.5km from the site boundary.

The existing character of Cobbitty and the surrounding suburbs are changing dramatically from a rural environment to urban allowing for higher density development. West of site lies The University of Sydney, Camden – May and Mt Hunter Campus. The Aerotropolis Core will be 6.5km to the north of the site. The Aerotropolis will make a significant contribution to 200,000 new jobs for Western Sydney by establishing a new high-skill jobs hub across aerospace and defence, manufacturing, healthcare, freight and logistics, agribusiness, education and research industries.

The existing village of Cobbitty is located approximately 2.5km to south of the site and is characterised by a historical township developed along Cobbitty Road.

The site's locational context is demonstrated in **Figure 1** below.

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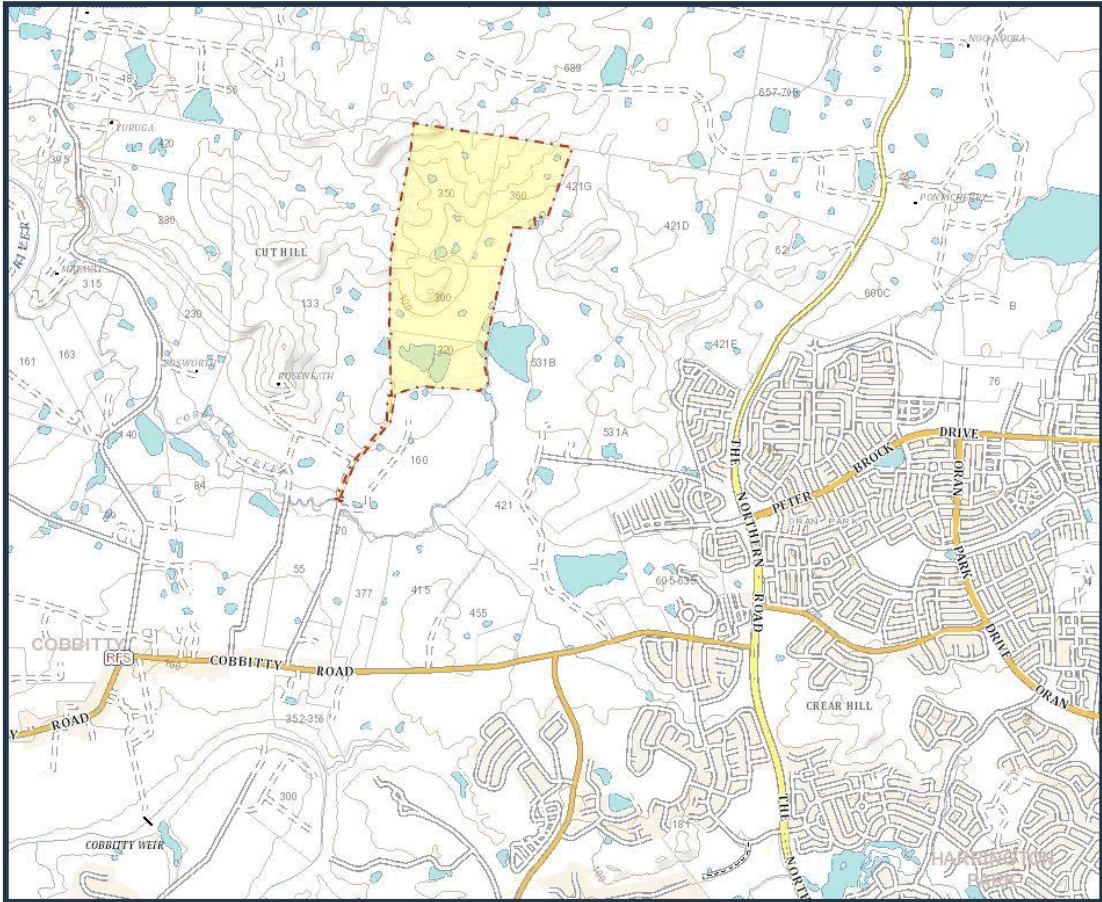


Figure 1: Location Plan demonstrating the Site’s Location and Context (Source: Six Maps)

3.2 Site Description

The site is commonly known as 220, 300, 350 and 360 Chittick Lane, Cobbitty and is legally described as Lots 2, 3, 4 and 5 DP 239612. The site has historically been used for broad acre agricultural purposes (cattle grazing) and includes a rural dwelling and associated agricultural outbuildings. The existing use of the property is a cattle farm known as ‘Tidapa’.

The site is irregular in shape with an access handle from Chittick Lane and comprises a total area of 1,465, 200m² (146.52ha). The land has been historically largely cleared for grazing and is generally free from significant vegetation. On the steeper gradients, the land is typically vegetated with native tree species and exotic shrub species.

A site aerial of the site is provided in Figure 2 below.



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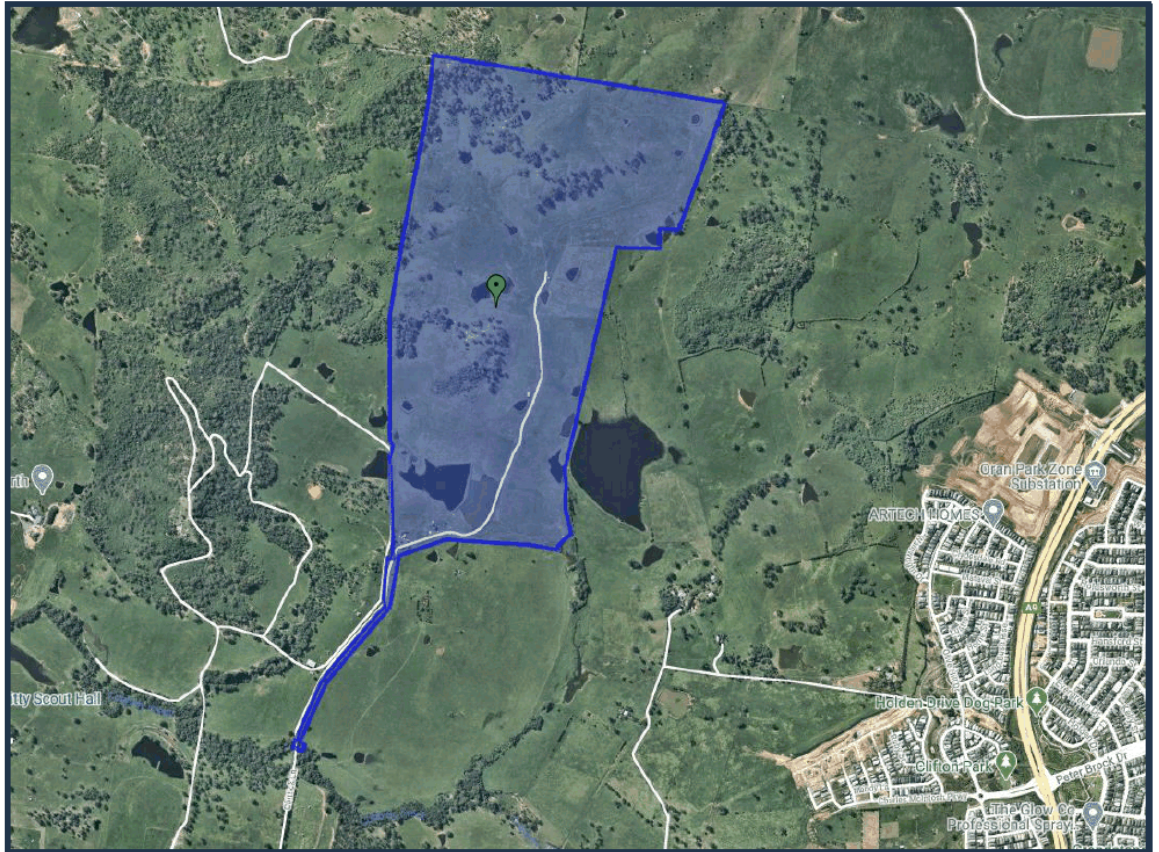


Figure 2: Site aerial demonstrating the site in blue (Source: Nearmap)

3.3 Existing Site Conditions

Specific details on the site are provided below:

- Landform** The landform of the site is gently undulating with steeper gradients located on the northern end and middle of the site.
- Existing Structures** The site currently contains an existing rural dwelling and associated agricultural outbuildings.
- Access** Vehicular access is currently provided via an access handle off Chittick Lane to the south of the site.
- Vegetation** The site has historically been cleared for grazing with some significant vegetation located on the steeper gradients located on the north western corner and middle of the site.
- Easements** There are no known easements on site as detailed in the Survey Plan prepared by Total Surveying Solutions provided in **Appendix F**.

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

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4.0 Objectives or Intended Outcomes

4.1 Project Objectives and Intended Outcomes

The primary purpose of this Planning Proposal is to amend the Camden Local Environmental Plan (LEP) 2010 to enable the redevelopment of the site for residential purposes, public open space and environmental conservation. The project objective is to be achieved through the following intended outcomes:

- Rezone the subject site to provide zoning that facilitates residential development, public open space, environmental conservation and the provision of community and commercial land uses to support the neighbourhood.
- Amend the minimum subdivision lot size map to adopt lot sizes to support residential development in a density that is appropriate to the transitional nature of the site and considers the environmental, cultural and scenic values of the site.

5.0 Explanation of Provisions

In summary the project objectives and intended outcomes will be achieved by:

- Amending the Camden LEP 2010 Land Zoning Map for the subject site (Sheet 007) to rezone the site to the following zones R2 Low Density Residential, R5 Large Lot Residential, E4 Environmental Living, E2 Environmental Conservation, B2 Local Centre and RE1 Public Recreation.
- Amending the Camden LEP 2010 Minimum Subdivision Lot Size Map for the subject site (Sheet 007) to provide minimum lot sizes ranging from 600m² to 2,000m².

5.1 Zoning

The subject site is currently zoned RU1 Primary Production under the provisions of the Camden LEP 2010. The proposal seeks to amend the Camden LEP 2010 to rezone the site from RU1 Primary Production to R2 Low Density Residential, R5 Large Lot Residential, E4 Environmental Living, E2 Environmental Conservation, B2 Local Centre and RE1 Public Recreation to facilitate future residential development.

Further details on the proposed zoning are provided in **Figure 3 & 4** below.

Attachment 1

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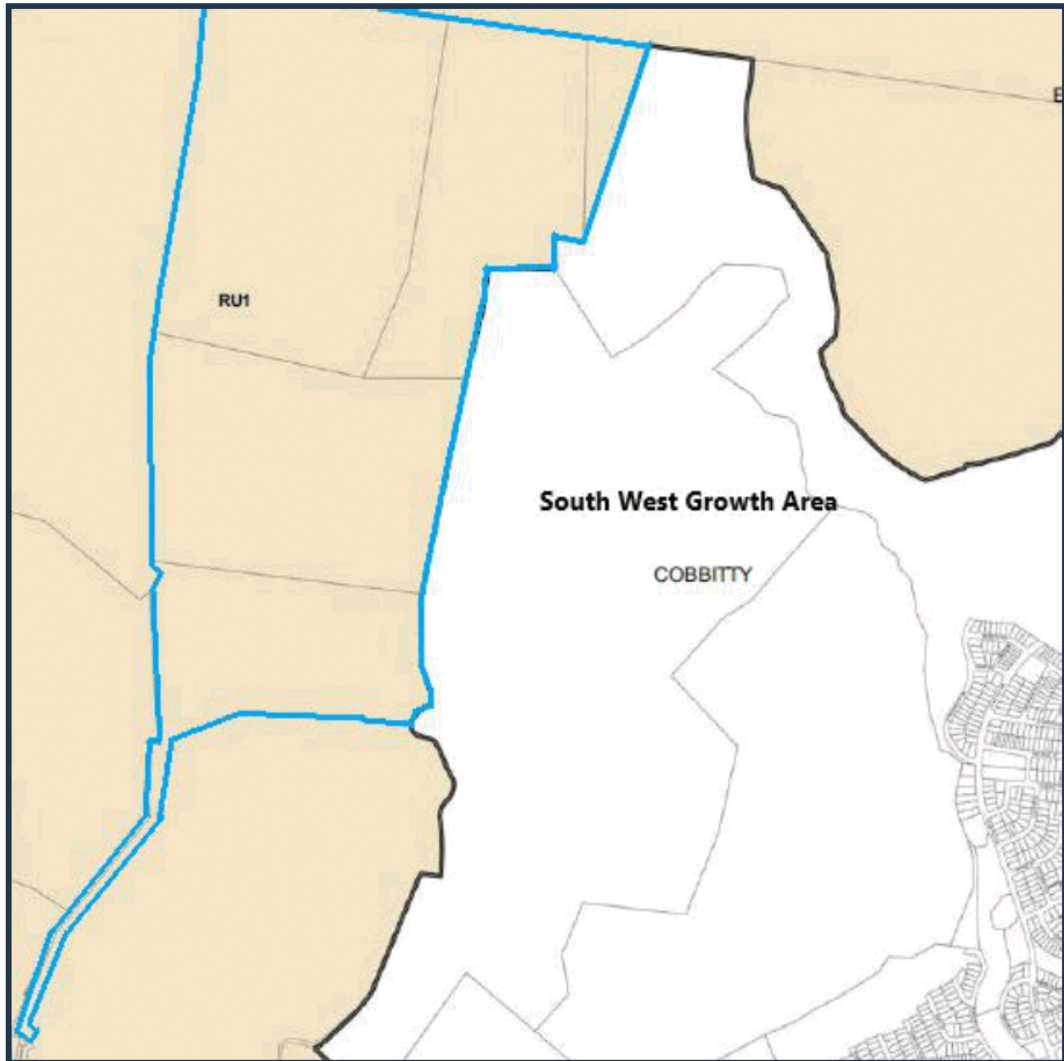


Figure 3: Existing Zoning with the Site outlined in Red (Source: NSW Legislation)

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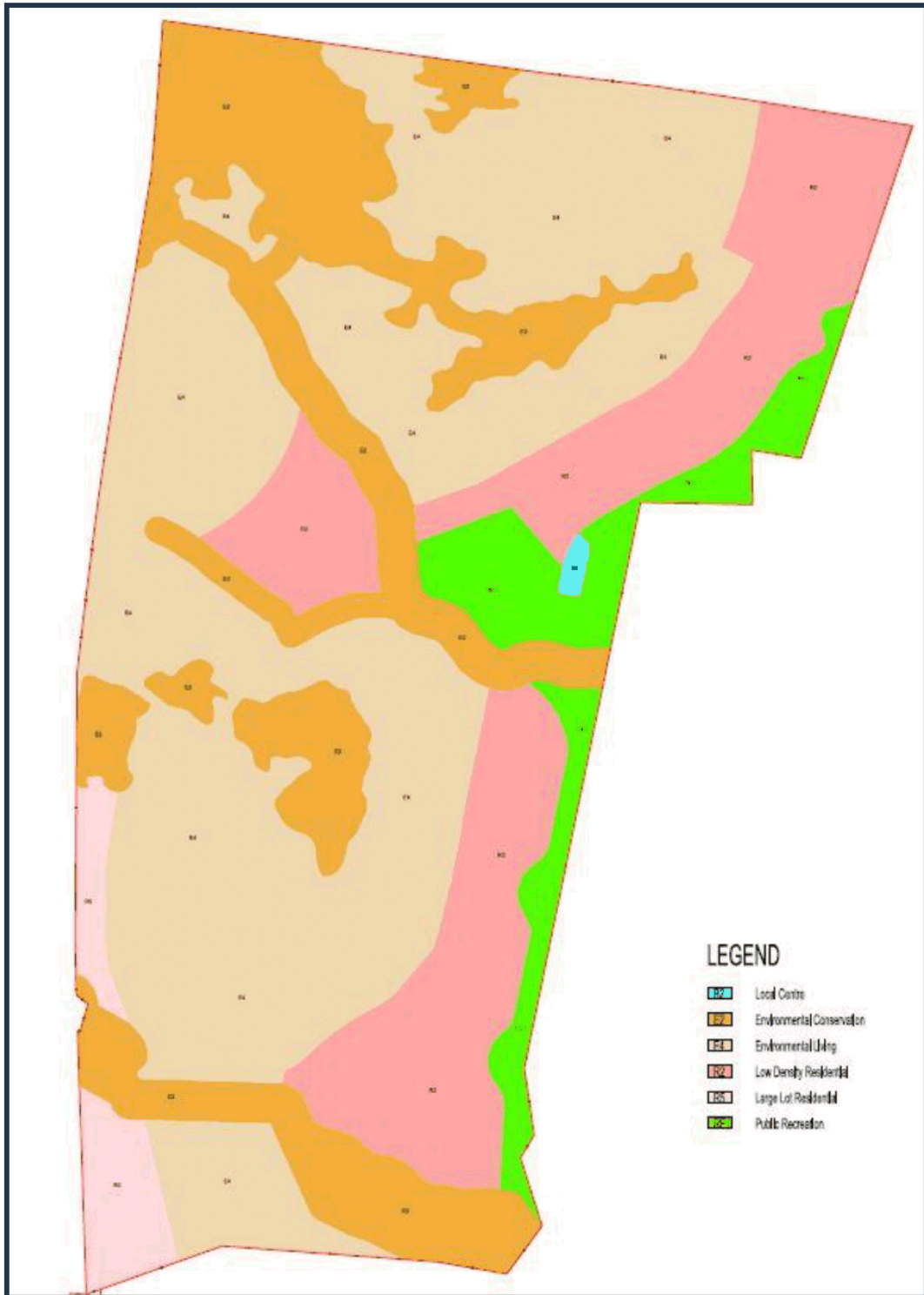


Figure 4: Proposed Zoning of Subject Site (Source: Sitios Urban Design)

As detailed in Figure 4 above the proposal will introduce the following zones R2 Low Density Residential, R5 Large Lot Residential, E4 Environmental Living, E2 Environmental Conservation, B2 Local Centre and RE1 Public Recreation. Specific details of each proposed zone and its location is provided below.



Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

R2 Low Density Residential Zone

The R2 Low Density Residential Zoning is proposed in the low-lying areas of the subject site to reduce the visual impact of the proposal on the surrounding land uses. The R2 zoning will be paired with a minimum lot size of 600m².

The objectives of the R2 Low Density Residential zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for educational, recreational, community and religious activities that support the wellbeing of the community.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*

The proposed R2 zoning has been provided in locations and associated with minimum lot sizes that will ensure the development will meet the objectives of the zone.

The permissible uses within the R2 zone in the Camden LEP 2010 are as follows:

Bed and breakfast accommodation, Boarding houses, Centre-based child care facilities, Dual occupancies, Dwelling houses, Educational Establishments, Group homes, Health consulting rooms; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Medical centres; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Seniors housing

The R2 zoned areas are envisaged to contain single dwellings with the ability to provide community facilities in the form of child care centres and schools in the areas close to the Local Centre in locations that are not visually prominent from adjoining properties.

R5 Large Lot Residential Zone

The R5 Large Lot Residential Zoning is proposed on the western edge of the subject site to create an appropriate transition to the adjoining rural lands. The R5 zoning will be paired with a minimum lot size of 1,500m².

The objectives of the R5 Large Lot Residential zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*

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- *To minimise conflict between land uses within this zone and land uses within adjoining zones*

The proposed R5 zoning is provided in locations and associated with minimum lot sizes that will ensure the development will meet the objectives of the zone.

The permissible uses within the R5 zone in the Camden LEP 2010 are as follows:

Bed and breakfast accommodation; Dual occupancies (attached); Dwelling houses; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Roads; Tank-based aquaculture;

The R5 zoned areas are envisaged to contain single dwellings on large lots that provide an appropriate transition to the rural lands to the west. The large lots allow for the provision of extensive landscaping that will positively contribute to the proposal and the scenic quality of the site when viewed from the surrounding locality.

E4 Environmental Living Zone

The E4 Environmental Living Zoning is proposed across the majority of the site and includes some of the areas identified as ecologically significant to ensure the environmental values of the site are retained and an appropriate form of development is provided across the site. The E4 zoning will be paired with a minimum lot size range of 700m² to 2,000m².

The objectives of the E4 Environmental Living zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*

The proposed E4 zoning has been provided in locations and associated with minimum lot sizes that will ensure the development will meet the objectives of the zone.

The permissible uses within the E4 zone in the Camden LEP 2010 are as follows:

Bed and breakfast accommodation; Dwelling houses; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Roads; Secondary dwellings; Signage; Tank-based aquaculture; Water recycling facilities; Water supply systems

The E4 zoned areas are envisaged to contain single dwellings with the retention of existing vegetation and the provision of additional landscaping that will positively contribute to the proposal, the scenic quality and ecological value of the site.

E2 Environmental Conservation



Attachment 1

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

The E2 Environmental Conservation zoning is proposed in the ecological sensitive parts of the site comprising of the watercourse and associated riparian corridors and the existing significant vegetation communities.

The objectives of the E2 Environmental Conservation zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*
- *To protect and enhance the ecology, hydrology and scenic views of waterways, riparian land, groundwater resources and dependent ecosystems.*

The proposed E2 zoning has been provided in locations that will ensure the development will meet the objectives of the zone.

The permissible uses within the E2 zone in the Camden LEP 2010 are as follows:

Environmental facilities; Environmental protection works; Flood mitigation works; Oyster aquaculture; Recreation areas; Roads; Water reticulation systems

The E2 zoned areas will contain the ecologically sensitive areas of the site to ensure they appropriately maintained and protected.

B2 Local Centre Zone

The B2 Local Centre Zoning is proposed in the low-lying area of the subject site to reduce the visual impact of the proposal on the surrounding land uses and in an area that is accessible from all areas of the subject site.

The objectives of the B2 Local Centre zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*
- *To enable other land uses that are complementary to and do not detract from the viability of retail, business, entertainment and community uses within the zone.*

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The proposed B2 zoning has been provided in a location that is accessible for all future residents and can meet the objectives of the zone whilst minimising impacts on adjoining properties.

The permissible uses within the B2 zone in the Camden LEP 2010 are as follows:

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation

The B2 zoned area is envisaged to contain commercial uses that provides goods and services for the community to ensure the impact on adjoining centres is minimised and a liveable and sustainable community is provided.

RE1 Public Recreation Zone

The RE1 Public Recreation Zoning is proposed in key locations to provide public open space for the future residents and ensure areas are well vegetated to provide an appropriate interface to surrounding development.

The objectives of the RE1 zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The proposed RE1 zoning has been provided in locations that are accessible for all future residents and can meet the objectives of the zone.

The permissible uses within the RE1 zone in the Camden LEP 2010 are as follows:

Aquaculture; Boat launching ramps; Camping grounds; Car parks; Caravan parks; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Forestry; Jetties; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Signage; Water recycling facilities; Water supply systems

The RE1 zoned areas are envisaged to contain extensive landscaping that will enhance the natural environment and provide adequate space for a range of recreational purposes for future residents.

5.2 Minimum Subdivision Lot Size

The site is currently subject to a minimum subdivision lot size control of 40ha under the provisions of the Camden LEP 2010. The proposal seeks to amend the Minimum Subdivision Lot Size Map for the site in Camden LEP 2010 to provide the following lot sizes to facilitate residential development:



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- 600m² – To be provided in association with the proposed R2 Low Density Zoning;
- 700m² – To be provided in association with some of the proposed E4 Environmental Living Zoning;
- 900m² – To be provided in association with some of the proposed E4 Environmental Living Zoning;
- 1,500m² – To be provided in association with some of the proposed E4 Environmental Living and R5 Large Lot Residential;
- 2,000m² – To be provided in association with some of the proposed E4 Environmental Living and R5 Large Lot Residential.

The proposed minimum subdivision lot sizes have been selected to achieve an appropriate transition from the existing minimum lot sizes in the South West Growth Area.

As detailed the proposal will provide a minimum lot size range of 600m² to 2,000m² which will provide an appropriate transition from east to west across the site from the South West Growth Area to the future Outer Sydney Orbital and rural lands further west.

Further details on the proposed Minimum Subdivision Lot Sizes is provided in **Figure 5 & 6** below.

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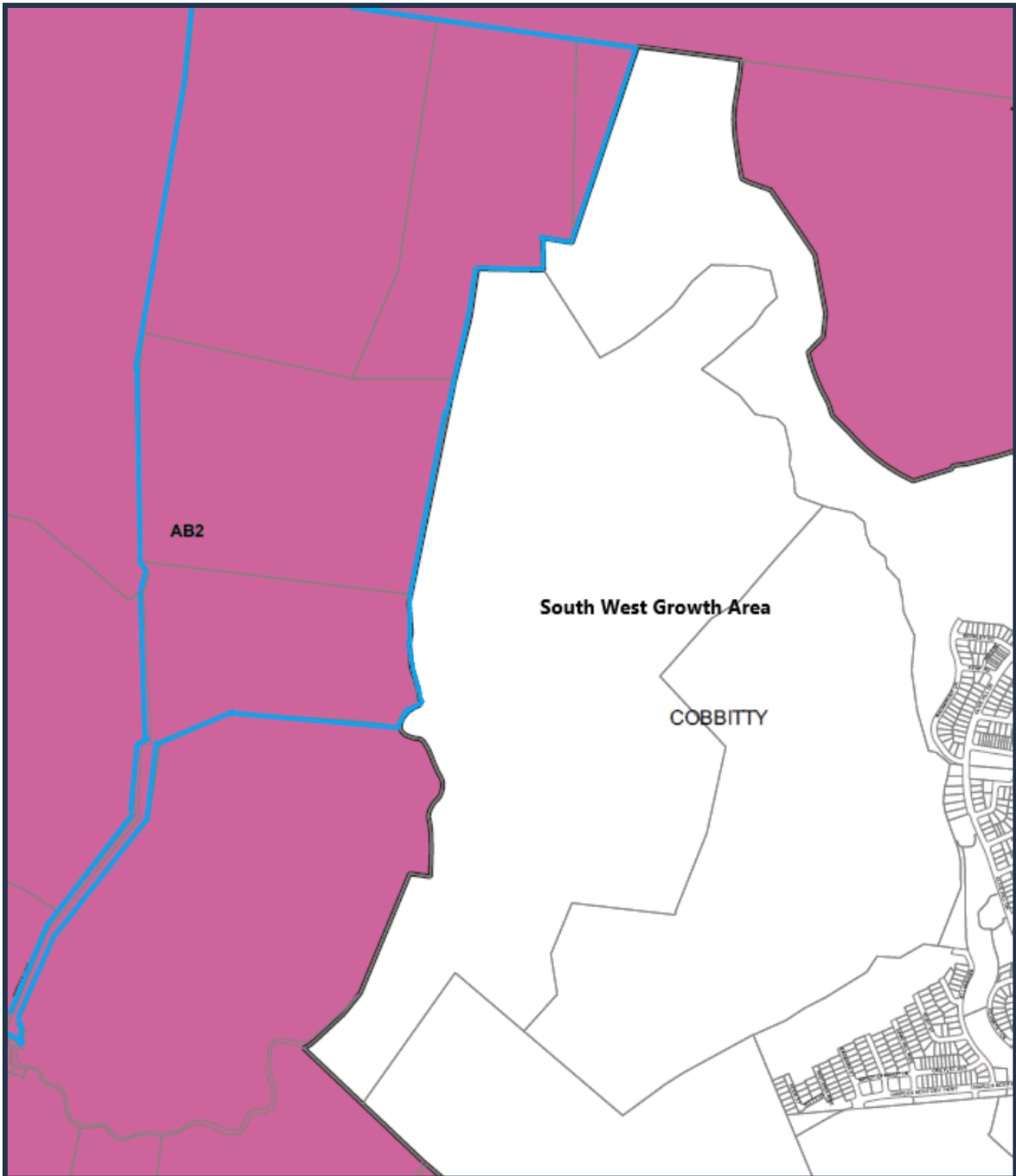


Figure 5: Existing Minimum Subdivision Lot Size Map with the site outlined in blue (Source: NSW Legislation)

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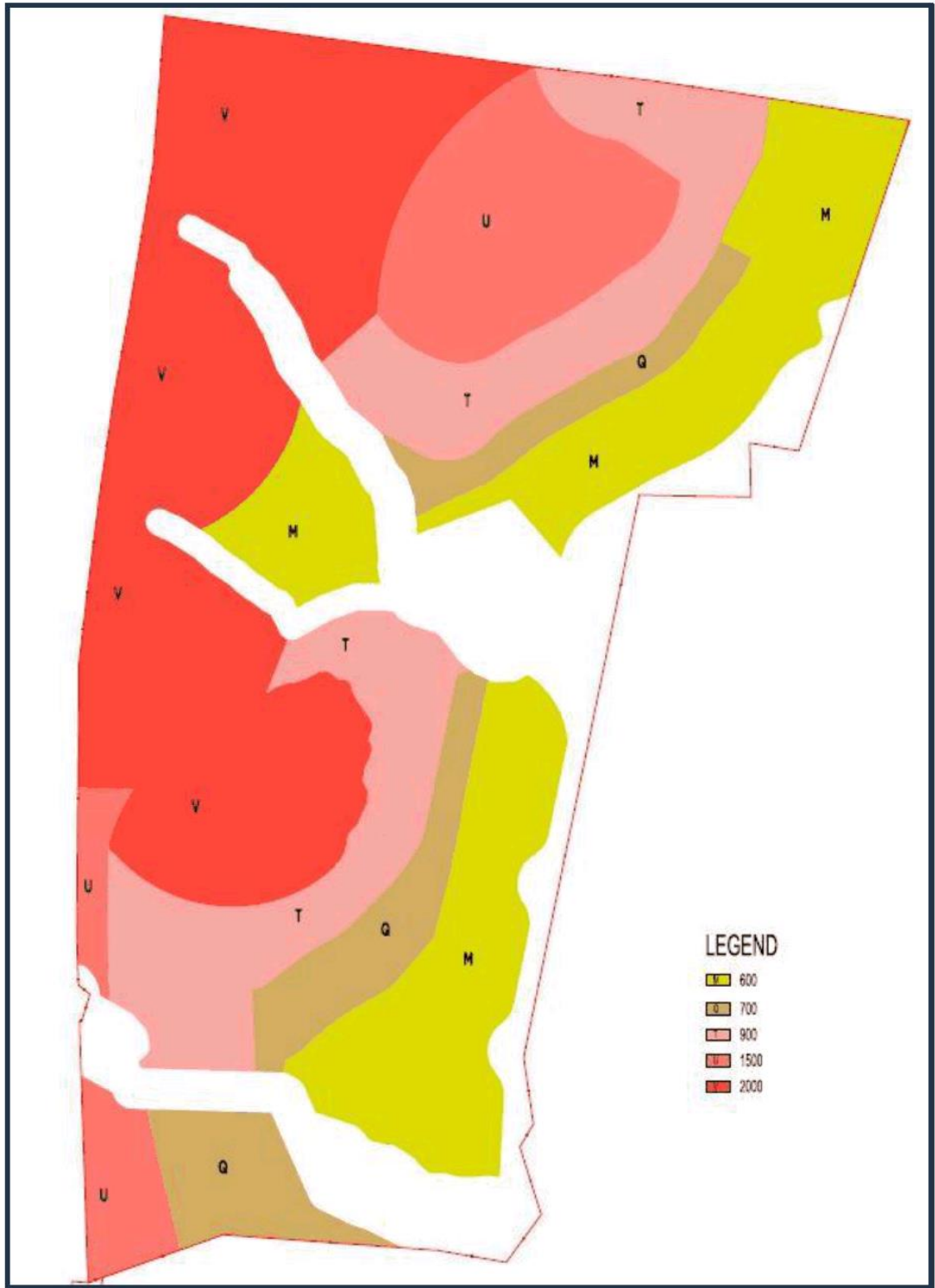


Figure 6: Proposed Minimum Subdivision Lot Size (Source: Sitios Urban Design)

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6.0 Justification**6.1 Need for Planning Proposal**

The site has historically been used for broad acre agricultural purposes (cattle grazing) includes a rural dwelling and associated agricultural outbuildings. The existing character of the surrounding area is undergoing dynamic and rapid change from a rural environment to relatively dense urban development as the South West Growth Area is located to the east of the site, the Badgerys Creek Airport and the Western Sydney Employment Area is located to the north and the Outer Sydney Orbital is to be constructed to the west.

Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.

Zoning and infrastructure decisions by the NSW Government are incompatible with the ongoing rural use of the subject site. Under current zonings, land can be subdivided for residential development down to 125m², immediately adjacent to the site, compared to the subject site's 40ha minimum lot size. This disposition of development can be expected to result in increasing conflict as small scale, dense residential development abuts broad acre agricultural usage. Such conflict would likely include negative impacts of agriculture on the residential community

A Rural Lands Scoping Report (**Appendix G**) has been prepared by GHD in support of the proposal which reviewed the subject site's opportunities for current or potential productive and sustainable agricultural activities. The report concluded that the existing farm use and agricultural land is not economically viable and does not positively contribute to Camden's rural economy. The land is currently zoned RU1 Primary Production under the Camden LEP 2010. The current land use does not meet the relevant objectives of the zone in that it does not encourage sustainable primary industry production, minimise rural land fragmentation or minimise land use conflicts.

The proposal would involve the logical relocation of the existing urban boundary and provide a well-designed neighbourhood that provides a transition to existing rural areas to the west.

Is the Planning Proposal as a result of any strategic study or report?

The planning proposal results from strategic decisions made by the NSW Government in relation to the South West Growth Area and the Outer Sydney Orbital which have removed the economic viability of the current uses and zoning. The Rural Lands Scoping Report (**Appendix G**) concludes that the existing farm use and agricultural land have been demonstrated to not be economically viable for the landowner for a number of years and the site is not deemed to be of a size or able to achieve a land size that would be economically viable for any form of primary production that would not impact the surrounding locality.

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

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Yes, the project objectives and intended outcomes can only be achieved through the amendment of the Camden Local Environmental Plan 2010.

6.2 Relationship to Strategic Planning Framework

The Planning Proposal is generally consistent with the relevant objectives and actions of the key planning strategies and policies relevant to the site. The relevant key strategic planning policies that relate to the area and the proposal are as follows:

- Greater Sydney Region Plan;
- Western City District Plan;
- Camden Local Strategic Planning Statement; and
- Camden Rural Lands Strategy.

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

6.2.1 Greater Sydney Region Plan

Greater Sydney Region Plan was finalised in March 2018 and replaces the former *A Plan for Growing Sydney (2014)*. This Plan sets the vision and the overarching planning framework to guide future transport, infrastructure and development in Greater Sydney in concurrence with Future Transport 2056 and State Infrastructure Strategy.

The Plan provides planning priorities that will direct Sydney's growth over the next 20 years. The Region Plan identifies the overarching directions and objectives to guide growth in the Sydney region. These directions have then been used to provide more specific detail to guide growth and land use decisions in each of the Districts through the relevant District Plans. As outlined below, the Planning Proposal is consistent with the relevant Directions and Actions in the District Plan and therefore is consistent with the Region Plan.

6.2.2 Western City District Plan

The Western City District Plan is a guide for the implementation of *A Metropolis of Three Cities* – the Greater Sydney Region Plan at a district level.

A Metropolis of Three Cities – the Greater Sydney Region Plan was implemented by the Greater Sydney Commission and is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. To meet the needs of a growing and changing population the vision seeks to transform Greater Sydney into a metropolis of three cities:

- the Western Parkland City
- the Central River City
- the Eastern Harbour City.

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Greater Sydney's three cities reach across five districts: Western City District, Central City District, Eastern City District, North District and South District.

The Western City District consists of the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly Local Government Areas and contains the subject site.

The Western City District Plan is structured to implement the aim of the Greater Sydney Region Plan to provide cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. This is to be achieved through a number of planning priorities detailed in the plan. The proposed development is considered to be consistent with the plan and a number of planning priorities.

The table below details the relevant planning priorities of the Western City District Plan and the proposal's consistency with those priorities.

Table 2: Consistency with the Western City District Plan	
Objective	Comment
Planning Priority W1 – Planning for a city supported by infrastructure	<p>The proposal has been designed to provide infrastructure that will support the proposed community to ensure the additional residential land does not increase pressure on existing infrastructure in the area.</p> <p>This has been achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.</p> <p>In addition, a Services and Infrastructure Delivery Strategy / Water Cycle Management Assessment (Appendix L) has been prepared by AT&L that details the availability and work required to provide the development with essential services based on the existing infrastructure in the area.</p> <p>The subject site is located in the same catchment as Oran Park which was one of the first release precincts chosen for the South West Growth Area based on access to infrastructure. Service upgrades for the South West Growth Area adjacent to the property may provide opportunities for access and modification to allow the servicing of the site.</p>

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Table 2: Consistency with the Western City District Plan	
Objective	Comment
<p>Planning Priority W2 – Working through Collaboration</p>	<p>The applicant will work collaboratively with Council, the Department of Planning, Industry and Environment, Industry and Environment and other relevant state authorities to provide a proposal that ensures the appropriate delivery of infrastructure, housing and employment.</p>
<p>Planning Priority W3 – Providing services and social infrastructure to meet people’s changing needs</p> <p>Planning Priority W4 – Fostering healthy, creative, culturally rich and socially connected communities</p>	<p>The proposal has been designed to provide adequate land in appropriate locations to support the provision of future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre as detailed on the proposed zoning plan and structure plan provided in Appendix D.</p> <p>The proposed development has been designed to incorporate the natural characteristics of the site through the retention and revitalization of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy and connectivity to the surrounding neighbourhoods through the design of an appropriate road network and cycleway and pedestrian greenway links that recognize the cultural and scenic qualities of the site and allow for its interpretation by the community.</p> <p>Development of the proposal has been focused on health, well-being and the quality of life of the local community. It is based on a healthy environment being a prerequisite for economic development. Green Infrastructure is essential infrastructure for liveability, biodiversity, walkability, attractiveness and urban resilience against urban heat island effect. Opportunities for bush care groups will foster community involvement.</p> <p>A range of open space and recreation offerings to foster a healthy lifestyle for all stages of life are being delivered across the proposal. Public access will be provided at a number of key lookouts connected via a network of walking and cycling trails. The proposal includes the dedication of</p>

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Table 2: Consistency with the Western City District Plan	
Objective	Comment
	31% of the total site to open space and environmental conservation areas.
Planning Priority W5 – Providing housing supply, choice and affordability with access to jobs, services and public transport.	<p>The proposal will provide additional housing supply for the community in a range of zonings and lot sizes that provide a range of housing types and affordability. The proposal has been designed to provide connectivity to the surrounding area to ensure ease of access to employment, services and public transport.</p> <p>In addition, the proposal will provide adequate land in appropriate locations to support the provision of future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.</p>
Planning Priority W6 – Creating and renewing great places and local centres, and respecting the District’s heritage	<p>The proposal has been designed with regard to the cultural and scenic significance of the site. An Aboriginal Due Diligence Assessment (Appendix J) has been prepared in support of the proposal. The findings and recommendations of that report have been considered and incorporated into the design of the proposal.</p> <p>A Heritage Impact Statement and View Analysis (Appendix K) has been prepared by Weir Phillips Heritage that assesses the proposal’s impact on the nearby heritage item Denbigh. The Heritage Impact Statement assesses the proposal’s impact on the existing views and vistas and curtilage of Denbigh to ensure the proposal does not adversely impact it and recognises and respects the district’s heritage.</p> <p>The proposal incorporates, restores and revitalises the significant environmental features of the site and provides public open space areas in and around these features to enable the interpretation of the scenic qualities of the site and surrounding area. A total of 31% of the site is proposed to be dedicated to open space and environmental conservation areas.</p>

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Table 2: Consistency with the Western City District Plan	
Objective	Comment
Planning Priority W7 - Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	The proposal provides an efficient and effective road network that provides connectivity within the subject site and to surrounding neighbourhoods to ensure the delivery of a well-planned, liveable, productive and sustainable neighbourhood. The proposed Structure Plan provides active transport to schools and shops within the development and adjoining areas.
<p>Planning Priority W8 - Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis.</p> <p>Planning Priority W9 - Growing and strengthening the metropolitan cluster</p> <p>Planning Priority W10 - Maximising freight and logistics opportunities and planning and managing industrial and urban services land</p> <p>Planning Priority W11 - Growing investment, business opportunities and jobs in strategic centres.</p>	The proposal will provide additional housing supply in close proximity to a number of existing centres and the Western Sydney Airport and Badgerys Creek Aerotropolis that will strengthen and support the continual growth and expansion of strategic centres.
Planning Priority W12 - Protecting and improving the health and enjoyment of the District's waterways	An Ecological Constraints Analysis (Appendix H) has been prepared by Cumberland Ecology in support of the proposal. The assessment identified the watercourses that traverse the site. The proposal has been designed to ensure the protection of the watercourses and the revitalization of the associated riparian corridors. The riparian corridors have been incorporated into the public open space areas to allow for the enjoyment of the waterways by the community.
Planning Priority W13 - Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element.	The proposal incorporates the parkland city values and utilises the existing watercourse and natural features of the site as defining spatial elements that positively contribute to the neighborhood.
Planning Priority W14 - Protecting and enhancing bushland and biodiversity	The Ecological Constraints Analysis (Appendix H) also identifies areas containing significant vegetation and biodiversity value. The proposal has been designed to retain, enhance and connect these areas. This has been

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Table 2: Consistency with the Western City District Plan	
Objective	Comment
	<p>achieved through the use of appropriate zoning that will ensure the protection of the retained bushland and the incorporation of the significant vegetation into passive public open space areas that enable the community to experience and interpret the natural and environmental significance of the site. The revegetation of the riparian corridors will re-establish connectivity of natural areas. The proposal includes the dedication of 31% of the total site to open space and environmental conservation areas.</p>
<p>Planning Priority W15 - Increasing urban tree canopy cover and delivering Green Grid connections</p>	<p>The proposed development involves the retention of existing significant vegetation, the revitalization and revegetation of riparian corridors and the incorporation of extensive landscaping which will contribute to the urban tree canopy and enable green grid connections throughout the proposal and with surrounding development.</p> <p>In addition, the design of the proposal will accommodate larger lots and wider road verges to accommodate extensive landscaping and urban canopy.</p>
<p>Planning Priority W16 - Protecting and enhancing scenic and cultural landscapes</p>	<p>The proposal has been designed to provide a development that provides an appropriate transition from the South West Growth Area to the rural lands to the west. The zoning and minimum lot sizes have been selected to best retain the scenic and cultural landscapes of Camden and facilitate canopy enhancement and restoration of natural values.</p> <p>The following investigations have been undertaken onsite to identify the site's environmental, cultural and scenic values:</p> <ul style="list-style-type: none"> • Ecological Constraints Analysis (Appendix H) • Aboriginal Due Diligence Assessment (Appendix J) • Heritage Impact Statement and View Analysis (Appendix K). <p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to ensure the site's significant environmental, cultural and scenic values are retained. This has been achieved through the retention and revitalization</p>

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Table 2: Consistency with the Western City District Plan	
Objective	Comment
	<p>of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting.</p>
<p>Planning Priority W17 - Better managing rural areas</p>	<p>The existing farm use and agricultural land has been demonstrated to not be economically viable for the landowner for a number of years and therefore does not positively contribute to Camden’s rural economy.</p> <p>Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.</p> <p>Zoning and infrastructure decisions by the NSW Government are incompatible with the ongoing rural use of the subject site. Under current zonings, land can be subdivided for residential development down to 125m², immediately adjacent to the site, compared to the subject site’s 40ha minimum lot size. This disposition of development can be expected to result in increasing conflict as small scale, dense residential development abuts broad acre agricultural usage. Such conflict would likely include negative impacts of agriculture on the residential community.</p> <p>The proposal would provide appropriate zoning and lot sizes that relocates the urban boundary to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands further west.</p> <p>The proposal would eliminate existing rural land use conflicts with the surrounding residential development and</p>

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Table 2: Consistency with the Western City District Plan	
Objective	Comment
	would provide a logical local relocation of the urban boundary.
Planning Priority W18 - Delivering high quality open space	The proposal has been designed to provide high quality open space areas for the future community. This has been achieved through the provision of passive and active open space areas within the riparian corridors, bushland areas and on the hilltops, which provide stimulating open space areas that recognise the scenic and cultural values of the subject site and the wider area. Each future lot will be located within a 10 minute walk of quality green open space. The varied open spaces will appeal to all ages and abilities and have been located away from busy roads.
Planning Priority W19 - Reducing carbon emissions and managing energy, water and waste efficiently	The proposal has been designed to provide a sustainable neighbourhood that will manage energy, water and waste efficiently to ensure the functionality and viability of the development.
Planning Priority W20 - Adapting to the impacts of urban and natural hazards and climate change	<p>The following investigations have been undertaken to identify and respond to the natural hazards of the site:</p> <ul style="list-style-type: none"> • Bushfire Report (Appendix I) • Water Cycle Management Report (Appendix L) <p>The proposal has been designed in accordance with the findings and recommendations of the investigations to ensure the development responds to and can adapt to the natural hazards of the site.</p>

Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

6.2.3 Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden Local Government Area (Camden) will change to meet the community's needs over the next 20 years.

The LSPS implements the strategic direction of The Greater Sydney Region Plan and Western City District Plan at the local level by setting clear local priorities for the jobs, homes, services and parks that the

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Camden community will require over the next 20 years. The LSPS sets short, medium and long-term actions linked to the local priorities, to deliver on the community’s future vision.

The LSPS is structured around the following four key themes:

- Infrastructure and Collaboration;
- Liveability;
- Productivity; and
- Sustainability.

An assessment of the proposal against the key planning priorities of the LSPS is provided in the table below.

Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
<p>Local Priority I1 - Aligning infrastructure delivery with growth</p>	<p>The proposal has been designed to provide infrastructure that will support the proposed community to ensure the additional residential land does not increase pressure on existing infrastructure in the area.</p> <p>This has been achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.</p> <p>In addition, a Services and Infrastructure Delivery Strategy / Water Cycle Management Assessment (Appendix L) has been prepared by AT&L that details the availability and work required to provide the development with essential services based on the existing infrastructure in the area.</p>
<p>Local Priority I2 - Connecting Camden through integrated transport solutions</p>	<p>The proposal provides an efficient and effective road network that provides connectivity within the subject site and to surrounding neighbourhoods to ensure the delivery of a well-planned, liveable, productive and sustainable neighbourhood. The proposal incorporates a Greenway Strategy that will provide links from the Mt Annan Botanic Gardens to the Western Sydney Aerotropolis, via old Camden Town Centre. It has significant heritage potential, connecting 15 historic homesteads along a safe and dedicated cycle path, whilst providing opportunities for cultural and recreational experiences. The proposed greenway along the eastern boundary of the site is integrated with the Government Architect’s Green Grid to</p>

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Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	<p>provide a key component the regional link that is currently on private land.</p> <p>The Greenway Strategy is to be formed off the following key principles:</p> <ul style="list-style-type: none"> • Enhanced connectivity; • Environment & sustainability; • Liveability & Wellbeing; • Infrastructure to support Growth. <p>The Greenway Strategy would enhance a number of key regional opportunities / anchors being the Western Sydney Airport to the north of the site, Oran Park to the east, significant vegetation and bio mapped areas to the west and Camden Town Centre to the south with each anchor having a unique character and contribution to liveability, connectivity, culture and environment.</p>
Local Priority I3 - Planning for the delivery of the North South Rail and South West Rail Link Extension	The proposal will provide the logical relocation of the urban boundary to the Outer Sydney Orbital and provide appropriate development in proximity to both the North South Rail and South West Rail Link Extensions.
Local Priority I4 - Working in partnership to deliver a more liveable, productive and sustainable Camden	<p>The proposal has been designed to provide adequate land in appropriate locations to support the provision of future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre as detailed on the proposed zoning plan and structure plan provided in Appendix D.</p> <p>The proposed development has been designed to incorporate the natural characteristics of the site through the retention and revitalization of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy and connectivity to the surrounding neighbourhoods through the design of an appropriate road network and cycleway and pedestrian greenway links that recognize the cultural and scenic qualities of the site and allow for its interpretation by the community.</p>

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Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
Local Priority L1 - Providing housing choice and affordability for Camden’s growing and changing population	The proposal will provide additional housing supply for the community in a range of zonings and lot sizes that provide a range of housing types and affordability. The proposal has been designed to provide connectivity to the surrounding area to ensure ease of access to employment, services and public transport.
Local Priority L2 - Celebrating and respecting Camden’s proud heritage	<p>The proposal has been designed with regard to the cultural and scenic significance of the site. An Aboriginal Due Diligence Assessment (Appendix J) has been prepared in support of the proposal. The findings and recommendations of that report have been considered and incorporated into the design of the proposal.</p> <p>A Heritage Impact Statement and View Analysis (Appendix K) has been prepared by Weir Phillips Heritage that assesses the proposal’s impact on the nearby heritage item Denbigh. The Heritage Impact Statement assesses the proposals impact on the existing views and vistas and rural setting of Denbigh to ensure the proposal does not adversely impact it and recognises and respects the district’s heritage.</p> <p>The proposal incorporates the significant environmental features of the site and provides public open space areas in and around these features to enable the interpretation of the scenic qualities of the site and surrounding area. The proposal includes the dedication of 31% of the total site to open space and environmental conservation areas.</p>

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Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
<p>Local Priority L3 - Providing services and facilities to foster a healthy and socially connected community</p>	<p>As detailed the proposal has been designed to provide infrastructure that will support the proposed community to ensure the additional residential land does not increase pressure on existing infrastructure in the area.</p> <p>This has been achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre community centre, sporting facilities and café.</p>
<p>Local Priority L4 - Encouraging vibrant and connected centres which reflect Camden’s evolving character</p> <p>Local Priority L5 - Supporting cultural infrastructure to promote cultural and creative spaces</p>	<p>A key objective of the proposal is to provide for community that recognises and appreciates the natural, cultural and scenic values of the site and surrounding area with a key focus on providing green infrastructure.</p> <p>The subject site provides a unique opportunity to provide a well-designed community in close proximity to the South West Growth Area that focuses on the cultural and environmental values of the site and integrates those values into the overall vision of the proposal. The following specialist studies have been prepared in support of the proposal to identify the environmental and cultural characteristics of the site:</p> <p>The subject site provides a unique opportunity to provide a well-designed community in close proximity to the South West Growth Area that focuses on the cultural and environmental significance of the site and integrates those significant values into the overall vision of the proposal. The following specialist studies have been prepared in support of the proposal to identify the environmental and cultural characteristics of the site:</p> <ul style="list-style-type: none"> • Ecological Constraints Analysis (Appendix H) • Aboriginal Due Diligence Assessment (Appendix J) • Heritage Impact Statement and View Analysis (Appendix K). <p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to ensure site’s significant</p>

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Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	<p>environmental, cultural and scenic values are retained and incorporated into the design of the proposal. This is to be achieved through the retention and revitalisation of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting.</p> <p>The proposal has been designed to provide infrastructure that will support the proposed community to ensure the additional residential land does not increase pressure on existing infrastructure in the area. This is to be achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.</p> <p>The proposal has also been designed to provide connectivity to the surrounding neighbourhoods through the design of an appropriate road network and cycleway and pedestrian greenway links. This will ensure residents are provided with appropriate access to services and facilities.</p>
<p>Local Priority P1 - Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District</p>	<p>The proposal will provide additional housing supply for the community in a range of zonings and lot sizes that provide a range of housing types and affordability. The proposal has been designed to provide connectivity to the surrounding area to ensure ease of access to employment, services and public transport.</p> <p>In addition, the proposal will provide adequate land in appropriate locations to support the provision of future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.</p>

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Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	The proposal provides an efficient and effective road network that provides connectivity within the subject site and to surrounding neighbourhoods to ensure the delivery of a well-planned, liveable, productive and sustainable neighbourhood.
Local Priority P2 - Creating a network of successful centres	The proposal provides an efficient and effective road network that provides connectivity within the subject site and to surrounding areas to provide suitable access to key regional centres.
Local Priority P3 - Strengthening the Strategic Centres of Narellan and Leppington	The proposed development aims to provide key support infrastructure and facilities to provide a liveable and sustainable community whilst also providing key connections to surrounding strategic centres to support the continual growth and expansion of strategic centres.
Local Priority P4 - Ensuring a suitable supply of industrial and urban services land Local Priority P5 - Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis	The proposal will provide additional housing supply in close proximity to a number of existing centres and the Western Sydney Airport and Badgerys Creek Aerotropolis that provide a suitable supply of industrial and urban services land.
Local Priority P6 - Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism Local Priority S1 - Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	<p>The proposal incorporates a Greenway Strategy that will provide links from Mt Annan Botanic Gardens to the Western Sydney Aerotropolis, via old Camden Town Centre. It has significant heritage potential, connecting 15 historic homesteads along a safe and dedicated cycle path, whilst providing opportunities for cultural and recreational experiences in significant areas not currently accessible to the public. It is also designed to follow the Green Grid and will activate the revegetation of the corridors.</p> <p>The Greenway Strategy is to be formed off the following key principles:</p> <ul style="list-style-type: none"> • Enhanced connectivity; • Environment & sustainability; • Liveability & Wellbeing; • Infrastructure to support Growth.

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Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	<p>The Greenway Strategy would enhance a number of key regional opportunities / anchors being the Western Sydney Airport to the north of the site, Oran Park to the east, significant vegetation and bio mapped areas to the west and Camden Town Centre to the south with each anchor having a unique character and contribution to liveability, connectivity, culture and environment.</p> <p>The Greenway Link will contribute to the strategic corridor that will link the Camden Town Centre to the Western Sydney Employment Area and Western Sydney Aerotropolis. The proposed greenway will provide a basis for surrounding development and the wider region to provide key active transport opportunities that allow for the community to access key recreational cultural activities and positively contribute and expand Camden’s Blue Green Grid.</p>
<p>Local Priority S2 - Protecting and enhancing the health of Camden’s waterways, and strengthening the role and prominence of the Nepean River</p> <p>Local Priority S3 - Protecting Camden’s rural land</p> <p>Local Priority S4 - Protecting and restoring environmentally sensitive land and enhancing biodiversity</p>	<p>A key objective of the proposal is to provide for a community that recognises and appreciates the natural, cultural and scenic significance of the site and surrounding area with a key focus on providing green infrastructure.</p> <p>The subject site provides a unique opportunity to provide a well-designed community in close proximity to the South West Growth Area that focuses on the cultural and environmental significance of the site and integrates those significant values into the overall vision of the proposal. The following specialist studies have been prepared in support of the proposal to identify the environmental and cultural characteristics of the site:</p> <ul style="list-style-type: none"> • Ecological Constraints Analysis (Appendix H) • Aboriginal Due Diligence Assessment (Appendix J) • Heritage Impact Statement and View Analysis (Appendix K). <p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to ensure site’s significant</p>

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Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	<p>environmental, cultural and scenic values are retained and incorporated into the design of the proposal. This is to be achieved through the retention and revitalisation of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping including canopy trees and a well-designed lot and road layout to protect and maintain those views and setting.</p> <p>The agricultural land production value and its contribution to the rural economy of Camden has been a key consideration of the proposal. The existing farm use and agricultural land has been demonstrated to not be economically viable for a number of years and therefore does not contribute to Camden’s rural economy.</p> <p>The proposal would provide appropriate zoning and lot sizes that relocates the urban boundary to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands further west.</p> <p>The proposal would eliminate existing rural land use conflicts with the existing site and the neighbouring residential development and would provide a logical relocation of the urban boundary.</p>
Local Priority S5 - Reducing emissions, managing waste and increasing energy efficiency	Appropriate waste management and energy efficiency targets will be implanted into the proposal during the detailed design phase of the proposal.
Local Priority S6 - Improving Camden’s resilience to hazards and extreme weather events	<p>The following investigations have been undertaken to identify and respond to the natural hazards of the site:</p> <ul style="list-style-type: none"> • Bushfire Report (Appendix I) • Water Cycle Management Report (Appendix L)

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Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	The proposal has been designed in accordance with the findings and recommendations of the investigations to ensure the development responds to and can adapt to the natural hazards of the site. The proposal also includes the retention of water in the landscape and extensive canopy to manage urban heat in accordance with State Government objectives.

6.2.4 Camden Rural Lands Strategy

The Camden Rural Lands Strategy was implemented in November 2018 and outlines the challenges and opportunities expressed by the community including maximising the opportunities from growth and retaining the valued aspects of Camden’s rural and country heritage and landscape. The Plan identifies the need for Camden’s growth to be managed carefully and effectively to ensure the retention of the places, landscapes and characteristics of Camden’s rural and country heritage and backdrop.

The key planning principles of the Strategy are:

- Protect Camden’s remaining rural lands;
- Retain Camden’s valued scenic and cultural landscapes;
- Provide certainty and avoid rural land fragmentation;
- Minimise and manage rural land use conflict;
- Enhance Camden’s Rural Economy;
- Minimise unplanned non-agricultural development; and
- Maximise opportunities for relocation of rural enterprises.

An assessment of the proposal against the key planning principles of the Rural Lands Strategy is provided in the table below.

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Table 4: Consistency with the Key Planning Principles of the Rural Lands Strategy	
Planning Principle	Comment
P1. Protect Camden’s remaining rural lands	<p>The subject site is located directly adjacent to the South West Growth Area to the east and the indicative location of the Outer Sydney Orbital to the west. The proposal would provide appropriate zoning and lot sizes that would provide a logical relocation of the urban boundary to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands further west.</p> <p>The proposal would eliminate rural land use conflicts with the existing site and the surrounding residential development and would produce a clearly defined, logical urban boundary.</p> <p>The existing agricultural use has been demonstrated to not be economically viable for a number of years and therefore does not contribute to Camden’s rural economy.</p> <p>The land is currently zoned RU1 Primary Production under the Camden LEP 2010. The current land use does not meet the relevant objectives of the zone in that it does not encourage sustainable primary industry production, minimise rural land fragmentation or minimise land use conflicts.. Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.</p> <p>The rural setting of the surrounding area has been taken into consideration in the design of the proposal with the significant environmental and scenic features of the site retained and extensive landscaping and public open space proposed to provide an appropriate interface with the surrounding landscape and land uses.</p>
P2. Retain Camden’s valued scenic and cultural landscapes	<p>The current use of the site is not viable under the current zoning and unless the zoning changes the scenic and cultural value of the site will deteriorate. To address this concern, the proposal has been designed to provide for</p>

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Table 4: Consistency with the Key Planning Principles of the Rural Lands Strategy	
Planning Principle	Comment
	<p>development that provides an appropriate transition across the site from the South West Growth Area to the rural lands to the west. The zonings and minimum lot sizes have been selected to best retain the scenic and cultural landscapes of Camden.</p> <p>The following onsite investigations have been undertaken onsite to identify the site’s significant environmental, cultural and scenic values:</p> <ul style="list-style-type: none"> • Ecological Constraints Analysis (Appendix H) • Aboriginal Due Diligence Assessment (Appendix J) • Heritage Impact Statement and View Analysis (Appendix K). <p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to ensure site’s significant environmental, cultural and scenic values are retained. This has been achieved through the retention and revitalisation of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting.</p>
P3. Provide certainty and avoid rural land fragmentation	<p>The current urban boundary of the South West Growth Area and the indicative location of the Outer Sydney Orbital have resulted in the isolation of the subject site from the broader rural area of Camden. The site is not economically viable for primary production and its future is uncertain under its current zoning. The proposal would facilitate the orderly and economic development of the site and provide a certain future for the land.</p>
P4. Minimise and manage rural land use conflict	<p>Zoning and infrastructure decisions by the NSW Government are incompatible with the ongoing rural use of the subject site. Under current zonings, land can be subdivided for residential development down to 125m²,</p>

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Table 4: Consistency with the Key Planning Principles of the Rural Lands Strategy	
Planning Principle	Comment
	<p>immediately adjacent to the site, compared to the subject site’s 40ha minimum lot size. This disposition of development can be expected to result in increasing conflict as small scale, dense residential development abuts broad acre agricultural usage. Such conflict would likely include negative impacts of agriculture on the residential community. It is noted that the residential and agricultural lands form part of the same drainage catchment and urban runoff would be inappropriate for agricultural use such as stock watering.</p> <p>The proposal would provide appropriate zoning and lot sizes that relocates the urban boundary to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands further west.</p> <p>The proposal would eliminate existing rural land use conflicts with the existing site and the neighbouring residential development and would provide a logical relocation of the urban boundary.</p>
P5. Enhance Camden’s Rural Economy	<p>The existing farm agricultural use has been demonstrated to not be economically viable for the landowner for a number of years and therefore does not contribute to Camden’s rural economy.</p> <p>The land is currently zoned RU1 Primary Production under the Camden LEP 2010. The current land use does not meet the relevant objectives of the zone in that it does not encourage sustainable primary industry production, minimise rural land fragmentation or minimise land use conflicts. Based on the size of the subject site and the South West Growth Area located directly adjacent the site to the east and the Outer Sydney Orbital to the west the site is not deemed to be of a size or able to achieve a land size that would be economically viable for any form of primary production that would not impact the surrounding locality.</p>



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Table 4: Consistency with the Key Planning Principles of the Rural Lands Strategy	
Planning Principle	Comment
P6. Minimise unplanned nonagricultural development	The proposal would rezone the land to provide a well-designed and planned neighbourhood.
P7. Maximise opportunities for relocation of rural enterprises	<p>Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.</p> <p>As detailed the existing land use is not economically viable. The site by virtue of preceding Government decisions is not able to achieve a land size that would be economically viable for any form of primary production that would not impact the surrounding locality.</p>

In addition to the key planning principles the Rural Lands Strategy has guiding criteria and key considerations to assist in the assessment of planning proposals for rezoning’s on rural land outside of the South West Growth Area. An assessment of the proposal against the criteria is detailed in the table below.

Table 4: Rural Lands Strategy for Rezoning Proposals		
Assessment Criteria	Key Considerations	Response
1. Proposals must be consistent with state and local strategic plans	<ul style="list-style-type: none"> Improvement / ongoing maintenance of biodiversity, ecological, scenic and productive values. Agricultural land production value. Rural economic benefit. Net community benefit. 	<p>The proposal is generally consistent with state and local strategic plans as detailed in section 5.2 of this report.</p> <p>The following investigations have been undertaken onsite to identify the site’s significant environmental, cultural and scenic values:</p> <ul style="list-style-type: none"> Ecological Constraints Analysis (Appendix H) Aboriginal Due Diligence Assessment (Appendix J) Heritage Impact Statement and View Analysis (Appendix K).

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Table 4: Rural Lands Strategy for Rezoning Proposals		
Assessment Criteria	Key Considerations	Response
		<p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to ensure site’s significant environmental, cultural and scenic values are retained. This has been achieved through the retention and revitalization of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting.</p> <p>The agricultural land production value and its contribution to the rural economy of Camden has been a key consideration of the proposal. The existing farm use and agricultural land has been demonstrated to not be economically viable and therefore does not contribute to Camden’s rural economy.</p> <p>Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.</p> <p>The community benefit of the proposal has also been a key consideration. A Social and Community Infrastructure Assessment (Appendix O) has been prepared by Hill PDA in support of the application and concludes that the proposal is not considered to result in adverse impacts on social and community infrastructure in the</p>



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Table 4: Rural Lands Strategy for Rezoning Proposals		
Assessment Criteria	Key Considerations	Response
		area and will have designated appropriate areas to facilitate future social and community infrastructure development.
2. Proposals must not adversely impact on the operation of existing rural enterprises	<ul style="list-style-type: none"> Existing intensive agricultural land uses. Land use conflict – utilisation of the Land Use Conflict Risk Assessment (LUCRA) tool developed by the NSW Department of Primary Industries. 	<p>The subject site is currently operated as a cattle farm. Surrounding development consists of the South West Growth Area to the east, Cobbitty to the south, and existing rural lands to the north and west with the future Outer Sydney Orbital planned to the south and west of the subject site.</p> <p>The operation of the existing rural enterprise has been severely impacted by previous Government decisions that its continued operation has already been rendered non-viable.</p> <p>The proposal would provide appropriate zoning and lot sizes that provide a logical relocation of the urban boundary to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands to the north and further west.</p> <p>The proposal would eliminate existing rural and use conflicts with the existing site and the surrounding residential development and would produce a clearly defined urban boundary.</p> <p>The proposal has been designed to minimise land use conflicts with surrounding land uses. A Heritage Impact Statement and View Analysis (Appendix K) has been prepared by Weir Phillips Heritage that assesses the proposal’s impact on Denbigh’s view and setting to ensure the proposal does not adversely</p>

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Table 4: Rural Lands Strategy for Rezoning Proposals		
Assessment Criteria	Key Considerations	Response
		impact it and ensures land use conflicts are minimised.
3. Proposals must be a logical extension to existing urban areas	<ul style="list-style-type: none"> Proximity to public transport and other community services. Essential services availability (including cost of extending services or upgrading roads and other infrastructure). 	<p>The proposal would provide appropriate zoning and lot sizes that provide for a logical local relocation of the urban boundary from the South West Growth Area to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands to the north and further west.</p> <p>The proposal represents a unique case and will not result in an undesirable precedent for land further west as the Outer Sydney Orbital will create a defined urban boundary.</p> <p>The proposal has been designed to provide connectivity to the surrounding neighbourhoods through the design of an appropriate road network and cycleway and pedestrian greenway links. The proposal will be provided with accessibility to surrounding public transport and community services whilst also providing land to accommodate future community land uses such as a school and child care centre.</p> <p>A Services and Infrastructure Delivery Strategy / Water Cycle Management Assessment (Appendix L) has been prepared by AT&L that details the availability and work required to provide the development with essential services.</p>
4. Proposals must not reduce the	<ul style="list-style-type: none"> Siting and design impacts. 	The following investigations have been undertaken onsite to identify the site's

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Table 4: Rural Lands Strategy for Rezoning Proposals		
Assessment Criteria	Key Considerations	Response
quality of scenic landscapes, vistas, ridgelines, or heritage values	<ul style="list-style-type: none"> Natural and physical constraints and opportunity of rural land, including high value vegetation, bushfire and flooding. 	<p>significant environmental, cultural and scenic values and constraints:</p> <ul style="list-style-type: none"> Ecological Constraints Analysis (Appendix H) Bushfire Report (Appendix I) Aboriginal Due Diligence Assessment (Appendix J) Heritage Impact Statement and View Analysis (Appendix K) <p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to respect the site’s environmental, cultural and scenic values and constraints. This has been achieved through the retention and revitalization of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to interpret and enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting.</p> <p>In addition, the proposed layout has been designed with consideration of Bushfire and Flooding constraints to provide a safe and well-designed neighbourhood.</p>

Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with the relevant State Environmental Planning Policies (SEPPs) that apply to the site. A detailed list of the SEPPs and commentary is provided at **Appendix B**.

Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?



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The Planning Proposal is generally consistent with the Section 9.1 directions issued by the Minister for Planning. A statement of the consistency of this Planning Proposal with these directions is provided at **Appendix C**.

6.3 Environmental, Social and Economic Impact

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

6.3.1 Ecological Impacts

An Ecological Constraints Analysis (**Appendix H**) has been prepared by Cumberland Ecology in support of the proposal. The Ecological Constraints Analysis was prepared to document and describe the current biodiversity values of the subject site and to identify any impacts that may constrain future development as a result of the planning proposal. In particular, biodiversity values include threatened species, populations and communities that are listed under the New South Wales (NSW) Biodiversity Conservation Act 2016 (BC Act) and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

A flora survey was conducted over three days by a botanist and ecologist on 14 and 15 January, and 21 April 2020. Surveys included vegetation mapping, flora plots and targeted threatened flora searches. Fauna surveys were also conducted by an ecologist on 14 and 15 January 2020. Surveys consisted of a fauna habitat assessment and incidental observations. The surveys and subsequent analysis identified the following ecological constraints onsite:

- Presence of native vegetation, including two Threatened Ecological Communities (TEC);
- Known and potential habitat for threatened species;
- Areas located on the Biodiversity Values Map;
- Land within riparian corridors; and
- Serious and Irreversible Impact (SII) entities.

The ecological constraints of the subject site were mapped as detailed in **Figure 8** below.

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Figure 7: Ecological Constraints of Subject Site (source: Cumberland Ecology)

The Ecological Constraints Analysis identified the potential ecological impacts of future development on the subject site as follows:



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- Removal of native vegetation;
- Removal of fauna habitat features such as, hollow-bearing trees, coarse woody debris, and blossom producing trees and shrubs;
- Removal known habitat for threatened fauna species;
- Removal of potential habitat for threatened flora and fauna species;
- Modification of microhabitats through edge effects;
- Modification of habitat connectivity;
- Runoff, sedimentation and erosion;
- Weed invasion; and
- Injury or mortality to fauna species.

The proposal has been designed with consideration of the ecological constraints of the site and to minimise potential future ecological impacts. Such impacts are to be assessed as part of the development application process subsequent to the rezoning of the site.

The Analysis also included the review of the proposed Structure Plan, Zoning Map and Minimum Lot Size Map and concludes that the proposed rezoning has incorporated the recommendations outlined in the preliminary constraints assessment by mostly avoiding areas identified as 'High' and 'Moderate' constraints, instead proposing to rezone those areas as E2-Environmental Conservation, whilst also incorporating a large portion of the subject site as E4 – Environmental Living where impacts to biodiversity will be minimised.

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

6.3.2 European Heritage

A Heritage Impact Statement has been prepared in support of the proposal by Weir Phillips Heritage and Planning and is provided in **Appendix K**. The Heritage Impact Statement was prepared to assess the heritage impact of the proposed change to the planning controls on heritage items within the vicinity of the site.

The subject site is not listed as a heritage item but is located adjacent to 'Denbigh Estate' which is listed on the State Heritage Register under the NSW Heritage Act 1977 and in Schedule 5 of Appendix 1 of State Environmental Planning Policy (Sydney Regional Growth Centres) 2006.

The following is a brief overview of the Statement of Significance for Denbigh as detailed on The State Heritage Register:

Denbigh is of State significance as an intact example of a continuously functioning early farm complex (1817-1820s) on its original 1812 land grant. It contains a rare and remarkable group of homestead, early farm buildings and associated plantings with characteristics of the Loudon model of homestead siting within an intact rural landscape setting fundamental to its interpretation. The large collection of early farm buildings is perhaps the most extensive and intact within the Cumberland/Camden region.



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The place is of scientific significance for its potential to reveal, through archaeology, evidence of both early European farming practices and aboriginal occupation. The significance of Denbigh is considerably enhanced by the extent to which it has retained its form, character, fabric and rural setting (Heritage Office). The Denbigh estate is of exceptional cultural significance for its historical, aesthetic, social and technical values.

The proposal has been designed to recognise the importance of maintaining the historic rural setting of the homestead. The proposed site seeks to offer a 'green backdrop' to Denbigh by only developing the intermediate section between the valley and the ridges of the area to the north west of Denbigh. It is noted that both the visual and physical curtilage of Denbigh is significantly larger than similar historic homesteads in the immediate vicinity undergoing residential subdivision as part of the South Western Growth Corridor.

There is no physical impact which arises from the change to the controls proposed, and at DA stage, there will be a number of ways in which any visual impact can be addressed through the design of a future residential development.

The proposed rezoning and subsequent subdivision of the subject site offers a sympathetic solution to a context that is changing from a rural identity to residential as the outer fringes of Sydney become urbanised. Unlike many of the surrounding suburban developments, the proposal offers a large lot and low scale subdivision, which allows for increased opportunities for establishing vegetation on individual lots.

In addition to the large lot subdivisions, the proposal will also revegetate the riparian corridor between the two properties and of the ridges on the western side of the subject site. This offers an opportunity to preserve the setting of Denbigh and minimise any impact on it while facilitating the proposed use as a large lot subdivision.

The proposed rezoning is considered an appropriate response to the site without diminishing in the recognised historic setting of Denbigh. It is acceptable for the following reasons:

- The Structure Plan indicates the intermediate section between the valley and the ridges of the area to the north west of Denbigh is the only section on the site proposed to be developed. The majority of the visual impact can be screened through the revegetation of the riparian corridor adjacent to Regent Dam;
- The proposed revegetation of the riparian corridors will also assist in screening the future Outer Sydney Orbital; and
- The proposed rezoning and subsequent subdivision of the subject site offers a sympathetic solution to a context that is changing from a rural identity to residential as the outer fringes of Sydney.

The proposed rezoning of the site for future urban development and associated minimum lot sizes and offers the opportunity for a low density, well vegetated transition to the Outer Sydney Orbital which acts as the boundary of south western growth centre residential development area.

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6.3.3 Aboriginal Heritage

An Aboriginal Due Diligence Assessment (**Appendix J**) has been prepared by Artefact in support of the proposal. The Aboriginal heritage assessment has been completed in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW 2010) (Due Diligence Code of Practice). The report also includes a high-level constraints assessment which indicates archaeologically sensitive landforms and identified Aboriginal sites to inform constraints mapping. This assessment has included a site visit, search of the AHIMS database and a review of previous archaeological assessments completed within the vicinity of the study area.

The study area is located within the Camden Council Local Government Area (Camden Council LGA) within the Parish of Cook and County of Cumberland. It is contained within the boundary of Tharawal Local Aboriginal Land Council (Tharawal LALC).

An inspection of the study area was completed by Ryan Taddeucci (Senior Heritage Consultant, Artefact Heritage), and Anna Darby (Heritage Consultant, Artefact Heritage) on 20 January 2020. The aim of the site inspection was to gain an overall impression of the intactness of the study area and identify the potential for archaeologically sensitive landforms. An additional inspection of the study area was completed by Ryan Taddeucci (Senior Heritage Consultant, Artefact Heritage), and Rebecca Chalker (Site Officer, Cubbitch Barta Native Title Claimants) on 4 May 2020. The aim of the site inspection was to provide Cubbitch Barta Native Title Claimants with an opportunity to assess the cultural significance of the study area to be incorporated into this assessment.

An overview of the findings of the assessment are as follows:

- No previously registered AHIMS sites were identified within the study area
- No previously unrecorded Aboriginal sites were identified within the study area during the site inspection
- Areas of high, medium, and low Aboriginal archaeological sensitivity were identified within the study area, as detailed in **Figure 8** below.

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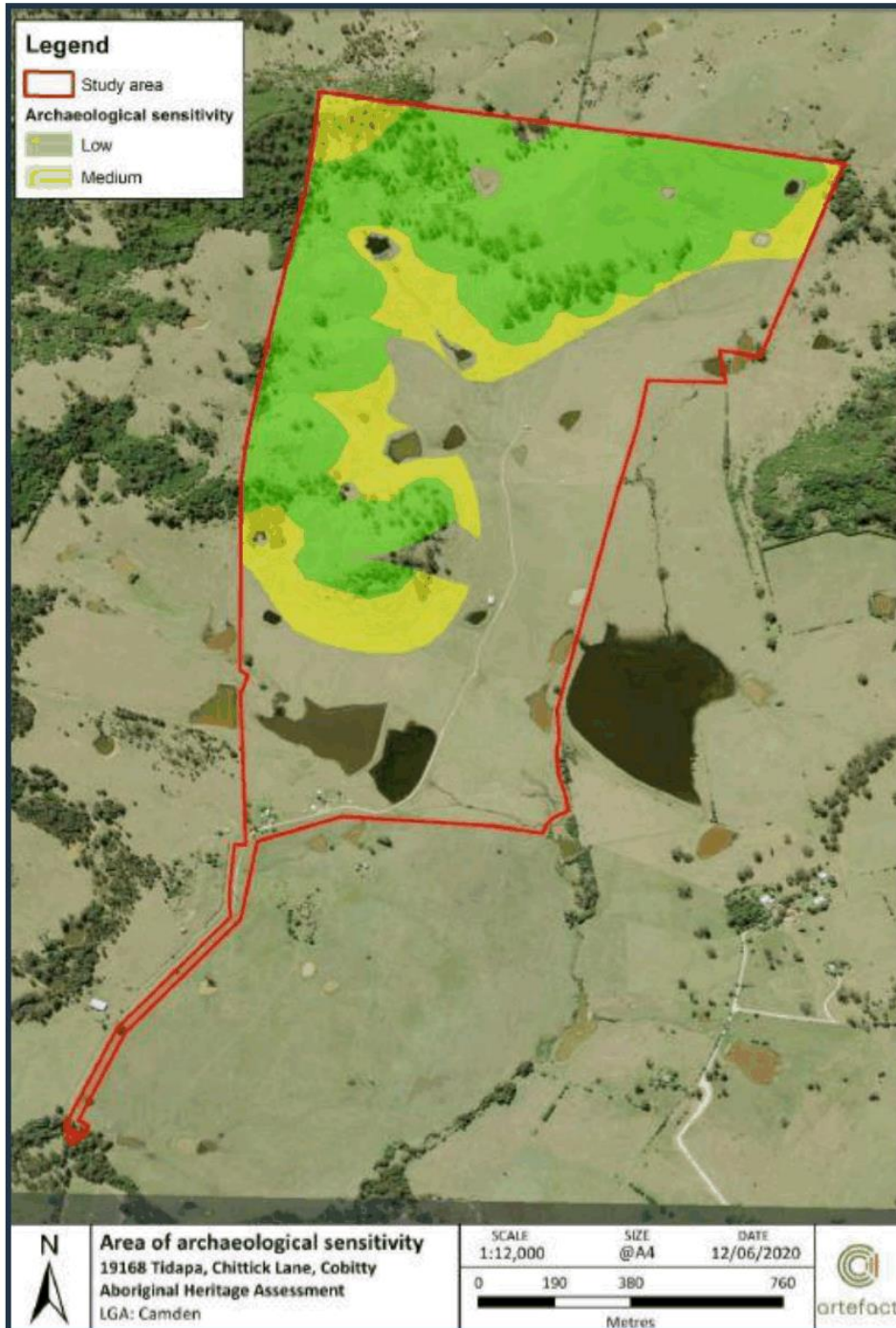


Figure 8: Areas of Archaeological Sensitivity (Source: Artefact)

The proposal has been designed to best respond to the findings and recommendations of the Aboriginal Due Diligence Assessment to minimize the impacts of the proposal on the any potential aboriginal heritage items or places onsite. The Aboriginal Due Diligence Assessment provides a number of recommendations that will be incorporated during the detailed design of the proposal.

6.3.4 Flooding and Water Cycle Management

A Services and Infrastructure Delivery Strategy / Water Cycle Management Report has been prepared by AT&L in support of the proposal and is provided in **Appendix L**. The report undertook an assessment of the site and surrounding area to best determine how to manage stormwater across the site.

A small portion on the south eastern corner of the property is mapped as being flood prone land as identified in the Nepean River Flood Study prepared in 2015. The assessment details that the best way to treat the site from a flooding and stormwater drainage perspective is to construct two basins within the property at low points creating two catchments within the site with a riparian corridor in which the stormwater, from the external areas, is diverted through the site is to be created.

The basins will have controlled outlet pits/headwalls to ensure post developed stormwater flows do not exceed predeveloped flows for all storm events up to and including the 1% AEP in line with the Camden Council Stormwater guidelines.

The proposed riparian corridors and basins have been incorporated into the design of the proposal as detailed in the Structure Plan provided in **Appendix D**.

6.3.5 Bushfire

A Bushfire Hazard Assessment has been prepared by Australian Bushfire Protection Planners in support of the proposal and is provided in **Appendix I**.

The Bushfire Hazard Assessment was undertaken to determine the bushfire affectation of the site and determine the potential bushfire constraints for future development on the site. A site inspection was undertaken as part of the assessment to confirm the extent of bushfire prone vegetation onsite and adjoining properties.

The site inspection identified a number of watercourses and creek lines that form tributaries to Cobbitty Creek, located to the east of the site. For the purpose of determining the required Asset Protection Zones to future residential development within the site, it was assumed these streams will be rehabilitated with Cumberland Plain Shale Hills Woodland vegetation.

Asset Protection Zones (APZ) are determined using the methodology provided in Planning for Bushfire Protection 2019 which includes determination of predominant bushfire prone vegetation within 140 metres of a development site and the effective slope of the land within 100 metres of the development.

The Bushfire Hazard Assessment identified the applicable APZs for the proposal based on the site inspection, slope analysis and indicative layout of future development as detailed in **Figure 9** below.

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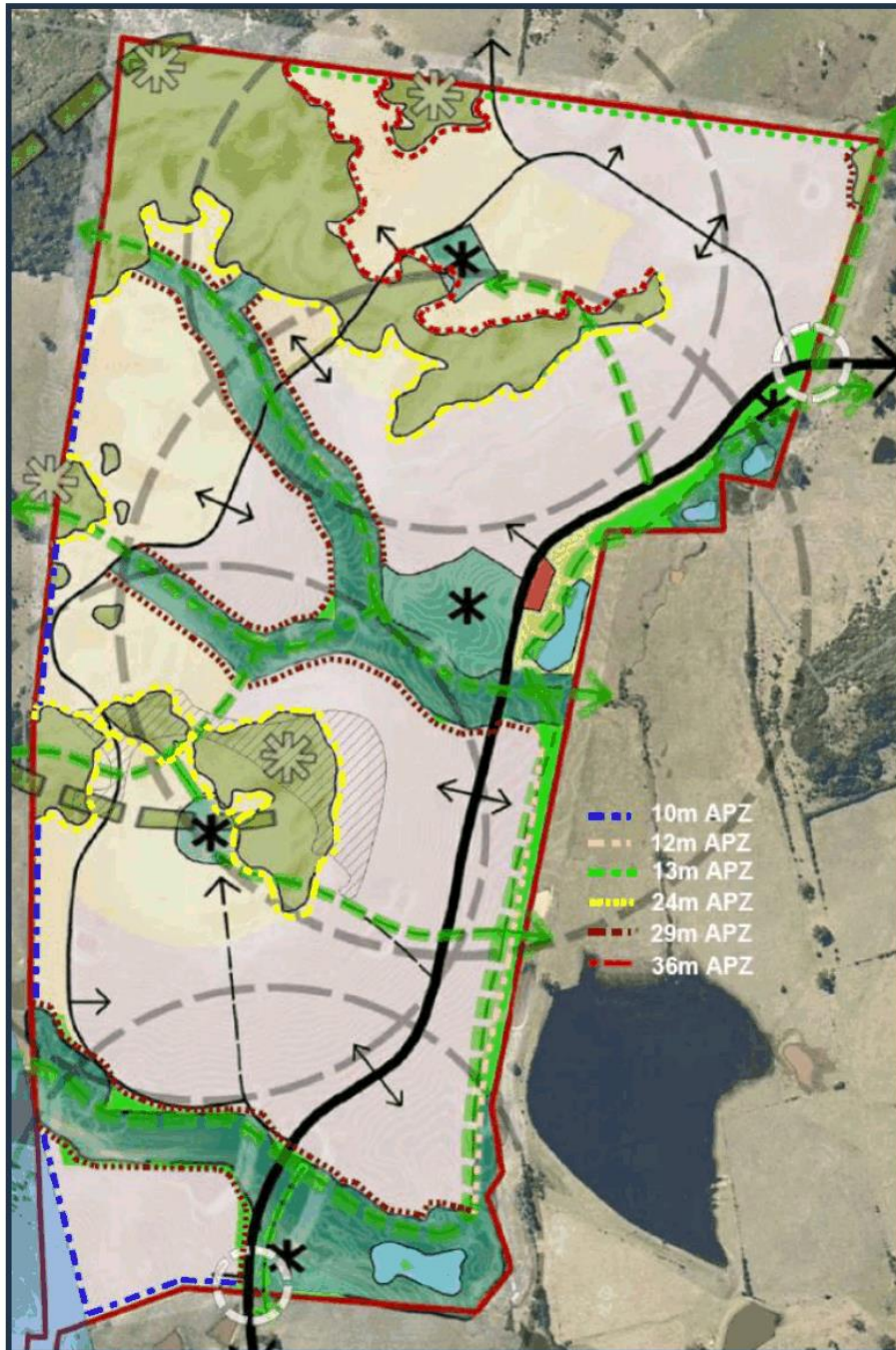


Figure 9: Structure Plan detailing the Asset Protection Zones (Source: ABPP)

The proposed Structure Plan has been designed with consideration of the bushfire constraints of the sited to ensure that once the site is rezoned a safe and well-designed residential neighbourhood is provided in accordance with Planning for Bushfire Protection 2019.

6.3.6 Acoustic and Air Quality Impacts



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The proposal is unlikely to result in acoustic or air quality impacts on surrounding properties as it will result in the logical local relocation of the urban boundary to the future location of the Outer Sydney Orbital.

The construction and the future occupation of the proposal is not considered to result in an increased impact on the air quality or acoustic privacy of adjoining properties than what is currently experienced through the construction of the South West Growth Area or the future construction of the Outer Sydney Orbital.

In addition, the proposal has been designed with regard to the acoustic privacy and air quality of existing development and incorporates measures to best minimise impacts. This will be achieved through the retention and revitalization of existing vegetated areas and riparian corridors, the use of extensive landscaping to integrate the proposal into the existing landscape and provide an appropriate interface to surrounding development and the incorporation of a well-design pedestrian and bicycle network to encourage non-vehicular transport.

6.3.7 Traffic and Transport

A Traffic and Transport Assessment has been prepared by JMT Consulting in support of the proposal and is provided in **Appendix M**. The report assesses the transport implications of the proposed rezoning and includes an assessment of the existing conditions including site context and the current and planned transport environment, road network assessment and traffic modelling.

As detailed in the Structure Plan the site will have an internal road network that will provide an external connection at the northern end of the site. This connection will ultimately link up with the future road network serving the broader area including the adjacent communities of South-West Creek and Lowes Creek Maryland. These future roads will provide multiple connection points through to the Northern Road as detailed in **Figure 10** below.

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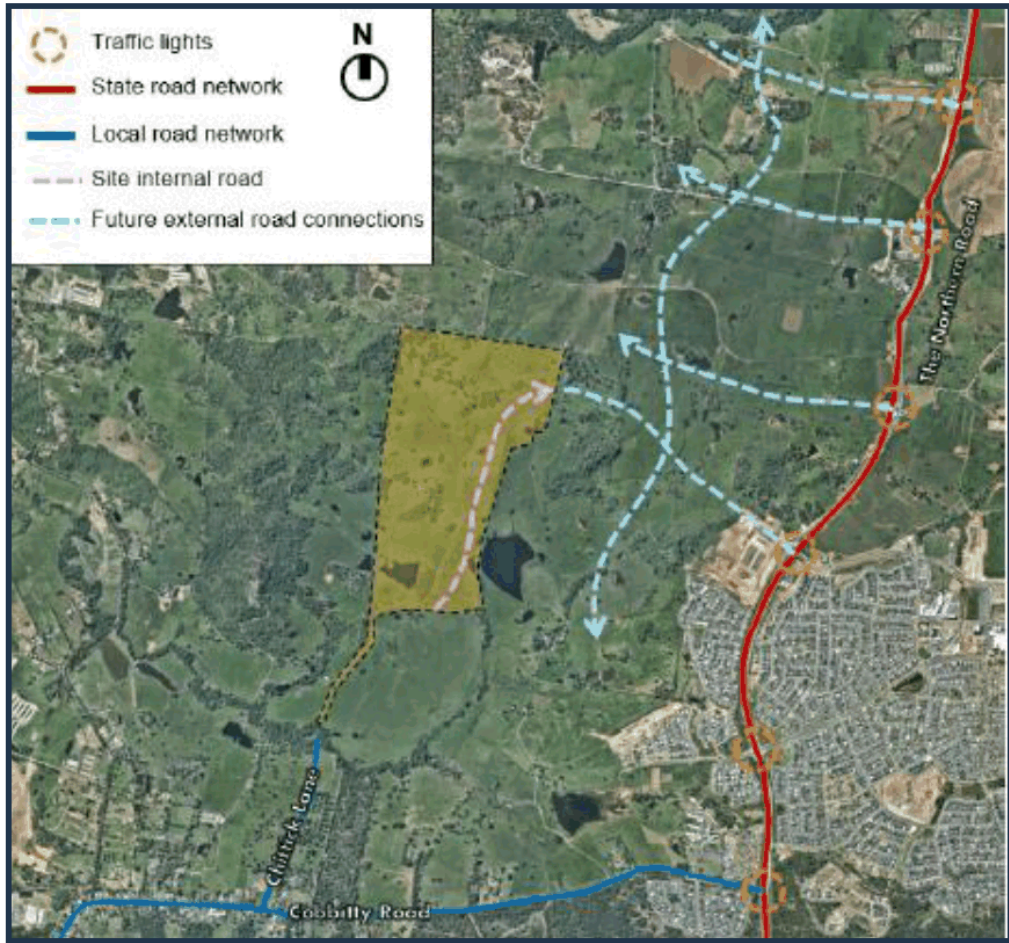


Figure 10: Access and Circulation (Source: JMT Consulting)

The proposal incorporates an internal road network that has been designed to best respond to the natural characteristics of the site and provides larger road cross sections to facilitate further planting within the road reserve to better integrate the proposal into the surrounding landscape. In addition, the internal street design will facilitate good quality connections for pedestrians and cyclists. All streets will include footpaths on at least one side and potentially provide the opportunity for the introduction of shared user paths (bicycles and pedestrians).

As detailed in the traffic modeling the closest intersection to the site along The Northern Road (at Dick Johnson Drive) continues to perform at acceptable levels with the additional traffic flows associated with the rezoning and Peak traffic demands along the internal collector road will be well below the operational capacity of up to 900 vehicles per hour. The proposal’s impact on the existing and future transport network is considered to be acceptable.

Has the planning proposal adequately addressed any social and economic effects?

6.3.8 Social Infrastructure



Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

A Social and Community Infrastructure Assessment has been prepared by Hill PDA in support of the proposal and is provided in **Appendix O**. The Social and Community Infrastructure Assessment provides an assessment of the social and community infrastructure in the local area and projects the demand for such facilities that would be generated by the proposal. This assessment is facilitated by identifying and evaluating changes to existing demographic conditions, due to the proposed project, and the subsequent pressures placed on the existing social infrastructure of the region.

A summary of the findings of the assessment are as follows:

- The area is well serviced for childcare and out of school hours care facilities however the proposal will rezone land that will be able to facilitate child care development;
- The new Oran Park High School will assist meeting future demand of the population with opportunity to also provided for future school developments within the proposal;
- The proposed development will be well serviced for public open space within reasonable walking distances;
- The proposal is unlikely to generate sufficient demand for additional sporting facilities however the proposal will provide sufficient area and zoning to accommodate future active recreation areas; and
- The area is well serviced for health facilities.

The proposal is not considered to result in adverse impacts on social and community infrastructure in the area and will has designated appropriate areas to facilitate future social and community infrastructure development.

6.3.9 Economics and Retail

The proposal is unlikely to result in any adverse economic or retail impacts on surrounding properties as the retail zoning is only intended on servicing the needs of people who live in, work in and visit the local area.

The purpose of the B2 zoned land is to provide for those local services and needs and encourage and maximise walking and cycling within the local area. The location of this B2 zoned land is centrally located to encourage walking and cycling, located adjacent to public open space along with the Greenway proposed by McGregor Coxall.

Hill PDF has undertaken a Housing Market Analysis in support of the application and provided in **Appendix N**. A summary of their findings is provided below which indicates that from an economic perspective there will be demand for larger lots given the low supply of larger lots within the local area, albeit at a lower demand than smaller lots.

It is clear within the Camden LGA that from an economic perspective that the proposed rezoning will have positive impacts on the local area including:

- Increasing supply for larger lots and providing opportunities for those residents seeking larger lots to remain within the Camden area.
- Provision of local services within the local area and minimising longer trips to access services; and

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

- Provision of open space within the local area at no cost to Council.

6.3.10 Market Analysis

A Housing Market Analysis has been prepared by Hill PDA in support of the application and provided in **Appendix N**. The Housing Market Analysis undertakes a study of the current housing market and supply for the area to understand the demand for the product that would result from the proposal.

The Housing Market Analysis includes a review of the residential development pipeline in the area to analyze supply and a review of recent housing developments in similar locations and discussions with local agents to understand the level of demand to inform the analysis and market appraisal.

A summary of the findings of the analysis are as follows:

- All new supply comprises of either small lots (200 to 300 sqm) or more conventional sized lots (300sqm to 600sqm) and at present there are no recent large lot subdivisions (800sqm+) in the Camden LGA;
- At present larger lots are created in areas with development constraints – for example flood prone or environmental protection areas;
- Mostly likely buyer profile of large lots would be 3rd or 4th home buyers and owner occupiers with families;
- In the Q1 2020 the residential lot market experienced an uplift in sales; and
- Larger lots are attractive due to scarcity and they provide an alternative to the conventional sized lots offered in Oxley Ridge estate, Arcadian Hills/Grove estate and Oran Park. However, the market depth is shallower, and success depends on careful consideration of price points, levels of amenities provided and the careful staging of the marketing campaign.

6.3.11 Services and Utilities

A Services and Infrastructure Delivery Strategy has been prepared by AT&L in support of the proposal and is provided in **Appendix L**.

The report undertook a review of all the existing civil infrastructure on site and in the surrounding area to determine the ability of the site to be serviced if the rezoning progresses. The following details the findings of the report for each essential service.

Sewerage and Water

AT&L undertook discussions with a Water Services Coordinator and a review of Dial Before You Dig Records which determined that there are currently no suitable Sydney Water sewer or water assets within the subject site or within close proximity to service the development with no indication the existing assets are to be extended or upgraded in the near future.

If the rezoning of the site is progressed Sydney Water will need to plan the upgrade and extension of the infrastructure to provide service to the area. The upgrades and extensions will likely need to be carried out by developers and reimbursed by Sydney Water, under their procurement policy. Service upgrades for

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

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the South West Growth Area adjacent to the property may provide opportunities for access and modification to allow the servicing of the site.

If the proposal is progressed a feasibility application will be lodged with Sydney Water as early as possible to identify any servicing strategies and to make Sydney Water aware of the intention to develop the area.

Electricity

Based on the investigations there will need to be an upgrade of the existing electricity service to accommodate the proposal. A new substation has been installed in Oran Park along The Northern Road which is approximately 5.5km South-East from the site. High level advice from an Electrical ASP Level 3 Designer, indicates that it is likely the proposal will need to be connected into this substation as well as providing additional substations within the development.

If the rezoning of the site is progressed further investigation will be undertaken in association with Endeavour Energy who will need to undertake an internal feasibility study to determine the site requirements.

Telecommunications

A desktop investigation indicates there are telecommunication towers located onsite, along Chittick Lane, South-West of the site as well as Telstra conduits located at the entrance of the site currently servicing the existing buildings onsite. Upgrades to the current connection will be required to service the proposal.

6.3.12 Land Use Conflict Assessment

The proposal has been prepared with consideration of the Department of Primary Industries' *Land Use Conflict Risk Assessment Guide* to ensure it does not result in land use conflicts with existing uses in the area.

The subject site is currently operated as a cattle farm. Surrounding development consists of the South West Growth Area to the east, Cobbitty to the south, and existing rural lands to the north and west with the future Outer Sydney Orbital planned to the west of the subject site.

A Rural Lands Scoping Report (**Appendix G**) has been prepared by GHD in support of the proposal which reviewed the subject site's opportunities for current or potential productive and sustainable agricultural activities. The report concluded that the existing farm use and agricultural land is not economically viable and does not contribute to Camden's rural economy.

The land is currently zoned RU1 Primary Production under the Camden LEP 2010. The current land use does not meet the relevant objectives of the zone in that it does not encourage sustainable primary industry production, minimise rural land fragmentation or minimise land use conflicts. Based on the size of the subject site and the South West Growth Area located directly adjacent the site to the east and the Outer Sydney Orbital to the west the site is not deemed to be of a size or able to achieve a land size that

Attachment 1

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

would be economically viable for any form of primary production that would not impact the surrounding locality.

Under current zonings, increased land use conflict (such as noise, odour and water quality) is likely given the small scale dense residential development permissible up to the eastern boundary of the subject site.

The proposal would provide appropriate zoning and lot sizes that provide a logical relocation of the urban boundary to the Outer Sydney Orbital and provide for a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands to the north and further west.

The proposal would eliminate the existing rural land use conflicts with the adjoining residential development and rural land isolation of the existing site and would produce a logical local relocation of the urban boundary.

In addition, the proposal has been designed to minimise land use conflicts with surrounding land uses. A Heritage Impact Statement and View Analysis (**Appendix K**) has been prepared by Weir Phillips Heritage that assesses the proposal's impact on Denbigh's views and setting to ensure the proposal does not adversely impact it and ensures land use conflicts are minimised.

6.4 State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

As detailed above there is not currently sufficient public civil infrastructure to service the proposal. If the rezoning of the site is progressed to gateway determination further investigations will be undertaken in consultation with the relevant authorities to determine the servicing requirements and the means of providing those services.

In addition, the proposal has been designed to provide connectivity to the surrounding neighbourhoods through the design of an appropriate road network and cycleway and pedestrian greenway links. The proposal will be provided with accessibility to surrounding public transport and community services whilst also providing land to accommodate future community land uses such as a school and child care centre.

What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with relevant State and Commonwealth public authorities will be undertaken as part of the exhibition of the Planning Proposal, as directed by the Gateway Determination. In this regard, consultation with the following public authorities is anticipated:

- Transport for NSW
- NSW Roads and Maritime Services
- Endeavour Energy
- Sydney Water

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

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- NSW Environment, Energy and Science
- NSW Rural Fire Service

7.0 Mapping

As discussed in Section 5 of this report the planning proposal seeks to amend the Camden LEP 2010 as follows:

- Amend the Land Zoning Map for the subject site (Sheet 007) to rezone the site to the following zones R2 Low Density Residential, R5 Large Lot Residential, E4 Environmental Living, E2 Environmental Conservation, B2 Local Centre and RE1 Public Recreation.
- Amend the Minimum Subdivision Lot Size Map for the subject site (Sheet 007) to provide the following range of minimum lot sizes to facilitate residential development:
 - 600m²;
 - 700m²;
 - 900m²;
 - 1,500m²;
 - 2,000m².

The proposed mapping is provided in **Appendix D** of this report.

8.0 Community and Key Stakeholder Consultation

It is expected that direction as to the nature and extent of the public exhibition will be provided by Department of Planning, Industry and Environment as part of the Gateway Determination. No formal community consultation has been undertaken in relation to this Planning Proposal to date.

In accordance with the Department of Planning, Industry and Environment & Environment Guidelines for preparing planning proposals a pre-lodgment meeting was undertaken with Camden Council staff on 19 September 2019 to discuss the proposed rezoning of the site.

9.0 Project Timeline

The impacts of Government zoning and infrastructure decisions on the viability of the use of the site under its current zoning indicate that an early decision is desirable. However, the Relevant Planning Authority (RPA) has discretion to determine the relevant project timeframe for the determination of this planning proposal. The information detailed within this planning proposal has been provided to outline any potential impacts and provide justification to support and assist the RPA's determination.

10.0 Conclusion

Attachment 1

Planning Proposal – Proposed Rezoning Chittick Lane, Cobbitty

This planning proposal has been prepared by The Planning Hub on behalf of the O’Grady Family and seeks to amend the Camden Local Environmental Plan (LEP) 2010 to rezone land to facilitate residential development on Lots 2, 3, 4 and 5 DP 239612, Chittick Lane, Cobbitty.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning including ‘A Guide to Preparing Local Environmental Plans’ and ‘A Guide to Preparing Planning Proposals’.

The Planning Proposal provides a comprehensive justification of the proposed amendment to the Camden LEP 2010, and significant planning merit in the following respects:

- The proposal would result in the logical local relocation of the existing urban boundary to the Outer Sydney Orbital;
- The proposal would reduce rural land fragmentation and land use conflicts in the area;
- The proposal would result in the orderly and economic development of the land;
- The proposal identifies and incorporates the significant environmental and cultural features of the site;
- The proposal would provide a well-designed community that would provide additional residential land to provide for the housing needs of the community;
- The proposal does not adversely impact adjoining properties.

Given the above significant planning merits and the absence of any adverse social, economic or environmental impacts, it is requested that the planning proposal be favorably considered by Council and that Council resolve to forward it to the Department of Planning, Industry and Environment & Environment to allow the Department to consider the Planning Proposal for Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act, 1979.



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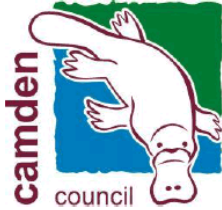
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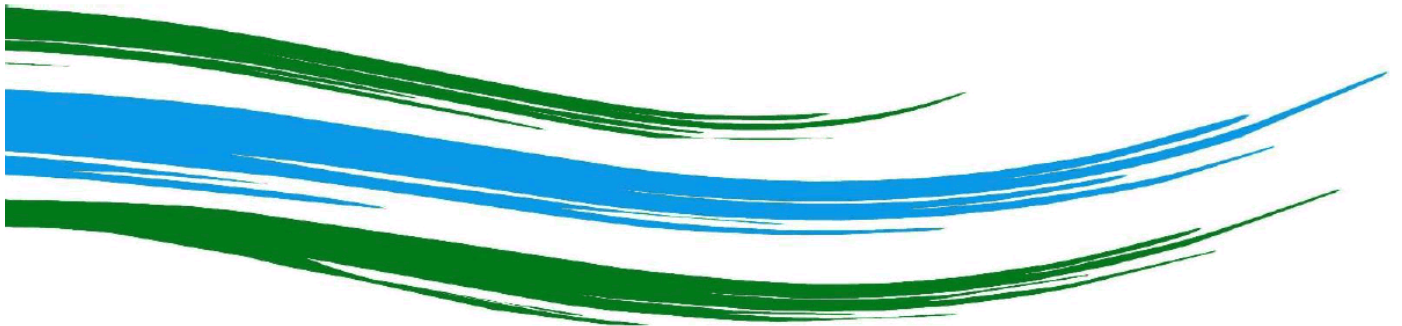
Attachment 2



Camden Local Planning Panel

Closed Meeting Minutes
16 March 2021

12PM
Meeting held via teleconference



CLOSED CAMDEN LOCAL PLANNING PANEL MEETING

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CCLPP01 PLANNING PROPOSAL - 220, 300, 350 AND 360 CHITTICK LANE,
COBBITTY 3

MEETING COMMENCED AT 12.05 PM**PRESENT**

Stuart McDonald (Chairperson), Grant Christmas (Expert Panel Member), Rachel Harrison (Expert Panel Member), Debby Dewbery (Community Representative – South Ward).

ALSO IN ATTENDANCE

Manager Strategic Planning, Manager Statutory Planning, Principal Planner, Student Strategic Planner, Team Leader DA Assessment, Executive Planners, Strategic Planner, Senior Town Planner, Governance Officer, Governance Administration Officer.

DECLARATION OF INTEREST

There were no declarations to be noted.

ADDRESS

Mr Ian Reynolds noted that he is the Chair of the Campbelltown Local Planning Panel and that Stuart McDonald is the alternate chair.

Mr Ian Reynolds addressed the Panel in relation to CCLPP01 – Planning Proposal – 220, 300, 350, and 360 Chittick Lane, Cobbitty.

Mr Edward O’Grady addressed the Panel in relation to CCLPP01 – Planning Proposal – 220, 300, 350, and 360 Chittick Lane, Cobbitty.

CCLPP01 PLANNING PROPOSAL - 220, 300, 350 AND 360 CHITTICK LANE, COBBITTY**PANEL RECOMMENDATION**

The Camden Local Planning Panel has considered the draft Planning Proposal and supports the Council officer’s report.

It is considered that the Proposal does not demonstrate strategic planning merit or site-specific merit to proceed to Gateway Determination.

The Panel considers it would be unwise at this stage to allow further fragmentation of rural lands given that:

- i. the land the subject of the Planning Proposal lies outside the boundaries of the defined urban growth area and this growth area is capable of accommodating the housing required within the Camden local government area for the foreseeable future;
- ii. there is uncertainty regarding the future design and functionality of the proposed Outer Sydney Orbital, as it relates to the land; and
- iii. there is uncertainty regarding the provision of infrastructure and services to the land in order to accommodate urban development.

In addition, the Panel considers that the Planning Proposal has not demonstrated that the land is capable of achieving adequate connectivity to the established and planned urban area.

VOTING NUMBERS

The Panel voted 4-0 in favour of the recommendation.

MEETING CLOSED AT 1.08PM

ORD01

Attachment 2



Assessment of Specialist Studies for Tidapa Planning Proposal

The draft Planning Proposal has been submitted with specialist studies as listed in **Table 1**, which have been included under **separate cover** to this report:

Specialist Study	Author	Date
Greenway Strategy	McGregor Coxall	July 2020
Rural Lands Scoping Report	GHD	June 2020
Ecological Constraints Analysis	Cumberland Ecology	September 2020
Bushfire Constraints Report	ABPP	August 2020
Aboriginal Due Diligence Assessment	Artefact	July 2020
Heritage Impact Statement	Weir Phillips Heritage	August 2020
Services and Infrastructure Delivery Strategy	AT&L	July 2020
Traffic and Transport Assessment	JMT Consulting	September 2020
Housing Market Analysis	Hill PDA	August 2020
Social and Community Infrastructure Assessment	Hill PDA	August 2020

Table 1: Submitted Specialist Studies

The findings of the specialist studies submitted as part of the proposal along with Council officer comment, are summarised below.

Greenway Strategy

The Greenway Strategy (Strategy) has been prepared by McGregor Coxall Landscape Architects. It presents a “Tidapa Greenway” concept, a cycleway proposed to link The Australian Botanic Garden Mt Annan to the Western Sydney Aerotropolis, via Camden town centre. The Strategy notes the proposed route would be flood-free, traverse several areas rich in biodiversity and connect to 15 historic homesteads.

Officer comment

There is no detail on how the Strategy would be funded or delivered outside the subject site. The Greenway Strategy does not align with Council’s strategic policies. The focus of Council’s Local Strategic Planning Statement (LSPS) is on improving Camden’s Green and Blue Grid in existing and emerging urban areas. A key related priority is to strengthen the role and prominence of the Nepean River. Council is currently preparing a draft Green and Blue Grid Analysis (an action of the LSPS) which will identify potential future connections.

Furthermore, the site’s constraints limit transport behaviours to the use of private motor vehicles. Active and public transport modes are further impacted through a lack of proximity to established services to cater to the needs of future residents.



Rural Lands Scoping Report

A Rural Lands Scoping Report (Report) has been prepared by GHD. The Report found the subject site's current use for extensive beef cattle grazing income is considered unviable to sustain a standalone business in its present form. Climate change and the urbanisation of rural lands has significantly impacted cattle production in the Camden Local Government Area (LGA). The Report points out the property's size is too small to generate sufficient income, expansion is constrained by the South West Growth Area (SWGGA) to the east and the proposed OSO to the west. The Assessment also believes the proposed Outer Sydney orbital (OSO) could become a logical boundary for the Metropolitan Rural Area (to the west).

Officer comment

It is acknowledged that farming within the Sydney Basin has several challenges. Council's Rural Lands Study 2018 (RLS) does not specifically consider farming viability as one of the criteria for consideration of planning proposals.

The RLS contains a planning principle to 'Enhance Camden's Rural Economy'. Supporting this principle is an action to work with partners such as Department of Primary Industries and Wollondilly Shire Council to explore opportunities to increase farming viability through innovative farming practices and maximising potential opportunities created by key infrastructure such as the proposed OSO and Western Sydney Airport (WSA).

It is important that Council endeavours to protect Camden's rural land for a number of reasons. In particular, it is important to protect Camden's valued scenic and cultural landscapes that create a distinct setting for neighbouring urban communities.

In terms of potential land use conflict, the Denbigh heritage curtilage is considered to act as an appropriate buffer between SWGGA lands in the east and rural lands in the west. As noted previously, the NSW Government is yet to commit to the proposed OSO's alignment, its acquisition and construction.

Ecological Constraints Analysis

An Ecological Constraints Analysis (Analysis) has been prepared by Cumberland Ecology. Approximately 114.21ha of the existing vegetation (77%) on the subject site would be impacted by the proposal, while 34.86ha of vegetation would be retained. The vegetation community most impacted is 111.18ha of Pasture Improved Grassland.

The site contains scattered areas of Cumberland Plain Woodland (CPW), both woodland and derived native grassland forms, and River-flat Eucalypt Forest (RFEF). Both communities are Threatened Ecological Communities (TECs) under the NSW Biodiversity Conservation Act 2016 (BC Act). CPW is also listed as an endangered community under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EBPC Act).

There is 20.5ha of CPW (*Shale Hills Woodland* and *Shale Plains Woodland*) on the site. Of this, 15.22ha is classified as *Shale Hills Woodland* in good condition, and 4.21ha of *Shale Hills Woodland* in poor condition. Under the proposal, 1.09ha would be impacted. There is 0.18ha of existing RFEF (*Alluvial Woodland*) on the site that is proposed to be retained.



Threatened fauna and flora species have been identified as potentially occurring within the site including woodland birds, microbats, Grey-headed Flying-fox, Swift Parrot and Cumberland Plain Land Snail. One species, the Dusky Woodswallow, has been recorded on the site. The main areas of habitat for these species occurs in the CPW and RFEF, which contain hollow-bearing trees and logs, riparian corridors and rocky outcrops, as well as the dams with good fringing vegetation. There have been records of Koala habitation in the locality, however the site is not classified as Important Koala Habitat under the draft Cumberland Plain Conservation SEPP (draft SEPP).

The site contains riparian corridors represented by multiple unnamed water courses and Cobbitty Creek, a 4th order stream under the Water Management Act, situated along the southern boundary. The unnamed water courses represent intermittent creek lines that drain into the dams and nearby Cobbitty Creek.

The Assessment finds 39.71ha of the site to be highly constrained, 12.20ha moderately constrained, and 98.16ha of low constraint. All riparian corridors and the majority of vegetated areas are proposed to be conserved with an E2 Environmental Conservation zone with other vegetation zoned E4 Environmental Living.

Officer comment

The proposal seeks to zone TECs and riparian corridors E2 Environmental Conservation, which is considered appropriate and may result in improved environmental outcomes compared to the existing rural zoning.

However, the proposal does not adequately conserve or enhance all of the site's ecologically significant areas. The Analysis does not indicate what amount of CPW is proposed to be conserved in the E2 zone. Should the proposal proceed, the amount of CPW to be conserved needs to be quantified for further assessment.

Land proposed to be zoned E2 should be contiguous in area (rather than in patches) to assist mitigating cumulative impacts such as 'edge effects' that may lead to a reduction in vegetation quality. It may also assist to maintain the scenic quality of the high point and associated ridge that runs from the centre of the site towards the west.

Smaller patches of high value vegetation are proposed to be zoned E4 Environmental Living. The application of this zone may lead to cumulative impacts on vegetation that results in a reduction in its quality over time. The E4 zone is not supported for the purpose of maintaining and enhancing high value vegetation.

Furthermore, there is no clarity regarding the exact boundaries of the riparian corridors. This is needed as the Analysis indicates potential encroachment into the vegetated riparian zone (VRZ) buffers. Preliminary concept plans are required that show road layouts, property boundaries, water and sewage facilities and their potential impacts on remnant vegetation and riparian corridors.

Based on the proposed structure plan, it is expected that native vegetation with high or moderate ecological value would be removed or modified. It is also possible that removal of this vegetation would result in a cumulative negative impact on the significant areas of CPW immediately to the west of the site. It is noted this external land is mapped by DPIE as a draft Strategic Conservation Area under the draft SEPP.

Council officers support the protection of the high and moderate ecological values of the



site at the planning proposal stage, rather than relying on the DA process. If the proposal proceeds, measures would need to be adopted at the future DA stage to ensure it is consistent with biodiversity legislation.

Should the proposal proceed, information on the long-term management / ownership of E2 land is required that addresses Council's Dedication of Constrained Lands Policy.

Bushfire Constraints Report

A Bushfire Constraints Report (Report) has been prepared by Australian Bushfire Protection Planners. The Report identifies parts of the site contains bushfire prone vegetation and is considered to be bushfire-prone land. The recommended bushfire management measures include:

- Asset Protection Zones (APZs) of varying widths between 10m and 36m;
- Compliant road widths and design for fire-fighting operations;
- Buildings that address the bushfire construction Australian Standard; and
- A reticulated water supply for firefighting purposes.

The Report notes a further detailed assessment would be required following resolution of the development layout.

Officer comment

Should the proposal proceed, it would rezone bushfire prone land for urban purposes. The Western City District Plan directs that exposure to natural hazards (such as bushfires) be reduced.

Should the proposal be supported, the Rural fire Service would be consulted to satisfy Ministerial Direction 4.4 Planning for Bushfire Protection.

Aboriginal Due Diligence Assessment

An Aboriginal Due Diligence Assessment (Assessment) has been produced by Artefact Heritage Services. A search of the Aboriginal Heritage Information Management System (AHIMS) found no registered Aboriginal archaeological sites within the subject site. No Aboriginal objects were identified on-site as a result of a site inspection. A search of the broader Cobbitty area in AHIMS found 13 archaeological sites, including an artefact that is located 70m east of the site.

The Assessment notes the site contains a number of creek lines and as a result, the majority of the subject site is considered to be an archaeologically sensitive landform as defined by Heritage NSW. The identified area of archaeological sensitivity is comprised of land within 200m of waterways which have not been subject to past disturbance that would have removed any Aboriginal objects. The predictive model indicates that artefacts are most likely to be present at the base of slopes.

Officer comment

The proposal does not identify strategies in which Aboriginal Cultural Heritage is to be preserved and enhanced. The Assessment identified areas of high, medium and low Aboriginal archaeological sensitivity. However, Figure 16 in the Assessment only shows



low and medium areas of archaeological sensitivity. The Assessment also does not adequately identify the site's existing scar trees and potential for unknown artefacts. Should the proposal proceed, additional information on Aboriginal heritage would be required to address these issues.

Heritage Impact Statement

A Heritage Impact Statement (HIS) has been prepared by Weir Phillips Heritage and Planning.

The HIS notes the site and Denbigh share a rural setting. The site was once historically associated with the Denbigh Estate, where it was part of Charles Hook's farm from 1811-1826. Since 1826, the site has come under separate ownership independent from Denbigh, where it has been utilised for farming and grazing purposes.

The HIS considers the proposed rezoning to be an appropriate response to the site without diminishing the recognised historic setting of Denbigh. The HIS notes the proposal is acceptable for the following reasons:

- Denbigh's existing 500m heritage listed curtilage is sufficient to protect both the visual and physical setting of the historic Denbigh homestead;
- The indicative concept plans indicate the intermediate section between the valley and the ridges of the area to the north west of Denbigh is the only section on the site proposed to be developed;
- The majority of the visual impact can be screened through the revegetation of the riparian corridor adjacent to Regent Dam. The proposed revegetation of the riparian corridors would also assist in screening the future OSO freight line; and
- The proposed rezoning and subsequent subdivision of the subject site offers a sympathetic solution to a context that is changing from a rural to residential identity on the outer fringes of Sydney.

Officer comment

The HIS does not include an assessment against the Denbigh Conservation Management Plan (CMP). Should the proposal proceed, this would be required.

The Denbigh CMP finds the site to be of exceptional aesthetic value to the significance of Denbigh. The site's views play an exceptional role in the setting of Denbigh. In terms of cultural significance to Denbigh, the CMP shows the subject site as being exceptionally significant. The CMP's findings are shown in **Figures 1-3** below.

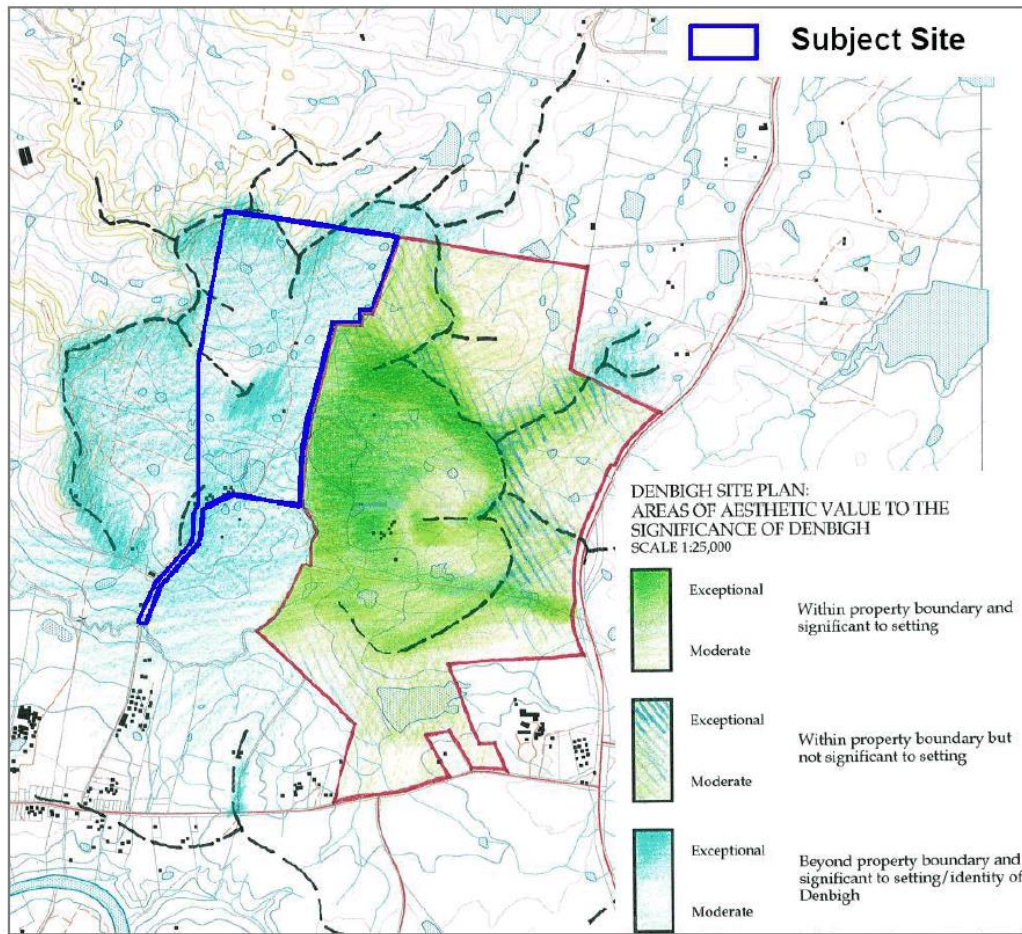


Figure 1: Areas of Aesthetic Value to the Significance of Denbigh (Source: Denbigh Conservation Management Plan)

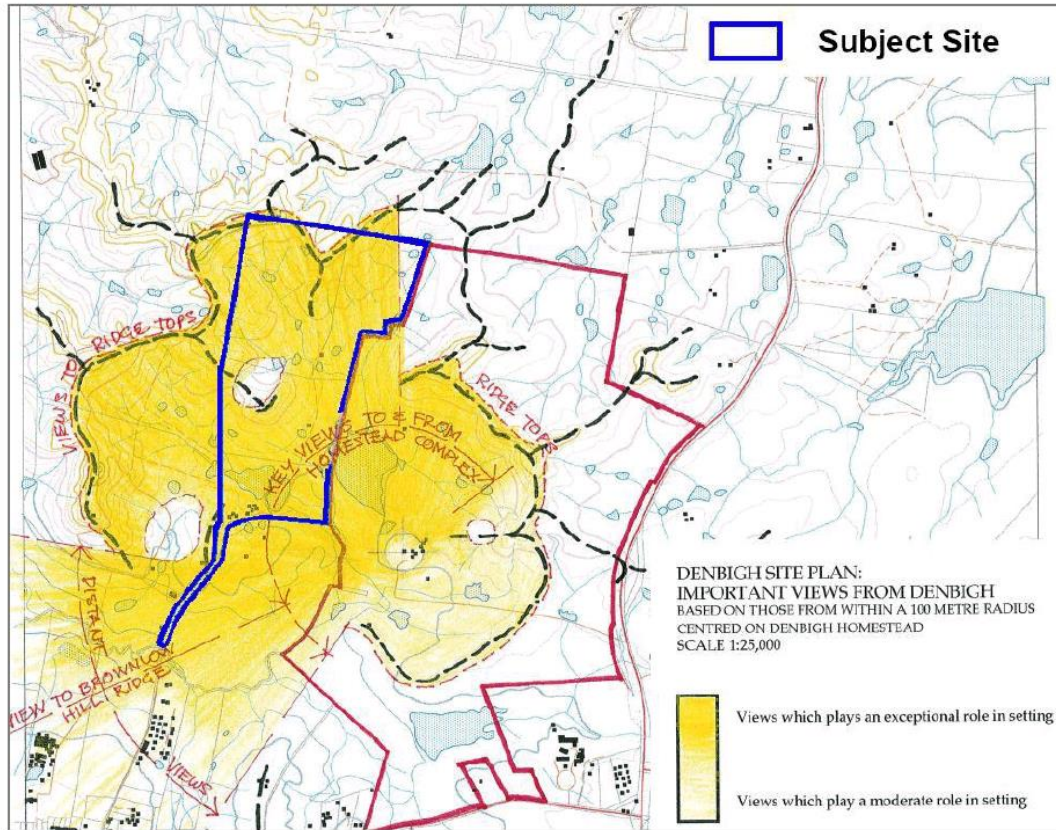


Figure 2: Important Views from Denbigh
 (Source: Denbigh Conservation Management Plan)

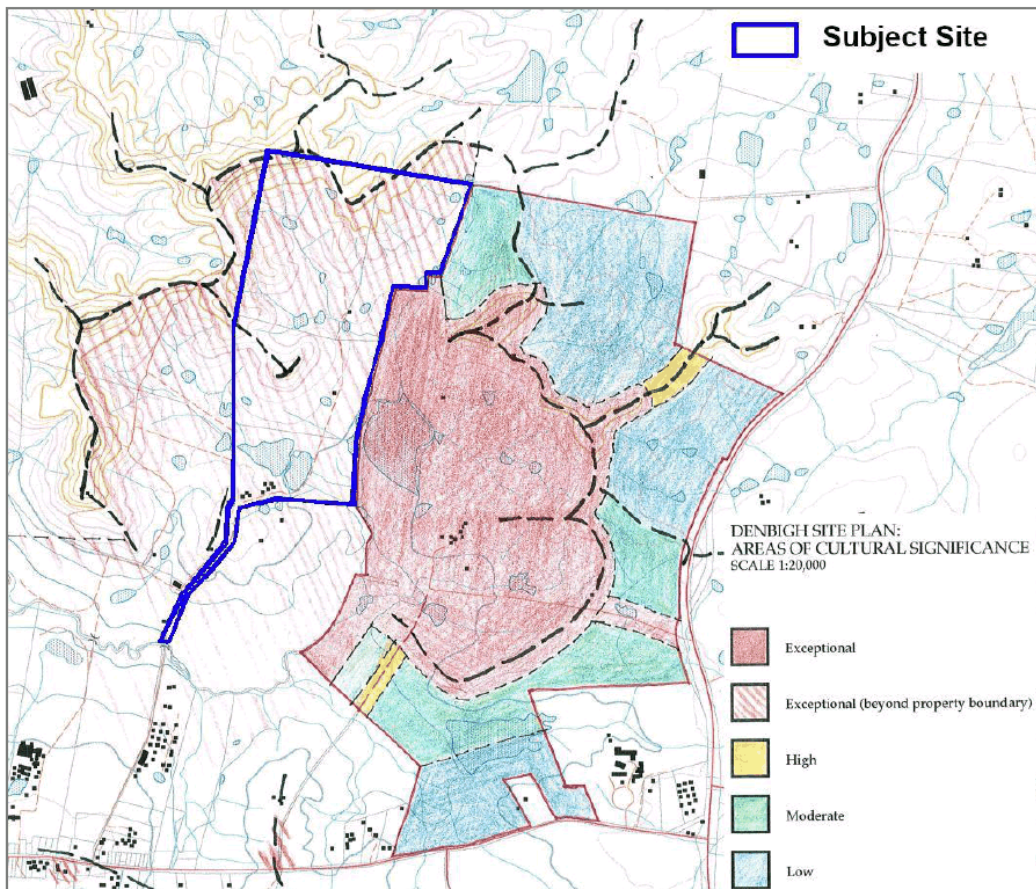


Figure 3: Areas of Cultural Significance to Denbigh
(Source: Denbigh Conservation Management Plan)

Services and Infrastructure Delivery Strategy

A Services and Infrastructure Delivery Strategy (Strategy) has been prepared by AT&L.
Water

The Strategy identifies there is limited capacity for existing water infrastructure to service the site. In the long-term, Sydney Water would be required to construct significant trunk infrastructure to service urban development on the site, but this is noted to be approximately 8 to 10 years away. In the interim, it is suggested an existing main could be extended into Chittick Lane to service part of the site, but importantly the Strategy suggests this may not achieve an adequate level of service (LOS). If this LOS is not delivered, a local reservoir would be required, which would only be feasible if Sydney Water agreed to fund it.

Sewerage

A sewer pumping station (SPS) is needed to service the site. This would also require the installation of a pressurised sewer line (rising main) to a receiving site, the closest of which is located 1.2km away. The Strategy acknowledges the receiving site may not have adequate capacity and require upgrades.



Detailed consultation would be required with Sydney Water to determine if the servicing strategy is feasible.

Electricity

Electricity capacity within the site is limited. The demand requirement would need to be serviced by the provision of a new feeder line from the Oran Park Zone Substation located 5.5km away. Discussions with Endeavour Energy would need to be undertaken to determine whether they are willing to upgrade their services for the site.

Gas

The nearest gas main is located 3.9km to the south-east of the site at the corner of Macquarie Grove Road and Cobbitty Road. Servicing the site would require upgrades to the main and discussions with Jemena Gas. Provision of gas to the site is dependent on commercial viability.

Telecommunications

Upgrades to the local NBN network are likely to be required to service the site.

Officer comment

The Strategy has highlighted that existing servicing capacity for the site is likely to be highly constrained.

Utility providers including Sydney Water have prepared Growth Servicing Plans that focus on servicing the SWGA. It is noted the Strategy contains multiple references to the East Leppington Infrastructure Delivery Plan, however East Leppington is located in the SWGA and its relevance to the servicing of the subject site is questioned.

It is noted that Council has focused on working with service providers to ensure servicing capacity for current and emerging developments in the SWGA (which itself faces several servicing challenges). Council officers are concerned the proposal would open an additional development “front” that may compete with or divert infrastructure resources otherwise earmarked for the SWGA.

A further concern is the potential cumulative environmental impact the proposal may present from a servicing perspective. For example, the Strategy has highlighted that a number of utility mains are required to service the site that could impact Cobbitty’s culturally significant landscapes.

Traffic and Transport Assessment

A Transport and Traffic Assessment (Assessment) has been prepared by JMT Consulting. An internal north-south collector road is proposed that would facilitate connections with the future road network servicing South Creek West. The Assessment also note the potential for an interchange at Cobbitty Road with the proposed Outer Sydney Orbital (OSO) which would improve accessibility to Tidapa.

The Assessment found the proposal’s impact on the transport network would be acceptable. The closest intersection to the site along The Northern Road (Dick Johnson Drive) would continue to perform at acceptable levels of service. The Assessment found peak traffic volumes along the internal collector road would be below the operational



capacity of up to 900 vehicles per hour.

Officer comment

Officer comments on the Assessment are grouped under three key issues, discussed below.

Reliance on external road network connections

Two proposed external road connections (as shown in **Figure 4**) are relied upon to provide direct access to the subject site:

- An external northern connection to the north east, which traverses through the future South Creek West precinct (currently rural land) connecting to an intersection on The Northern Road; and
- A southern external road connection to the south through adjoining rural land.

Neither of the adjacent land parcels form part of the proposal and no planning for these external road connections has been undertaken by Council.

The proposal assumes vehicle circulation from the subject site would be facilitated via future external road connections throughout the broader SWGA area, including the South Creek West and Lowes Creek Maryland Precincts. Importantly, their master planning and traffic impact modelling would not consider traffic generation beyond the SWGA boundary (including the subject site), as significant traffic generation is generally not expected from within the MRA.

The Oran Park ILP does not identify a road extension to the site's north-east boundary that would facilitate the northern connection to the proposed spine road. It appears the proposed connection would cross Oran Park's riparian corridor (zoned E2 Environmental Conservation). The Assessment also shows the potential for a "future external road connection" traversing Denbigh.

Overall, it is considered the proposal cannot rely on an unplanned external road network. Additionally, it is unclear if landowners on the adjacent properties have been consulted. Should the proposal proceed, consultation would need to be undertaken with these landowners.

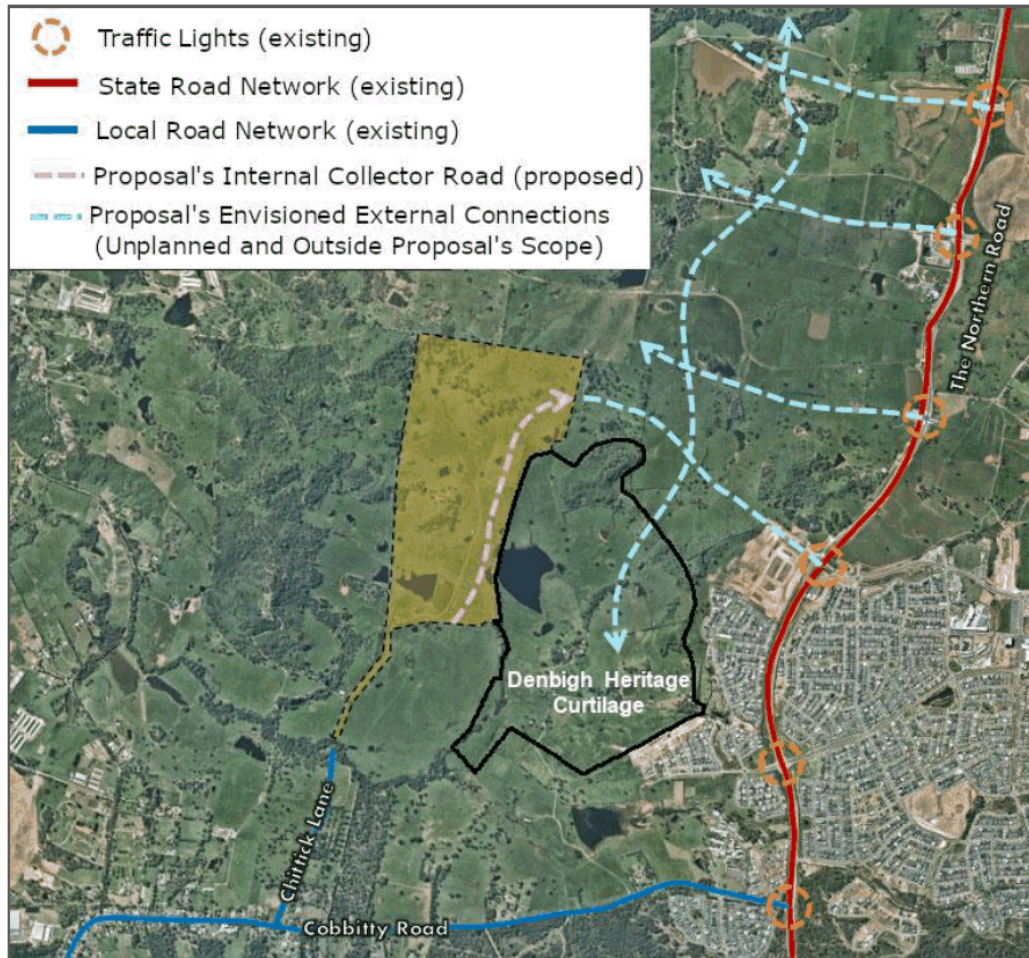


Figure 4: Proposal's Road Network
(Source: Proposal's Traffic and Transport Assessment)

Chittick Lane and OSO Interchange

Existing access via Chittick Lane is of a rural character and does not meet Council's collector road standards. This route is long, narrow and partially flood affected. It is also not possible to assess the impacts of the proposed OSO on the access route. Alternate means of access would need to be in place to support traffic flow and emergency services requirements, including a minimum of two separate external road connections in the early stages of development. It is unclear how the site can facilitate this.

The proposal states a potential interchange as part of the proposed OSO at Cobbitty Road would improve transport accessibility for future residents of the site. Council's submission to Transport for NSW (TfNSW) about the proposed OSO (May 2018) questioned the merit of potential connections to the OSO, including the proposed Cobbitty Road connection. Council's submission raises concern the increase in traffic associated with the interchange is likely to adversely affect the rural setting in Cobbitty and the potential for an adverse outcome upon Council's remaining agricultural lands.

In June 2018, the NSW Government announced the proposed OSO will be tunnelled from north of Cobbitty Road, Cobbitty to south east of Cawdor Road, Cawdor to minimise the



impacts of the OSO on communities, including Cobbitty. The status of proposed interchanges is uncertain.

The status of the proposed OSO corridor has been addressed earlier in this report.

Potential traffic impact to surrounding area

The Assessment does not identify the full extent of potential traffic impacts the proposal may have on the surrounding areas of Oran Park and Cobbitty, including its impact on residential amenity of existing and future residents.

Housing Market Analysis

A Housing Market Analysis (Analysis) has been prepared by Hill PDA. The Analysis found across the region, there is strong evidence indicating a changing preference for smaller dwelling blocks. Market research found limited examples of recent large lot subdivisions in the Camden LGA. The Analysis states that market appetite for large lots is low and indicates that demand is dependent on factors such as amenity, price and staging.

Officer comment

The LSPS and draft LHS identifies there will be a growing population of smaller and ageing households that will require higher density housing to meet their needs. In contrast, the Proposal would deliver large lot housing (600m² minimum lot size), and therefore does not adequately contribute to Council's goal of increasing housing diversity. Moreover, the existing controls in the SWGA already facilitate large lot housing.

Social and Community Infrastructure Assessment

A Social and Community Infrastructure Assessment (Assessment) has been undertaken by Hill PDA. The Assessment found that significant social infrastructure would be required to service the site given its large size and remote location. It is noted Cobbitty Public School is currently experiencing high enrolment demand that significantly exceeds its enrolment capacity. This means that Cobbitty School is unlikely to have capacity to cater for additional demand generated by the proposal. The proposal would provide demand for approximately half the capacity of a public primary school.

The Assessment considers a library and community centre providing limited services could be required due to the isolation of the site. This could possibly be delivered in the form of a multi-purpose space.

The Assessment considers the provision of active open space can be catered for offsite. However, a multi-sport court or playing field to facilitate active sport could also be required due to the site's isolation.

The Assessment noted the proposal would be well serviced by passive open space. However, some areas would be outside the 400m walking distance from proposed public open space. In such cases, the Assessment notes the proposed E2 zoned land could play a connective role to designated open space.



Officer comment

The site has poor connectivity to social infrastructure due to its isolated location. It is noted that social infrastructure in the SWGA has not been planned to accommodate development outside its catchment. Existing community facilities (a hall, community centre and library) are all located more than 2km from the site.

The proposal would place significant pressure on existing educational facilities. It is likely a new primary school would be required to support the proposal's population. There has been no planning for such an additional school as Schools Infrastructure NSW has assumed the MRA would have low population growth.

The proposed provision of off-site active open space is not supported. Should the proposal proceed, onsite active open space (such as a multisport court) would be required due to the site's isolation. Should the proposal proceed, the Camden Spaces & Places Strategy 2020 would need to be addressed.



Assessment Against Key Strategic Documents for Tidapa Planning Proposal

The draft Planning Proposal has been assessed against the Greater Sydney Region (Region Plan) and Western City District Plan (District Plan). The proposal was also assessed against the Camden Local Strategic Planning Statement, Council's Community Strategic Plan, Camden's Rural Lands Strategy and Camden's Draft Local Housing Strategy.

Greater Sydney Region Plan

The Region Plan was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change in the context of economic, social and environmental matters.

The proposal did not provide an assessment against the Region Plan. Council officer's assessment against the directions and objectives of the Region Plan is summarised in **Table 1**.

Sydney Region Plan	Officer Comment
<i>Objective 10: Greater Housing Supply</i>	<p>The proposal seeks to provide up to 800 additional dwellings. This would contribute to Council's 6 – 10-year housing target.</p> <p>The Plan's objective includes more housing in the right locations. The Region Plan identifies that Sydney has sufficient land to deliver its housing needs within the current urban area, including existing Growth Areas. The site is outside the SWGA and is within the MRA.</p> <p>The proposal is inconsistent with this objective.</p>
<i>Objective 11: Housing is more diverse and affordable</i>	<p>The proposal would provide additional larger lot housing supply. However, the proposal's Housing Market Analysis found there is limited demand for larger lot housing.</p> <p>The LSPS and draft LHS forecasts there will be a growing population of smaller households and ageing households who will require higher density housing forms to meet their needs.</p> <p>Due to the subject site's isolated location, the proposal would provide poor access to jobs, services, and public transport.</p> <p>The proposal is inconsistent with this objective.</p>
<i>Objective 25: The coast and waterways are protected and healthier</i>	<p>Riparian corridors are proposed to be zoned E2 Environmental Conservation.</p> <p>The proposal is consistent with this objective.</p>
<i>Objective 27: Biodiversity is protected, urban bushland and remnant</i>	<p>The proposal involves the rezoning of rural land for urban development. Approximately 114.21ha of existing vegetation (mostly grassland) would be impacted by the proposal.</p> <p>Areas of high and medium ecological value are proposed to be zoned E2 Environmental Conversation and E4 Environmental</p>



Sydney Region Plan	Officer Comment
<i>vegetation is enhanced</i>	<p>Living.</p> <p>The proposed E2 zone is not contiguous in area, which would not mitigate cumulative impacts such as 'edge effects' that could lead to a reduction in vegetation quality.</p> <p>Smaller patches of high value vegetation are proposed to be zoned E4 Environmental Living. The application of this zone may lead to cumulative impacts on vegetation that results in a reduction in its quality over time.</p> <p>The E4 zone is not supported for the purpose of maintaining and enhancing high value vegetation.</p> <p>The proposal is inconsistent with this objective.</p>
<i>Objective 28: Scenic and cultural landscapes are protected</i>	<p>Council's Scenic & Cultural Landscapes Study found the "Cut Hill" area was of regional cultural significance as the hill land is of landmark quality in the Camden area. Furthermore, the study encouraged the maintenance of agricultural uses in the locality.</p> <p>The proposal does not include a visual impact assessment. The proposal is considered to have an unacceptable impact on Denbigh's heritage qualities and setting.</p> <p>The proposal is inconsistent with this objective.</p>
<i>Objective 29 – Environmental, social and economic values in rural areas are protected and enhanced</i>	<p>The site is located within the MRA. Restricting urban development in the MRA will manage its environmental, social and economic values and reduce land speculation.</p> <p>The proposal is inconsistent with this objective.</p>

Table 1: Assessment against Greater Sydney Region Plan

Western City District Plan

The District Plan was released by the GSC on 18 March 2018. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets.

An assessment of the proposal against the District Plan is summarised in **Table 2**.

Western City District Plan	Proponent Comment	Officer Comment
<i>Planning Priority W1 - Planning for a city supported by infrastructure</i>	The proposal has been designed to not increase pressure on existing infrastructure. This has been achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre	Significant improvements to infrastructure are required to service the site. The proposal may take up infrastructure capacity that has been planned for the SWGA.



Western City District Plan	Proponent Comment	Officer Comment
	<p>and land to accommodate future community land uses such as a school.</p> <p>In addition, the subject site is located in the same catchment as Oran Park which was one of the first release precincts chosen for the SWGA based on access to infrastructure. Service upgrades for the SWGA adjacent to the property may provide opportunities to allow the servicing of the site</p>	<p>No planning for external road links has been undertaken by Council. There is currently no structure plan for the South Creek West Precinct, and its future planning will not factor in development outside the SWGA. The Proposal relies on an unplanned external road network.</p> <p>The proposal is inconsistent with this priority</p>
<i>Planning Priority W4 – Fostering healthy, creative, culturally rich and socially connected communities</i>	<p>The proposal would incorporate revitalised riparian corridors and significant vegetation into its open space network. Connectivity to surrounding Neighbourhoods is provided through the design of cycleway and pedestrian links that recognise the cultural and scenic qualities of the site and allow for its interpretation by the community</p>	<p>The subject site is isolated from other neighbourhoods. The Social and Community Infrastructure Assessment found the Proposal would require additional facilities as it is disconnected from surrounding suburbs.</p> <p>The proposal is inconsistent with this priority.</p>
<i>Planning Priority W5 – Providing housing supply, choice and affordability with access to jobs, services and public transport</i>	<p>The proposal would provide additional housing supply for the community in a range of zonings and lot sizes. The proposal has been designed to provide connectivity to the surrounding area to ensure ease of access to employment, services and public transport.</p>	<p>The proposal would provide additional larger lot housing supply. However, the proposal's Housing Market Analysis found there is limited demand for larger lot housing.</p> <p>The LSPS and draft LHS forecasts there will be a growing population of smaller households and ageing households who will require higher density housing forms to meet their needs.</p> <p>Due to the subject site's isolated location, the proposal would provide poor access to jobs, services, and public transport.</p> <p>The proposal is inconsistent with this priority.</p>
<i>Planning Priority W6 -</i>	<p>The proposal's Heritage Impact Statement assesses the</p>	<p>The proposal does not address the Denbigh CMP which notes</p>

ORD01

Attachment 4



Attachment – Assessment against Key Strategic Documents

Western City District Plan	Proponent Comment	Officer Comment
<i>Creating and renewing great places and local centres, and respecting the District's heritage</i>	proposal's impact on the existing views and vistas and curtilage of Denbigh to ensure the proposal does not adversely impact it and recognises and respects the district's heritage	the subject site has "exceptional" aesthetic, visual, and cultural significance to the Denbigh Heritage item. The proposal is inconsistent with this priority.
<i>Planning Priority W7 – Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</i>	The proposed road network would provide connectivity within the subject site and to surrounding neighbourhoods. The proposed Structure Plan provides active transport to schools and shops within the development and adjoining areas	The proposal relies on an unplanned external road network that appears to traverse the Denbigh Heritage Curtilage and E2 zoned land in Oran Park. Planning for the South Creek West precinct has not commenced, and there is no certainty around the proposal's multiple connection points. Furthermore, the site's constraints limit transport behaviours to the use of private motor vehicles. Active and public transport modes are further impacted through a lack of proximity to established services to cater to the needs of the future residents. The proposal is inconsistent with this priority.
<i>Planning Priority W12 - Protecting and improving the health and enjoyment of the District's waterways</i>	The proposal would revegetate the riparian corridors and would be incorporated into the subject site's open space network.	Riparian corridors are proposed to be zoned E2 Environmental Conservation. The proposal is consistent with this priority.
<i>Planning Priority W13 - Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element.</i>	The proposal incorporates the parkland city values and utilises the existing watercourse and natural features of the site as defining spatial elements.	The subject site is in the MRA and outside the South Creek catchment. The Parkland City is to be contained within the existing urban area. The proposal is inconsistent with this priority.



Western City District Plan	Proponent Comment	Officer Comment
<i>Planning Priority W14 - Protecting and enhancing bushland and biodiversity</i>	Appropriate zoning would ensure the protection of the retained bushland and the incorporation of the significant vegetation into public open space. The proposal includes the dedication of 31% of the total site to open space and environmental conservation areas.	<p>The proposal involves the rezoning of rural land for urban development. Approximately 114.21ha of existing vegetation (mostly grassland) would be impacted by the proposal.</p> <p>Areas of high and medium ecological value are proposed to be zoned E2 Environmental Conversation and E4 Environmental Living.</p> <p>The proposed E2 zone is not contiguous in area, which would not mitigate cumulative impacts such as 'edge effects' that could lead to a reduction in vegetation quality.</p> <p>Smaller patches of high value vegetation are proposed to be zoned E4 Environmental Living. The application of this zone may lead to cumulative impacts on vegetation that results in a reduction in its quality over time.</p> <p>The E4 zone is not supported for the purpose of maintaining and enhancing high value vegetation.</p> <p>The proposal is inconsistent with this priority.</p>
<i>Planning Priority W15 – Increasing urban tree canopy cover and delivering Green Grid connections</i>	The proposed development would involve the retention of existing significant vegetation, the revitalization and revegetation of riparian corridor. The proposal would also accommodate larger lots and wider road verges to accommodate extensive landscaping and urban canopy	<p>The proposal would diversely impact some Threatened Ecological Communities (such as Cumberland Plain Woodland) due to the urbanisation of rural land.</p> <p>The proposal is inconsistent with this priority.</p>
<i>Planning Priority W16 - Protecting and enhancing scenic and cultural landscapes</i>	<p>The proposal has been designed to provide a development that provides an appropriate transition from the SWGA to the rural lands to the west.</p> <p>The zoning and minimum lot</p>	<p>The proposal would negatively impact the rural scenic and cultural landscapes that are integral to the heritage significance of Denbigh.</p> <p>The proposal is inconsistent with</p>



Western City District Plan	Proponent Comment	Officer Comment
	sizes have been selected to best retain the scenic and cultural landscapes of Camden and facilitate canopy enhancement and restoration of natural values.	this priority
<i>Priority W19 – Reducing carbon emissions and managing energy, water and waste efficiently</i>	The proposal has been designed to provide a sustainable neighbourhood that would manage energy, water and waste efficiently to ensure the functionality and viability of the development. The proposal responds to and can adapt to the natural hazards of the site.	The proposal does not identify any tangible sustainability initiatives. The proposal is inconsistent with this priority
<i>Planning Priority W20 - Adapting to the impacts of urban and natural hazards and climate change</i>	The proposal responds to and can adapt to the natural hazards of the site.	The proposal contains bushfire prone vegetation and is considered to be bushfire-prone land. The proposal is inconsistent with this priority.

Table 2: Assessment against Western City District Plan

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden LGA will change to meet the community's needs over the next 20 years.

An assessment of the proposal against the relevant priorities and actions of the LSPS is summarised in **Table 3**.

LSPS	Proponent Comment	Officer Comment
<i>Local Priority 11: Aligning infrastructure delivery with growth</i>	The proposal aligns the delivery of a residential neighbourhood within proximity to existing and future transport infrastructure and access to jobs, services, and employment.	The proposal is outside the SWGA. Significant improvements to infrastructure are required to service the site. The proposal may take up infrastructure capacity that has been planned for the SWGA. The proposal assumes unplanned external northern and southern road connections would be built to service the site.



LSPS	Proponent Comment	Officer Comment
		<p>The NSW Government is yet to commit to the proposed OSO corridor alignment, its acquisition and construction. As a result, it is not possible to assess the impacts of the proposed OSO on the proposal.</p> <p>The proposal is inconsistent with this priority.</p>
<i>Local Priority I2 – Connecting Camden through integrated transport solutions</i>	The proposal incorporates a Greenway Strategy that would provide links from the Mt Annan Botanic Gardens to the Western Sydney Aerotropolis, via Camden town centre.	<p>The Greenway Strategy does not align with Council's strategic policies. The focus of the LSPS is on improving Camden's Green and Blue Grid in existing and emerging urban areas.</p> <p>Council is currently preparing a draft Green and Grid Analysis which will identify potential future connections.</p> <p>The proposal is inconsistent with this priority.</p>
<i>Local Priority L1 - Providing housing choice and affordability for Camden's growing and changing population</i>	The proposal would provide additional housing supply for the community in a range of zonings and lot sizes that provide a range of housing types and affordability.	<p>Greenfield housing should be accommodated within the Growth Area. Development of rural lands is incompatible with Council's longstanding advocacy of protecting the MRA.</p> <p>There will be a growing population of smaller and ageing households that will require higher density housing to meet their needs. In contrast, the proposal would deliver large lot residential development, and does not adequately contribute to Council's goal of increasing housing diversity.</p> <p>The proposal is inconsistent with this priority.</p>
<i>Local Priority L2: Celebrating and respecting Camden's proud heritage</i>	The proposal incorporates the significant environmental features of the site and provides public open space areas in and around these features to enable the	<p>The proposal would have unacceptable visual impacts on Denbigh and the Cobbitty cultural landscape.</p> <p>The proposal is inconsistent with this priority.</p>



LSPS	Proponent Comment	Officer Comment
	interpretation of the scenic qualities of the site and surrounding area	
<i>Local Priority L3 – Providing services and facilities to foster a healthy and socially connected community</i>	Local Priority L3 – Providing services and facilities to foster a healthy and socially connected community This has been achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or childcare centre, community centre, sporting facilities and café.	The subject site's isolation would result in a disconnected community that would require significant social infrastructure investment. The proposal is inconsistent with this priority
<i>Local Priority S4 - Protecting and restoring environmentally sensitive land and enhancing biodiversity</i>	This is to be achieved through the retention and revitalisation of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping including canopy trees and a well-designed lot and road layout to protect and maintain those views and setting.	Smaller patches of high value vegetation are proposed to be zoned E4 Environmental Living. The application of this zone may lead to cumulative impacts on vegetation that results in a reduction in its quality over time The E4 zone is not supported for the purpose of maintaining and enhancing high value vegetation The proposal is inconsistent with this priority
<i>Local Priority S5 – Reducing emissions, managing waste and increasing energy efficiency</i>	Appropriate waste management and energy efficiency targets would be implanted into the proposal during the detailed design phase of the proposal.	The proposal contains no tangible measures to reduce emissions. The proposal is inconsistent with this priority.

Table 3: Assessment against Local Strategic Planning Statement



Community Strategic Plan (CSP)

The Community Strategic Plan (CSP) seeks to actively manage Camden LGA's growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes.

The draft Planning Proposal does not provide an assessment against the CSP. Council officer's assessment of the proposal against the relevant directions of the CSP is summarised in **Table 4**.

Community Strategic Plan	Officer Comment
<i>Key Direction 1: Actively Managing Camden LGA's Growth</i>	The CSP highlights the community's aspirations and values of retaining Camden LGA's rural land and character. This includes the protection of RU1 zoned land The proposal is inconsistent with this direction.
<i>Key Direction 2: Healthy Urban and Natural Environment</i>	The proposal replaces rural land with urban development. The proposal is inconsistent with this direction.

Table 4: Assessment against the Community Strategic Plan

Draft Local Housing Strategy

The draft Local Housing Strategy (LHS) sets out Council's vision for housing in the Camden Local Government Area (LGA) over the next 10 and 20 years. It draws on a body of evidence to create a set of Housing Priorities and Objectives specific to the Camden LGA, with associated implementation actions and timeframes.

The draft Planning Proposal does not provide an assessment against the draft LHS. Council officer's assessment of the proposal against the relevant objectives of the draft LHS is summarised in **Table 5**.

Draft LHS	Officer Comment
<i>Objective 1: There is sufficient planning capacity to meet forecast housing demand</i>	Any additional land required to meet housing demand is to be provided within the future land release in the SWGA. These precincts have significant capacity to meet future housing requirements. The rezoning of rural land within the Metropolitan Rural Area (MRA) to urban uses is therefore not required to meet housing targets. The proposal is inconsistent with this objective
<i>Objective 2: Precincts in the SWGA are planned and released to align with infrastructure</i>	The provision of utility services such as water, sewerage, gas and electricity are vital to ensuring the continued delivery of housing within the SWGA. Uncertainty over service provision can stall the delivery of housing in rezoned precincts and dampen development take-up.



Draft LHS	Officer Comment
<i>provision</i>	The proposal may take up infrastructure capacity that has been planned for the SWGA. The proposal is inconsistent with this objective
<i>Objective 4: Neighbourhood design supports healthy and connected communities that are better placed</i>	The built environment influences both individual and community health and wellbeing. Good access to safe, connected streets linked to services, green open spaces and shared community facilities promotes walking and cycling, and generates positive mental health outcomes through enabling social interaction and increasing exposure to nature. Due to the subject site's isolated location, the proposal would have poor access to services and community facilities. The proposal is inconsistent with this objective
<i>Objective 8: Protect Camden LGA's Rural Lands</i>	The LSPS and RLS confirm Council's policy position to protect existing rural land and contain residential development within urban areas. This is in line with the direction set in the Region and District Plans and Council's local strategies. The proposal is inconsistent with this objective.

Table 5: Assessment against draft Local Housing Strategy

Camden Rural Lands Strategy

Council adopted the RLS in November 2018, following an update. The RLS is intended to guide Council's decision making on rural land, with the broad intent to protect Camden's remaining rural lands outside the SWGA.

As the draft Planning Proposal seeks to rezone rural land for urban purposes, the RLS criteria for the assessment of proposals are applicable. An assessment of the proposal against the RLS is summarised in **Table 6**.

RLS	Proponent Comment	Officer Comment
<i>1: Proposals must be consistent with state and local strategic plans</i>	Retention and revitalisation of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space.	The proposal is inconsistent with the Region and District Plans, Local Strategic Planning Statement, Rural Lands Strategy and Community Strategic Plan for the reasons set out in this report. The proposal is inconsistent with this criterion.
<i>2: Proposals must not adversely</i>	The subject site is currently operated as a cattle farm. Surrounding development	Most of the site is currently utilised for grazing. If the proposal proceeds it would result



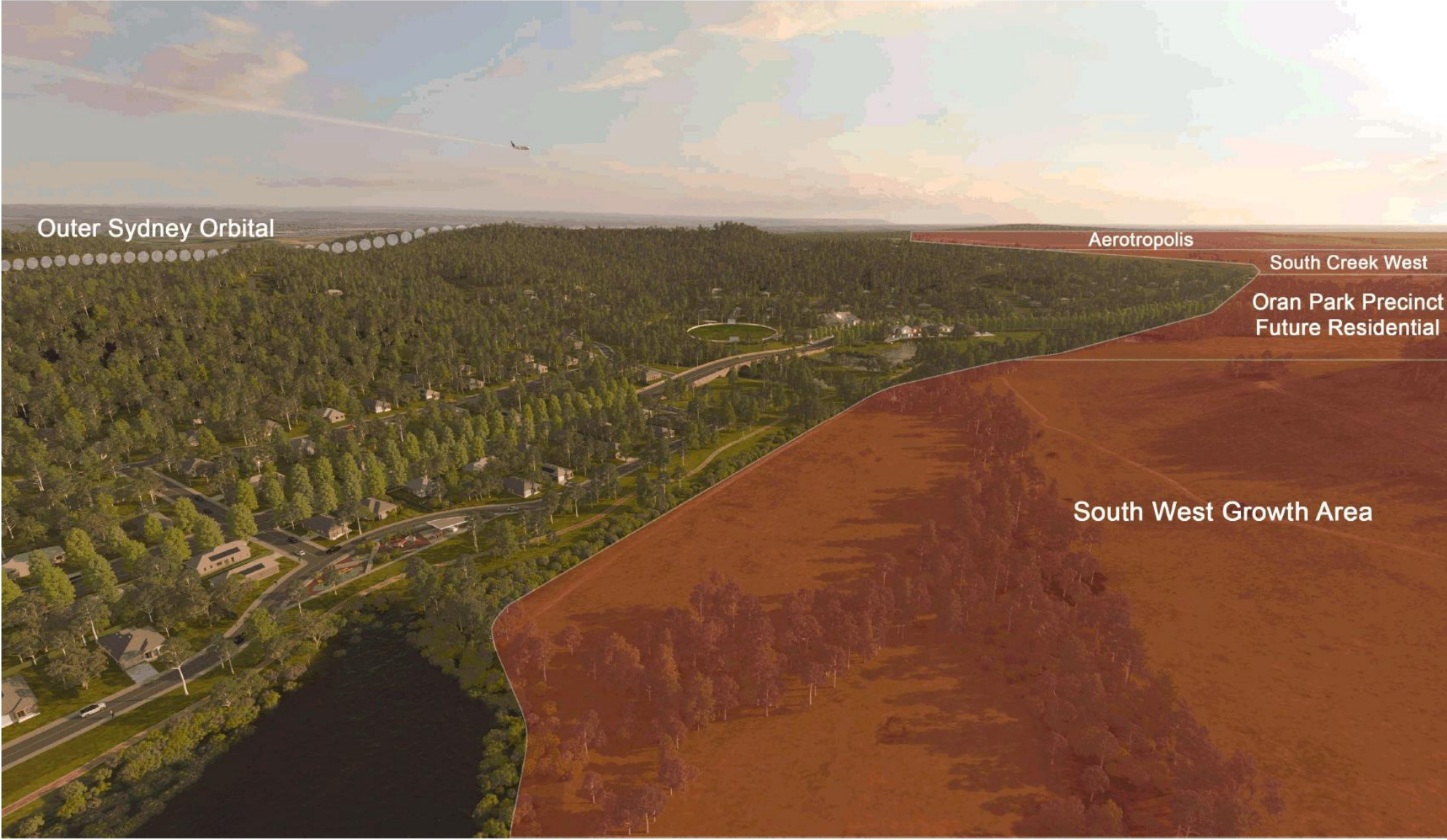
RLS	Proponent Comment	Officer Comment
<i>impact on the operation of existing rural enterprises</i>	consists of the SWGA to the east, Cobbitty to the south, and existing rural lands to the north and west with the future OSO planned to the south and west of the subject site. The operation of the existing rural enterprise has been severely impacted by previous Government decisions and its continued operation has already been rendered non-viable	in this use ceasing. Due to the site's location and relationship to nearby properties the proposal may impact on existing rural enterprises in the vicinity
<i>3: Proposals must be a logical extension to existing urban areas</i>	The proposal would provide appropriate zoning and lot sizes that provide for a logical local relocation of the urban boundary from the SWGA to the OSO and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands to the north and further west.	The site is outside (adjoining) the SWGA and is in the MRA. Key strategies have a 'line of site' directing future urban growth to be within the SWGA and to protect and enhance the environmental social and economic qualities of the MRA. The proposal lacks strategic and site-specific planning merit. There is no strategic justification for the proposal to proceed
<i>4: Proposals must not reduce the quality of scenic landscapes, vistas, ridgelines or heritage values</i>	The proposal has been designed in recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting	The proposal would have unacceptable visual impacts on Denbigh and the significant Cobbitty cultural landscape

Table 6: Assessment against Rural Lands Strategy

PLACEHOLDER

Proposed Planning Proposal – Tidapa – Chittick Lane Cobbitty.

Technical Studies – provided under separate cover.



Outer Sydney Orbital

Aerotropolis

South Creek West

Oran Park Precinct
Future Residential

South West Growth Area

Standard Instrument (Local Environmental Plans) Amendment (Secondary Dwellings) Order 2020 [NSW]
 Schedule 1 Amendment of Standard Instrument prescribed by Standard Instrument (Local Environmental
 Plans) Order 2006

Schedule 1 Amendment of Standard Instrument prescribed by Standard Instrument (Local Environmental Plans) Order 2006

[1] Clause 1.1 Name of Plan [compulsory]

Insert at the end of the clause—

Direction— If required, an additional name may be added in brackets before the year to distinguish the Plan from another Plan in the same local government area.

[2] Clause 5.4 Controls relating to miscellaneous permissible uses [compulsory]

Omit clause 5.4(9). Insert instead—

(9) Secondary dwellings on land other than land in a rural zone

If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—

- (a) 60 square metres,
- (b) [insert number]% of the total floor area of the principal dwelling.

[3] Clause 5.5

Insert after clause 5.4—

5.5 Controls relating to secondary dwellings on land in a rural zone [optional]

If development for the purposes of a secondary dwelling is permitted under this Plan on land in a rural zone—

- (a) the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—
 - (i) [insert number] square metres,
 - (ii) [insert number]% of the total floor area of the principal dwelling, and
- (b) the distance between the secondary dwelling and the principal dwelling must not exceed [insert number] metres.

Direction— This clause may also be adopted without paragraph (a) or without paragraph (b).

APPENDIX:

Camden Council				Quarterly Budget Review Statement for the period 01/03/21 to 31/03/21
SUMMARY OF BUDGET REVIEW VARIATIONS GREATER THAN \$20,000				
BUDGET REVIEW FOR THE QUARTER ENDED 31 March 2021				
Change In Vote				
Expense	Income	Totals	Description	Comments
\$	\$	\$		
1) Proposed Budget Variations			Legend:	
Proposed variations to the 2020/21 Budget based on income received and expenditure payments to date are as follows:			Expense Reduction - Positive figures, Expense Increase (Negative Figure) Income Increase - Positive figures, Income Reduction (Negative figure)	
	3,900,000	3,900,000	Increase in income due to repayment from Section 7.11 to General Fund	Council recently completed a financial review of its Section 7.11 plans. The review identified \$3.9 million that should be transferred to general fund for repair works on roads constructed under a historical developer agreement. The repair program has been substantially completed and works undertaken to date have been funded from general fund. The remaining works will continue to be funded from general fund following this transfer. Please note that the \$3.9 million includes the \$1.45 million cash settle-up amount identified as part of a report on the Spring Farm Precinct Planning Agreement (Landcom) that was considered by Council on 13 April 2021 (ORD 40/21).
	(1,100,000)	(1,100,000)	Development Assessment income shortfall - decrease in income	Development income has not met budget expectations 2020/21 that were set prior to COVID-19. The number of Development Applications received by Council has declined due to slowing development activity. The level of income received is dependent on the receipt of applications from developers and the decrease is representative of the current market.
	(200,000)	(200,000)	COVID - 19 Civic Centre - decrease in income	Income for the Civic Centre is lower than expected due to COVID restrictions.
(1,500,000)		(1,500,000)	Transfer to Working Funds Reserve	As part of adopting the 2017/18 – 2020/21 Delivery Program Council resolved to part fund its works program from future quarterly budget reviews. This allowed Council to increase the funding available upon adopting the 4-year Delivery Program in 2016/17. The amount required from future quarterly reviews was \$5.7 million. Upon transferring the \$1.5 million at this Budget Review the amount of \$5.7 million will be fully funded as at the March 2021 Quarterly Budget Review which was a requirement of Council at the time of adopting the 2017/18 – 2020/21 Delivery Program.
520,000		520,000	Street Lighting - decrease in expense	The street lighting charges allocation relates to the maintenance and electricity cost of public lighting throughout the LGA. Savings against budget were realised as a result of the timing of installation of new lights in growth areas, decisions of the Australian Energy Regulator to cap maintenance costs increases, the increasing use of energy efficient lighting, and improved outcomes through competitive sourcing of electricity supply.
(400,000)		(400,000)	Workers Compensation Premiums - increase in expense	Increase in Workers Compensation Premiums due to the higher number of claims and ongoing support of staff on workers compensation.
(608,000)		(608,000)	COVID - Additional Cleaning Costs - increase in expense	In response to COVID, an enhanced cleaning regime is in place for all Council facilities and public areas.
(155,857)		(155,857)	COVID - Information Technology Network - increase in expense	In response to COVID, additional network costs were incurred associated with staff working from home which ensured a continuation of Council's customer service function to our community.
(68,742)		(68,742)	COVID - Additional operational costs - Equipment	In response to COVID, additional safety equipment and technology costs were incurred.
(65,000)		(65,000)	COVID - Building Running Costs - increase in expense	In response to COVID, a second depot was constructed at Smeaton Grange. This was a control measure to ensure, if one depot could not be used due to a COVID related issue, Council could still provide essential services to our community. This provides for sound operational risk management in a COVID environment.
(56,637)		(56,637)	COVID - Additional operational costs for BEP	Additional costs associated with the Maintenance of the Bicentennial Equestrian Park to meet COVID requirements.
(11,700)		(11,700)	Variations under \$20,000	
(2,345,936)	2,600,000	254,064	Surplus / (Deficit) Proposed Budget Variations 2020/21	
(2,345,936)	2,600,000	254,064	Surplus / (Deficit) - Net Impact of Variations 2020/21	
* It should be noted where net increases or reductions have been shown within the main Council Report the income and expenditure column will not reconcile, as the two are separated within this attachment.				

APPENDIX:

Camden Council				Quarterly Budget Review Statement for the period 01/01/21 to 31/03/21
SUMMARY OF BUDGET REVIEW VARIATIONS GREATER THAN \$20,000				
BUDGET REVIEW FOR THE QUARTER ENDED 31 March 2021				
Change In Vote				
Expense \$	Income \$	Totals \$	Description	Comments
2) Council Approved Budget Variations			Legend: Expense Reduction - Positive figures, Expense Increase (Negative figure) Income Increase - Positive figures, Income Reduction (Negative figure)	
Since adopting the 2020/21 Budget, Council has authorised the following changes to the budget:				
(219,976)		(219,976)	COVID 19 Business Support Grants/Council section	Council Resolution - ORD 130/20
(\$24,000)		(\$24,000)	Implementation of the Bins4Blokes initiatives	Council Resolution - ORD 1Q/21
(\$208,820)	\$208,820	-	Acquisition of Land – Gledswood Hills;	Council Resolution - ORD 15/21
(\$300,820)	\$300,820	-	Repayment of surplus credits to CDH projects Pty Ltd	Council Resolution - ORD 17/21
(\$618,000)		-	COVID 19 Community Support Package	Council Resolution - ORD 24/21
\$618,000				
(\$812,273)	\$812,273	-	Acceptance of Grant Funding - Crown Reserves Improvement Fund Camden RSL's Youth Facility	Council Resolution - ORD 25/21
(\$9,100)	\$9,100	-	Acceptance of Grant Funding - Summer Fund, Festival of Place	Council Resolution - ORD 26/21
(\$10,000)	\$10,000	-	Acceptance of Grant Funding - NSW Government seniors festival grant program - virtual connect project	Council Resolution - ORD 28/21
(\$78,500)	\$78,500	-	Road closure & disposal - section of Werombi Road and Ellis Lane, Ellis Lane	Council Resolution - ORD 33/21
(\$1,456,687)	\$1,456,687	-	Spring Farm Precinct 5 Planning Agreement	Council Resolution - ORD 4Q/21
(\$250,000)	\$250,000	-	Acceptance of Grant Funding - Bicentennial Equestrian Park Recreation Trail - Metropolitan Greenspace Program 2019/20	Council Resolution - ORD 42/21
(\$155,000)	\$155,000	-	Acceptance of Grant Funding - Road Safety Program - Federal Government Stimulus Commitment	Council Resolution - ORD 43/21
(\$80,000)	\$80,000	-	Construction of Wandarrah Reserve Amenities Building, Mount Annan	Council Resolution - ORD 44/21
(3,099,626)	2,855,650	(243,976)	Surplus / (Deficit) - Proposed Budget Variations December 2020/21 Review	
(3,099,626)	2,855,650	(\$243,976)	Surplus / (Deficit) - Council Approved Variations 2020/21	

APPENDIX:

Camden Council				Quarterly Budget Review Statement for the period 01/03/21 to 31/03/21
SUMMARY OF BUDGET REVIEW VARIATIONS GREATER THAN \$20,000				
BUDGET REVIEW FOR THE QUARTER ENDED 31 March 2021				
Change In Vote				
Expense	Income	Totals	Description	Comments
\$	\$	\$		
3) Contra Adjustments			Legend:	
Contra adjustments that have a NIL impact on Council's Budget:			Expense Reduction - Positive figures, Expense Increase (Negative Figure) Income Increase - Positive figures, Income Reduction (Negative figure)	
(118,850)		-	Stormwater Program Cost- increase in expense	2020/21 Stormwater maintenance and improvement program budget adjustment in trend with expenditure to date to fund new programs from anticipated savings and uncommitted reserve funds.
	118,850		Transfer from Stormwater Program Reserve	
(6,000,000)		-	Transfer to Section 7.11 Reserve	Section 7.11 income higher than anticipated.
	6,000,000		Section 7.11 Income	
60,000		-	IT Hardware Replacement - reduction in capital expenditure	Additional technology hardware replacement is required in 2020/21 and this is offset by savings in technology maintenance.
(60,000)			IT Hardware Replacement - increase in operating expense	
(43,500)		-	Council Booking System Cost- increase in expense	Funding reallocated from information technology system licencing to Council Booking System
43,500			Council information technology licencing cost- decrease in expense	
(20,000)		-	Camden Sportsfield specification and design - increase in expense	Funding required for budget shortfall on Camden sportsfield specification
	20,000		Transfer from S7.11 reserve	
(971,491)		-	Council Depot Redevelopment - increase in expense	Funding required for Council Depot Redevelopment.
	971,491		Transfer from S7.11 reserve	
(175,000)		-	Leppington Program Design works- increase in expense	Funding required to complete the concept design of Bonds creek including flood modelling, Water quality modelling, basin design and concept landscape design.
	175,000		Transfer from S7.11 reserve	
(267,000)		-	Leppington Program Operating Cost - increase in expense	Funding required for staff - Leppington Program Manager and Infrastructure Planning Engineer
	267,000		Transfer from S7.11 reserve	
(250,000)		-	Liz Kernohan Drive parking bays cost- increase in expense	Funding required for Liz Kernohan Drive parking bays.
	250,000		Transfer from S7.11 reserve	
(13,491)		-	Operating Cost for Chairs at Undercroft- increase in expense	Insurance money received towards undercroft chairs (this is in addition to grant and match funding for flooring)
	13,491		Payment from insurance towards the chairs - increase in income	
(55,000)		-	Additional Storage building for Mick Doohan Reserve - increase in expense	As part of the VPA with Greenfields Development Company the Mick Doohan Sports Facility is currently being constructed. To ensure the operations of the fields provide the required space for users equipment to the upper fields there needs to be a dedicated storage area to service this facility. The supply of this storage is an additional requirement to the original plans that have been endorsed previously and needs to be facilitated by Council.
	55,000		Transfer from S7.11 reserve	
(200,000)		-	Concept Design Plans for the Spring Farm Sports Fields Stage 1 - increase in expense	As part of the development of the Spring Farm community there are 8 sports fields proposed for construction. To ensure the community requirements are provided the initial planning of stage 1 provisions needs to be instigated to ensure the appropriate amenity provision and construction is planned. The provision of these facilities has been endorsed through previous development applications in Council and the increased community need in the area now demands the initial planning phase of the stage 1 facility be undertaken.
	200,000		Transfer from S7.11 reserve	
(10,000)		-	Café Connect Project - increase in expense	Contribution from McArthur Disability Service towards the café connect project - contribution of funds to implement a joint community partnership model
	10,000		Contribution towards Café Connect Project	

APPENDIX:

Camden Council			Quarterly Budget Review Statement for the period 01/01/21 to 31/03/21	
SUMMARY OF BUDGET REVIEW VARIATIONS GREATER THAN \$20,000				
BUDGET REVIEW FOR THE QUARTER ENDED 31 March 2021				
Change In Vote				
Expense \$	Income \$	Totals \$	Description	Comments
(927,000)		-	Turner Road Riparian and Local park project - increase in expense	Funding for Turner Road Riparian and Local park project - allocate the funds collected for the land and embellishment of the pocket park towards providing a higher level of embellishment to a larger park.
	927,000		Transfer from S7.11 reserve	
(7,070)		-	Design Rectification Dawson - Damer Park - increase in expense	Cost to alter the signage at Dawson-Damer Park from Dawson Park to Dawson-Damer Park.
	7,070		Transfer from S7.11 reserve	
(60,000)		-	Flood modelling of Scalabrini Creek with Leppington North - increase in expense	Funding required for flood modelling of Scalabrini Creek with Leppington North including grading plan.
	60,000		Transfer from S7.11 reserve	
(9,074,402)	9,074,402	-	March 2020/21 Contra Adjustments	
(9,074,402)	9,074,402	-	Total Contra Variations 2020/21	
Reconciliation to 'March Review of the 2020/21 Budget'				
2019/20 Carried Forward Working Funds Balance		1,000,000		
2020/21 Adopted Budget Surplus		0		
Available Working Funds 01/07/20		1,000,000		
Less:				
Minimum Desired Level		(1,000,000)		
Total Funds Available		0	Total Available Working Funds as at 01/07/2020	
March Review		254,064	Significant Budget Variations	
		(248,976)	Council Approved Variations	
		0	Budget Contra Variations	
		10,088	Sub Total - March Review Variations	
		10,088	Total Available Working Funds as at 31/03/2021	



Camden Council Quarterly Budget Review Statement

For the period ending 31 March 2021

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2. Capital Budget Review Statement
3. Cash & Investments Budget Review Statement
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6. Key Performance Indicators Budget Review Statement
7. Annual Code of Conduct Report

Camden Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21**INCOME & EXPENSE (BY ACTIVITY)****BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021**

(\$000's)	Original Budget	Approved Changes					Revised Budget	Proposed Variations this Qtr	Notes	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRS	Sep QBRS	Dec QBRS	Mar QBRS					
Income											
Actively Managing Camden's Growth	11,161	30				301	11,492	(1,100)	1	10,392	
Healthy Urban and Natural Environment	16,907		213		56		17,176			17,176	
A Prosperous Economy	15		10				25			25	
Effective and Sustainable Transport	480	42	15				537			537	
An Enriched and Connected Community	10,121				187	519	10,827	(190)	2	10,637	
Strong Local Leadership	69,803	316			132		70,251			70,251	
Total Income from Continuing Operations	108,487	388	238	-	375	820	110,308	(1,290)		109,018	-
Expenses											
Actively Managing Camden's Growth	11,885	1,375				301	13,561			13,561	
Healthy Urban and Natural Environment	33,948	336	213	42	71		34,610	385	3	34,995	
A Prosperous Economy	999		10				1,009	220	4	1,229	
Effective and Sustainable Transport	25,127	46		50			25,223	(520)	5	24,703	
An Enriched and Connected Community	16,108	116	20	15	181	519	16,959	34	6	16,993	
Strong Local Leadership	30,700	1,866		202	164		32,932	1,366	7	34,298	
Total Expenses from Continuing Operations	118,767	3,739	243	309	416	820	124,294	1,485		125,779	-
Net Operating Result from Continuing Operations	(10,280)	(3,351)	(5)	(309)	(41)	-	(13,986)	(2,775)		(16,761)	-
Add:											
Capital Income	148,887	16,871	1,871	684	5,046	717	174,076	7,456		181,532	
Non Cash Funded Depreciation	23,000						23,000			23,000	
Funds from the Sale of Assets	355					79	434	79		513	
Loan Borrowings	5,600						5,600			5,600	
Transfer from Restricted Assets	39,610	20,872	641	2,119	378	203	63,823	7,943		71,766	
	217,452	37,743	2,512	2,803	5,424	999	266,933	15,478		282,411	-
Less:											
Capital Purchases & Acquisitions	177,776	34,392	2,527	1,790	351	999	217,835	3,658		221,493	
Borrowing Expense (Principal)	1,372						1,372			1,372	
Transfer to Restricted Assets	28,024	-		684	5,032		33,740	9,035		42,775	
	207,172	34,392	2,527	2,474	5,383	999	252,947	12,693		265,640	-
NET BUDGET POSITION SURPLUS/(DEFICIT)	-	-	(20)	20	-	-	-	10		10	-

Camden Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

ORD03

INCOME & EXPENSE (BY ACTIVITY)

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	Actively Managing Camden's Growth - Decrease in Income DA Income shortfall of (\$1,100K).
2	An Enriched and Connected Community - Decrease in Income Civic Centre Impact on Operations due to COVID restrictions of (\$200K), Contribution towards Café Connect Project (\$10k).
3	Healthy Urban and Natural Environment - Increase in Expenditure Additional Stormwater Maintenance (\$118k), Leppington Program Manager and Infrastructure Planning Engineer (\$267k).
4	A Prosperous Economy - Increase in Expenditure COVID 19 Business Support Grants of (\$220k).
5	Effective and Sustainable Transport - Decrease in Expenditure Street Lighting of (\$520k)
6	An Enriched and Connected Community - Increase in Expenditure The total cost to implement the Bins4Blokes initiative is estimated at approximately of (\$24K) per annum, Café Connect Project (\$10k).
7	Strong Local Leadership - Increase in Expenditure Increased workers compensation premiums costs of (400k), IT Network cost of (\$156K), Oran Park CCTV of (\$12K), COVID Operational Costs (\$125k), Council Depot Smeaton Grange cost (\$65K) and touch point cleaning internal/external cost of (\$608K)

Attachment 2

Camden Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21**CAPITAL BUDGET****BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021**

(\$000's)	Original Budget	Approved Changes					Revised Budget	Proposed Variations this Qtr	Notes	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRS	Sep QBRS	Dec QBRS	Mar QBRS					
Capital Expenditure											
New Assets											
- Transport & Road Infrastructure	13,395	7,534				437	21,366	250	1	21,616	1,676
- Stormwater & Drainage	4,087	10,129					14,216	1,162	2	15,378	1,026
- Parks & Playgrounds	25,126	2,484		34		250	27,894	355	3	28,249	12,051
- Recreation & Community Facilities	74		182	2,046	305	312	2,919	453	4	3,372	729
- Plant & Equipment	130						130			130	727
- Council Properties	2,100	2,454					4,554			4,554	107
- Other							-			-	
New Assets (Works in Kind)											
- Transport & Road Infrastructure	56,615						56,615			56,615	-
- Stormwater & Drainage	35,391						35,391			35,391	-
- Parks & Playgrounds	18,769						18,769			18,769	-
- Recreation & Community Facilities	-						-			-	-
Renewal Assets (Replacement)											
- Transport & Road Infrastructure	15,533	9,716	396	(50)			25,595			25,595	4,301
- Stormwater & Drainage	55		510				565			565	12
- Parks & Playgrounds	2,321	259	256		46		2,882			2,882	1,150
- Recreation & Community Facilities	200		318				518			518	809
- Plant & Equipment	1,174						1,174			1,174	-
- Council Properties	464						464	971	5	1,435	-
- Information Technology Replacement	720	95		(240)			575			575	437
- Other	1,977						1,977			1,977	640
Loan Repayments (Principal)	1,372						1,372			1,372	904
Total Capital Expenditure	179,503	32,671	1,662	1,790	351	999	216,976	3,191		220,167	24,569

CAPITAL BUDGET

BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021											
(\$000's)	Original Budget	Approved Changes					Revised Budget	Proposed Variations this Qtr	Notes	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRS	Sep QBRS	Dec QBRS	Mar QBRS					
Capital Funding											
Rates & Other Untied Funding	8,625	3,575		(50)	50		12,200			1,980	
Capital Grants & Contributions	27,751	15,254	1,021		46	717	44,789	2,786		14,185	
Reserves:											
- External Restrictions	25,658	9,016	535	2,080	255	203	37,747	405		3,525	
- Internal Restrictions	4,239	4,826	106	(240)			8,931			4,688	
New Loans	2,100						2,100				
Receipts from Sale of Assets											
- Plant & Equipment	355						355			191	
- Land & Buildings						79	79				
S7.11 Works in Kind Income (Non Cash)	40,175						40,175			-	
Infrastructure Dedicated under s80A	70,600						70,600			-	
Total Capital Funding	179,503	32,671	1,662	1,790	351	999	216,976	3,191		24,569	
NET CAPITAL FUNDING - SURPLUS/(DEFICIT)	-	-	-	-	-	-	-	-		-	

Camden Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

CAPITAL BUDGET

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	<p>Transport & Road Infrastructure (New Assets) - Increase in Expense</p> <p>Liz Kernohan Drive parking bays cost (\$250k).</p>
2	<p>Stormwater & Drainage (New Assets) - Increase in Expense</p> <p>Funding required to complete the concept design of Bonds creek including flood modelling (\$175k). Turner Road Riparian and Local park project (\$927k). Flood modelling of Scalabrini Creek with Leppington North (\$60k)</p>
3	<p>Parks and Playgrounds (New Assets) - Increase in Expense</p> <p>Construction of Wandarrah Reserve Amenities Building, Mount Annan (\$80k), Camden Sportsfield specification and design (\$20k), Additional Storage building for Mick Doohan Reserve (\$55k), Concept Design Plans for the Spring Farm Sports Fields Stage 1 (\$200k), Design Rectification Dawson - Damer Park (\$7k).</p>
4	<p>Recreation and Community Facilities (New Assets) - Increase in Expense</p> <p>Acquisition of Land – Gledswood Hills (\$203k), Bicentennial Equestrian Park Recreation Trail (\$250k).</p>
5	<p>Council Properties (Asset Renewal) - Increase in Expense</p> <p>Council Depot Redevelopment (\$971k).</p>

CASH & INVESTMENTS

BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021										
(\$'000's)	Opening Balance	Approved Changes					Revised Budget	Proposed Variations this Qtr	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRs	Sep QBRs	Dec QBRs	Mar QBRs				
Externally Restricted ⁽¹⁾										
Section 7.11 Developer Contributions	96,108	(8,631)	(24,063)	(1,439)	4,745	(1,457)	65,263	(2,443)	62,820	120,460
Domestic Waste Management	13,012	(1,449)			(15)		11,548		11,548	15,209
Specific Purpose Grants - Contract Liability	4,505	(2,853)	(1,672)				-		-	3,047
Stormwater Management Levy	213	(60)					153		153	684
Other Restricted Contributions	19						19		19	155
Total Externally Restricted	113,857	(12,973)	(25,735)	(1,439)	4,730	(1,457)	76,983	(2,443)	74,540	139,555
(1) Funds that must be spent for a specific purpose										
Internally Restricted ⁽²⁾										
Asset Renewal Reserve	594	(90)	37				541		541	632
Camden Carparking	121						121		121	121
Capital Works Reserve*	3,125	(2,142)	(631)		32		384		384	2,448
Cemetery Improvements	1,083	(50)					1,033		1,033	1,441
Central Administration Building	203						203		203	2,415
Commercial Waste Management	716						716		716	788
Council Elections	345						345		345	468
Camden Regional Economic Taskforce	176						176		176	41
Deposits, retentions and bonds	14,624						14,624		14,624	15,356
Employee Leave Entitlements	2,763						2,763		2,763	3,359
Engineering Deposits	202						202		202	219
Expenditure Revotes	5,364	(5,364)					-		-	2,296
Family Day Care Reserve	116						116		116	116
Infrastructure Loan (Lodges Road)	2,026	(405)					1,621		1,621	1,695
Specific Purpose Grants - General Fund	3,704	(1,476)	(3,262)				(1,034)		(1,034)	996
Plant Replacement Reserve	796	(138)			(24)		634		634	1,131
Public Appeals Reserve	14						14		14	14
Risk Management	315	(11)					179		179	242
Section 355 Management Committees	742						742		742	742
Stormwater Works (General Fund)	243	(27)					216		216	219
Technology Improvements Reserve	652	(299)	(131)				222		222	667
Technology Replacement Reserve	-						-		-	420
Water Savings Action Plan	123						123		123	148
Working Funds Surplus	395	(395)					-	1,500	1,500	1,680
Other	412	(74)					227		227	351
Total Internally Restricted	38,854	(10,471)	(3,987)	(236)	8	-	24,168	1,500	25,668	38,005
(2) Funds that Council has earmarked for a specific purpose										

Camden Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

CASH & INVESTMENTS

BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021										
(\$000's)	Opening Balance	Approved Changes					Revised Budget	Proposed Variations this Qtr	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRs	Sep QBRs	Dec QBRs	Mar QBRs				
Unrestricted (ie. available after the above Restrictions)	1,632			-	-	-	1,632		-	102
Total Cash & Investments	154,343	(23,444)	(29,722)	(1,675)	4,738	(1,457)	101,151	(943)	100,208	177,662

this must be the same as the relevant irw report balance

* The uncommitted balance of the Capital Works Reserve will be \$310,439 if Council adopt the recommendation of this report
* The uncommitted balance of the Asset Renewal Reserve will be \$249,927 if Council adopt the recommendation of this report.

Cash & Investments Statement

Investments have been invested in accordance with Council's Investment Policy.
The Cash at Bank amount for this period has been reconciled to Council's physical Bank Statements. The date of completion of this bank reconciliation is 31/03/21

Camden Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

CONSULTANCY & LEGAL EXPENSES

BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021

Expense	YTD Expenditure	Budgeted Y/N
Consultancies	900,137	Y
Legal Fees	360,075	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

ORD03

Attachment 2

Camden Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

CONTRACTS

BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021

Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted Y/N
Lamond Contracting Pty Ltd	Streetscaping & Concrete Paving Construction in Elderslie, Currans Hill & Spring Farm	\$ 888,118	15/02/2021	6 months	Y
Rossmore Vet Pty Ltd	To operate the animal care facility on behalf of Camden Council (retainer fee of \$18,000 per annum ex GST plus services undertaken in accordance with the schedule of rates)	\$ 18,000	5/03/2021	3 Years with the option of 2 x 1 year extensions	Y

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

KEY PERFORMANCE INDICATORS

BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021

(\$'000's)	Current Projection		Original Budget	Actuals		Graphs
	Amounts	Indicator		Prior Periods		
	20/21	20/21	20/21	19/20	18/19	

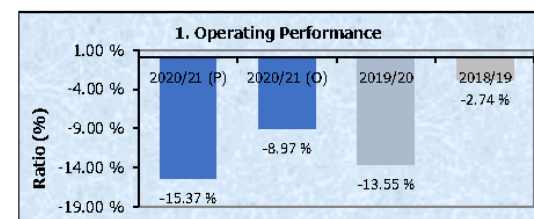
NSW Local Government Industry Key Performance Indicators (OLG):

1. Operating Performance

Operating Revenue (excl. Capital) - Operating Expenses	-	16,761	-15.37%	-8.97%	-13.55%	-2.74%
Operating Revenue (excl. Capital Grants & Contributions)		109,018				

This ratio measures Council's achievement of containing operating expenditure within operating revenue.

Benchmark: > 0.00%

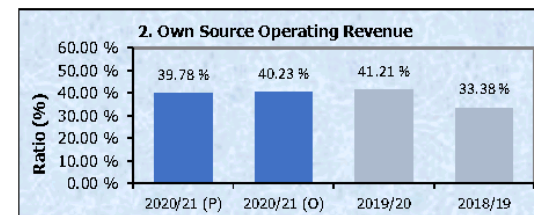


2. Own Source Operating Revenue

Operating Revenue (excl. ALL Grants & Contributions)	107,831	39.78%	40.23%	41.21%	33.38%
Total Operating Revenue (incl. Capital Grants & Cont)	271,085				

This measures the degree of reliance on external funding sources such as operating grants & contributions

Benchmark: > 60.00%

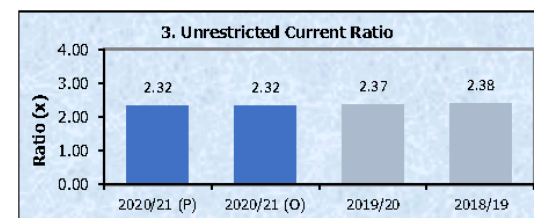


3. Unrestricted Current Ratio

Current Assets less all External Restrictions	25,367	2.32	2.32	2.37	2.38
Current Liabilities less Specific Purpose Liabilities	10,937				

The ability to meet short term financial obligations such as loans, payroll and leave entitlements.

Benchmark: > 1.5x



Camden Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

KEY PERFORMANCE INDICATORS

BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021

(\$000's)	Current Projection		Original Budget	Actuals		Graphs
	Amounts	Indicator		Prior Periods		

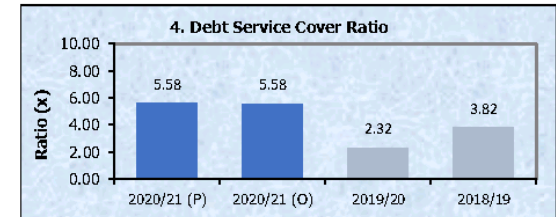
NSW Local Government Industry Key Performance Indicators (OLG):

4. Debt Service Cover Ratio

Operating Result before Interest & Dep. exp (EBITDA)	13,826	5.58	5.58	2.32	3.82
Principal Repayments + Borrowing Interest Costs	2,477				

This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.

Benchmark: > 2x

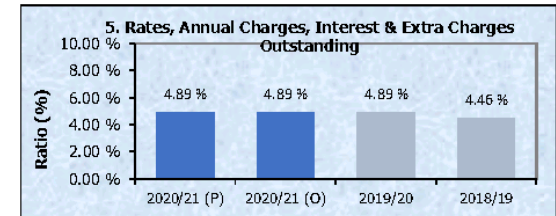


5. Rates, Annual Charges, Interest & Extra Charges Outstanding

Rates, Annual & Extra Charges Outstanding	2,587	4.89%	4.89%	4.89%	4.46%
Rates, Annual & Extra Charges Collectible	52,903				

To assess the impact of uncollected rates and annual charges on Council's liquidity.

Benchmark: < 5% metro

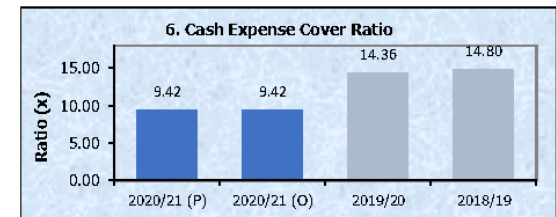


6. Cash Expense Cover Ratio

Current Year's Cash & Cash Equivalents (incl.Term Deposits)	83,825	9.42	9.42	14.36	14.80
Operating & financing activities Cash Flow payments	106,808				

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow.

Benchmark: > 3 mths



KEY PERFORMANCE INDICATORS

BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021

(\$'000's)	Current Projection		Original Budget	Actuals Prior Periods		Graphs
	Amounts	Indicator				

NSW Local Government Infrastructure Asset Performance Indicators (OLG):

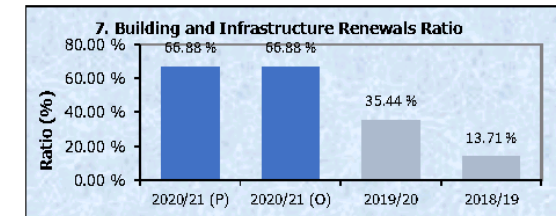
7. Building and Infrastructure Renewals Ratio

Asset Renewals (Building, Infrastructure & Other Structures)	15,383	66.88 %	66.88 %	35.44 %	13.71 %
Depreciation, Amortisation & Impairment	23,000				

To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.

Note: Depreciation is under review

Benchmark: >= 100.00%

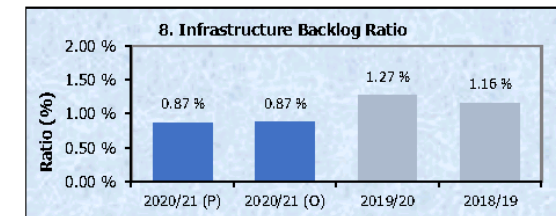


8. Infrastructure Backlog Ratio

Estimated cost to bring Assets to a satisfactory condition	9,315	0.87 %	0.87 %	1.27 %	1.16 %
Total value of Infrastructure, Building, Other Structures & depreciable Land Improvement Assets	1,073,720				

This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.

Benchmark: < 2.00%

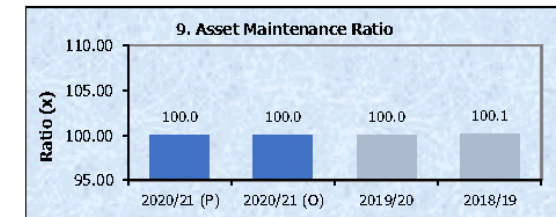


9. Asset Maintenance Ratio

Actual Asset Maintenance	4,929	100.00	100.00	100.00	100.13
Required Asset Maintenance	4,929				

Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the Infrastructure Backlog growing.

Benchmark: > 100%



Camden Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

KEY PERFORMANCE INDICATORS

BUDGET REVIEW FOR THE QUARTER ENDED 31 MARCH 2021

(\$000's)	Current Projection		Original Budget	Actuals Prior Periods	Graphs
	Amounts	Indicator			

NSW Local Government Infrastructure Asset Performance Indicators (OLG):

10. Cost to bring assets to agreed service level

Estimated cost to bring assets to an agreed service level set by Council	9,315	0.72 %	0.72 %	1.00 %	0.82 %
Gross replacement cost	1,291,787				

This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.

Benchmark has not been set

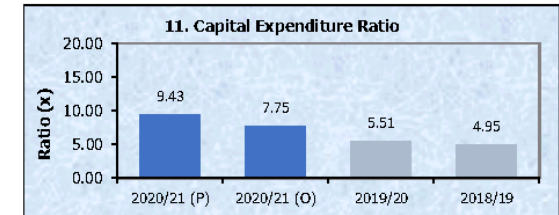
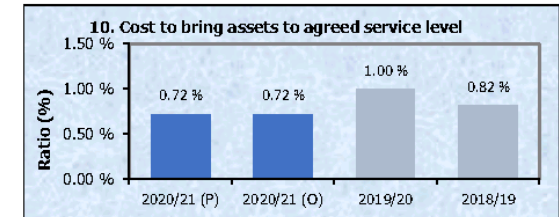
11. Capital Expenditure Ratio

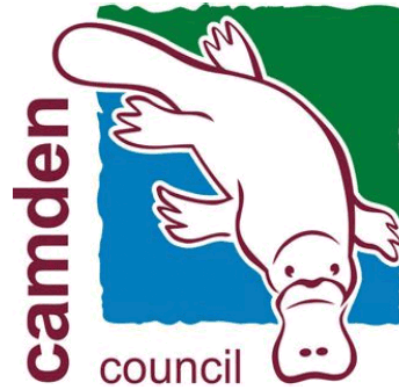
Annual Capital Expenditure	216,976	9.43	7.75	5.51	4.95
Annual Depreciation	23,000				

To assess the extent to which a Council is expanding its asset base through capital expenditure on both new assets and the replacement and renewal of existing assets.

Note: Depreciation is under review

Benchmark: > 1





**Investment Summary Report
March 2021**



Camden Council
Executive Summary - March 2021

Investment Holdings

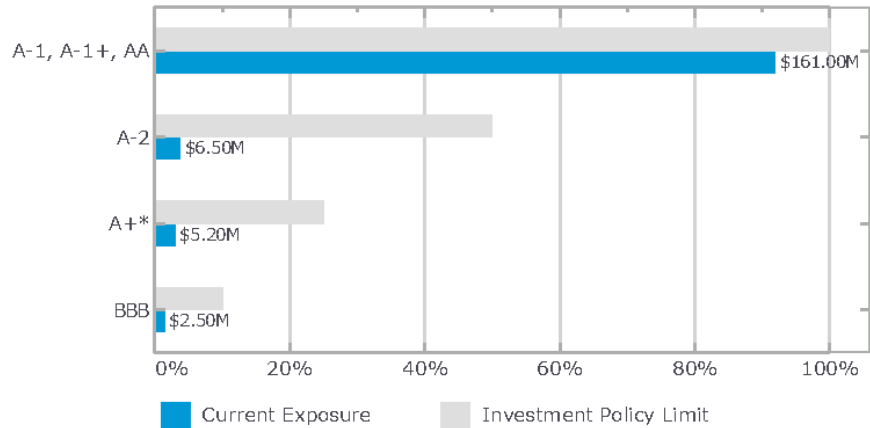
	Amount (\$)	Current Yield (%)
Cash	5,000,000.00	0.20
Term Deposit	170,200,000.00	1.08
	175,200,000.00	

Term to Maturity

	Amount (\$)		Policy Max	
Between 0 and 1 Year	158,500,000	90%	100%	▢
Between 1 and 3 Years	16,200,000	9%	60%	▢
Between 3 and 5 Years	500,000	0%	30%	▢
	175,200,000			

Percentages in this report may not add up to 100% due to rounding

Total Credit Exposure



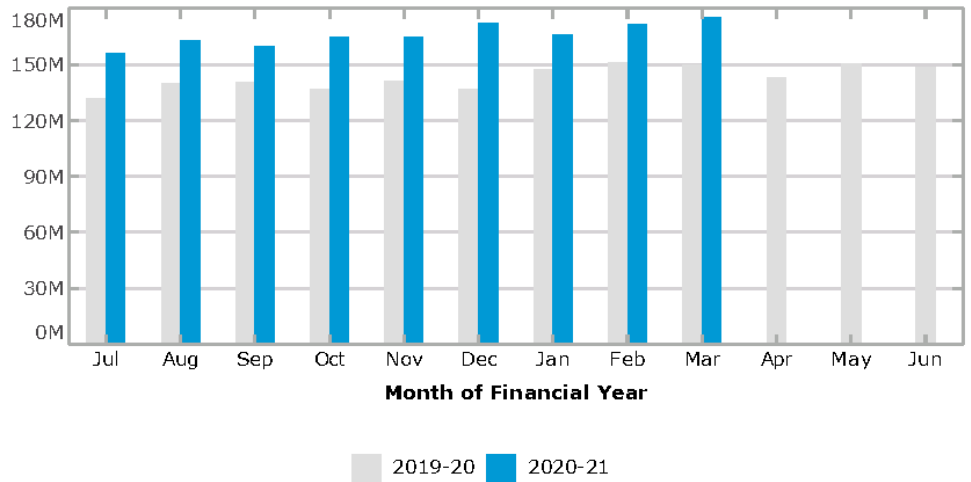
*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 25% of the total portfolio

Sources of Funds

	Amount (\$)
Section 7.11 Developer Contributions	120,471,854
Restricted Grant Income	884,424
Externally Restricted Reserves	16,047,616
Internally Restricted Reserves	22,907,906
General Fund	14,888,200
Total Funds Invested	175,200,000

Council's investment portfolio has increased by \$3.5m since the February reporting period. The increase primarily relates developer contributions received during February.

Investment Portfolio Balance



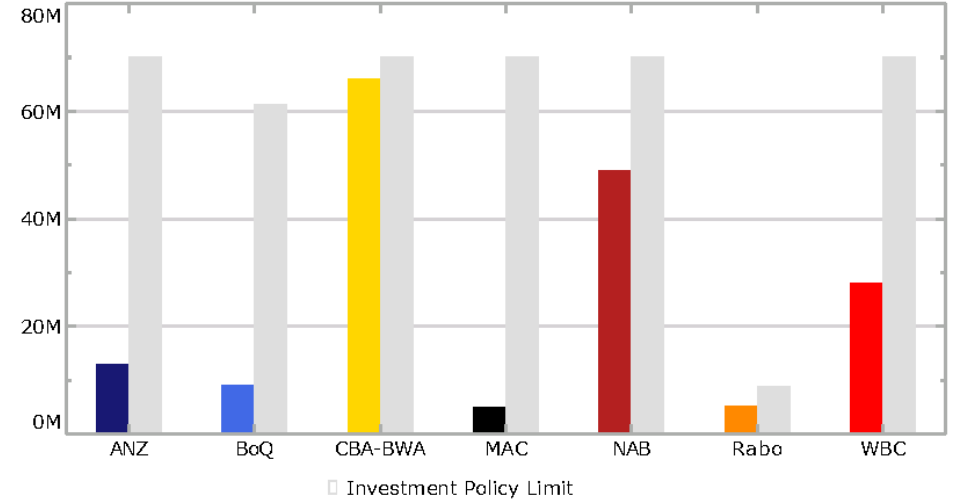
Camden Council
Individual Institutional Exposures Report - March 2021



Individual Institutional Exposures

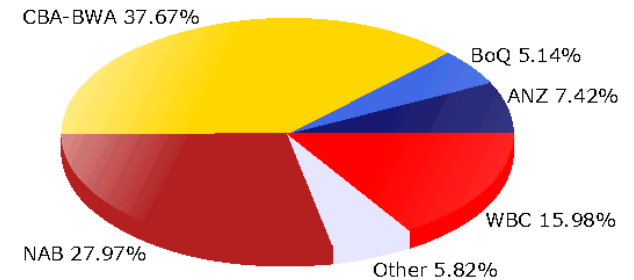
Parent Group	Exposure (\$M)	Credit Rating	Policy Limit	Actual	Capacity
ANZ Group	13.00M	A-1+, AA-	40.00%	7.42%	57.08M
Bank of Queensland	9.00M	A-2, BBB+	35.00%	5.14%	52.32M
Commonwealth Bank of Australia	66.00M	A-1+, AA-	40.00%	37.67%	4.08M
Macquarie Bank	5.00M	A-1, A+	40.00%	2.85%	65.08M
National Australia Bank	49.00M	A-1+, AA-	40.00%	27.97%	21.08M
Rabobank Aus (Foreign Sub)	5.20M	A-1*, A+*	5.00%	2.97%	3.56M
Westpac Group	28.00M	A-1+, AA-	40.00%	15.98%	42.08M
175.20M					

Individual Institutional Exposure Charts



*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 5% of the total portfolio in any single entity

Council's portfolio is within its individual institutional investment policy limits.
Council's portfolio is within its term to maturity investment policy limits.
Council's portfolio complies with the NSW Ministerial Investment Order.



Camden Council
Performance Summary - March 2021



Interest Summary

Interest Summary as of March 2021

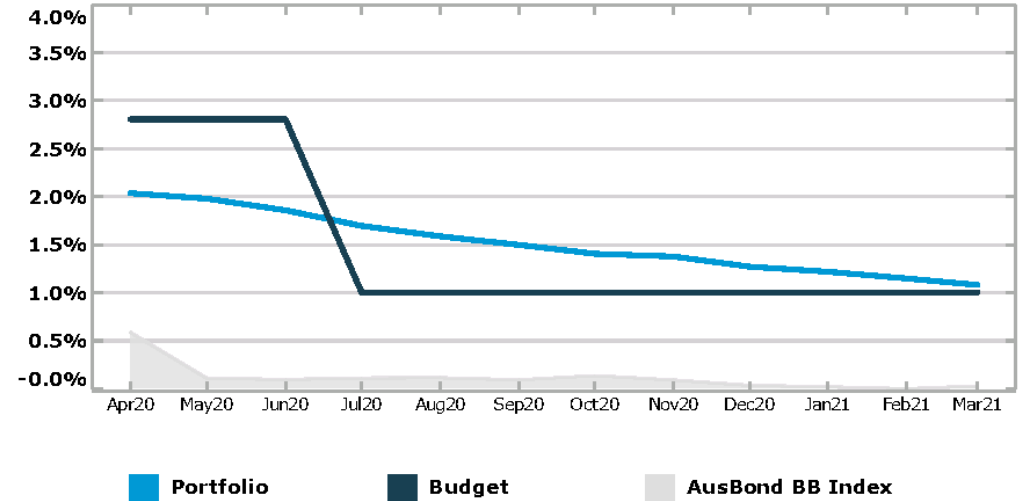
Number of Investments	122
Average Days to Maturity	231
Weighted Portfolio Yield	1.08%
CBA Call Account	0.20%
Highest Rate	3.80%
Lowest Rate	0.27%
Budget Rate	1.00%
Average BBSW (30 Day)	0.01%
Average BBSW (90 Day)	0.03%
Average BBSW (180 Day)	0.07%
Official Cash Rate	0.10%
AusBond Bank Bill Index	0.02%

Interest Received During the 2020/2021 Financial Year

	March	Cumulative	Original Budget	*Revised Budget
General Fund	\$42,594	\$480,671	\$600,000	\$600,000
Restricted	\$111,419	\$1,171,193	\$1,750,000	\$1,750,000
Total	\$154,013	\$1,651,864	\$2,350,000	\$2,350,000

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

Investment Performance



Historical Performance Summary

	Portfolio	AusBond BB Index	Outperformance
Mar 2021	1.08%	0.02%	1.06%
Last 3 Months	1.14%	0.01%	1.13%
Last 6 Months	1.25%	0.05%	1.20%
Financial Year to Date	1.36%	0.07%	1.29%
Last 12 months	1.51%	0.11%	1.40%

Investment Performance

Council's portfolio returned 1.08%pa on a weighted average yield basis during March. This compares favourably with the Ausbond Bank Bill Index's return of 0.02% pa for the month.

Camden Council
Investment Holdings Report - March 2021



Cash Accounts						
Amount (\$)	Current Yield	Institution	Credit Rating	Amount (\$)	Deal No.	Reference
5,000,000.00	0.20%	Commonwealth Bank of Australia	A-1+	5,000,000.00	535548	
5,000,000.00				5,000,000.00		

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
6-Apr-21	1,500,000.00	0.64%	Commonwealth Bank of Australia	A-1+	24-Sep-20	1,504,970.96	540268	4,970.96	At Maturity	3415
6-Apr-21	2,000,000.00	0.64%	Commonwealth Bank of Australia	A-1+	29-Sep-20	2,006,452.60	540364	6,452.60	At Maturity	3418
6-Apr-21	2,000,000.00	0.64%	Commonwealth Bank of Australia	A-1+	29-Sep-20	2,006,452.60	540365	6,452.60	At Maturity	3419 Green
7-Apr-21	1,000,000.00	3.50%	Bank of Queensland	A-2	3-Apr-17	1,034,808.22	535486	34,808.22	Annually	2963
12-Apr-21	1,500,000.00	0.65%	Commonwealth Bank of Australia	A-1+	1-Oct-20	1,504,861.64	540355	4,861.64	At Maturity	3422 Green
14-Apr-21	1,500,000.00	0.67%	Westpac Group	A-1+	13-Oct-20	1,504,680.82	540394	4,680.82	At Maturity	3424
19-Apr-21	1,500,000.00	0.67%	Westpac Group	A-1+	13-Oct-20	1,504,680.82	540395	4,680.82	At Maturity	3425
21-Apr-21	1,500,000.00	0.57%	National Australia Bank	A-1+	14-Oct-20	1,503,958.77	540397	3,958.77	At Maturity	3426
21-Apr-21	1,000,000.00	0.64%	Westpac Group	A-1+	29-Oct-20	1,002,700.27	540478	2,700.27	At Maturity	3429
26-Apr-21	1,000,000.00	0.56%	Commonwealth Bank of Australia	A-1+	23-Oct-20	1,002,454.79	540466	2,454.79	At Maturity	3427
28-Apr-21	1,500,000.00	0.53%	National Australia Bank	A-1+	2-Nov-20	1,503,267.12	540530	3,267.12	At Maturity	3430
30-Apr-21	3,000,000.00	0.46%	National Australia Bank	A-1+	4-Dec-20	3,004,461.37	540672	4,461.37	At Maturity	3447
4-May-21	1,500,000.00	0.48%	Commonwealth Bank of Australia	A-1+	5-Nov-20	1,502,899.73	540679	2,899.73	At Maturity	3432
5-May-21	1,500,000.00	0.47%	National Australia Bank	A-1+	30-Nov-20	1,502,356.44	540622	2,356.44	At Maturity	3440
10-May-21	1,500,000.00	0.47%	National Australia Bank	A-1+	30-Nov-20	1,502,356.44	540623	2,356.44	At Maturity	3441
12-May-21	1,000,000.00	0.46%	National Australia Bank	A-1+	11-Nov-20	1,001,776.99	540560	1,776.99	At Maturity	3433
17-May-21	1,000,000.00	3.10%	Westpac Group	A-1+	16-May-17	1,003,736.99	535544	3,736.99	Quarterly	2975
19-May-21	1,000,000.00	0.49%	Commonwealth Bank of Australia	A-1+	11-Nov-20	1,001,892.88	540561	1,892.88	At Maturity	3434
24-May-21	1,500,000.00	0.49%	Commonwealth Bank of Australia	A-1+	18-Nov-20	1,502,698.36	540580	2,698.36	At Maturity	3435 Green
26-May-21	1,500,000.00	0.49%	Commonwealth Bank of Australia	A-1+	20-Nov-20	1,502,658.08	540584	2,658.08	At Maturity	3436
31-May-21	2,000,000.00	0.75%	National Australia Bank	A-1+	31-Aug-20	2,008,753.42	540168	8,753.42	At Maturity	3405

Camden Council
Investment Holdings Report - March 2021



Term Deposits											
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference	
7-Jun-21	1,500,000.00	0.47%	National Australia Bank	A-1+	1-Dec-20	1,502,337.12	540630	2,337.12	At Maturity	3443	
9-Jun-21	1,500,000.00	1.00%	Westpac Group	A-1+	9-Jun-20	1,512,164.38	539907	12,164.38	At Maturity	3365	
15-Jun-21	1,500,000.00	0.47%	National Australia Bank	A-1+	1-Dec-20	1,502,337.12	540631	2,337.12	At Maturity	3444	
15-Jun-21	1,000,000.00	0.42%	Commonwealth Bank of Australia	A-1+	11-Dec-20	1,001,277.26	540692	1,277.26	At Maturity	3450	
16-Jun-21	1,500,000.00	0.47%	National Australia Bank	A-1+	4-Dec-20	1,502,279.18	540670	2,279.18	At Maturity	3445	
17-Jun-21	1,000,000.00	0.42%	Commonwealth Bank of Australia	A-1+	11-Dec-20	1,001,277.26	540693	1,277.26	At Maturity	3451	
21-Jun-21	1,500,000.00	0.47%	National Australia Bank	A-1+	4-Dec-20	1,502,279.18	540671	2,279.18	At Maturity	3446	
21-Jun-21	1,000,000.00	0.48%	National Australia Bank	A-1+	10-Dec-20	1,001,472.88	540688	1,472.88	At Maturity	3449	
23-Jun-21	1,500,000.00	2.05%	Bank of Queensland	A-2	26-Jun-19	1,523,504.79	538081	23,504.79	Annually	3241	
23-Jun-21	1,000,000.00	0.42%	Commonwealth Bank of Australia	A-1+	11-Dec-20	1,001,277.26	540694	1,277.26	At Maturity	3452	
28-Jun-21	2,000,000.00	0.43%	Commonwealth Bank of Australia	A-1+	11-Dec-20	2,002,615.34	540695	2,615.34	At Maturity	3453	Green
30-Jun-21	1,500,000.00	0.95%	National Australia Bank	A-1+	29-Jun-20	1,510,775.34	539969	10,775.34	At Maturity	3370	
30-Jun-21	1,500,000.00	0.95%	National Australia Bank	A-1+	1-Jul-20	1,510,697.26	539981	10,697.26	At Maturity	3375	
5-Jul-21	1,000,000.00	0.43%	Commonwealth Bank of Australia	A-1+	11-Dec-20	1,001,307.67	540696	1,307.67	At Maturity	3454	Green
7-Jul-21	1,500,000.00	0.95%	National Australia Bank	A-1+	6-Jul-20	1,510,502.05	540000	10,502.05	At Maturity	3381	
12-Jul-21	1,500,000.00	0.93%	National Australia Bank	A-1+	13-Jul-20	1,510,013.42	540025	10,013.42	At Maturity	3383	
14-Jul-21	1,000,000.00	0.42%	Commonwealth Bank of Australia	A-1+	17-Dec-20	1,001,208.22	540713	1,208.22	At Maturity	3456	Green
19-Jul-21	1,000,000.00	0.95%	National Australia Bank	A-1+	20-Jul-20	1,006,636.99	540039	6,636.99	At Maturity	3386	
21-Jul-21	1,500,000.00	0.42%	Commonwealth Bank of Australia	A-1+	17-Dec-20	1,501,812.33	540714	1,812.33	At Maturity	3457	
26-Jul-21	500,000.00	0.42%	National Australia Bank	A-1+	21-Dec-20	500,581.10	540717	581.10	At Maturity	3458	
26-Jul-21	1,000,000.00	0.27%	ANZ Banking Group	A-1+	15-Mar-21	1,000,125.75	541167	125.75	At Maturity	3490	
28-Jul-21	2,000,000.00	0.37%	Commonwealth Bank of Australia	A-1+	5-Jan-21	2,001,743.56	540807	1,743.56	At Maturity	3459	
2-Aug-21	2,500,000.00	0.37%	Commonwealth Bank of Australia	A-1+	5-Jan-21	2,502,179.45	540808	2,179.45	At Maturity	3460	
3-Aug-21	1,000,000.00	1.90%	Bank of Queensland	A-2	2-Aug-19	1,012,493.15	538357	12,493.15	Annually	3252	
9-Aug-21	2,000,000.00	0.85%	National Australia Bank	A-1+	5-Aug-20	2,011,131.51	540085	11,131.51	At Maturity	3393	
11-Aug-21	1,500,000.00	0.85%	National Australia Bank	A-1+	10-Aug-20	1,508,173.97	540107	8,173.97	At Maturity	3395	

Camden Council
Investment Holdings Report - March 2021



Term Deposits											
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference	
17-Aug-21	1,500,000.00	0.85%	National Australia Bank	A-1+	13-Aug-20	1,508,069.18	540114	8,069.18	At Maturity	3396	
18-Aug-21	1,500,000.00	0.81%	National Australia Bank	A-1+	17-Aug-20	1,507,556.30	540120	7,556.30	At Maturity	3399	
23-Aug-21	1,000,000.00	0.80%	National Australia Bank	A-1+	19-Aug-20	1,004,931.51	540127	4,931.51	At Maturity	3400	
25-Aug-21	1,000,000.00	0.82%	National Australia Bank	A-1+	24-Aug-20	1,004,942.47	540135	4,942.47	At Maturity	3401	
30-Aug-21	1,500,000.00	0.85%	National Australia Bank	A-1+	26-Aug-20	1,507,615.07	540146	7,615.07	At Maturity	3403	
1-Sep-21	1,000,000.00	0.51%	Commonwealth Bank of Australia	A-1+	27-Nov-20	1,001,746.58	540612	1,746.58	At Maturity	3439	
6-Sep-21	1,000,000.00	0.77%	National Australia Bank	A-1+	8-Sep-20	1,004,324.66	540213	4,324.66	At Maturity	3407	
6-Sep-21	3,000,000.00	0.37%	Commonwealth Bank of Australia	A-1+	29-Jan-21	3,001,885.48	540915	1,885.48	At Maturity	3467	
8-Sep-21	1,000,000.00	0.51%	Commonwealth Bank of Australia	A-1+	26-Nov-20	1,001,760.55	540607	1,760.55	At Maturity	3438	
13-Sep-21	1,000,000.00	0.65%	Macquarie Bank	A-1	16-Dec-20	1,001,887.67	540711	1,887.67	At Maturity	3455	
15-Sep-21	1,500,000.00	0.75%	Commonwealth Bank of Australia	A-1+	15-Sep-20	1,506,102.74	540246	6,102.74	At Maturity	3410	
20-Sep-21	1,000,000.00	0.73%	Commonwealth Bank of Australia	A-1+	16-Sep-20	1,003,940.00	540252	3,940.00	At Maturity	3411	
22-Sep-21	1,000,000.00	0.71%	Commonwealth Bank of Australia	A-1+	22-Sep-20	1,003,715.34	540272	3,715.34	At Maturity	3414	
27-Sep-21	500,000.00	0.68%	Commonwealth Bank of Australia	A-1+	24-Sep-20	501,760.55	540269	1,760.55	At Maturity	3416	
27-Sep-21	1,000,000.00	0.69%	Commonwealth Bank of Australia	A-1+	28-Sep-20	1,003,497.26	540363	3,497.26	At Maturity	3417	Green
29-Sep-21	1,500,000.00	0.70%	Commonwealth Bank of Australia	A-1+	1-Oct-20	1,505,235.62	540356	5,235.62	At Maturity	3421	Green
6-Oct-21	3,000,000.00	0.66%	Commonwealth Bank of Australia	A-1+	7-Oct-20	3,009,547.40	540389	9,547.40	At Maturity	3423	Green
11-Oct-21	2,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	6-Jan-21	2,001,863.01	540809	1,863.01	At Maturity	3461	
13-Oct-21	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	8-Jan-21	1,000,909.59	540816	909.59	At Maturity	3462	
18-Oct-21	1,500,000.00	0.39%	Commonwealth Bank of Australia	A-1+	13-Jan-21	1,501,250.14	540820	1,250.14	At Maturity	3463	
21-Oct-21	1,000,000.00	0.60%	Commonwealth Bank of Australia	A-1+	23-Oct-20	1,002,630.14	540467	2,630.14	At Maturity	3428	
25-Oct-21	1,500,000.00	0.40%	Commonwealth Bank of Australia	A-1+	15-Jan-21	1,501,249.32	540826	1,249.32	At Maturity	3464	
27-Oct-21	1,500,000.00	0.53%	Commonwealth Bank of Australia	A-1+	26-Nov-20	1,502,744.38	540606	2,744.38	At Maturity	3437	
1-Nov-21	1,500,000.00	0.40%	Commonwealth Bank of Australia	A-1+	18-Jan-21	1,501,200.00	540830	1,200.00	At Maturity	3465	
3-Nov-21	1,500,000.00	0.37%	Westpac Group	A-1+	3-Feb-21	1,500,866.71	540920	866.71	At Maturity	3468	
8-Nov-21	1,000,000.00	0.40%	National Australia Bank	A-1+	3-Feb-21	1,000,624.66	540919	624.66	At Maturity	3469	

Camden Council
Investment Holdings Report - March 2021



Term Deposits											
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference	
8-Nov-21	500,000.00	0.38%	Commonwealth Bank of Australia	A-1+	5-Feb-21	500,286.30	540929	286.30	At Maturity	3471	
10-Nov-21	2,000,000.00	0.38%	National Australia Bank	A-1+	8-Feb-21	2,001,082.74	540931	1,082.74	At Maturity	3472	
15-Nov-21	1,500,000.00	0.37%	Westpac Group	A-1+	10-Feb-21	1,500,760.27	540939	760.27	At Maturity	3473	
17-Nov-21	1,000,000.00	0.37%	Westpac Group	A-1+	15-Feb-21	1,000,456.16	540943	456.16	At Maturity	3474	
22-Nov-21	1,000,000.00	0.37%	Westpac Group	A-1+	15-Feb-21	1,000,456.16	540944	456.16	At Maturity	3475	
24-Nov-21	2,000,000.00	0.33%	ANZ Banking Group	A-1+	18-Feb-21	2,000,759.45	540952	759.45	At Maturity	3476	
29-Nov-21	1,500,000.00	0.52%	Commonwealth Bank of Australia	A-1+	1-Dec-20	1,502,585.75	540633	2,585.75	At Maturity	3442 Green	
1-Dec-21	500,000.00	0.32%	ANZ Banking Group	A-1+	19-Feb-21	500,179.73	540956	179.73	At Maturity	3478	
1-Dec-21	1,000,000.00	0.33%	ANZ Banking Group	A-1+	22-Feb-21	1,000,343.56	540959	343.56	At Maturity	3479	
6-Dec-21	1,500,000.00	0.31%	ANZ Banking Group	A-1+	24-Feb-21	1,500,458.63	540966	458.63	At Maturity	3480	
8-Dec-21	1,000,000.00	0.48%	Commonwealth Bank of Australia	A-1+	8-Dec-20	1,001,499.18	540686	1,499.18	At Maturity	3448 Green	
13-Dec-21	1,000,000.00	0.31%	ANZ Banking Group	A-1+	25-Feb-21	1,000,297.26	540974	297.26	At Maturity	3482	
13-Dec-21	1,000,000.00	0.36%	ANZ Banking Group	A-1+	26-Feb-21	1,000,335.34	540975	335.34	At Maturity	3484	
15-Dec-21	1,000,000.00	0.34%	ANZ Banking Group	A-1+	2-Mar-21	1,000,279.45	540999	279.45	At Maturity	3486	
20-Dec-21	2,000,000.00	0.35%	ANZ Banking Group	A-1+	1-Mar-21	2,000,594.52	540990	594.52	At Maturity	3485	
22-Dec-21	1,000,000.00	0.32%	ANZ Banking Group	A-1+	8-Mar-21	1,000,210.41	541091	210.41	At Maturity	3487	
4-Jan-22	500,000.00	0.32%	ANZ Banking Group	A-1+	11-Mar-21	500,092.05	541159	92.05	At Maturity	3489	
4-Jan-22	1,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	25-Mar-21	1,000,072.88	541223	72.88	At Maturity	3492	
5-Jan-22	1,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	26-Mar-21	1,000,062.47	541225	62.47	At Maturity	3493	
10-Jan-22	3,000,000.00	0.45%	Commonwealth Bank of Australia	A-1+	26-Feb-21	3,001,257.53	540976	1,257.53	At Maturity	3483	
10-Jan-22	500,000.00	0.31%	ANZ Banking Group	A-1+	30-Mar-21	500,008.49	541229	8.49	At Maturity	3494	
12-Jan-22	1,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	24-Mar-21	1,000,083.29	541217	83.29	Annually	3491	
17-Jan-22	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	31-Mar-21	1,000,010.96	541232	10.96	At Maturity	3495	
1-Feb-22	1,000,000.00	3.60%	Westpac Group	A-1+	1-Feb-17	1,005,819.18	535538	5,819.18	Quarterly	2936	
2-Feb-22	1,500,000.00	3.57%	Westpac Group	A-1+	2-Feb-17	1,508,509.32	535539	8,509.32	Quarterly	2937	
7-Feb-22	500,000.00	0.38%	Westpac Group	A-1+	4-Feb-21	500,291.51	540927	291.51	At Maturity	3470	

Camden Council
Investment Holdings Report - March 2021



Term Deposits											
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference	
10-Feb-22	1,000,000.00	3.56%	Westpac Group	A-1+	10-Feb-17	1,004,876.71	535540	4,876.71	Quarterly	2938	
15-Feb-22	1,500,000.00	3.75%	Bank of Queensland	A-2	15-Feb-17	1,506,934.93	535547	6,934.93	Annually	2939	
22-Feb-22	2,000,000.00	3.64%	Westpac Group	A-1+	22-Feb-17	2,007,579.18	535541	7,579.18	Quarterly	2940	
28-Feb-22	1,000,000.00	3.75%	Bank of Queensland	A-2	27-Feb-17	1,003,493.15	535483	3,493.15	Annually	2946	
28-Feb-22	1,000,000.00	3.55%	Westpac Group	A-1+	28-Feb-17	1,003,306.85	535542	3,306.85	Quarterly	2950	
1-Mar-22	1,000,000.00	3.58%	Westpac Group	A-1+	1-Mar-17	1,003,040.55	535543	3,040.55	Quarterly	2952	
2-Mar-22	2,000,000.00	1.40%	Macquarie Bank	A-1	3-Mar-20	2,002,224.66	539519	2,224.66	Annually	3333	
3-Mar-22	1,000,000.00	3.60%	Westpac Group	A-1+	3-Mar-17	1,002,860.27	535545	2,860.27	Quarterly	2954	
7-Mar-22	2,000,000.00	0.35%	Macquarie Bank	A-1	18-Feb-21	2,000,805.48	540953	805.48	At Maturity	3477	
9-Mar-22	1,000,000.00	3.61%	Westpac Group	A-1+	9-Mar-17	1,002,274.79	535546	2,274.79	Quarterly	2956	
9-Mar-22	3,000,000.00	0.38%	Westpac Group	A-1+	8-Mar-21	3,000,749.59	541092	749.59	Quarterly	3488	
23-Mar-22	500,000.00	3.80%	Bank of Queensland	A-2	23-Mar-17	500,468.49	535485	468.49	Annually	2960	
30-Mar-22	3,000,000.00	0.36%	Westpac Group	A-1+	31-Mar-21	3,000,029.59	541235	29.59	Quarterly	3496	
4-May-22	1,000,000.00	3.60%	Bank of Queensland	BBB+	8-May-17	1,032,350.68	535487	32,350.68	Annually	2971	
27-Jun-22	1,500,000.00	2.10%	Bank of Queensland	BBB+	26-Jun-19	1,524,078.08	538082	24,078.08	Annually	3242	
25-Jan-23	2,000,000.00	0.55%	National Australia Bank	AA-	27-Jan-21	2,001,928.77	540890	1,928.77	Annually	3466	
11-Dec-23	2,000,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	2,017,432.88	537431	17,432.88	Annually	3070	
18-Dec-23	4,500,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	4,539,223.97	537432	39,223.97	Annually	3071	
3-Jan-24	2,000,000.00	3.40%	Rabobank Australia	A+*	4-Jan-19	2,016,208.22	537443	16,208.22	Annually	3173	
28-Feb-24	1,000,000.00	3.20%	Rabobank Australia	A+*	28-Feb-19	1,002,980.82	537586	2,980.82	Annually	3189	
4-Mar-24	1,200,000.00	3.20%	Rabobank Australia	A+*	4-Mar-19	1,202,945.75	537601	2,945.75	Annually	3192	
27-Mar-24	1,000,000.00	3.00%	Rabobank Australia	A+*	29-Mar-19	1,000,246.58	537765	246.58	Annually	3200	
24-Feb-25	500,000.00	0.80%	Westpac Group	AA-	24-Feb-21	500,394.52	540967	394.52	Quarterly	3481	
170,200,000.00						170,750,166.28		550,166.28			

ORD07

Attachment 1



Camden Council Minutes

Audit, Risk and Improvement Committee Meeting

23 November 2020

Please note due to COVID-19
restrictions this meeting was
held as a teleconference
9:00AM



AUDIT, RISK AND IMPROVEMENT COMMITTEE

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Prior to the meeting, the Committee met separately “in-camera” with representatives from Council’s External Auditors, the Audit Office of NSW.

The Committee meeting commenced at 9.04am.

Voting members present:

John Gordon	Independent Member (Chair)
Bruce Hanrahan	Independent Member
Elizabeth Gavey	Independent Member
Cr Lara Symkowiak	Camden Council Councillor (joined at 9.26am)

The Chair welcomed Councillor Symkowiak to her first Audit, Risk and Improvement Committee meeting as a Member.

Attendees:

General Manager
Chief Financial Officer
Internal Audit Coordinator

Invitees:

Director Customer and Corporate Strategy
Director Sport, Community and Activation
Acting Director Community Assets
Manager Asset and Design Services (left at 10.35am)
Manager Legal and Governance (joined at 10.35am)

Caroline Karakatsanis	The Audit Office of NSW (External Auditor)(left at 10.35am)
Rochele Antolin	The Audit Office of NSW (External Auditor)

Apologies

Cr Paul Farrow	Camden Council Councillor
Director Community Assets	
Director Planning and Environment	

BUS01 Apologies

RECOMMENDED

That leave of absence be granted.

DECISION

Leave of absence granted to Cr Paul Farrow.

BUS02 Declaration Of Interest

RECOMMENDED

That the Audit, Risk and Improvement Committee declarations be noted.

DISCUSSION

Ms Gavey advised she has been appointed as Chair of Willoughby City Council Audit, Risk and Improvement Committee.

Mr Gordon advised his appointment to the Salvation Army International Development – Governing Council and Finance and Risk Committee will cease in December 2020.

Ms Gavey advised her appointment to the City of Ryde Audit, Risk and Improvement Committee will cease at the end of 2020.

Mr Hanrahan advised that the Camden Regional Economic Taskforce he was a board member of is being wound up on 30 November 2020.

DECISION

The Audit, Risk and Improvement Committee noted the declarations.

BUS03 Minutes To The 5 August 2020 Audit, Risk And Improvement Committee Meeting

RECOMMENDED

That the Audit, Risk and Improvement Committee approve the minutes to the 5 August 2020 Audit, Risk and Improvement Committee meeting.

DECISION

The Audit, Risk and Improvement Committee approved the minutes to the 5 August 2020 Audit, Risk and Improvement Committee meeting.

Moved: Elizabeth Gavey
Seconded: Bruce Hanrahan

BUS04 Review Of Financial Statements And External Audit Reports For The Year Ended 30 June 2020

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. note the Engagement Closing Report;
- ii. endorse the General Purpose Financial Statements for the year ended 30 June 2020 for submission to Council for adoption;
- iii. endorse the Special Purpose Financial Statements for the year ended 30 June 2020 for submission to Council for adoption;
- iv. endorse Special Schedules for the year ended 30 June 2020 for submission to Council for adoption.

DISCUSSION

The Chief Financial Officer explained the challenges in completing the financial statements and related audit this year including the impacts of COVID-19, a new general ledger and three new accounting standards.

The Chief Financial Officer outlined Council's operating result and financial position for the year and highlighted significant movements including the revaluation of some asset categories. The Chief Financial Officer also explained the correction of errors processed this year.

The Chief Financial Officer explained the key ratios for the year demonstrating they have stayed consistent with previous years in comparison to the benchmarks.

The Chief Financial Officer also highlighted the costs associated with COVID-19.

The Chief Financial Officer thanked the Audit Office of NSW for their support in completing the external audit in the required timeframe under difficult circumstances.

The Committee commended the Chief Financial Officer on a good summary and on the Executive Summary included in the financial statements.

The Committee requested further information on the cause of the corrected errors, and it was advised it was largely the result of Council's improved processes leading to more accurate recognition of assets. The Audit Office advised this is the most common area where prior period errors are found across the Local Government Sector.

The Committee asked if there were any other asset categories of concern for future years. The Manager Asset and Design Services advised that the area of most concern is open spaces however it was agreed that as open spaces are not depreciated, the impact will be principally to the balance sheet.

The Audit Office ran through the draft Engagement Closing Report advising that they intended to issue an unqualified audit report. The Audit Office ran through the audit outcomes from their review of each risk/issued identified in their engagement plan and highlighted the matters to be included in the management letter.

The Committee mentioned the extensive development in Camden LGA and commended Council staff in how they are managing this growth.

The Audit Office thanked the team for working together to complete the financial statements and audit requirements in challenging circumstances.

The Committee requested a report to the first quarter in 2021 outlining Council's processes for recognising infrastructure assets. This is to include the method of valuation, condition assessment processes and key assumptions used. It was agreed that this should be extended to key estimates and valuations in other key account areas (for example developer contributions).

The Committee asked a number of questions regarding specific items in the financial statements which the Chief Financial Officer answered. Two questions were to be responded to out of session related to the treatment of insurance and any associated contingent liabilities. The Committee also had some minor amendments to the financial statement disclosures to be corrected post meeting.

The Committee recommended Council consider some form of benchmarking with

similar growth councils in Australia or obtaining independent expert advice in relation to Council's assets and associated depreciation as a growth Council. This review should consider how Council ratios are developed and how depreciation is calculated to gain additional comfort in Council's approach going forward.

The Committee also advised that some councils are completing financial contingency plans in light of COVID-19 and have financial dashboards that are to be used as indicators to determine when financial contingency plans require implementation. The Chief Financial Officer explained the current financial reporting to Council's Crisis Management Team and how this is managed.

DECISION

That the Audit, Risk and Improvement Committee:

- i. noted the draft Engagement Closing Report;
- ii. subject to processing of minor corrections and enhancements circulated:
 - a. endorsed the General Purpose Financial Statements for the year ended 30 June 2020 for submission to Council for adoption;
 - b. endorsed the Special Purpose Financial Statements for the year ended 30 June 2020 for submission to Council for adoption;
 - c. endorsed the Special Schedules for the year ended 30 June 2020 for submission to Council for adoption.
- iii. thanked Management for finalising their work in finalising financial statements and provision of information for audit in a challenging year;
- iv. thanked external audit for their support in completing the audit of the financial statements;
- v. raised the following action:
 - a. Requested a report to the Committee in the first quarter 2021 outlining Council's approach for valuing and reporting its infrastructure assets and any other key estimates/valuation decisions for other key account areas including early planning for the 2021 external audit requirements.

The Manager Asset and Design Services and Caroline Karakatsanis left after this item. The Manager Legal and Governance joined after this item.

BUS05 Payment Of Expenses And Provision Of Facilities To Councillors Internal Audit Report

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Payment of Expenses and Provision of Facilities to Councillors Internal Audit Report.

ORD07

Attachment 1

DISCUSSION

The Internal Audit Coordinator highlighted the key findings in the audit report.

The Committee asked about the process to ensure correct treatment of Information, Communication and Technology related expenses and this was explained.

The Committee advised this was a comprehensive report and had no further questions.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Payment of Expenses and Provision of Facilities to Councillors Internal Audit Report.

BUS06 Governance Information Report - 30 June 2020

RECOMMENDED

That the Audit, Risk and Improvement Committee: note the Governance Information Report as at 30 June 2020.

DISCUSSION

The Internal Audit Coordinator outlined the items included in the report. The Committee complimented Council on its continued positive statistics in respect of complaints and compliments.

The General Manager advised that Council had again won the 2020 National Local Government Customer Service Team of the Year Award and had also won the Rookie of the Year award. These were awarded as part of the National Local Government Customer Service Network Annual Awards. The Committee congratulated Council on these important achievements.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Governance Information Report as at 30 June 2020.

BUS07 General Business

RECOMMENDED

That the Audit, Risk and Improvement Committee note any General Business items discussed.

DISCUSSION

The Internal Audit Coordinator advised she will be attending a Local Government Internal Audit Network forum on 27 November 2020 and the Office of Local Government will provide an update on the status of the new requirements for internal

audit and risk management. The Internal Audit Coordinator advised she will circulate an email with any updates after the session.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the General Business items discussed.

Meeting closed: 10.47am

At the conclusion of the meeting, the Committee met separately “in-camera” with Council’s Internal Audit Coordinator.

Next Meeting:

The next meeting of the Audit, Risk and Improvement Committee is scheduled for Wednesday 25 November 2020 via Microsoft Teams commencing at 4.30pm.

ORD07

Attachment 2



Camden Council Minutes

Audit, Risk and Improvement Committee Meeting

25 November 2020

Please note due to COVID-19
restrictions this meeting was
held as a teleconference
4:30PM



AUDIT, RISK AND IMPROVEMENT COMMITTEE

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Attachment 2

Voting members present:

John Gordon	Independent Member (Chair)
Bruce Hanrahan	Independent Member
Elizabeth Gavey	Independent Member

Attendees:

General Manager (joined at 4.35pm)
Internal Audit Coordinator
Manager Safety and Risk

Invitees:

Director Customer and Corporate Strategy
Director Sport, Community and Activation
Acting Director Community Assets
Acting Director Planning and Environment
Risk and Business Coordinator
Risk Management Officer
Business Intelligence/Performance Reporting Analyst (left at 5.30pm)

Apologies

Cr Lara Symkowiak	Camden Council Councillor
Cr Paul Farrow	Camden Council Councillor
Caroline Karakatsanis	The Audit Office of NSW (External Auditor)
Chief Financial Officer	
Director Community Assets	
Director Planning and Environment	

The Committee meeting commenced at 4.36pm

BUS01 Apologies**RECOMMENDED**

That leave of absence be granted.

DECISION

Leave of absence granted to Cr Lara Symkowiak and Cr Paul Farrow.

BUS02 Declaration Of Interest**RECOMMENDED**

That the Audit, Risk and Improvement Committee declarations be noted.

DISCUSSION

Ms Gavey reminded Council of her recent appointment as Chair of Willoughby City Council's Audit, Risk and Improvement Committee

DECISION

The Audit, Risk and Improvement Committee noted the declarations.

BUS03 Actions From Previous Audit, Risk And Improvement Committee MeetingsRECOMMENDED

That the Audit, Risk and Improvement Committee note the status of actions included in the actions list.

DISCUSSION

The outstanding actions in the actions list were discussed.

The Committee suggested adding Ms Gavey to action 42 to attend a Senior Management Team meeting alongside Mr Gordon and for the meeting to be arranged for first quarter 2021.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the status of actions included in the actions list.

BUS04 Performance Reporting – Implementation Of Integrated Planning And Reporting Framework And Corporate Health IndicatorsRECOMMENDED

That the Audit, Risk and Improvement Committee note the report and presentation on Council's Corporate Health Indicators and Implementation of the Integrated Planning and Reporting Framework.

DISCUSSION

The Director Customer and Corporate Strategy advised that the past two delivery program reports had been included for information at the request of the Committee.

The Committee advised the reports were very comprehensive, easy to read and that the inclusion of Council's COVID-19 response and community support information was handled very well.

The Committee asked about feedback received from the Community. The Director Customer and Corporate Strategy provided a high-level overview on feedback which the Committee felt was consistent with other councils.

The Committee asked about the rigour around determining the key performance indicator results. The Director Customer and Corporate Strategy outlined the detailed review process.

The Committee asked if the COVID-19 pandemic had been used as an explanation for not meeting targets and it was advised that this had not occurred. The General Manager advised Camden Council felt it was important to maintain service delivery in

the time of crisis for the benefit of the Community and that we continued to meet all delivery of service targets with the exception of facilities that may have required closing/changes as a result of a public health order (for example the closing of libraries).

The Committee asked how Council handles new issues/programs that may come up during the Community Strategic Plan term and that was explained.

The Committee asked if Camden Council had any strategies in place around the protection of the platypus given recent media coverage and the inclusion of the platypus in Council publications and logo. The General Manager outlined the various strategies in place in relation to protecting the natural environment.

The Business Intelligence/Performance Reporting Analyst provided a presentation on Council's recent review of Council's corporate health indicator framework.

The Committee advised they were impressed with the reporting suite and felt it included useful information to be used by Council Management.

The Committee asked how Council monitors the performance of contractors doing work for Council and this was explained.

The Committee asked about the intellectual property associated with the software used for Council's corporate reporting. The question was raised whether Council has access to the software if the software supply company were to collapse. This question was taken on notice.

The Committee thanked the Business Intelligence/Performance Reporting Analyst for his insightful presentation.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the report and presentation on Council's Corporate Health Indicators and Implementation of the Integrated Planning and Reporting Framework;
- ii. raised the following action:
 - a. respond to the question taken on notice on Council's right of access to the corporate health indicator reporting software if the company providing the software were to collapse.

The Business Intelligence/Performance Reporting Analyst left after this item.

BUS05 Enterprise Risk Management

RECOMMENDED

That the Audit, Risk and Improvement Committee note:

- I. the changes to the Enterprise Risk Management Strategy;
- ii. Councils current insurance arrangements; and
- iii. the progress of Work Health and Safety matters, including the development of a Safety Assurance Program and implementation of a Safety Occurrence & Liability reporting system.

DISCUSSION

The Manager of Safety and Risk introduced Council's recently appointed Risk and Business Continuity Coordinator.

The Manager Safety and Risk outlined changes made to the Enterprise Risk Management Strategy in response to questions taken on notice at the 5 August 2020 Committee meeting. It was advised the cosmetic changes requested by the Committee prior to the meeting would be made.

The Manager Safety and Risk outlined the key movements in the insurance coverage for the year. The Committee were surprised to see Cyber Crime premiums decrease and asked if anything had been taken out of the coverage. The Manager Safety and Risk advised he was not aware of anything removed. The Committee suggested consulting with the Chief Information Officer to ensure the amount of coverage was sufficient to cover a full rebuild of Council's systems.

The Committee asked what the definition of crime was in the insurance coverage. The Manager Safety and Risk advised the definition is quite broad. The Committee asked if fidelity claims were covered and in particular referred to the Botany Bay fraud and what the impact would be on Council's coverage if something of this size occurred in one of the Council's that are part of the CivicRisk group fund. This question was taken on notice.

COVID-19 related claims were discussed generally and it was advised they may impact the market globally.

The Committee asked what community support liability insurance is. The Manager Safety and Risk advised this is coverage for things like volunteers and other community programs.

The Committee asked about employee practices liability insurance and asked if the bulk of these types of claims would likely be less than the excess and therefore not a feasible level of coverage. This question was taken on notice.

The Manager Safety and Risk gave an update on Council's Safety Assurance Program outlining the nine improvement projects to be conducted over two years. The Committee asked if we had any significant non-compliance risks currently and the Manager Safety and Risk advised we have processes currently in place but the nine improvement projects were the priorities for continued improvement.

The Manager Safety and Risk advised recruitment was nearing completion to double the section.

The Committee requested the Internal Audit Coordinator to include the safety audit and investigations into Council's Assurance Map.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the changes to the Enterprise Risk Management Strategy;
- ii. noted Council's current insurance arrangements; and
- iii. noted the progress of Work Health and Safety matters, including the development of a Safety Assurance Program and implementation of a Safety Occurrence & Liability reporting system.
- iv. raised the following actions:

- a. respond to the question taken on notice to check that Council's insurance cover includes fidelity matters and the risk to Council if another Council included in the CivicRisk fund were to have a substantial fraud;
- b. respond to the question taken on notice to clarify the employee practices coverage and whether the excess is too high in comparison to the likely cost of such claims;
- c. requested Council's Internal Audit Coordinator update the Assurance Map to include the safety audit and investigations program once in place;
- d. requested Safety and Risk consult with the Chief Information Officer to ensure the amount of cybercrime coverage is sufficient to cover a full rebuild of Council's systems.

BUS06 External Audit Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the external audit update.

DISCUSSION

Council's Internal Audit Coordinator advised that the final Engagement Closing Report had been circulated to the Committee and that the financial statements were on track to be submitted to the Office of Local Government by the due date.

The Committee requested that Council bring consideration of the recent Audit Office publication on *Internal Controls and Governance 2020* to the next Committee meeting.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the external audit update;
- ii. raised the following action:
 - a. requested a report considering the Audit Office *Internal Controls and Governance 2020* be brought to the next meeting.

BUS07 Audit Report Recommendations - Implementation Status Update - October 2020

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Audit Recommendations Implementation Status Update for 31 October 2020.

DISCUSSION

The Internal Audit Coordinator outlined the Audit Recommendations Status Update report for 31 October 2020 highlighting that Council had completed a number of recommendations since last reporting and were currently tracking at 95 per cent complete or on track.

The Internal Audit Coordinator highlighted the recommendations past their due date.

The Committee commented on the good progress and how Management had embraced audit.

The Committee commented that the external audit recommendations had been closed for 2019, however indication from the Audit Office is that there will be repeat issues. Council's Internal Audit Coordinator advised that two of the recommendations had been closed since the completion of that component of the external audit this year however the other areas would have to be considered on receipt of the management letter.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Audit Recommendations Implementation Status Update for 31 October 2020.

BUS08 Internal Audit Plan Status Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the internal audit plan status update.

DISCUSSION

The Internal Audit Coordinator advised the Committee of the current status of the internal audit program. It was advised that the six-month program approved at the 5 August 2020 Committee meeting was on track.

The Committee requested future reports use the same colour scheme for the 3 month and full year pie charts on the allocation of time. The Committee also requested external audit be split from Audit, Risk and Improvement Committee time.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the internal audit plan status update;
- ii. raised the following action:
 - a. requested future reports on the allocation of time use the same colour scheme for 3 month and full year pie charts and separate external audit from Committee time.

BUS09 Proposed 3-Year Internal Audit Plan - January 2021 To December 2023

RECOMMENDED

That the Audit, Risk and Improvement Committee approve the three-year internal audit plan for 1 January 2021 to 31 December 2023.

DISCUSSION

The Internal Audit Coordinator outlined the approach taken to review and update the three-year Internal Audit Plan. The Committee were advised the Plan was ambitious however it fit with the available resources. It was advised that the Plan was subject to the successful recruitment of the Internal Audit Analyst position.

The Committee agreed it was a comprehensive and ambitious plan that covers appropriate areas.

The Committee asked why the CCTV annual audit only commences in year 2 and it was advised that a new Policy was being introduced that would require an annual audit in accordance with NSW Government guidelines.

The Committee asked about the external events on council land and what kinds of events it would be looking at and the broad scope. The types of events were explained and it was advised it would cover the risk management activities related to these events and was expected to include insurance coverage.

The Committee asked about the timing of the cyber security audit and it was explained that this was because of the Essential 8 improvement program currently in progress. The audit is scheduled for after that process is finalised. The Committee were reminded there is an action for a report on the progress of the Essential 8 improvement program to come to a Committee meeting in the first half of next year.

The Committee asked about the family day care audit and more specifically if Council had considered all aspects of working with children at Council to ensure appropriate processes are in place. The Director Sport, Community and Activation outlined the strategies currently in place and being developed and that good examples from other councils were being used to inform this.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee approved the three-year internal audit plan for 1 January 2021 to 31 December 2023.

BUS10 Internal Audit Quality Assurance Self-Assessment

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. note the results of the Internal Audit Quality Assurance Self-Assessment; and
- ii. note the list of actions identified and target timetable for implementation.

DISCUSSION

The Internal Audit Coordinator outlined the two self-assessment activities undertaken and advised the results were good. A small number of improvement opportunities were identified and an actions list was developed to track the implementation of those improvements. It was advised that the main area that required completion was the documented Internal Audit Manual.

The Committee said to ensure the risk levels applied to outsourced audits had been signed off. The Internal Audit Coordinator advised that all outsourced audits are provided Council's Risk Matrix to apply.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the results of the Internal Audit Quality Assurance Self-Assessment; and
- ii. noted the list of actions identified and target timetable for implementation.

BUS11 Update On Reports From Authoritative Bodies

RECOMMENDED

That the Audit, Risk and Improvement Committee note the update on reports from authoritative bodies.

DISCUSSION

The Internal Audit Coordinator outlined two gap analyses undertaken against performance audit reports from the Auditor-General on Local Infrastructure Contributions and Credit Card Management. It was advised that as a result of recent internal audits undertaken in these areas and improvements already underway, Council fared well. A small number of actions have been identified and target dates for implementation established.

A guideline from the Independent Commission against Corruption on Audit, Risk and Improvement Committee obligations in respect of fraud and corruption was also discussed.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the update on reports from authoritative bodies.

BUS12 Checklist Of Compliance With Committee Requirements

RECOMMENDED

That the Audit, Risk and Improvement Committee note the checklists of compliance with the Audit, Risk and Improvement Committee Charter and TPP 15-03 for the 2020 and 2021 calendar years.

DISCUSSION

The Internal Audit Coordinator noted that the only items outstanding were the annual report and Committee annual survey. The Committee were reminded that this was the result of the financial statement specific Committee meeting only just occurring and that the annual report was required to include the outcomes from this meeting.

The Internal Audit Coordinator advised the Survey would be circulated in the next couple of weeks with the annual report to then be drafted. The intention was to report

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the results of the survey and final draft of the annual report to the first meeting in 2021.

The Committee requested the 'in-camera' session with internal audit be pushed out for 2021 as we just had one. This will be moved to align with the financial statements meeting.

The Committee advised that the review of the internal audit charter reference to be changed to annually once the Charter is amended.

The Committee also advised that two footnotes had been removed from the 2021 checklist however there was still reference to footnote 6 in the document. The Internal Audit Coordinator advised this will be corrected.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the checklists of compliance with the Audit, Risk and Improvement Committee Charter and TPP 15-03 for the 2020 and 2021 calendar years;
- ii. raised the following actions:
 - a. Requested the 2021 checklist be amended to push back the internal audit 'in-camera' session, refer to the 'annual' review of the internal audit charter, and correct the footnote references.

BUS13 General Business

RECOMMENDED

That the Audit, Risk and Improvement Committee note any General Business items discussed.

DISCUSSION

The scheduled highlights video was not viewed and it was agreed it would be circulated to the relevant members post meeting. The General Manager thanked the Committee for their ongoing support during the year.

The Committee discussed the membership terms for independent members that expire in February/March 2021. The Internal Audit Coordinator advised a report would go to the February Council meeting to reappoint members for one year as previously agreed. Continuity of the Committee membership was discussed to ensure that all members terms did not expire at the same time. The Internal Audit Coordinator advised she would discuss the planned approach with the General Manager offline and advise the Committee. This would include consideration of the appointment to Chairperson.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the General Business items discussed.

Meeting closed: 6.54pm

Next Meeting:

The next meeting of the Audit, Risk and Improvement Committee is scheduled for Wednesday 31 March 2021 at 4.30pm. The format of the meeting (virtual or face to face) is to be determined early in the new year.

Attachment 2