



# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**14 May 2013**

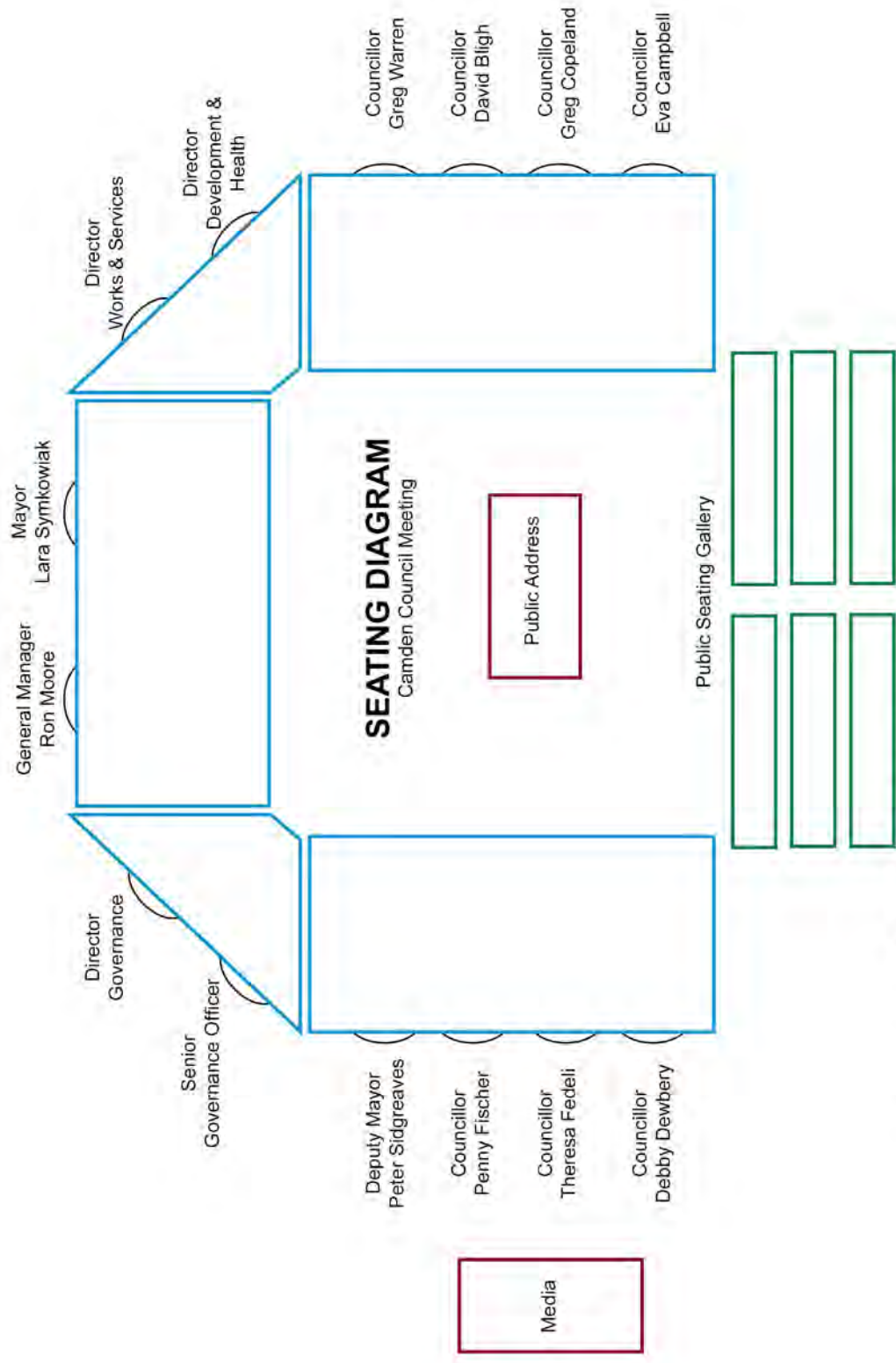
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**Camden Civic Centre**  
**Oxley Street**  
**Camden**



## COMMON ABBREVIATIONS

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



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

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## ORDINARY COUNCIL

### ORDER OF BUSINESS - ORDINARY COUNCIL

Prayer.....	6
Acknowledgment of Country .....	7
Recording of Council Meetings .....	8
Apologies.....	9
Declaration of Interest.....	10
Public Addresses .....	11
Confirmation of Minutes .....	12
ORD01    Fit out and Use of Unit 6 as a Crematorium at 186 Hartley Road, Smeaton Grange .....	13
ORD02    Alterations and an Extension to the Rear of the Camden Hotel at 105 Argyle Street, Camden .....	38
ORD03    NSW Companion Animals Taskforce on the Management of Dangerous Dogs in NSW.....	57
ORD04    Re-Endorsement of the El Caballo Blanco/Gledswood East Side Land Development Controls .....	76
ORD05    Adoption of Camden 2040, 2013 Review.....	122
ORD06    Draft 2013/14 Resource Strategy, Delivery Program & Operational Plan (Including Budget) .....	209
ORD07    Request for Sponsorship - Kids of Macarthur Health Foundation Annual Ball 2013 .....	219
ORD08    Tender T006/2013 for the Supply and Delivery of Street Sweeper.....	224
ORD09    Early Childhood Education and Care Grants Program Funding Agreement 2013/14 .....	226
<b><u>NOTICES OF MOTION</u></b>	
ORD10    Notice of Motion - Town Farm Community Management Committee .....	227
Diary .....	228



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## ORDINARY COUNCIL

**SUBJECT: PRAYER**

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### PRAYER

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

Amen

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

Amen

\*\*\*\*\*

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

Amen

\*\*\*\*\*

### AFFIRMATION

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

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

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

\*\*\*\*\*

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

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

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## **ORDINARY COUNCIL**

**SUBJECT:       ACKNOWLEDGMENT OF COUNTRY**

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



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## **ORDINARY COUNCIL**

**SUBJECT: RECORDING OF COUNCIL MEETINGS**

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

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## ORDINARY COUNCIL

**SUBJECT: APOLOGIES**

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

**RECOMMENDED**

**That leave of absence be granted.**



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## ORDINARY COUNCIL

**SUBJECT:       DECLARATION OF INTEREST**

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

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

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

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

### **RECOMMENDED**

**That the declarations be noted.**

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## ORDINARY COUNCIL

**SUBJECT: PUBLIC ADDRESSES**

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

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

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

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

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

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

### **RECOMMENDED**

**That the public addresses be noted.**

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## ORDINARY COUNCIL

**SUBJECT: CONFIRMATION OF MINUTES**

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Confirm and adopt Minutes of the Ordinary Council Meeting held 23 April 2013 and the Local Traffic Committee Meeting held 19 April 2013.

**RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 23 April 2013 and the Local Traffic Committee Meeting held 19 April 2013, copies of which have been circulated, be confirmed and adopted.**



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## ORDINARY COUNCIL

ORD01

ORD01

**SUBJECT:** FIT OUT AND USE OF UNIT 6 AS A CREMATORIUM AT 186 HARTLEY ROAD, SMEATON GRANGE  
**FROM:** Director, Development & Health  
**BINDER:** DA 121/2013

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**APPLICATION NO:** DA 121/2013  
**PROPOSAL:** Fit out and use of unit 6 as a crematorium  
**PROPERTY ADDRESS:** Unit 6, 186 Hartley Road, Smeaton Grange  
**PROPERTY DESCRIPTION:** Lot 27, DP 793860  
**ZONING:** IN1 General Industrial  
**OWNER:** Mr JT & Mrs MT Ganley  
**APPLICANT:** Mr M & Mrs R Jeffree

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the fit out and use of unit 6, 186 Hartley Road, Smeaton Grange as a crematorium.

The DA is referred to Council for determination as there remain unresolved issues received in 13 submissions from the public.

### SUMMARY OF RECOMMENDATION

That Council determine DA 121/2013 for the fit out and use of unit 6, 186 Hartley Road, Smeaton Grange as a crematorium pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

### EXECUTIVE SUMMARY

Council is in receipt of a DA for the fit out and use of unit 6, 186 Hartley Road, Smeaton Grange as a crematorium.

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

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011 (DCP). 13 submissions were received (all objecting to the proposed development). **A copy of the submissions is provided with the Business Paper supporting documents.**

The issues raised in the submissions relate to the social and psychological impacts on children that utilise surrounding recreational facilities (eg. swim schools, karate training etc.) as a result of witnessing the operations of the proposed crematorium, site suitability, economic/property value impacts, the need for a crematorium in the area,

environmental and amenity impacts, the potential offensive nature of the proposed use and car parking issues.

There will be no opportunities for the public to witness the operations of the crematorium as all proposed activities will be undertaken wholly within the confines of the unit. A maximum of 4 caskets will be delivered per day and there are no windows looking into the area of the unit where cremations and other sensitive business operations will take place. In addition, no signage is proposed and this will minimise the visibility and presence of the business from public view.

All casket deliveries to the crematorium will be made via windowless vans as opposed to hearses. These vans contain a small business identification logo which will not reference the proposed crematorium. The vans will unload caskets within the unit behind a closed roller door. There will be no public viewings or family attendance at the crematorium.

The proposed development is a permissible land use in the applicable IN1 General Industrial zone and fully complies with all relevant Council development controls and policies. It is therefore considered that the site is suitable for the proposed development.

Concerns were raised regarding economic/property value impacts and the need for a crematorium within the Camden LGA. There is no evidence to suggest that the proposed development will have adverse economic impacts on surrounding businesses or property values. At present, there are no operating crematoriums within the Camden LGA however the establishment of one on this site will make this service available to the public.

The issues relating to environmental and amenity impacts have been assessed by Council staff and it is not considered that the emissions released from the operations of the crematorium will adversely impact the environment. The crematorium will be controlled through a number of recommended conditions to ensure there will be no negative environmental impacts as a result of its use including the preparation of an air quality management plan. The NSW Public Health Unit and the NSW Environmental Protection Authority (EPA) raised no objections to the proposed development.

In relation to the offensive nature of the proposed crematorium to those of Christian faith, religious values are not a matter that can be considered under Section 79C of the *Environmental Planning and Assessment Act 1979* in the assessment of a DA.

Sufficient car parking spaces are also available on the site for the proposed development and it is noted that it will only employ a maximum of 2 staff.

The proposed development **fully complies** with all applicable planning controls.

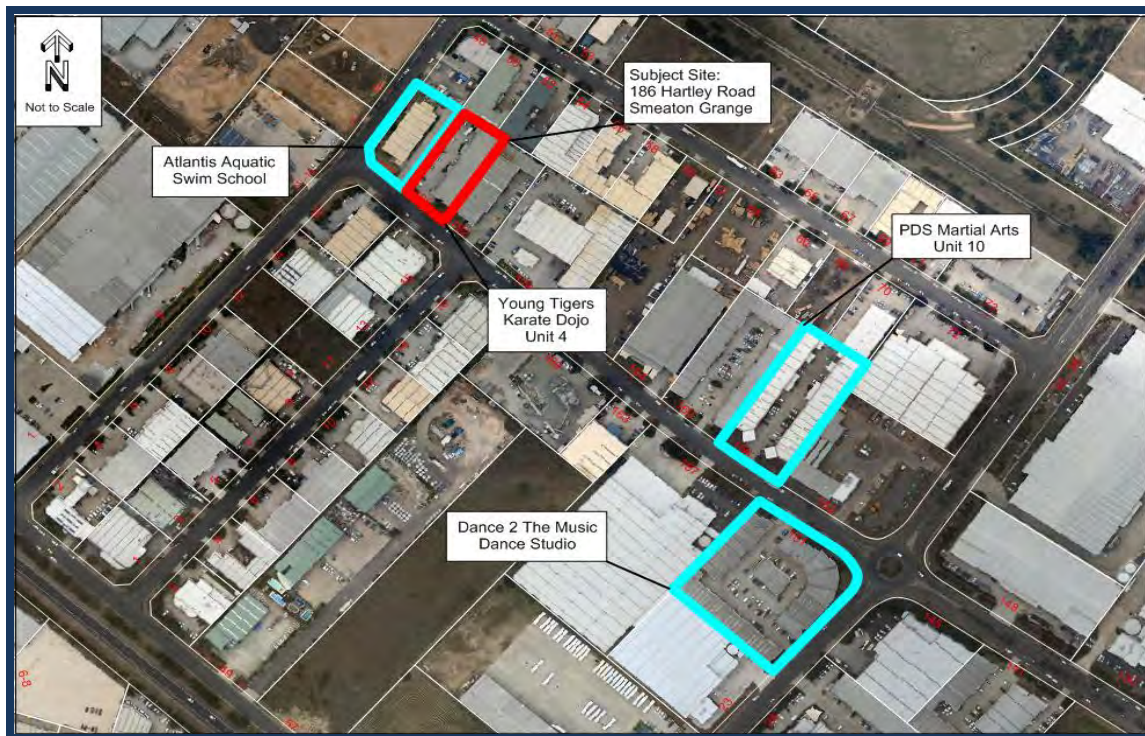
Based on the assessment, it is recommended that the DA be approved subject to the conditions contained in this report.

### AERIAL PHOTO



ORD01

### AERIAL PHOTO SHOWING SURROUNDING AREA



## THE SITE

The site is commonly known as unit 6, 186 Hartley Road, Smeaton Grange and is legally described as Lot 27, DP 793860.

The site has a frontage of 37.3m to Hartley Road, a depth of 80.8m and an overall area of 2,913.7m<sup>2</sup>.

The site currently accommodates a six unit industrial complex including associated car park area and landscaping. Unit 6 is located at the rear of the complex and is the furthest unit away from Hartley Road.

The surrounding properties are characterised by a range of industrial developments including factory and warehouse land uses. The area also contains a number of recreation facilities including the Atlantis Aquatic Swim Centre, Young Tigers Karate, PDS Martial Arts and the Dance 2 the Music dance studio.

The Gregory Hills employment area lies to the north of this area whilst to the east exists the Currans Hill residential suburb. To the south lies Narellan Road with the Narellan Vale residential suburb on the opposite side. To the east is Camden Valley Way with the Harrington Park residential suburb located on the opposite side.

## HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
26 April 1995	Construction of an industrial building comprising of 6 units approved by DA 58/1995

## THE PROPOSAL

DA 121/2013 seeks approval for the fit out and use of unit 6, 186 Hartley Road, Smeaton Grange as a crematorium.

Specifically the proposed development involves:

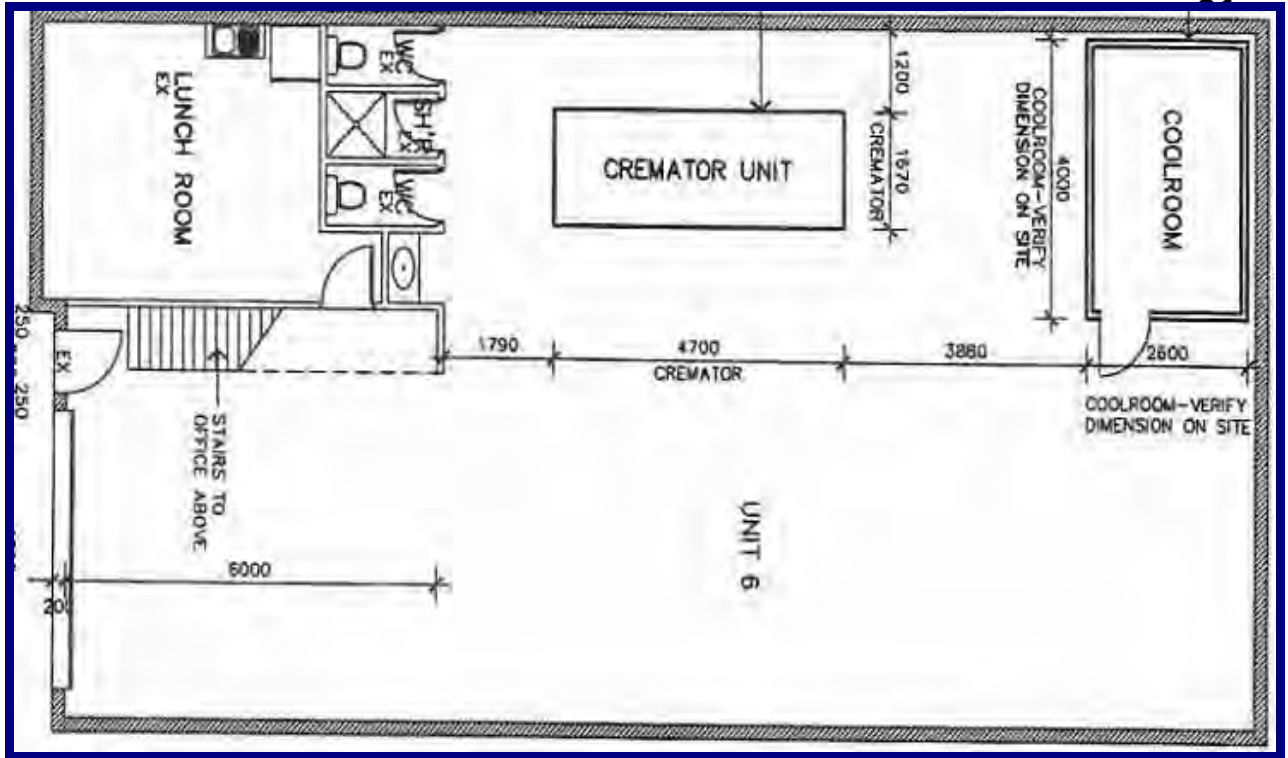
- change of use of unit 6 to a crematorium for human remains only;
- internal fit out including a single cremator, a free-standing cool room with a maximum capacity of 7 caskets and related machinery;
- installation of a 3m high stack for the purposes of controlled gas emissions;
- operating hours of Monday to Friday 8am-5pm;
- a maximum 4 cremations per day;
- the employment of 2 staff.

No signage or mortuary/funeral services are proposed as part of this DA.

The value of works is \$50,000.

A copy of the proposed plans is provided as Attachment 1 to this report.

**PROPOSED FLOOR PLAN**



D01

**PROPOSED ELEVATION**



**ASSESSMENT**

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

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



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

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

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

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

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

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

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

Camden Local Environmental Plan 2010 (LEP)

*Permissibility*

The site is zoned IN1 General Industrial under the provisions of the LEP. The proposed development is defined as a “crematorium” by the LEP which is a permissible land use in this zone.

*Zone Objectives*

The objectives of the IN1 General Industrial zone are as follows:

- To provide a wide range of industrial and warehouse land uses.

Officer comment:

It is considered that the proposed land use will not hinder the ability to provide industrial and warehouse land uses on this and other industrial zoned land in future.

- To encourage employment opportunities.

Officer comment:

The proposed development will generate new employment opportunities by allowing a new business to operate on the site. 2 staff will be employed at this unit.

- To minimise any adverse effect of industry on other land uses.

Officer comment:

The proposed land use is considered to have minimal effects on existing and future land uses.

- To support and protect industrial land for industrial uses.

Officer comment:

The proposed land use will not hinder the ability to provide industrial and warehouse land uses on this and other industrial zoned land in future.

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

Officer comment:

This objective is not relevant as the proposed land use is for a crematorium. However, whilst the proposed land use will not service the day to day need of workers in the area, the use will provide a service to the general public which currently does not exist elsewhere within the Camden LGA.

- To enable non-industrial land uses that are compatible with and do not detract from the surrounding industrial and warehouse land uses.

Officer comment:

The proposed operations of the crematorium are considered to be discrete and will not detract from surrounding land uses.

*Relevant Clauses*

The DA was assessed against the following relevant clauses of the LEP.

Clause	Requirement	Provided	Compliance
6.2 Public Utility Infrastructure	Appropriate public utility infrastructure to service the development	The site is serviced by appropriate public utility infrastructure	Yes

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

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

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

Camden Development Control Plan 2011 (DCP)

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

<b>Control</b>	<b>Requirement</b>	<b>Provided</b>	<b>Compliance</b>
B1.9 Waste Minimisation and Management	Waste management plan (WMP) to be submitted	A WMP has been submitted with the DA which is considered to be satisfactory	Yes
B1.16 Acoustic Amenity	Compliance with Council's Environmental Noise Policy	<p>An assessment of the proposed use by Council's staff has found that the machinery associated with the crematorium use will generate noise levels less than the maximum level permitted for industrial and commercial developments as listed in Council's Environmental Noise Policy (ENP).</p> <p>In addition, a condition is recommended which requires that all business operations are consistent with Council's ENP and the <i>Protection of the Environment Operations Act 1997</i>.</p>	Yes
B1.17 Air Quality	Any emissions from premises of any matter must comply with the <i>Protection of the Environment Operations Act 1997</i> (POEO) and its Regulations	<p>The DA's supporting documentation identifies that the proposed cremator will comply with the standards of concentration for non-scheduled premises in Schedule 6 of the <i>Protection of the Environment Operations (Clean Air) Regulation 2010</i>.</p> <p>The EPA has also reviewed the application and</p>	Yes

Control	Requirement	Provided	Compliance
		determined that the proposal is consistent with the <i>Protection of the Environment Operations Act 1997</i> and is unlikely to exceed the ground level concentration criteria set by the NSW Department of Environment Conservation (DEC) publication <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> .	
B5.1 Off-street Car Parking	No relevant parking rate therefore a merit assessment required	The site provides 28 common property car parking spaces shared between the existing 6 units which equates to between 4 to 5 car spaces per unit. The operation of the land use requires a maximum of 2 staff at any one time and all deliveries are undertaken within the confines of the unit. No funeral services or viewings are proposed as part of this application. It is sufficient car parking spaces available on the site to accommodate the proposed use	Yes
D4.5.2 Site Specific Industrial Controls - Smeaton Grange	Parking to be provided in accordance with Section B5.1 of this DCP	The proposed car parking is in accordance with Section B5.1 of the DCP	Yes

ORD01

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

No relevant agreement exists or has been proposed as part of this application.

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

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

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

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

Social Impacts

The operation of the crematorium is proposed to operate in a discrete manner and minimise exposure to the public.

All business operations will be undertaken within the confines of the unit behind a closed roller door. This includes the unloading of caskets from unmarked delivery vehicles. No windows exist which allow persons to see inside the unit where cremations and other sensitive business operations will take place.

Deliveries to the site are undertaken by vehicles with either no windows or blacked out windows. In addition, delivery vehicles are branded in a manner which does not identify the business as being associated with a crematorium. Hearses are not used in the operation of the business to deliver caskets.

No signage is proposed as part of this DA which further enhances the anonymity of the use and prevents it from being identified by the person.

It is therefore considered that the proposed operations and recommended conditions will minimise the exposure of the crematorium and its operations to members of the public and young persons.

Environmental Impacts

The proposed development has been reviewed by Council staff and by the NSW Public Health Unit and the NSW EPA. An environmental assessment of the proposed development found that the proposed development is in accordance with the *Protection of the Environment Operations Act 1997* and specifically Schedule 6 of the *Protection of the Environment Operations (Clean Air) Regulation 2010*.

Pollutant emissions resulting from the operation of the proposed crematorium will be controlled through the application of Best Available Techniques (BAT) and Best Environmental Practice (BEP). Applying BAT and BEP in business operations will provide additional regulatory measures (eg. appropriately high cremator temperatures and oxygen concentration etc.) to minimise any environmental impacts on air quality.

The practice of BAT and BEP in the operation of the proposed use is a recommended condition.

The preparation and implementation of an air quality management plan is also recommended as a condition. The air quality management plan must monitor emissions including solid particles and any pollutant of concern in accordance with the NSW DEC publication *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*. Where discrepancies or non-compliances are identified, it is a recommended condition that Council is notified immediately as Council is the regulatory authority responsible for monitoring air quality within the Camden LGA.

The NSW Public Health Unit and the NSW EPA have raised no objections to the proposed development which respect to environmental impact. The EPA found that the proposed development is unlikely to exceed the ground level concentration criteria set by the NSW DEC publication *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*.

It is therefore considered that there will be no adverse environmental impacts as a result of the proposed development subject to the recommended conditions contained in this report.

#### Inspections

Council must undertake a minimum of 1 inspection per year of the premises pursuant to Section 4 of the *Public Health Act 2010*.

Under Council's current adopted fees and charges, the operator must pay a fee of \$129 (which is subject to indexing) for the inspection for mortuary/crematoriums. A re-inspection will incur an additional fee of \$71.50 in the instance improvements need to be undertaken and a further inspection is required.

Council staff will undertake the statutory inspections required for the crematorium.

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

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

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

The DA was publicly exhibited for a period of 14 days in accordance with the DCP. The exhibition period was from 12 to 26 March 2013. 13 submissions were received (all objecting to the proposed development).

The following discussion addresses the issues and concerns raised in the submissions.

1. *The use will cause social and psychological impacts to users of surrounding land uses, especially children. The public will be exposed to cremations as the small size and location of the unit will prevent business operations from being contained within the unit. This may result in land users being exposed to dead bodies being delivered in hearses.*

#### Officer comment:

The operation of the crematorium will be undertaken fully within the confines of the unit, including the unloading of caskets from delivery vehicles. Delivery vehicles will enter into the unit where the entry roller door will be closed behind them. All unloading movements from delivery vehicles to cool rooms will be undertaken with the roller door closed.

Deliveries to the site are undertaken by vehicles with either no windows or blacked out windows. In addition, delivery vehicles are branded in a manner which does not identify the business as being associated with a crematorium. Hearses are not used in the operation of the business to deliver caskets.

Conditions are recommended to control the operation of the crematorium to ensure that the use operates discretely. These include the provision of an internal screen to prevent views into the internal area of the unit when the roller door is opened to allow delivery vehicles to enter.

- 2. The use is incompatible with surrounding uses and should be relocated to a less populated area away from established businesses including recreation facilities which cater for young persons or in a cemetery.*

Officer comment:

The proposed land use is compatible on the basis that it is a permissible land use in the IN1 General Industrial zone. In addition, the DA has been assessed against the applicable Council policies and has been found to fully comply.

- 3. The use will cause negative economic impacts on existing land uses as business will decline and they will be forced to move elsewhere.*

Officer comment:

There is no evidence to suggest that the proposed development will have adverse impact on the economic viability of existing surrounding land uses.

- 4. There is no need for a crematorium in this area.*

Officer comment:

At present there are no operating crematoriums in the Camden LGA however the establishment of one on this site will make this service available to the public.

- 5. The operation of the crematorium will be associated with environmental impacts as a result of the emissions. These include odour and air quality.*

Officer comment:

The proposed development has been reviewed by Council staff and is compliant with relevant environmental health legislation. Comments received from the NSW Public Health Unit and the NSW EPA raise no objections to the proposed development subject to conditions.

6. *The proposed use will impact the amenity of the area therefore it is not in the public interest.*

Officer comment:

It is not considered that the operation of the proposed development will adversely impact upon the amenity of the area and therefore it is not contrary to the public interest.

7. *The use is offensive to followers of the Christian faith.*

Officer comment:

Religious faiths are not a matter that can be considered under Section 79C of the *Environmental Planning and Assessment Act 1979* in the assessment of a DA.

8. *The development will decrease the value of surrounding property.*

Officer comment:

The impact on property values is not a matter for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979* in the assessment of a DA.

There is no evidence to suggest that the proposed development will negatively impact upon property values in the area.

9. *There is limited parking available on site and on-street which will become overcrowded when services are held.*

Officer comment:

This DA does not propose funeral or mortuary services. This application is only for a maximum of 4 cremations per day and the employment of 2 staff. As aforementioned, it is considered that sufficient car parking spaces are provided on site for the proposed use in conjunction with the operation of the remaining five units.

**(e) *The public interest***

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

**EXTERNAL REFERRALS**

*NSW Public Health Unit for South West Sydney Health District (PHU)*

The DA was referred to the PHU for assessment. The PHU requested clarification relating to fit out details, movement of caskets and details relating to unclaimed remains and their disposal. The applicant has since provided this information and the PHU has raised no objections to the proposed development.



*NSW Environmental Protection Authority (EPA)*

The DA was referred to the EPA for assessment. The EPA have raised no objections to the proposed development subject to conditions relating to compliance with Schedule 6 of the *Protection of the Environment Operations (Clean Air) Regulation 2010* and the application of Best Available Techniques (BAT) and Best Environmental Practice (BEP) in the operation of the crematorium.

The conditions recommended by EPA have been included in the conditions contained in this report.

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 121/2013 is recommended for approval subject to the conditions contained in this report:

**CONDITIONS**

**1.0 - General Requirements**

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

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

Plan / Development No.	Description	Prepared by	Dated
-	Statement of Environmental Effects	-	-
	Floor Plan and Site Plan	Kathy Barsley Architect	Dec. 2012
	Elevations	Kathy Barsley Architect	Dec. 2012
	Environmental Statement	US Cremation Equipment	12 Sept. 2012
	Equipment certification	US Cremation Equipment	18 Jan. 2013
	The "Classic" Cremator	US Cremation Equipment	-
	Source Test Report for Particulate Emissions		15 July 2011
11-423 A	Coolroom Plan	Kathy Barsley Architect	April 2013

-	Noise Level Results	US Cremation Equipment	5 April 2013
-	Additional Information	Mount Moriah Crematorium	6 April 2013
-	Delivery Vehicles and Operation Detail	Mount Moriah Crematorium	23 April 2013

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

- (2) **Building Code of Australia** - All works must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (3) **Factory Unit (known use)** - This approval is given for the following:
  - (a) The use of Unit 6 for a crematorium.

Any change of use associated with this unit must be the subject of a further Development Application.
- (4) **Preparation of Caskets** – The preparation of caskets (mortuary services) is not approved as part of this consent.
- (5) **Signage** - No signage is approved in this application. A separate development application will be required to be submitted to Council if the display of any signage is sought.

## 2.0 - Construction Certificate Requirements

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

- (1) **Fire Safety Upgrade** – Pursuant to Clause 94 of the *Environmental Planning and Assessment Regulation 2000*, the existing building is to be upgraded as Camden Council considers that the measures contained in the building are inadequate:
  - (a) to protect persons using the building, and to facilitate their egress from the building, in the event of fire; and
  - (b) to restrict the spread of fire from the building to other buildings nearby.

Compliance with the following Parts of the Building Code of Australia is to be achieved in the fire safety upgrade of the existing building:

- (a) All exit doors must comply with clause D2.21 of the BCA. In this regard the doors must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1.1m from the floor.

- (b) The stair goings and riser must be upgraded to comply with clause D2.13 of the BCA. In this regard risers must not have any openings that would allow a 125mm sphere to pass through between treads.
- (c) The balustrade to the stairs must be upgraded to comply with clause D2.16 of the BCA. In this regard any opening must not permit a 125mm sphere through it.

Details on the method of compliance are to be submitted to the certifying authority prior to the issue of a Construction Certificate.

All work required as part of the fire safety upgrade of the existing building is to be completed prior to the issue of an Occupation Certificate.

- (2) **Hand Basin** - At least one hand basin, with an adequate supply of hot and cold water and fitted with elbow operated, foot operated or hands-free tap must be provided to the preparation area adjacent to the water closets.

The hand basin is not to be used for any other purpose than the washing of hands.

- (3) **Minimising Emissions** - Application of best available techniques (BAT) and best environmental practice (BEP) to minimise emissions of Polychlorinated dibenzodioxins (PCDD), Polychlorinated dibenzofurans (PCDF), Polychlorinated biphenyl (PCB) and Hexachlorobenzene (HCB) to the maximum extent must be demonstrated to the Certifying Authority prior to the issue of a Construction Certificate. Measures must be taken to minimise emissions of PCDD, PCDF, PCB and HCB from crematoria to the maximum extent achievable and must be adopted in the construction and operation of the business.

Guidance on BAT and BEP for cremators can be found in [http://www.pops.int/documents/guidance/batbep/batbepguide\\_en.pdf](http://www.pops.int/documents/guidance/batbep/batbepguide_en.pdf) (the guidance document).

- (4) **Air Quality Management Plan** – An air quality management plan (AQMP) for the site including the cremator and emission stack is to be developed and implemented. The AQMP must be submitted to the Certifying Authority prior to the issue of a Construction Certificate. The plan is to include an air monitoring regime to test emissions from the stack to demonstrate that emissions comply with best practice and the *Protection of the Environment (Clean Air) Regulation, 2010*, Schedule 6, Standards of concentration for non-scheduled premises.

The air monitoring regime is to include testing of emissions from the stack, within one (1) month post commencement of operation, and then at six (6) months and then every twelve (12) months thereafter. Air pollutants to be monitored must include, as a minimum, PCDD, PCDF, PCB, HCB, heavy metals, including mercury, Sulfur dioxide, Hydrogen chloride, Carbon monoxide, volatile organic compounds, particulate matter, persistent organic pollutants and any other pollutant of concern.

Emission monitoring must be conducted in accordance with test methods contained in the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*, published by the Department of Environment and Conservation (NSW), August 2005.

Sampling point/s must be installed on the emission stack in accordance with TM-1 "Selection of sampling positions" of the "Approved Methods for the Sampling and Analysis of Air Pollutants in NSW", published by the Department of Environment and Conservation (NSW), August 2005.

Emission testing is to be carried out by a suitably qualified independent technician during the operation of the cremator and samples sent to a National Association of Testing Authorities (NATA) approved laboratory for analysis and subsequent test result report.

Copies of emission testing results must be provided to Council on an ongoing basis, within one month of the tests being taken. Any non-compliance with the *Protection of the Environment (Clean Air) Regulation 2010* must be immediately reported to Council.

### 3.0 - Prior To Works Commencing

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

- (1) **Toilet Facilities** - Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
  - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
  - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (2) **Notice Of Commencement Of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* must be lodged with Camden Council at least two (2) days prior to commencing works. The notice must include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.
- (3) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.

#### 4.0 - During Construction

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

- (1) **Hours of Work** – The hours for all construction and demolition work are restricted to between:
  - (a) 7.00am and 6.00pm, Monday to Friday (inclusive);
  - (b) 7.00am to 4.00pm on Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
  - (c) work on Sunday and Public Holidays is prohibited.
  
- (2) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:
  - (a) the delivery of material must only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, and between 8.00am and 4.00pm on Saturdays;
  - (b) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and must have measures in place to prevent the movement of such material off the site;
  - (c) builder's operations such as brick cutting, washing tools, concreting and bricklaying must be confined to the building allotment. All pollutants from these activities must be contained on site and disposed of in an appropriate manner;
  - (d) waste must not be burnt or buried on site, nor should wind-blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot;
  - (e) a waste control container must be located on the development site.
  
- (3) **Vermin Proofing** – All openings in the walls and ceilings/roof throughout the premises must be made proof against vermin.
  
- (4) **Gas Installation** – Natural gas installation of pipes and fixtures must be undertaken in accordance with AS 5601/AG601.
  
- (5) **Construction Noise Levels** - Noise levels emitted during construction works must be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends:

Construction period of 4 weeks and under:

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

Construction period greater than four weeks:

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

### 5.0 - Prior To Issue Of Occupation Certificate

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

- (1) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- (2) **Fire Safety Certificates** – A Fire Safety Certificate is to be submitted to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*. The Fire Safety Certificate is to certify that each fire safety measure specified in the current fire safety schedule for the building to which it relates:

- (a) has been assessed by a properly qualified person; and
- (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

As soon as practicable after the Final Fire Safety Certificate has been issued, the owner of the building to which it relates:

- (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of Fire & Rescue New South Wales, and
  - (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- (3) **Final Inspection Required** - In regard to a final inspection of the completed work, the Consent Authority must be given 48 hours notice prior to the intention to occupy the premises and commence trade.

- (4) **Sydney Water Clearance** – Prior to the issue of an Occupation Certificate a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water and submitted to the Principal Certifying Authority.
- (5) **Business Registration** – Prior to commencement of trade, the proprietor must forward to Camden Council and the NSW Health Department, the following information, to allow the business to be registered:
  - a) the name and location of the crematory;
  - b) the name and address of the person who operates the crematory;
  - c) the telephone number of the crematory or of the person who operates the crematory; and
  - d) the name and address of any funeral director that has access to the crematory.

Note: A fee may be payable to NSW Health upon notification.

#### 6.0 - Operational Conditions

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

- (1) **Hours of Operation** - The hours of operation for the approved land-use are:

Monday to Friday:	8.00am to 5.00pm
Weekends & Public Holidays:	Closed

All vehicle movements, deliveries and any other operations associated with the use of the premises must be restricted to approved hours of operation. Any alteration to these hours will require the prior approval of Council..
- (2) **General Requirements** – The storage of goods and materials must be confined within the building. At no time must goods, materials or advertising signs be displayed or placed within the designated car parking spaces, landscaped areas or road reserve.
- (3) **Vehicles that Service the Site** - Vehicles that service the site must comply with the following requirements at all times:
  - (a) All vehicles must enter and exit the site in a forward direction.
  - (b) All vehicles awaiting loading, unloading or servicing must be parked on-site and not on adjacent or nearby public roads.
  - (c) Articulated or heavy rigid vehicles in excess of 11 metres in length must not service the premises due to the limited manoeuvring capabilities of the site.
- (4) **Operation Requirements** - The use and operation of the premises must comply with the requirements of the *Local Government (General) Regulation 2005 - Schedule 2, Part 4 (Standards for Mortuaries)*, the *Public Health Regulation 2012, Part 8, Disposal of Bodies* and the *Public Health Act 2010*

*Part 9 Division 3, Section 134.* Note: Guidance may also be obtained from the NSW Health Department's "Guidelines for the Funeral Industry."

- (5) **Public Viewing** – Public viewing is not approved as part of this consent. No members of the public or family attendance is permitted within the premises.
- (6) **Coolroom** - The coolroom must contain no more than 7 caskets at any one time.
- (7) **Screening of Coolroom and Cremator** – The coolroom and cremator must be screened to prevent operations at either station being viewed by the public when the roller doors to the unit are open.
- (8) **Deliveries** - There must be no more than 4 caskets delivered to the premises and 4 collections of ashes per day.
- (9) **Waste Water** – No waste water from wet washing of floors is permitted to enter the stormwater system. All waste water must be disposed into the sewer as per Sydney Water Requirements.
- (10) **Emission Requirements** - All gases, odours, fumes, steam, moisture and particulate matter generated by the use of the premises must be collected and discharged into the atmosphere through approved stack/s. Pollutant emission concentrations from the stack/s must, as a minimum, comply with the *Protection of the Environment (Clean Air) Regulation 2010*, Schedule 6, Standards of concentration for non-scheduled premises.
- (11) **Delivery Vehicles** – All delivery vehicles must be 'blind vans' or vehicles with no side windows or blacked out windows. No hearses are permitted to be used to deliver caskets to the subject premises. All deliveries must be fully contained within the unit with the entry roller door closed.
- (12) **Refrigerated Storage** – The refrigerated storage must not be used for any other purpose other than to store caskets.
- (13) **Maintenance** – The finishes of the premises are to be maintained at all times in a manner that facilitates cleaning.
- (14) **Cleaning** – The premises must be maintained in a clean and hygienic condition at all times.
- (15) **Cleaners Sink** – Premises where floors are wet washed must have a suitable cleaners sink.  
  
Cleaner's sinks are in addition to and separate from hand basins, kitchen and equipment sinks.
- (16) **First Aid Kit** - A first aid kit must be provided on the premises at all times for use by the staff.
- (17) **Number of Persons** - The maximum number of persons permitted in the crematorium must not exceed 2 employees at any one time.



- 
- (18) **Offensive Noise** - The use and occupation of the premises including all plant and equipment must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*.
- (19) **Plant Noise Restriction** - The level of total continuous noise emanating from operation of all the plant or processes in all buildings ( $LA_{eq}$ ) (measured for at least 15 minutes) or in the above premises must not exceed the relevant criteria contained within Councils "Environmental Noise Policy" when measured at any point on the boundary.
- (20) **Operation of Crematorium** – The operation of the crematorium must comply with the requirements of the *Protection of the Environment Operations Act 1997* at all times.

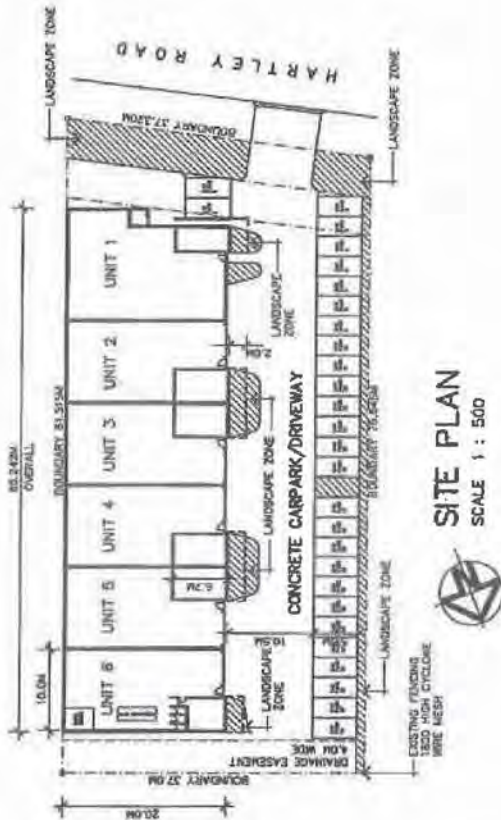
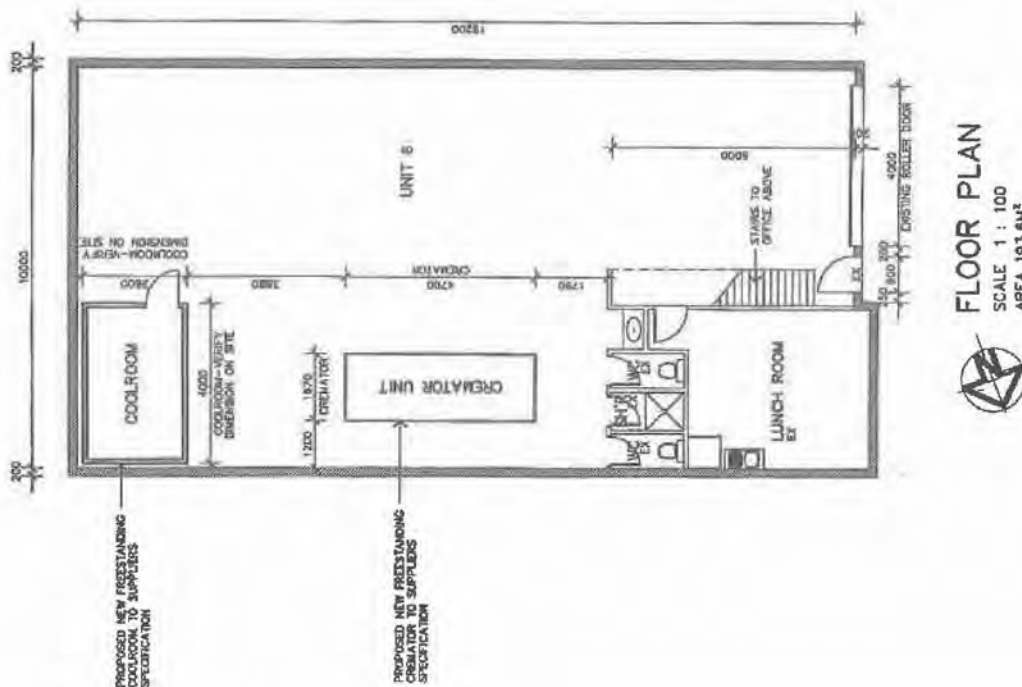
**END OF CONDITIONS**

**RECOMMENDED**

**That Council approve DA 121/2013 for the fit out and use of unit 6 as a crematorium at 186 Hartley Road, Smeaton Grange subject to the conditions listed above.**

ATTACHMENTS

1. Proposed Plans
2. Submissions - *Supporting Document*



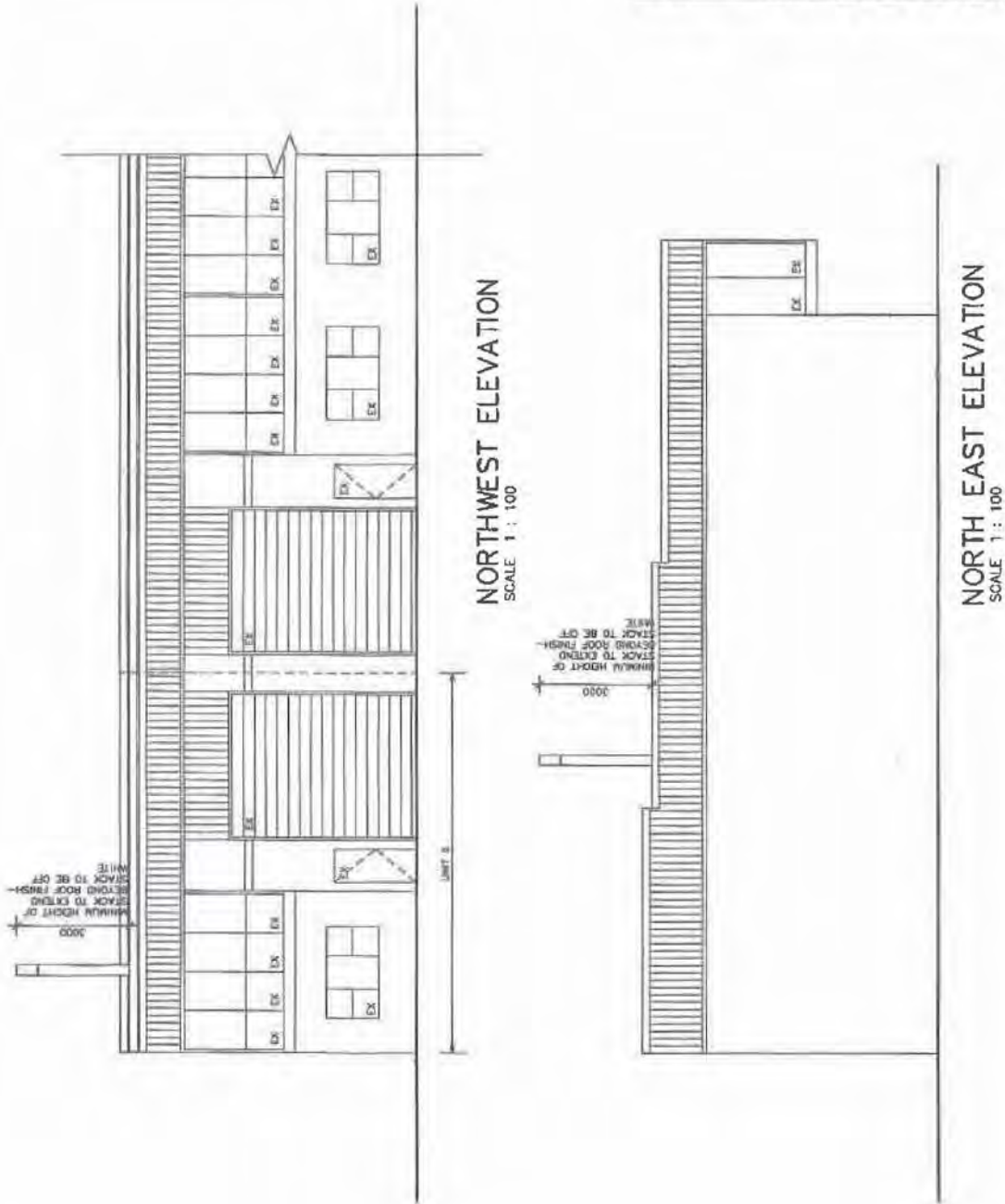
LOT 27 DP9783950  
6/186 HARTLEY ROAD  
SHEATON GRANGE  
SITE AREA 2925.96M<sup>2</sup>  
UNIT AREA 193.3M<sup>2</sup>

- LEGEND**
- EX EXISTING TO REMAIN
  - EXISTING STRUCTURE TO REMAIN

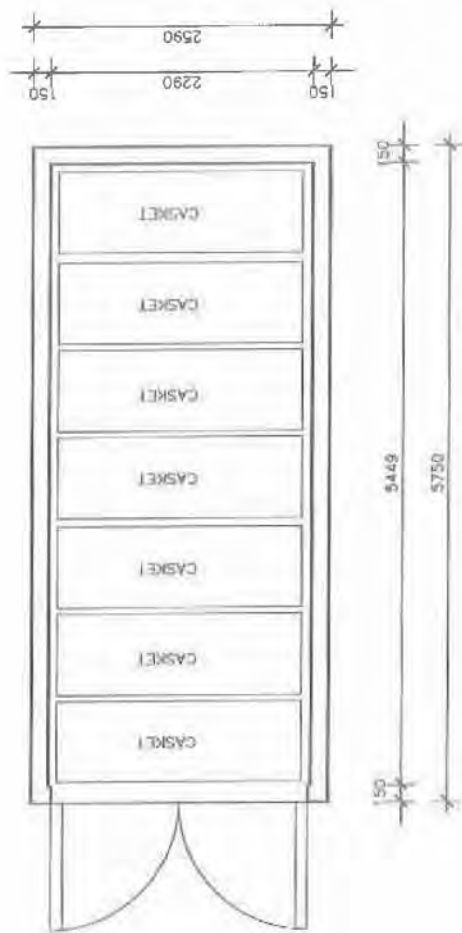
A. 18/2/12 CLIENT 033X	
No. Date	Amendments
Check all dimensions on this. If in doubt, clarify with architect. Written dimensions take precedence over drawings. This drawing is subject to copyright.	
<b>KATHY BARNESLEY</b> ARCHITECT	
538 Argyle Street P.O. Box 1024 Perth WA 6004 2377 Phone (08) 9447 3544 Fax (08) 9447 3544 Email kba@kba.com.au	
Project Proposed Change of Unit Use at Lot 27 DP 9783950 6/186 Hartley Rd Sheatons Grange for Independent Laboratory Services	
Title	FLOOR PLAN/SITE PLAN
Drawn JMB	Scale 1:100 1:500
Date DEC. 2012	No. 11-423/01A

ORD01

Attachment 1



A. 14.02.2013 ISSUE FOR COUNCIL SUBMISSION	
No. Date	Amendments
Check all dimensions on site. If any discrepancy is noted, please advise immediately. Without alterations, this is a preliminary set of drawings. This drawing is subject to copyright.	
<b>KATHY BARNESLEY</b>	
A R C H I T E C T	
258 Argyle Street Preston VIC 3075 08 9410 4000 kathy@kathys.com.au	Ph: 082 4869 3502 Fax: 082 4869 2544 Email: kathy@kathys.com.au
Project: Proposed Change of Unit Use at Lot 27 DP 753890 6/188 Hartley Rd SWEATON GRANGE for Independent Mortuary Services	
Title	ELEVATIONS
Drawn	JM
Scale	1:100
Date	DEC. 2012
No.	11-423/02A



**COOLROOM PLAN**  
SCALE 1 : 50

Project Proposed Change of Use at Lot 27 DP 793860 6-186 Hartley Rd SIMEATON GRANGE for Independent Mortuary Services	<b>KATHY BARNESLEY</b> A R C H I T E C T		Title COOLROOM PLAN
	338 Argyle Street M O S S V A L E (print at A4 size) Website: www.kathybarnesleyarchitect.com.au		Drawn JM Scale 1:50
	Ph (02) 4869 3555 Fax (02) 4869 3566 Email: kba@acemat.com.au Website: www.kathybarnesleyarchitect.com.au		Date APRIL 2013 No. 11-423 A



ORD02

## ORDINARY COUNCIL

ORD02

**SUBJECT:** ALTERATIONS AND AN EXTENSION TO THE REAR OF THE CAMDEN HOTEL AT 105 ARGYLE STREET, CAMDEN

**FROM:** Director, Development & Health

**BINDER:** DA 1043/2012

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**APPLICATION NO:** 1043/2012  
**PROPOSAL:** Alterations and an extension to the rear of the Camden Hotel  
**PROPERTY ADDRESS:** 105 Argyle Street, Camden  
**PROPERTY DESCRIPTION:** Lot 11, DP 838964  
**ZONING:** B2 Local Centre  
**OWNER:** Dormere Pty Ltd  
**APPLICANT:** Alastair Robb Chartered Architect

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for alterations and an extension to the rear of the Camden Hotel at 105 Argyle Street, Camden.

The DA is referred to Council for determination as there is a proposed variation to Camden Development Control Plan 2011 (DCP).

### SUMMARY OF RECOMMENDATION

That Council determine DA 1043/2012 for alterations and an extension to the rear of the Camden Hotel pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

### EXECUTIVE SUMMARY

Council is in receipt of a DA for alterations and an extension to the rear of the Camden Hotel at 105 Argyle Street, Camden.

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

The DA was publicly exhibited for a period of 14 days in accordance with the DCP. One submission was received (objecting to the proposed development). The issues raised in the submission related to the disposal of litter and reduction of natural light on an adjoining property. However, following discussions between the applicant and the submission writer, the issues raised have now been resolved and the submission has been formally withdrawn.

The applicant has proposed a variation to the DCP in relation to the provision of off-street car parking spaces. The DCP requires that 17 on-site car parking spaces be provided for the proposed development. The applicant cannot provide 17 spaces on the site as almost all of it is occupied by the existing Hotel building. In such circumstances the applicant is required to make a monetary contribution to Council in accordance with Section 94 of the *Environmental Planning and Assessment Act 1979* in lieu of providing off street parking on site.

The applicant has made a submission to Council that 17 spaces are not necessary for the proposed development and therefore the monetary contribution should be reduced. This is on the basis that sufficient off-street car parking exists in the surrounding area.

Council staff support the variation on the basis that 17 spaces will not be required by the proposed development. Following discussions with the owner, applicant, applicant's traffic engineer and Council staff it was agreed that an additional 2 spaces would be generated by the proposed development in addition to the removal of 2 existing spaces based on patronage capacity and peak usage. Therefore generating a requirement for 4 spaces for the proposed development.

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

**AERIAL PHOTO**





## THE SITE

The site is commonly known as 105 Argyle Street, Camden and is legally described as lot 11, DP 838964.

The site has a frontage of 20.3m to Argyle Street, a depth of 66.4m and an overall area of 1,376m<sup>2</sup>.

The site currently accommodates the Camden Hotel which is a two storey building with mock Tudor style architectural features, an outdoor deck and car parking spaces at the rear.

The surrounding area is characterised by a range of shops, restaurants and pubs together with their associated shop fronts and signage. The Larkin Place public car park is at the immediate rear of the site.

There are several local heritage items adjacent to the site including St Andrews Church, Camden Library and the former fire station. The site is also located within the Camden Heritage Conservation Area.

## HISTORY

The relevant development history of the site is summarised in the following table:

<b>Date</b>	<b>Development</b>
1 November 2005	Internal fit out and alterations to the former Molly Maguire's Hotel approved by DA 777/2005
15 December 2005	A modification to the internal fit out and alterations application approved by DA 777(2)/2005
9 September 2006	Construction of a screened external deck at the rear of the Hotel approved by DA 825/2006
14 October 2010	Modification to consent conditions to extend the hours of use for the external deck area approved by DA 825/2010

## THE PROPOSAL

DA 1043/2012 seeks approval for alterations and an extension to the rear of the Camden Hotel.

Specifically the proposed development involves:

- a 72m<sup>2</sup> extension to the existing outdoor deck/terrace area and associated fencing at the rear of the Hotel. The principal purpose of this extension is to provide additional outdoor dining space;
- the removal of two existing on-site car parking spaces to facilitate the extension and the reconfiguration of the rear parking to provide a total of 4 spaces;
- the removal of the false Tudor windows and terracotta tiles at the rear of the Hotel and the replacement of the roof tiles with a modern colorbond roof (in a black colour); and

- the construction of a solid shade cover over the extended deck, the provision of a fence with a maximum height of 2.1m above the deck area and the provision of a new pedestrian exit at the rear of the deck.

The proposed development does not seek a change in operating hours, nor does it seek an increase to the Hotel's maximum patronage capacity of 500.

The value of the works is \$300,000.

A copy of the proposed plans is provided as Attachment 1 to this report.

## PROPOSED PLANS

**Description of Existing Deck**

Existing external deck (accessible from within the hotel) is constructed at the rear of the hotel to make provision for hotel patrons who wish to smoke. Deck floor - approx. 125m<sup>2</sup>. Deck area is fenced along the rear edge (adjacent to the church) with the driver parking fence to Larkin High (above deck level) to maintain privacy. Deck area is screened on the north & east sides with a combination of Superscreen mesh panels and vertical timber slatted screens.

The existing hours of operation are as follows:

Monday - Wednesday:	8.00am to Midnight
Thursday - Saturday:	8.00am to 2.00am
Sunday & Public Holidays:	10.00am to 10.00am

**Description of Proposed Terrace**

Proposed external terrace (accessible from within the hotel, with secondary, accessible exit) to the carpark is proposed to be constructed at the rear of the hotel to make provision for hotel patrons who wish to enjoy the outdoors. New deck area - approx. 125m<sup>2</sup>. Deck area to be fully enclosed with a combination of a solid masonry wall to the church site boundary (fence), with high timber screening to the rear of the site (north) and lower, security screening to the carpark edge of the terrace (east).

The proposed hours of operation are to be maintained, as follows:

Monday - Wednesday:	8.00am to Midnight
Thursday - Saturday:	8.00am to 2.00am
Sunday & Public Holidays:	10.00am to 10.00am

**Section**

**Ground Floor Plan**

**Alterations Shaded**

Image of timber screening concept

**Photograph of Existing Rear Area**

**Development Notes:**

The proposed external terrace shall provide patrons with a larger area to enjoy a drink and/or food in an outdoor atmosphere. This outdoor area shall be fully accessible to disabled patrons via ramps and the secondary exit to the car park will also be wheelchair accessible.

The roof at the rear of the hotel will be retained to eliminate the 'toxic Tudor' features and replace this with a simpler, cleaner and less imposing treatment.

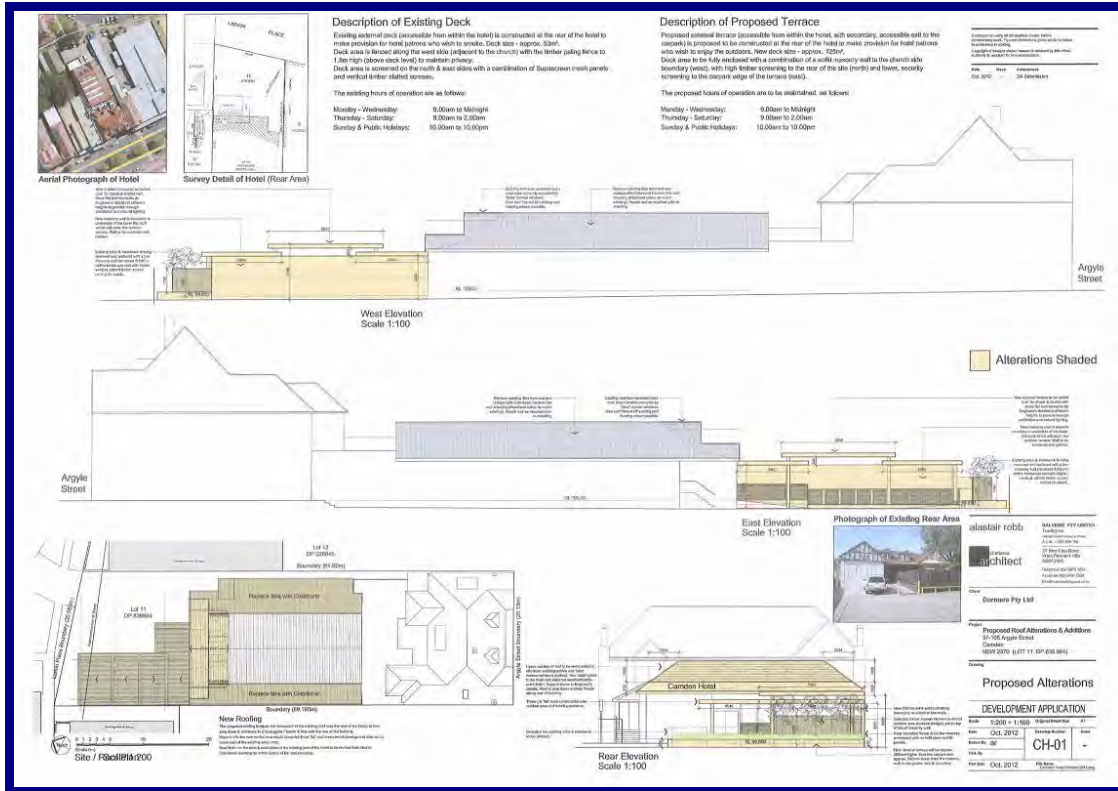
The increased terrace area will impact on the current parking provision but the owner's would prefer to improve the quality for many cars than maintain the parking provision for a few. We accept that the loss of two (2) parking spaces will provide a contribution. Materials and finishes are proposed to be low maintenance, natural materials intended to be sympathetic to the existing building and surrounding properties.

The proposed landscaping to the rear of the site will also act as a element of soft, natural screening to the built environment, and this is seen as a seasonal improvement following the removal of a mature tree from this area.

**Proposed Alterations**

Date:	1300	Client Name:	PH
Issue:	Oct 2012	Project Name:	
Issue No.:	01	Issue:	CH-02
Issue By:		File Name:	
Issue Date:	Oct 2012	File Path:	





**ASSESSMENT**

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

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

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

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

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

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

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

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

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

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## Camden Local Environmental Plan 2010 (LEP)

### *Permissibility*

The site is zoned B2 Local Centre under the provisions of the LEP. The proposed development is for alterations and extensions ancillary to an existing pub and is permissible in this zone.

### *Zone Objectives*

The objectives of the B2 Local Centre zone are as follows:

- To provide a range of retail, business, entertainment and community uses that serve the needs of the people who live in, work in and visit the area.

### Officer comment:

The DA proposes the extension of an existing business in Camden providing an increase in outdoor dining options to residents and visitors in the area.

- To encourage employment opportunities in accessible locations.

### Officer comment:

The proposed extension will generate employment during its construction and will not reduce the number of hotel staff employed.

- To maximise public transport patronage and encourage walking and cycling.

### Officer comment:

This objective is not relevant to the proposed development as the proposal is for alterations and extensions to an existing pub.

- To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level.

### Officer comment:

The proposed development is provided at ground level and will add to the Hotel's activation of the adjoining Larkin Place. It is therefore considered to be consistent with this objective.

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

### Officer comment:

The proposed development will not cause conflict between land uses within the zone or within adjoining zones given it is only for a small extension and minor works to an existing pub.

- 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.

Officer comment:

The objective is not relevant to the proposed development as the as the proposal is for alterations and extensions to an existing pub.

*Relevant Clauses*

The DA was assessed against the following relevant clauses of the LEP:

Clause	Requirement	Provided	Compliance
5.10 Heritage Conservation	To retain and conserve heritage items, conservation area and their significant elements, character and settings	The DA was accompanied by a heritage impact statement which assessed the significant elements of the site. The report concluded that the rear of the Hotel was not significant from a heritage perspective and supported the replacement of the false Tudor windows and terracotta tiles with a simple modern colorbond roof (in a black colour). The report has been reviewed by Council staff and is supported	Yes

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

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

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

Camden Development Control Plan 2011 (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP. Discussion of any variations of the controls is provided after the compliance table.

Control	Requirement	Provided	Compliance
B1.16	To ensure excessive	Approval is sought for	Yes

Control	Requirement	Provided	Compliance
Acoustic Amenity	noise impacts from noise generating land uses are mitigated and that the amenity of nearby residential uses is not unreasonably decreased by commercial development	the extension of an existing outdoor deck. It is not considered that the increased area will cause any unreasonable noise impacts on adjoining properties	
B1.9 Waste Management and Minimisation	A waste management plan (WMP) must be provided outlining how waste will be managed through out the construction and operational stages of the development	A WMP was submitted with the DA and outlines how waste will be managed. The WMP is deemed to be satisfactory and meets the DCP's requirements	Yes
B3 European Heritage	To retain and conserve heritage items, conservation area and their significant elements, character and settings	The DA was accompanied by a heritage impact statement which assessed the significant elements of the site. The report concluded that the rear of the Hotel was not significant from a heritage perspective and supported the replacement the false Tudor windows and terracotta tiles with a simple modern colorbond roof (in a black colour). The report has been reviewed by Council staff and is supported	Yes
B5 Parking and Access	1 car parking space per 5m <sup>2</sup> of gross floor area.  Therefore:  Additional floor area: 72m <sup>2</sup> / 5 = 14.4  2 existing on-site spaces will be	The applicant has submitted a parking assessment report and has had subsequent discussions with Council staff regarding the parking demands of the proposed development. A	<b>No – DCP Variation 1</b>

Control	Requirement	Provided	Compliance
	<p>removed to facilitate the extension</p> <p>14.4 + 2 = 16.4 (17)</p> <p>17 spaces are therefore required</p>	<p>detailed assessment is provided after this compliance table</p>	

DCP Variation 1 – Off-Street Car Parking Spaces

Councils DCP requires that pubs provide 1 car parking space per 5m<sup>2</sup> of gross floor area. This equates to the provision of 17 spaces for the proposed development.

The applicant cannot provide 17 spaces on the site as almost all of it is occupied by the existing Hotel building. In such circumstances the applicant is required to make a monetary contribution to Council in accordance with Section 94 of the *Environmental Planning and Assessment Act 1979*, in lieu of off-street parking being provided as part of the proposed development. Camden Contribution Plan 2011 currently requires payment of \$49,260 per space.

However, the DCP also states that Council may consider variations to parking rates in certain circumstances that do not warrant demand and may be supported by a car parking and traffic impact assessment study. Council will also give consideration to other features of the development such as proposed maximum staffing levels, expected customer service levels and potential dual usage of parking spaces.

The applicant has made a submission to Council that 17 spaces are not necessary for the proposed development and therefore the monetary contribution should be reduced.

*Applicants Variation Request*

The applicant has requested that Council support a variation on the basis that:

- the proposed development will not increase the patronage capacity of the Camden Hotel;
- the car parking requirements can be adequately catered for in the adjoining Larkin Place public car park; and
- the parking demand generated by the hotel during peak times (Friday and Saturday evenings) does not result in a shortfall in parking available to other uses in the adjoining Larkin Place car park.

The applicant has acknowledged the loss of 2 existing on-site car parking spaces in order to facilitate the extension and agrees that a monetary contribution for these should be paid.

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### *Council Staff Assessment*

Council staff have reviewed this variation request and recommend that it be supported for the following reasons:

- the parking report submitted in support of the DA concludes that sufficient parking is available in the surrounding area for the parking demand generated by surrounding uses at the peak times the Hotel operates (Friday and Saturday evenings);
- discussions were held with the owner, the applicant, the applicant's traffic engineer and Council staff, where it was agreed that the extended deck will hold a maximum of 40 patrons. Factoring in dual uses with patrons using other parts of the Hotel and others services within the Camden Town Centre as well as the extended deck, this generates a realistic car parking requirement of 2 spaces;
- it is noted that the Roads and Maritime Services' *Guide to Traffic Generating Development* does not have a set parking rate for pubs. The guide allows for flexibility and merit assessment when considering parking demands; and
- it is noted that the primary purpose of the deck extension will be to provide additional outdoor dining area and that this will be the predominant use of the deck prior to 9pm each evening. A comparable car parking rate for this area would be the DCP's restaurant car parking rate which would require a similar number of spaces.

Consequently it is recommended that Council support this proposed variation which acknowledges that only 2 additional parking spaces are required for the proposed development. Adding this to the 2 existing on-site spaces that will be removed generates an overall car parking requirement of 4 spaces for the proposed development. A draft condition is included requiring a monetary contribution for these 4 spaces.

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

No relevant agreement exists or has been proposed as part of this application.

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

The regulations prescribe several matters that are addressed in the conditions contained in this report.

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

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

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## Heritage Impacts

The proposed development has been assessed by Council staff and it not considered that the proposed development will result in any adverse impacts on the heritage significance of the Camden Heritage Conservation Area or the adjoining local heritage items which include St Andrews Church, Camden Library and the former fire station.

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

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

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

The DA was publicly exhibited for a period of 14 days in accordance with the DCP. The exhibition period was from 22 February to 8 March 2013. 1 submission was received (objecting to the proposed development). The issues raised in the submission related to the disposal of litter and reduction of natural light. However, following discussions with the submission writer, the issues raised have now been resolved and the submission has been formally withdrawn.

### **(e) *The public interest***

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

## **EXTERNAL REFERRALS**

### *Camden Local Area Command (CLAC)*

The DA was referred to the CLAC for a Safer by Design evaluation.

The CLAC has raised no objections to the proposed development subject to a number of requirements relating to additional safety and security measures (including CCTV and lighting) to ensure adequate safety is provided for patrons and staff. Compliance with these requirements is a recommended condition.

## **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

## **CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 1043/2012 is recommended for approval subject to the conditions contained in this report.

## CONDITIONS

### 1.0 - General Requirements

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

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

Plan/Development No.	Description	Prepared by	Dated
CH-01	Proposed alterations	Balvenie Pty Limited	October 2012
CH-02	Proposed alterations	Balvenie Pty Limited	October 2012
DA 1043 2012	External Proposed Finishes	Taverns PTY LTD	N/A

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

- (2) **Building Code Of Australia** - All works must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (3) **Brickwork** - The rear fence must be face brickwork and not rendered brickwork.
- (4) **Landscape Provision** - Screening and softening of the garden bed area at the rear of the Hotel must include the planting of *Camellia sasanquas* at the rate of 1 every 1.2 m. The *Camellias* are to be sourced in minimum 45 Lt Container size and must be able to stand alone without the need for support staking.

Immediately after installing the *Camellia sasanquas*, the applicant must ensure that sufficient watering, care and repair is carried out to sustain the new plantings' throughout the 12 week establishment period.

- (5) **Signage** - No new signage is approved in this application. A separate development application must be lodged with and approved by Council if any additional signage is sought.
- (6) **Parking Spaces Signage** – Car parking spaces 1, 2 and 3 must be sign posted with “rear to the kerb (wall)” signage in order to facilitate the entry and exit of vehicles in forward direction.
- (7) **Parking Spaces** – A total of 4 car parking spaces must be provided on site.
- (8) **Historical Significance** – All proposed works must be carried out in accordance with the approved plans. Any further alterations to the external appearance (including paint work) will require the prior written approval of Camden Council.
- (9) **Damaged Assets** – Any work and public utility relocation within a public place must incur no cost to Council.



- (10) **CCTV Cameras** - Closed Circuit TV (CCTV) cameras are to be installed externally in the outdoor deck area of the hotel.
- (11) **Alarm** - A back to base security duress alarm system shall be installed or upgraded for the safety of hotel staff and patrons.
- (12) **Lighting** – The outdoor area must be installed with lighting and illumination in accordance with AS1158.
- (13) **Fences** - The rear and side fence adjoining the St Andrew's Church Hall must be consistent in height at 2.1m above the deck to meet the Camden Local Area Command's requirements and reduce impacts upon the church hall. In addition the fence must have no gaps in the fencing material greater than 30mm.

## 2.0 - Prior To Works Commencing

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

- (1) **Sydney Water Approval** – Prior to works commencing, the approved development plans must also be approved by Sydney Water.
- (2) **Erection of Signs** – Shall be undertaken in accordance with Clause 98A of the *Environmental Planning and Assessment Regulation 2000*.
- (3) **Notice Of Commencement Of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.
- (4) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (5) **Vehicular Area Design Standards** - The internal driveway and car parking area must be designed in accordance with AS2890.1-1993 off-street car parking.
- (6) **Section 94 Contributions** - Pursuant to Camden Contributions Plan 2011 adopted in April 2012, a contribution must be paid to Council of \$49,260 per car space, for a total \$197,040 (for 4 car parking spaces).

The contribution must be indexed by the methods set out in Paragraph 2.15.1 of the plan and paid prior to the issue of a Construction Certificate.

### 3.0 - During Construction

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

- (1) **Hours of Work** – The hours for all construction and demolition work are restricted to between:

- (a) 7.00am and 6.00pm, Monday to Friday (inclusive);
- (b) 7.00am to 4.00pm on Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
- (c) work on Sunday and Public Holidays is prohibited.

- (2) **Excavation and Backfilling** – All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

- (3) **Shoring and Adequacy of Adjoining Property** – Shoring and adequacy for adjoining properties shall be in accordance with Clause 98E of the *Environmental Planning and Assessment Regulation 2000*.

- (4) **Protection of Public Places** – If the work involved in the erection or demolition of a building:

- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) building involves the enclosure of a public place,

a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

- (5) **Roofwater to Existing System** – All roofwater from the subject building(s) shall be connected to the existing stormwater or rainwater drainage system.

All roofwater must be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The Principal Certifying Authority (PCA) must not permit construction works beyond the frame inspection stage until this work has been carried out

- (6) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:

- (a) The delivery of material shall only be carried out between the hours of 7am - 6pm Monday to Friday, and between 8am - 4pm on Saturdays.
- (b) Stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road

surface and shall have measures in place to prevent the movement of such material off the site.

- (c) Builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner.
  - (d) Waste must not be burnt or buried on site, nor should wind blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot.
  - (e) A waste control container shall be located on the development site.
- (7) **Footpath Levels** - The ground levels of the footpath area within the road reserve (between the boundary of the subject site to the kerb and gutter) must not be altered (by cut or fill) as a consequence of building design and/or construction.
- (8) **Construction Noise** - Construction work shall not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act (1997)*.

Construction work shall comply with the requirement of the NSW Industrial Noise Policy and the Environment Protection Authority' Environmental Noise Manual for the control of construction site noise that specifies that:

For a cumulative period of exposure to construction activity noise of up to 4 weeks, the Laeq (15 minute) emitted by the works to specific residences should not exceed the LA90 background level by more than 20 dBA.

For a cumulative construction noise exposure period of between 4 to 26 weeks, the emitted Laeq (15 minutes) noise level should not exceed the LA90 level by more than 10 dBA.

For a cumulative construction noise exposure period greater than 26 weeks, the emitted Laeq (15 minute) noise level should not exceed the LA90 level by more than 5 dBA.

#### 4.0 - Prior To Issue Of Occupation Certificate

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

- (1) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- (2) **Fire Safety Certificates** – A Fire Safety Certificate is to be submitted to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*. The Fire Safety Certificate is to certify that each fire safety measure specified in the current fire safety schedule for the building to which it relates:

- (a) has been assessed by a properly qualified person; and
- (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

As soon as practicable after the Final Fire Safety Certificate has been issued, the owner of the building to which it relates:

- (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of Fire & Rescue New South Wales, and
  - (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- (3) **Maximum Capacity Signage** - A sign must be displayed, and permanently maintained, in a prominent position in the building stating the maximum number of persons (i.e. 500 persons) that are permitted in the building.

### 5.0 - Operational Conditions

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

- (1) **Amenity** - The business must be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations and residential or business premises.
- (2) **General Requirements** – The storage of goods and materials must be confined within the building. At no time must goods, materials or advertising signs be displayed or placed within the designated car parking spaces, landscaped areas or road reserve.
- (3) **Hours of Operation** - The hours of operation for the use of the external deck are:

Monday to Wednesday:	9.00am to Midnight
Thursday to Saturday:	9.00am to 2.00am
Sunday & Public Holidays:	10.00am to 10.00pm

All vehicle movements, deliveries and any other operations associated with the use of the premises must be restricted to approved hours of operation. Any alteration to these hours will require the prior approval of the Consent Authority.

- (5) **Security Operatives** - A minimum of 2 licensed security persons must be positioned in the external decking area from 9.00pm to closing time on Friday and Saturday nights.

- 
- (6) **Maximum Capacity and use of the Deck Extension** – The extended deck approved by this consent is only approved to provide tables and chairs for a maximum of 40 patrons at any one time. Any change to the capacity or use of the deck requires further Council approval.
- (7) **Offensive Noise** - The use and occupation of the premises must not give rise to any offensive noise within the meaning of the Protection of the Environment Operations Act 1997.

**END OF CONDITIONS**

**RECOMMENDED**

**That Council approve DA 1043/2012 for alterations and an extension to the rear of the Camden Hotel subject to the conditions listed above.**

**ATTACHMENTS**

1. Proposed Plans



Aerial Photograph of Hotel



Survey Detail of Hotel (Rear Area)

Description of Existing Deck

Existing external deck (accessible from within the hotel) is constructed at the rear of the hotel to make provision for hotel patrons who wish to smoke. Deck size - approx. 53m<sup>2</sup>. Deck area is fenced along the west side (adjacent to the church) with the timber paling fence to 1.8m high (above deck level) to maintain privacy. Deck area is screened on the north & east sides with a combination of Supascreen mesh panels and vertical timber slatted screens.

The existing hours of operation are as follows:

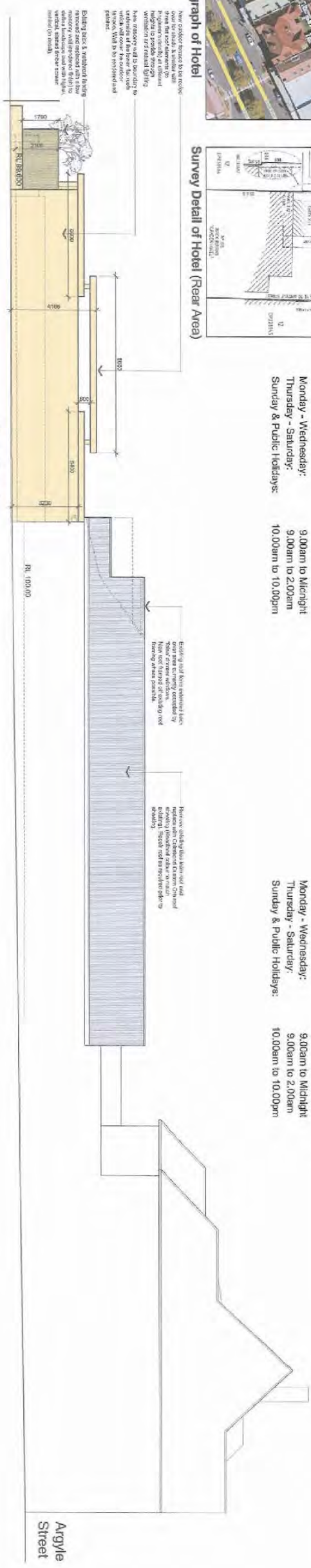
Monday - Wednesday:	9.00am to Midnight
Thursday - Saturday:	9.00am to 2.00am
Sunday & Public Holidays:	10.00am to 10.00pm

Description of Proposed Terrace

Proposed external terrace (accessible from within the hotel, with secondary, accessible exit to the carpark) is proposed to be constructed at the rear of the hotel to make provision for hotel patrons who wish to enjoy the outdoors. New deck size - approx. 125m<sup>2</sup>. Deck area to be fully enclosed with a combination of a solid masonry wall to the church side boundary (west), with high timber screening to the rear of the site (north) and lower, security screening to the carpark edge of the terrace (east).

The proposed hours of operation are to be maintained, as follows:

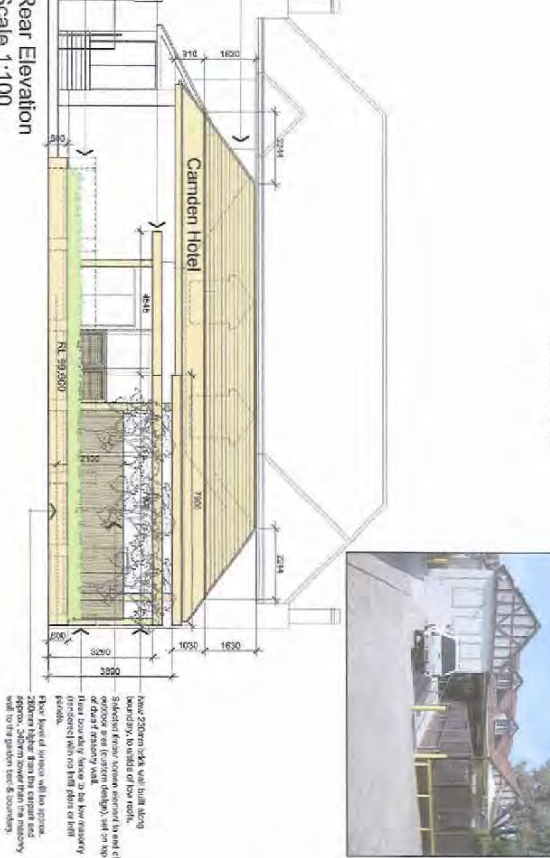
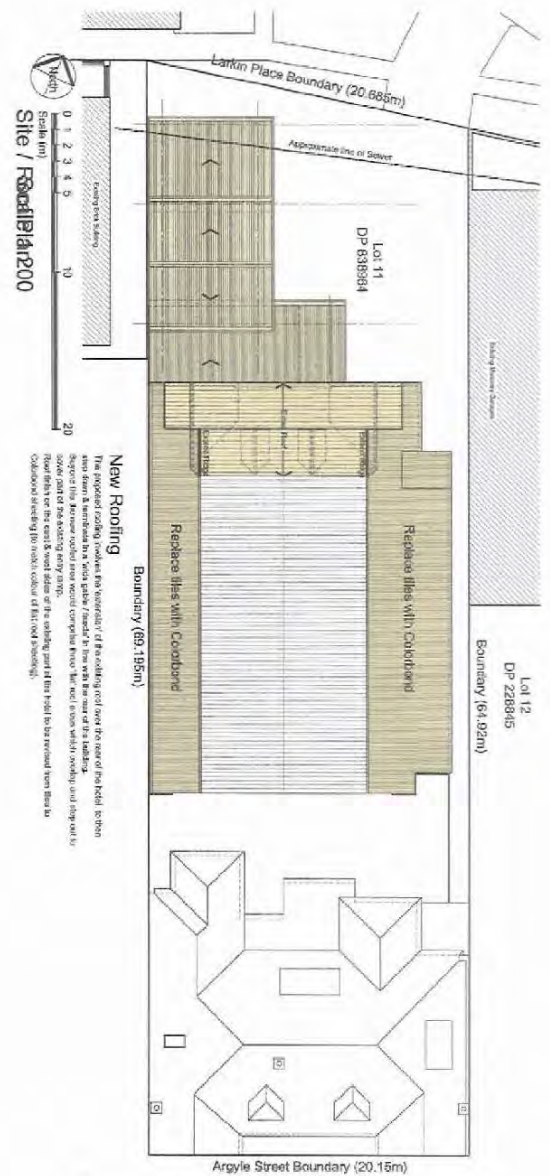
Monday - Wednesday:	9.00am to Midnight
Thursday - Saturday:	9.00am to 2.00am
Sunday & Public Holidays:	10.00am to 10.00pm



West Elevation Scale 1:100

East Elevation Scale 1:100

Alterations Shaded



Photograph of Existing Rear Area

**alastair robb** BALVENE PTY LIMITED  
 Trading as  
**architect**

**Client:** Dormers Pty Ltd

**Project:** Proposed Roof Alterations & Additions  
 97-105 Argyle Street  
 Camden  
 NSW 2570 (LOT 11, DP 838 984)

**Proposed Alterations**

Scale	Original Detail Size	AI
1:200 + 1:100		
Date:	Oct. 2012	Drawing Number
Drawn by:	BR	Issue
Checked by:		
Date:	Oct. 2012	

DEVELOPMENT APPLICATION  
 CH-01  
 The Name: Camden - 14th October 2012



Aerial Photograph of Hotel

**Description of Existing Deck**

Existing external deck (accessible from within the hotel) is constructed at the rear of the hotel to make provision for hotel patrons who wish to smoke. Deck size - approx. 53m<sup>2</sup>. Deck area is fenced along the west side (adjacent to the church) with the timber paling fence to 1.8m high (above deck level) to maintain privacy. Deck area is screened on the north & east sides with a combination of Supascreen mesh panels and vertical timber slatted screens.

The existing hours of operation are as follows:

- Monday - Wednesday: 9.00am to Midnight
- Thursday - Saturday: 9.00am to 2.00am
- Sunday & Public Holidays: 10.00am to 10.00pm

**Description of Proposed Terrace**

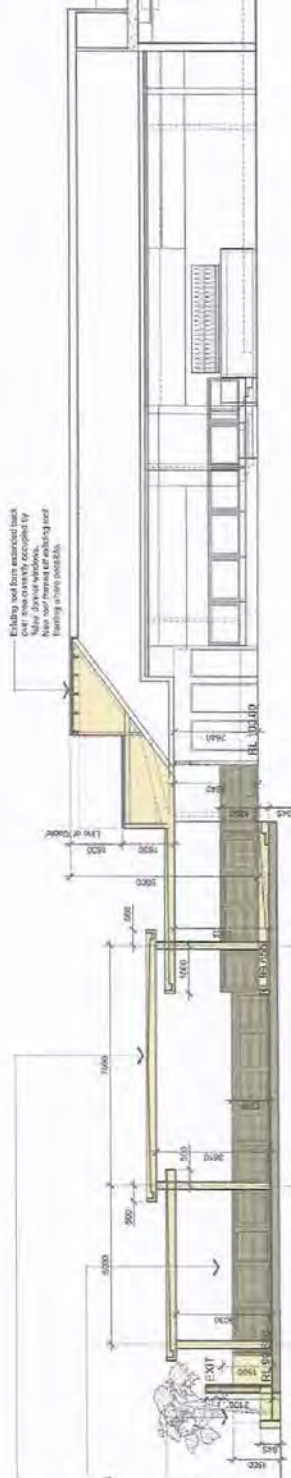
Proposed external terrace (accessible from within the hotel, with secondary, accessible exit to the carpark) is proposed to be constructed at the rear of the hotel to make provision for hotel patrons who wish to enjoy the outdoors. New deck size - approx. 125m<sup>2</sup>. Deck area to be fully enclosed with a combination of a solid masonry wall to the church side boundary (west), with high timber screening to the rear of the site (north) and lower, security screening to the carpark edge of the terrace (east).

The proposed hours of operation are to be maintained, as follows:

- Monday - Wednesday: 9.00am to Midnight
- Thursday - Saturday: 9.00am to 2.00am
- Sunday & Public Holidays: 10.00am to 10.00pm

More columns to be provided for extra 40m<sup>2</sup> with 100mm dia. columns. New roof structure of existing roof framing to be provided.

Existing deck & outdoor terrace to be removed and replaced with a new deck area. New deck area to be constructed with a solid masonry wall to the church side boundary (west), with high timber screening to the rear of the site (north) and lower, security screening to the carpark edge of the terrace (east).



Section



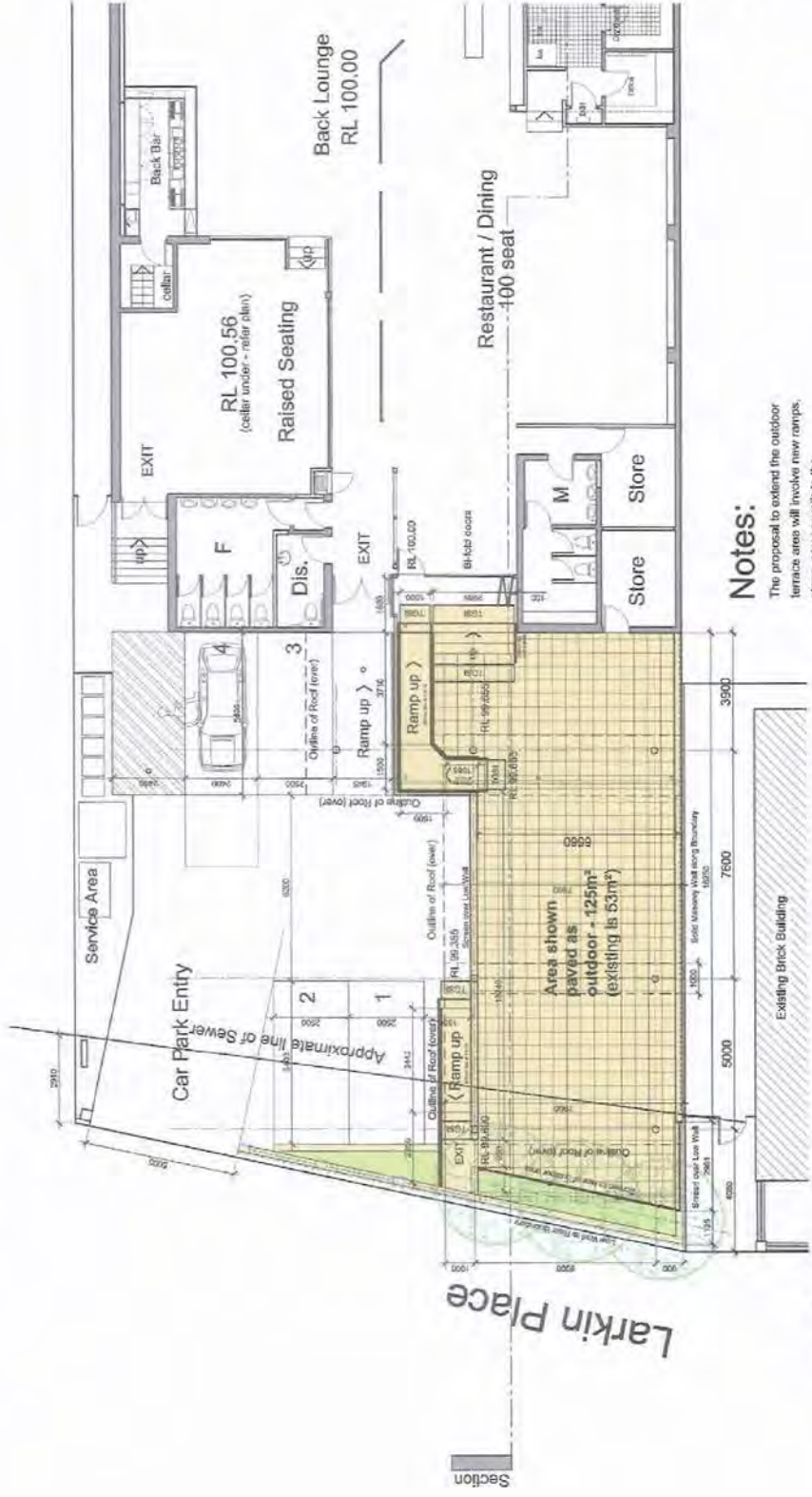
Alterations Shaded



Image of timber screening concept

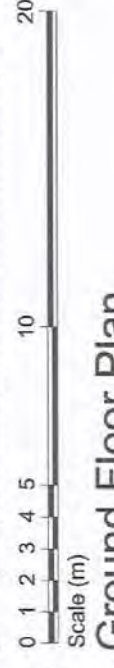


Photograph of Existing Rear Area



**Notes:**

The proposal to extend the outdoor terrace area will involve new ramps, steps, screen walls to the perimeter, roof areas (as well as existing roof revision), new landscaping and the loss of 2 parking spaces.



Ground Floor Plan

**Development Notes:**

The proposed external terrace shall provide patrons with a larger area to enjoy a drink and / or food in an outdoor atmosphere. This outdoor area shall be fully accessible to disabled patrons via ramps and the secondary exit to the car park will also be wheelchair accessible.

The roof at the rear of the hotel will be revised to eliminate the 'mock Tudor' features and replace this with a simpler, cleaner and less imposing treatment.

The increased terrace area will impact on the current parking provision but the owner's would prefer to improve the amenity for many rather than maintain the parking provision for a few. We accept that the loss of two (2) parking spaces will involve a contribution. Materials and finishes are proposed to be low maintenance, natural materials intended to be sympathetic to the existing building and surrounding properties.

The improved landscaping to the rear of the site will also add an element of soft, natural planting to the 'built' environment, and this is seen as a welcome improvement following the removal of a mature tree from this area.

alastair robb  
architect

BALVINE PTY LIMITED  
Trading as  
Architectural  
27 New Life Road  
West Haven Hills  
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Telephone (02) 955 0888  
Mobile (02) 955 0888  
Email alastair@alastairrobb.com.au

Dormere Pty Ltd

Proposed Roof Alterations & Additions  
Camden  
NSW 2570 (LOT 11, DP 838 964)

**Proposed Alterations**

Scale	1:100	Original Sheet No.	AT
Date	Oct. 2012	Drawing Number	CH-02
Drawn By	AR	Checked By	-
File Name	Camden Hotel 2012 2312.dwg		

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## ORDINARY COUNCIL

ORD03

ORD03

**SUBJECT: NSW COMPANION ANIMALS TASKFORCE ON THE MANAGEMENT OF DANGEROUS DOGS IN NSW**

**FROM:** Director, Development & Health

**BINDER:** E&H/Animals/Law & Enforcement/Standards/Companion Animal Act

---

### PURPOSE

To consider a submission in relation to the reports released by the NSW Companion Animals Taskforce in respect of Companion Animals and Dangerous Dogs in NSW.

### BACKGROUND

The Minister for Local Government and the Minister for Primary Industries established a Companion Animals Taskforce in 2011 to provide current advice on current companion animals issues.

The Taskforce consists of representatives from the following organisations; Animal Welfare League NSW, Australian Companion Animal Council, Australian Institute of Local Government Rangers, Australian Veterinary Association, Cat Protection Society of NSW, Local Government and Shires Associations of NSW, Dogs NSW, Pet Industry Association Australia, and Royal Society for the Prevention of Cruelty to Animals NSW.

The Taskforce produced a Discussion Paper in May 2012. This document focused on recommendations that aimed at improving animal welfare and the management of domestic cats and dogs in NSW. Council considered a report at its meeting of 26 June 2012 and resolved to put forward a submission to the Taskforce in relation to these recommendations.

In October 2012 the Taskforce released a Report to the Minister for Local Government and the Minister for Primary Industries where further recommendations were made including the introduction of annual registration for companion animals. **A copy of the Companion Animals Taskforce Report (Oct 2012) and Discussion Paper (May 2012) is provided with the Business Paper supporting documents.**

The Taskforce, in both the Discussion Paper and the Report identified issues relating to the Management of Dangerous Dogs but due to the complexity decided to deal with this as a separate issue, hence a report being released in February 2013. **A copy of the Companion Animals Taskforce Management of Dangerous Dogs Report is provided with the Business Paper supporting documents.**

### MAIN REPORT

Australia has one of the highest rates of pet ownership in the western world. Statistics show that animal welfare facilities in NSW receive a very high number of companion animals including those which have been surrendered or abandoned by their owners.



The Taskforce was requested to focus on:

- euthanasia rates and re-homing for surrendered or abandoned animals;
- stronger powers to manage and restrict dangerous dogs;
- micro chipping, desexing and sale of companion animals;
- education programs on dog bite prevention and dangerous dog management; and
- any other high priority companion animal issues that became apparent to the taskforce.

The Taskforce has generated two reports containing a variety of recommendations that may impact on Council and the way companion animals are managed. The documents that the Taskforce have developed are available for interested parties to download from the Division of Local Government website: [www.dlg.nsw.gov.au](http://www.dlg.nsw.gov.au).

The Management of Dangerous Dogs Report is aimed at strengthening the current system and to improve the management of dangerous dogs which will then enhance the safety of members of the community. Overall there is agreement with the majority of the recommendations and the submission outlines any areas of concern or comment. Concern is expressed in regards to the suggestion of changing from the current system of one off Lifetime registration to the annual registration of all new companion animals.

The feedback form comprises a series of forty (40) options that relate to the contents of both Taskforce Reports and the opportunity to answer yes, no or unsure for each option. At the end of the feedback form there is a text box for the inclusion of any additional comments. **A copy of the proposed Submission is provided as Attachment 1 and a Draft Companion Animals Feedback Form Response as Attachment 2 to this report.**

Council's submission in response to the NSW Companion Animals Taskforce, Management of Dangerous Dogs reflects the need for certain requirements to be further explored to assist with the way dangerous dogs are managed within the community. The report focuses on stronger powers and education programs that can be implemented to educate the community.

### **FINANCIAL IMPLICATIONS**

The financial costs are unknown at this time. The reports are more discussion papers to gain feedback.

It is considered that should annual registration of Companion Animals be introduced there will be financial costs to councils to administer such a system and extra costs to owners of Companion Animals may occur.

### **CONCLUSION**

The NSW Companion Animals Taskforce discussion paper has been reviewed by Council's Officers, and their feedback and additional comments have been provided.

---

**RECOMMENDED**

**That Council:**

- i. endorse the submission and the associated Feedback Form prepared for the Companion Animals Taskforce - Report to the Minister for Local Government on the Management of Dangerous Dogs in NSW; and**
- ii. forward the submission to the Division of Local Government – Department of Premier and Cabinet.**

**ATTACHMENTS**

1. Companion Animals Taskforce Dangerous Dogs Submission
2. Companion Animals Feedback Form Response
3. Companion Animals Taskforce Report (Oct 2012) and Discussion Paper (May 2012) - *Supporting Document*
4. Companion Animals Taskforce Management of Dangerous Dogs Report (Feb 2013) - *Supporting Document*

ORD03



Camden Council  
37 John Street, Camden NSW 2570 DX 25807  
PO Box 183, Camden 2570 ABN: 31 117 341 764  
Telephone: 02 4654 7777 Fax: 02 4654 7829  
Email: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

DATE

Companion Animals Response  
Division of Local Government  
Locked Bag 3015  
NOWRA NSW 2541

Dear Sir/Madam,

**RE: SUBMISSION & FEEDBACK FORM – COMPANION ANIMALS TASKFORCE  
REPORT TO THE MINISTER FOR LOCAL GOVERNMENT ON THE  
MANAGEMENT OF DANGEROUS DOGS IN NSW**

In reference to the exhibition of the NSW Companion Animals Taskforce Report to the Minister for Local Government on the Management of Dangerous Dogs in NSW, please find attached a submission and Feedback Form prepared by Council in relation to the matters raised for consideration.

In considering the Report, it became apparent that some issues were evident that Council believes requires further consideration. Council request that our additional comments contained herein are taken into account by the Taskforce.

1. Annual Registration - Particular concern is held with the recommendation incorporated into the follow up report regarding the introduction of annual registration for all companion animals.

Implementing this recommendation would decrease Council's ability to accurately monitor the Companion Animals Register due to the excessive workload that would be required to pursue unregistered animals.

It is considered doubtful that this course of action will benefit local councils or members of the community either now or in the future. There would be significant administrative impact on local councils with the extra workload involved in maintaining such a data base. Councils would be constantly following up unregistered companion animals because members of the community would struggle with the ability to pay an annual fee or would just decide not to continue to register their animal.

There is however merit in endorsing the notion that all dangerous and restricted breed dogs be required to be registered on an annual basis. This would ensure that councils were kept in touch with the movements of such dogs to ensure that the community is protected.

[www.camden.nsw.gov.au](http://www.camden.nsw.gov.au)

Attachment 1



2. Potentially Dangerous Dog – further details and opportunity to comment on what is proposed in respect of Potentially Dangerous Dogs is requested. Further, a definition of *Potentially Dangerous Dog* should be included in the Act.

3. Dangerous Dogs in another Jurisdiction – Council agrees in some capacity to having the capability of issuing a declaration under NSW law if a dog is subject of a dangerous dog declaration in another state and enters NSW. However, different states may have different criteria for determining a dangerous dog declaration and this may impact on Councils decision to declare the dog dangerous in NSW. Perhaps the Division of Local Government could be the determining authority in this regard.

4. Working Group Dog Attack Data - in addition to those groups proposed in the Report Council suggest that the Australian Veterinary Association (AVA), the Livestock Health and Pest Authorities and NSW Police are included, as these organisations hold vital information that may not already be captured.

5. Community Education – Council be provided the opportunity to have input into educational packages as they are developed.

6. Restricted Breeds – Currently it is impossible to identify the restricted breed *American pit bull terrier* or *pit bull terrier* through the process of DNA testing. By creating a DNA profile of this breed it would initiate the progression of scientifically determining what a Pitbull is.

It is suggested that the Taskforce explore the notion that all American Staffordshire's, Pitbulls, Pitbull X, or suspected Pitbulls be subjected to DNA testing. This data would be stored by the Division of Local Government to enable/establish a bloodline for Pitbulls and scientifically establish a basis for what is Pitbull or not.

Should you require any clarification or additional information with any aspect of this submission please contact Mr Geoff Green, Manager Environment & Health during business hours on 4654 7777.

Yours sincerely,

**Mr Ron Moore**  
**GENERAL MANAGER**

ORD03

Attachment 2



Premier & Cabinet  
Division of Local Government

COMPANION ANIMALS RESPONSE

FEEDBACK FORM

The final reports from the Companion Animal Taskforce have been released and you now have an opportunity to have your say on the recommendations.

Having your say allows your views and opinions to be considered by the NSW Government prior to any final decisions being made.

You can have your say by completing the online feedback form. The closing date is **Friday 10 May 2013**.

The two reports can be downloaded at: <http://www.dlg.nsw.gov.au>

Your details:

Name: \_\_\_\_\_

Organisation Name/Interest Group Name: Camden Council

Please provide a contact detail (if we need to contact you – this information will be kept confidential):

Phone: 46547777

Email Address: maile@camden.nsw.gov.au

Interest group:

- |                                     |                                     |                             |                          |
|-------------------------------------|-------------------------------------|-----------------------------|--------------------------|
| Animal Welfare/Rescue/Shelter Group | <input type="checkbox"/>            | Community group             | <input type="checkbox"/> |
| Council                             | <input checked="" type="checkbox"/> | State agency                | <input type="checkbox"/> |
| Member of registered breeder body   | <input type="checkbox"/>            | Other industry organisation | <input type="checkbox"/> |
| Interested individual               | <input type="checkbox"/>            | Other:                      | <input type="checkbox"/> |

If 'Other', please specify: \_\_\_\_\_

Your NSW council area: Camden

**Note:** 'Please be aware that DLG will treat ALL submissions as being available for publication unless there are strong public interest or legal reasons against publication. The DLG will not accept anonymous or 'confidential' submissions.'



**Premier & Cabinet**  
Division of Local Government

**COMPANION ANIMALS RESPONSE**

**FEEDBACK FORM**

**QUESTIONS**

Please indicate if you agree with each Taskforce Recommendation and its level of priority. The survey also includes questions relating to the recommendations of the Taskforce. Comments can be made at the end of this form.

Detailed information on each recommendation is included in the Management of Dangerous Dogs Report (DD Report) and the Companion Animals Taskforce Report (CA Report). Similar recommendations have been grouped below and do not appear in the same order as the reports.

The two Taskforce reports can be downloaded at: <http://www.dlg.nsw.gov.au>

**DANGEROUS DOGS**

**Recommendation 1.1**

Amend the Companions Animals Act to introduce a "potentially dangerous" dog category for less serious dog attacks/incidents. (DD Report p.11)

Agree:

Yes

No

Unsure

Priority:

High

Medium

Low

**Recommendation 1.2**

Introduce provisions in the Companions Animals Act for a "dangerous" or "potentially dangerous dog" declaration to be revoked if medical issues are resolved and behavioural training is undertaken for the dog in question and the council is satisfied that it is appropriate to do so. (DD Report p.12)

Agree:

Yes

No

Unsure

Priority:

High

Medium

Low

ORD03

Attachment 2



**Premier & Cabinet**  
Division of Local Government

### COMPANION ANIMALS RESPONSE

#### FEEDBACK FORM

#### Recommendation 1.3

Update the dog attack reporting framework to more clearly differentiate between "dog attacks" and less serious incidents involving dogs. (DD Report p.14)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

#### Recommendation 1.4

Review existing powers of council officers under the Companion Animals Act relating to the seizure of dogs subject to dangerous or restricted dog declarations for the purposes of identification. (DD Report p.15)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

#### Recommendation 1.5

Review the statute of limitations under which councils can prosecute dog attack offences to ensure that it is in-line with other relevant legislation. (DD Report p.16)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

#### Recommendation 2.1

Introduce annual registration of cats and dogs and a breeder licensing system to improve the ability of councils to track dangerous dogs through their lifecycle. (DD Report p.18)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low



**Premier & Cabinet**  
Division of Local Government

**COMPANION ANIMALS RESPONSE**

FEEDBACK FORM

**Recommendation 2.2**

Develop a model behavioural assessment for the use of councils and other impounding agencies. (DD Report p.19)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

**Recommendation 2.4**

Improve the dissemination of information about disqualified animal owners. (DD Report p.20)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

**Recommendation 3.1**

Develop a Memorandum of Understanding template for use by councils and NSW Police regarding the enforcement of the CA Act. (DD Report p.21)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

**Recommendation 3.2**

Develop a Memorandum of Understanding between councils, animal welfare organisations and relevant State Government agencies to standardise information sharing protocols in relation to dangerous and potentially dangerous dogs. (DD Report p.22)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low



ORD03

Attachment 2



Premier & Cabinet  
Division of Local Government

COMPANION ANIMALS RESPONSE

FEEDBACK FORM

Recommendation 3.3

Strengthen cross-agency delivery of educational resources on dog attack and dangerous dog issues. (DD Report p.23)

Agree:

Yes

No

Unsure

Priority:

High

Medium

Low

Recommendation 3.5

Amend the CA Act to allow councils to automatically declare a dog to be dangerous or potentially dangerous if they receive confirmation that the dog is the subject of such a declaration in another jurisdiction. (DD Report p.25)

Agree:

Yes

No

Unsure

Priority:

High

Medium

Low

Other questions about dangerous dogs:

A. Is there a need for further breed-specific provisions in the Companion Animals Act that restrict the ownership of particular breeds of dog?

Agree:

Yes

No

Unsure

Priority:

High

Medium

Low

WORKING GROUP

Recommendation 3.4

The Minister for Local Government and NSW Attorney General should write to the Federal Attorney General to request that a cross-jurisdictional working group be established to develop a national dog attack and dangerous dog database. (DD Report p.24)

Agree:

Yes

No

Unsure

Priority:

High

Medium

Low



**Premier & Cabinet**  
Division of Local Government

### COMPANION ANIMALS RESPONSE

#### FEEDBACK FORM

#### Recommendation 3.6

Establish a working group to improve dog attack data captured by hospitals and general practitioners. (DD Report p.25)

Agree:

Yes

No

Unsure

Priority:

High

Medium

Low

#### Recommendation 22

An ongoing reference group on cat and dog management issues should be established. (CA Report p.33)

Agree:

Yes

No

Unsure

Priority:

High

Medium

Low

### RESEARCH FUNDING

#### Recommendation 2.3

Provide funding for research into dangerous dog issues. (DD Report p.20)

Agree:

Yes

No

Unsure

Priority:

High

Medium

Low

#### Recommendation 18

Funding should be provided for research into key cat and dog issues. (CA Report p.28)

Agree:

Yes

No

Unsure

Priority:

High

Medium

Low

ORD03

Attachment 2



**Premier & Cabinet**  
Division of Local Government

## COMPANION ANIMALS RESPONSE

### FEEDBACK FORM

#### REGISTRATION

##### Recommendation 8

The Companion Animals Act should be amended to require cats and dogs to be registered on an annual basis. (CA Report p.16)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

##### Recommendation 9

Cat and dog registration fees should be reviewed and set at such a level to provide an additional incentive for owners to desex their animals. (CA Report p.18)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

##### Recommendation 10

The Companion Animals Regulation should be amended to require a cat to be registered from the time it is 4 months of age. (CA Report p.19)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

##### Recommendation 11

The Companion Animal Regulation should be amended to allow cat and dog registration fees to be indexed to the Consumer Price Index. (CA Report p.21)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low



**Premier & Cabinet**  
Division of Local Government

**COMPANION ANIMALS RESPONSE**

**FEEDBACK FORM**

**Recommendation 12**

A new discounted registration category 'Desexed animal – purchased from a pound or shelter' should be established to further encourage the purchase of desexed cats and dogs. (CA Report p.21)

Agree:		Priority:	
Yes	<input checked="" type="checkbox"/>	High	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>	Medium	<input type="checkbox"/>
Unsure	<input type="checkbox"/>	Low	<input type="checkbox"/>

*Other questions about registration*

B. Which type of animals should continue to be lifetime registered (i.e. only once) rather than on an annual basis? (Select all that apply)

Desexed Dogs	<input type="checkbox"/>	Undesexed Dogs	<input type="checkbox"/>
Desexed Cats	<input type="checkbox"/>	Undesexed Cats	<input type="checkbox"/>
All should be registered once	<input checked="" type="checkbox"/>	All should be registered annually	<input type="checkbox"/>

C. Should undesexed animals attract a higher lifetime registration fee when compared to desexed animals?

Agree:		Priority:	
Yes	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>
No	<input type="checkbox"/>	Medium	<input checked="" type="checkbox"/>
Unsure	<input type="checkbox"/>	Low	<input type="checkbox"/>

D. What is an appropriate lifetime registration fee for a desexed animal (currently \$40)? (Select one)

Less than \$40	<input type="checkbox"/>	\$40	<input checked="" type="checkbox"/>	Fee should be annual	<input type="checkbox"/>
\$40-\$60	<input type="checkbox"/>	\$60-\$80	<input type="checkbox"/>		
\$80-\$100	<input type="checkbox"/>	More than \$100	<input type="checkbox"/>		

E. What is an appropriate once-off registration fee for an undesexed animal (currently \$150)? (Select one)

Less than \$150	<input type="checkbox"/>	\$150	<input type="checkbox"/>	Fee should be annual	<input type="checkbox"/>
\$150-\$200	<input type="checkbox"/>	\$200-250	<input type="checkbox"/>		
\$250-\$300	<input type="checkbox"/>	More than \$300	<input checked="" type="checkbox"/>		

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Attachment 2



Premier & Cabinet  
Division of Local Government

COMPANION ANIMALS RESPONSE  
FEEDBACK FORM

F. Which companion animal categories should attract a discount on registration?  
(Select all that apply)

- Animal over 4 years old
- Animal over 8 years old
- Animal purchased from a council pound
- Animal purchased from a shelter
- Undesexed animal from registered breeder
- Undesexed animal not held for breeding
- No discounts for any animal

G. Should there be public access to the register, allowing individuals and groups to access details of pets they have registered, update their details, and register new animals from a private computer?

- |   |  |
|---|--|
| Agree:                                  | Priority:                                  |
| Yes <input checked="" type="checkbox"/> | High <input type="checkbox"/>              |
| No <input type="checkbox"/>             | Medium <input checked="" type="checkbox"/> |
| Unsure <input type="checkbox"/>         | Low <input type="checkbox"/>               |

ANIMAL WELFARE

Recommendation 1

A breeder licensing system should be established and the Companion Animals Register should be updated to capture breeder license information for each animal record. (CA Report p.6)

- |   |  |
|---|--|
| Agree:                                  | Priority:                                |
| Yes <input checked="" type="checkbox"/> | High <input checked="" type="checkbox"/> |
| No <input type="checkbox"/>             | Medium <input type="checkbox"/>          |
| Unsure <input type="checkbox"/>         | Low <input type="checkbox"/>             |

Recommendation 2

The Animal Welfare Code of Practice – Breeding Dogs and Cats should be revised to ensure that the existing guidelines it contains become enforceable standards. (CA Report p.8)

- |   |  |
|---|--|
| Agree:                                  | Priority:                                  |
| Yes <input checked="" type="checkbox"/> | High <input type="checkbox"/>              |
| No <input type="checkbox"/>             | Medium <input checked="" type="checkbox"/> |
| Unsure <input type="checkbox"/>         | Low <input type="checkbox"/>               |



Premier & Cabinet  
Division of Local Government

COMPANION ANIMALS RESPONSE

FEEDBACK FORM

ORD03

Recommendation 3

Relevant animal welfare codes of practice should be amended to require the sellers of cats and dogs to display an animal's microchip number (or the license number of the breeder of an animal) in all advertisements, and at point of sale in the case of pet shops, markets and fairs. (CA Report p.9)

Agree:

- Yes
- No
- Unsure

Priority:

- High
- Medium
- Low

Recommendation 4

The Companion Animals Regulation should be amended to remove the existing provision that allows recognised breeders to sell unmicrochipped cats or dogs to pet shops. (CA Report p.11)

Agree:

- Yes
- No
- Unsure

Priority:

- High
- Medium
- Low

Recommendation 7

Relevant animal welfare codes of practice should be updated to require that at least one staff member working in a pet shop, breeding establishment, point or animal shelter must hold a *Certificate II – Animal Studies* qualification. (CA Report p.15)

Agree:

- Yes
- No
- Unsure

Priority:

- High
- Medium
- Low

Recommendation 13

A grant funding program should be established for councils and partner organisations to deliver targeted microchipping, registration and desexing programs. (CA Report p.22)

Agree:

- Yes
- No
- Unsure

Priority:

- High
- Medium
- Low

Attachment 2

ORD03

Attachment 2



**COMPANION ANIMALS RESPONSE**  
**FEEDBACK FORM**

**Recommendation 19**

Better practice guidelines should be issued to councils with a view to standardising impounding practices. (CA Report p.29)

Agree:		Priority:	
Yes	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>
No	<input type="checkbox"/>	Medium	<input checked="" type="checkbox"/>
Unsure	<input type="checkbox"/>	Low	<input type="checkbox"/>

*Other questions about animal welfare:*

H. If a breeder licensing system were to be established, who should be included as a breeder? (Select all that apply)

Member of a Recognised Breeder Body (eg accredited member of Dogs NSW)	<input checked="" type="checkbox"/>
Breeder operating a breeding business (that is not a member of recognised breeder body)	<input checked="" type="checkbox"/>
Non-commercial breeder (eg. sale of a one-off litter)	<input checked="" type="checkbox"/>
No breeder should be included	<input type="checkbox"/>

**EDUCATION**

Please order the six educational recommendations in order of priority 1-6 (1 being highest, 6 being lowest)

**Recommendation 4.1**

As part of a community-wide socially responsible pet education campaign, review and update existing dog bite prevention and dangerous dog management educational resources for the public, councils and other agencies. (DD Report p.27)

Agree:		Priority:	
Yes	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>
No	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>
Unsure	<input type="checkbox"/>	3	<input type="checkbox"/>
		4	<input type="checkbox"/>
		5	<input type="checkbox"/>
		6	<input type="checkbox"/>



**COMPANION ANIMALS RESPONSE**  
**FEEDBACK FORM**

**Recommendation 5**

An information sheet should be issued in relation to the advertising and sale of cats and dogs. (CA Report p.12)

Agree:		Priority:			
Yes	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>
No	<input type="checkbox"/>	3	<input checked="" type="checkbox"/>	4	<input type="checkbox"/>
Unsure	<input type="checkbox"/>	5	<input type="checkbox"/>	6	<input type="checkbox"/>

**Recommendation 6**

Mandatory standardised information on socially responsible pet ownership should be developed to be given out at point of sale. (CA Report p.13)

Agree:		Priority:			
Yes	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>
No	<input type="checkbox"/>	3	<input checked="" type="checkbox"/>	4	<input type="checkbox"/>
Unsure	<input type="checkbox"/>	5	<input type="checkbox"/>	6	<input type="checkbox"/>

**Recommendation 15**

A community-wide socially responsible pet ownership education campaign should be developed. (CA Report p.25)

Agree:		Priority:			
Yes	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>
No	<input type="checkbox"/>	3	<input checked="" type="checkbox"/>	4	<input type="checkbox"/>
Unsure	<input type="checkbox"/>	5	<input type="checkbox"/>	6	<input type="checkbox"/>

**Recommendation 16**

The socially responsible pet ownership school-based education program should be expanded to include the preschool age group. (CA Report p.26)

Agree:		Priority:			
Yes	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>
No	<input type="checkbox"/>	3	<input checked="" type="checkbox"/>	4	<input type="checkbox"/>
Unsure	<input type="checkbox"/>	5	<input type="checkbox"/>	6	<input type="checkbox"/>



ORD03

Attachment 2



**Premier & Cabinet**  
Division of Local Government

## COMPANION ANIMALS RESPONSE

### FEEDBACK FORM

#### Recommendation 17

Comprehensive education material about the importance of confining cats to their owner's property should be developed. (CA Report p.27)

Agree:

Yes   
No   
Unsure

Priority:

1  2   
3  4   
5  6

#### DATA MANAGEMENT

##### Recommendation 14.1

Encourage breeder groups and animal welfare organisations listed in the Companion Animals Act to become 'registration agents', allowing them to process registration fees and change animal details. (CA Report p.23)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

##### Recommendation 14.2

Establish a fee for service model for registration agents to encourage uptake of this role, whereby an amount of registration fee for each cat and dog they process is remitted to them from the Companion Animals fund. (CA Report p.23)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low

##### Recommendation 14.3

Update the Register to streamline data entry processes and introduce 'self-service' data entry options for owners to update their contact details. (CA Report p.23)

Agree:

Yes   
No   
Unsure

Priority:

High   
Medium   
Low



Premier & Cabinet  
Division of Local Government

COMPANION ANIMALS RESPONSE

FEEDBACK FORM

**Recommendation 14.4**

Undertake a campaign to increase compliance with the registration requirements of the CA Act, by targeting the owners of cats and dogs of registration age that are listed on the CA Register as not registered. (CA Report p.23)

Agree:  
Yes   
No   
Unsure

Priority:  
High   
Medium   
Low

**Recommendation 20**

The Companion Animals Register should be updated to provide a centralised impounded animal management tool for use by all councils, relevant State agencies and animal welfare organisations. (CA Report p.31)

Agree:  
Yes   
No   
Unsure

Priority:  
High   
Medium   
Low

**Additional comments**

Please write down any additional comments you have.

Attached Submission  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ORDINARY COUNCIL

ORD04

**SUBJECT: RE-ENDORSEMENT OF THE EL CABALLO BLANCO/GLEDSDOOD EAST SIDE LAND DEVELOPMENT CONTROLS**

**FROM:** Director Governance

**BINDER:** Planning Proposals - Amendment 3 El Caballo Blanco/Gledswood

**PREVIOUS ITEMS:** ORD04 - Voluntary Planning Agreement Offer by Sekisui House, Gledswood and East Side Landowners for El Caballo Blanco, Gledswood and East Side, at Gledswood Hills - Ordinary Council - 8 May 2012

### PURPOSE OF REPORT

The purpose of this report is to seek Council's procedural re-endorsement of the El Caballo Blanco, Gledswood, East Side Land (ECBG) Draft Development Controls (DCP).

### BACKGROUND

At its meeting of 8 May 2012 Council endorsed a package of planning documents including the draft ECBG DCP. As a result of Council endorsement, the Planning Proposal for the rezoning of this land was sent to the Department of Planning and Infrastructure for the plan to be made. The plan was published on the 22 March 2013 and the site is now rezoned. Because of the time lag from endorsement of the draft DCP and the rezoning, the DCP now has to be re-endorsed by Council as an administrative matter, in order for it to come in to force.

### MAIN REPORT

#### DCP Exhibition

The ECBG land was rezoned for residential development on the 22 March 2013. This rezoning is a result of years of planning and assessment and subsequent public exhibitions. The draft ECBG DCP has been exhibited on two occasions, firstly from 31 August 2011 to 28 September 2011 and from 7 March 2012 to 3 April 2012 due to re-negotiations of the zoning of the site. As a result of submissions to these exhibitions the following amendments were made:

- a reduction in minimum lot width from 22m to 20m for lots in Precinct 5 with minimum lot size of 800m<sup>2</sup>;
- map changes as a result of changes to zoning boundaries; and
- amendments to the controls relating to the Sydney Catchment Authority water supply canal.

The ECBG DCP including the above amendments was subsequently endorsed by Council on the 8 May 2012.

#### DCP Controls

The ECBG DCP contains detailed controls for residential subdivision and specific land uses and activities. These controls will form part of the Camden DCP 2011 and will be

amalgamated into the DCP as *Part C: Residential Development C12 El Caballo Blanco and Gledswood*, and *Part D: Controls Applying to Specific Land Uses/Activities D2.3.9 ECB/Gledswood Controls* respectively.

The ECBG DCP residential subdivision controls cover:

- site layout;
- street network and design;
- public transport;
- pedestrian and cycle network;
- public parks and landscape;
- riparian corridors;
- land adjacent to the Sydney Catchment Authority Water Supply Canal;
- retention of existing vegetation;
- bushfire hazard management;
- infrastructure provision;
- Gledswood Homestead and approaches;
- golf course and riparian lands; and
- contamination

The ECBG DCP specific land uses and activities controls cover:

- minimum lot sizes and widths;
- front setbacks;
- golf course setbacks;
- dwelling height, massing and siting; and
- fences.

#### Further minor amendments

A number of the maps within the draft DCP could have been read as indicating the golf course extending on land to the east of the main entry road from Raby Road. This land is where the rural living precinct is located and was never intended for golf holes. Importantly, the area is shown as rural living on the LEP Land Zoning Map and the Precinct Identification Plan in the DCP. This lack of clarity occurred on maps other than land use maps, accordingly these figures C68, C69, C71, C72 C73 and C74 have all been amended to more clearly show the rural living precinct on this land.

This is considered to be a minor amendment to bring all mapping in line with the zoning map and as such does not require re-exhibition. These maps have now been rectified and are provided in the ECBG DCP **as Attachment 1 to this report**.

#### **FINANCIAL IMPLICATIONS**

There are no financial implications for Council as a result of this DCP coming into effect.

#### **CONCLUSION**

The ECBG DCP has been previously endorsed by Council and its procedural re-endorsement by Council will allow for good and timely development outcomes in the El Caballo Blanco, Gledswood and East Side land. The minor amendments to various maps will ensure clarity of the use of the land and that the DCP is in line with the zoning map. Because of the minor nature of these mapping amendments and the clear intent in the DCP and the rezoning, it is felt that re-exhibition is not required.

**RECOMMENDED**

**That Council:**

- i. re-endorse the ECBG DCP subject to amendments to the figures outlined in the report; and**
- ii. provide a public notice in the local paper to enable the DCP to come into force.**

**ATTACHMENTS**

- 1. DCP Amendments**

**Part C: Residential Subdivision**

<b>C12 EL CABALLO BLANCO AND GLEDWOOD .....</b>	<b>2</b>
C12.1 Introduction .....	2
C12.2 Structure Plan .....	4
C12.3 Indicative Layout Plan.....	6
C12.4 Street Network and Design.....	10
C12.5 Public Transport.....	12
C12.6 Pedestrian and Cycle Network .....	14
C12.7 Public Parks and Landscape .....	16
C12.8 Riparian Corridors.....	18
C12.9 Land Adjacent to the Sydney Catchment Authority Canal.....	21
C12.10 Retention of Existing Vegetation.....	23
C12.11 Bushfire Hazard Management.....	26
C12.12 Infrastructure Provision.....	27
C12.13 Specific Development Precinct.....	30
C12.14 Residential Subdivisions.....	33
C12.15 Gledswood and Approaches.....	35
C12.16 Golf Course and Riparian Lands .....	37
C12.17 Contamination.....	40

## **C12 El Caballo Blanco and Gledswood**

### **C12.1 Introduction**

The El Caballo Blanco and Gledswood release area is located between the Camden Lakeside and Turner Road release areas. The site has a north western frontage to Camden Valley Way and a northern frontage to Raby Road. The area is traversed by the Sydney Water Canal, running from north to south through the area. The release area is shown in Figure C68.

The El Caballo Blanco and Gledswood sites will be characterised by high quality urban design, low scale interconnected neighbourhoods set within a landscaped setting of the Gledswood Homestead and Camden Valley Golf Resort.

The development will comprise a high quality golf course estate with the Gledswood Homestead and curtilage providing opportunities for tourist, entertainment facilities and other uses compatible with the heritage significance of the homestead.

The scenic and visual qualities of the area will be enhanced through the implementation of urban design guidelines and landscape treatments within the development.

This chapter contains objectives and supporting controls, intended to promote high quality design outcomes responsive to the characteristics of the site. The controls are minimum requirements of Council and development must demonstrate consistency with the relevant objectives.

Compliance with numerical controls does not necessarily guarantee approval of an application.

### **El Caballo Blanco and Gledswood Planning Principles**

1. To facilitate the conservation and ongoing maintenance of Gledswood Homestead and its curtilage.
2. To enable Gledswood to be adaptively reused for compatible uses consistent with the Conservation Management Plan (CMP) such, as a tourist or entertainment facility.
3. To protect, enhance and rehabilitate the Rileys Creek riparian corridor.
4. To protect important visual elements within the landscape including long views, significant trees and vegetation.
5. To protect the visual setting of Gledswood through appropriate screening and setbacks for new development.
6. To retain and enhance significant pockets of Cumberland Plain Woodland.
7. To facilitate development of a scale that meets environmental sustainability objectives while respecting the character of Gledswood.
8. To maintain golf course uses as a compatible use that reinforces the scenic, visual and ecological qualities of the locality.
9. To promote housing that provides a high standard of residential amenity and architectural design.
10. To create walkable neighbourhoods.
11. To establish a natural and built environment that reflects a contemporary lifestyle and complements Gledswood Homestead and its curtilage.
12. To provide a golf course and associated facilities.
13. To integrate residential lots, community facilities and tourist related uses with golf course activity.

14. To promote an urban form that complements the landscape characteristics of the site and heritage significance of Gledswood Homestead and its curtilage.



### C12.2 Structure Plan

The site is part of a larger area undergoing change from rural to urban uses. Lands immediately to the north, known as Camden Lakeside, were the subject of a separate rezoning proposal and have been zoned for residential and recreational uses. Lands to the south are within the Turner Road precinct, a first release precinct of the South West Growth Centre.

The Structure Plan provides guidance for the connectivity of development on the subject lands with surrounding development. The Structure Plan seeks to ensure that:

- development is co-ordinated and infrastructure and facilities are delivered to support future residents and users; and
- conservation and environmental sustainability initiatives are implemented.

Lands to the west of Camden Valley Way are also part of the South West Growth Centre and will be the subject of future urban development. Connectivity and integration of the subject site to adjoining lands to the north and south is illustrated in Figure C68.



Figure C68 ECB/Gledswood Structure Plan

**C12.3 Indicative Layout Plan**

The controls and ILP have been prepared to respond to the conservation outcomes identified for Gledswood, including the protection of significant visual connections, interpretation of historic access roads and the provision of landscape buffer areas.

**Objectives**

1. To ensure development of the El Caballo Blanco and Gledswood lands (site) is undertaken in a co-ordinated manner.
2. To ensure the golf course facilities provide a unifying landscape setting across the subject site and integration with the Turner Road Precinct to the south while at the same time respecting the historic landscape of the Gledswood Estate.

**Controls**

1. Development is to be undertaken generally consistent with the Indicative Layout Plan (ILP) at Figure C69 subject to compliance with the objectives and development controls set out in this chapter.
2. Connectivity points as shown in Figures C68 and C71 are to be provided or suitable alternative points that maintain the same level of desired connectivity.
3. Where variation to the ILP is proposed, the applicant is to demonstrate that the proposed development is consistent with the vision, the Gledswood Estate CMP and the Development Objectives for development covered by this chapter.
4. Golf course facilities shall be designed so as to provide a unifying landscape element. The portion within the Gledswood Estate shall comply with the polices for landscape treatments contained within the CMP.

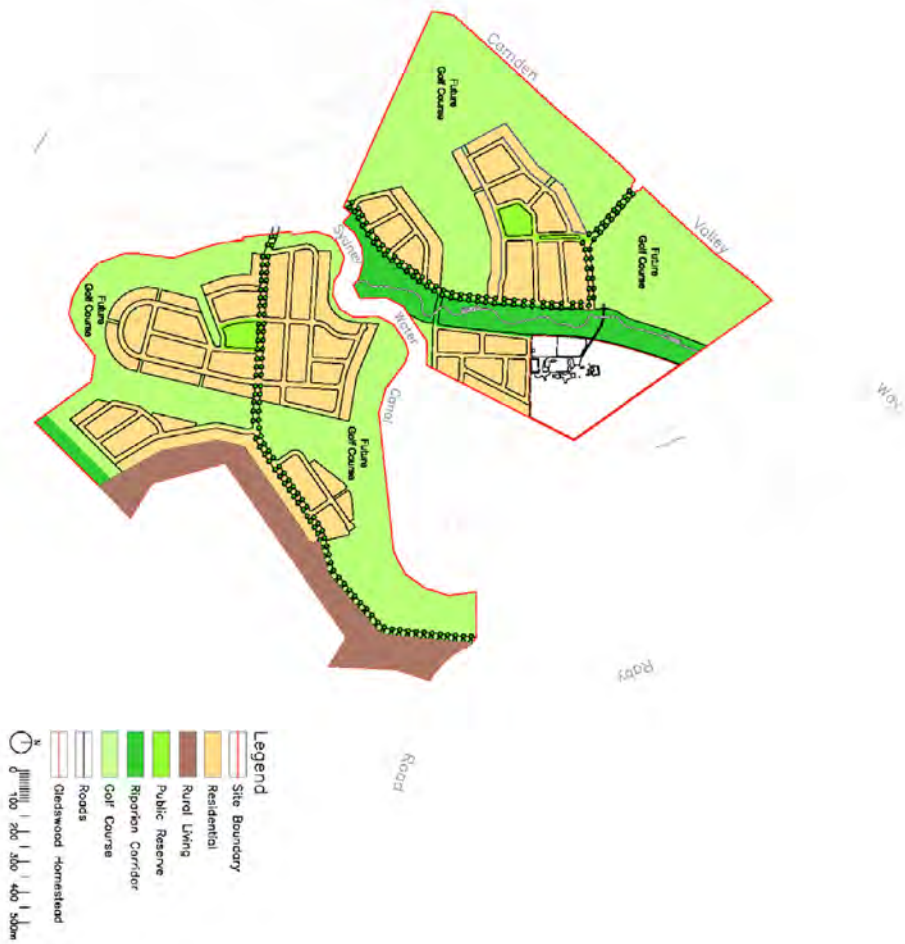


Figure C69 ECB/Gledswood ILP

**Precinct Areas****Development Precincts**

In recognition of the provision of housing integrated with a re-developed golf course the land covered by the ILP has been divided into eight Precincts (Figure C70) The Precincts have been identified as follows:

1. Housing
2. Housing
3. Housing
4. Housing
5. Large lot Housing
6. Rural Living
7. Gledswood Homestead
8. Golf Course and Riparian Lands

The housing provided within the precincts will generally comprise three broad categories.

The categories of housing will be:

1. "Golf Course Housing" which will be dwellings which share a frontage to the Golf course lands;
2. "Traditional Housing" which will be dwellings within the precinct on lots greater than 400m<sup>2</sup>; and
3. Attached Dwellings which for the purpose of this site are "Mews housing" on lots of 250m<sup>2</sup> and which are best located opposite either: golf course lands, RE2 zoned lands, riparian corridor lands or open space areas and accessible from a rear lane or second frontage.

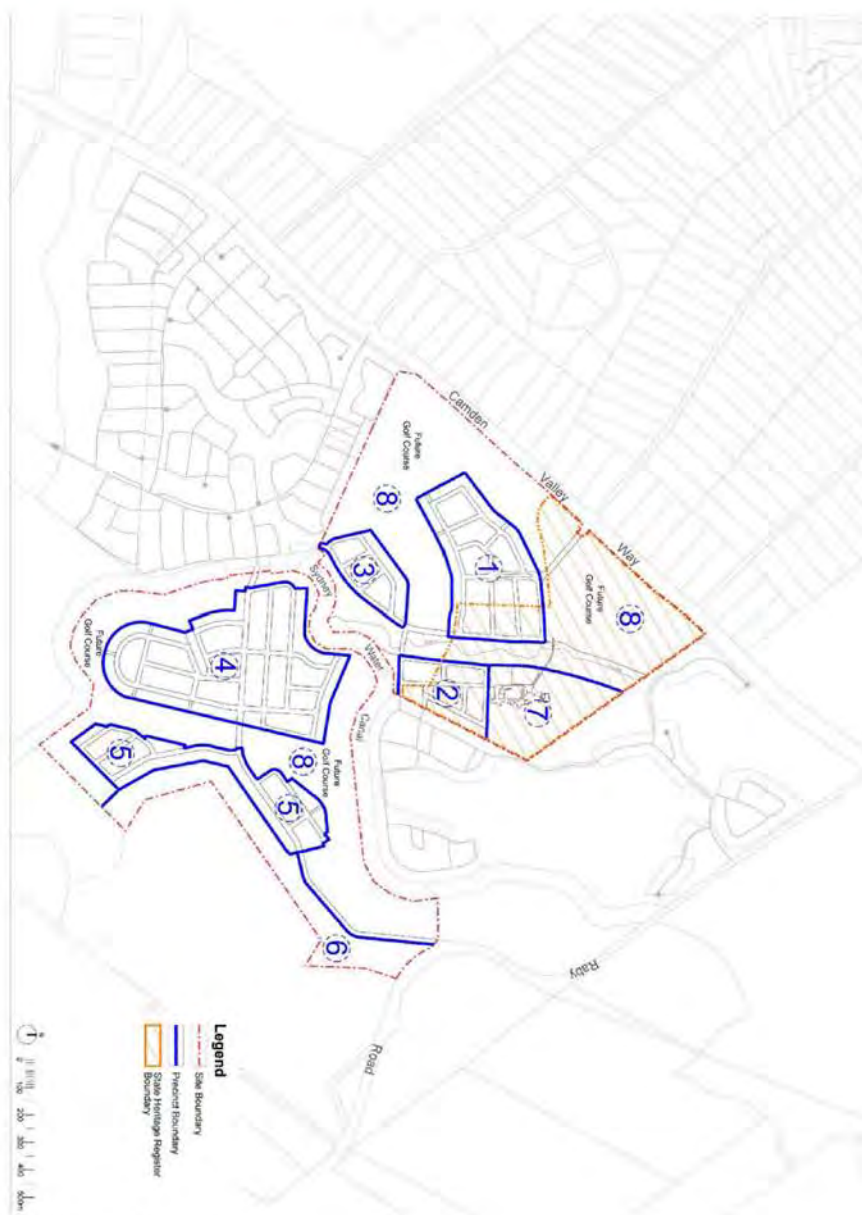


Figure C70 Precinct Identification

Precinct Key

- Precincts 1-4 Housing
- Precinct 5 – Large lot housing
- Precinct 6 – Rural living
- Precinct 7 – Gledswood Homestead
- Precinct 8 – Golf course and riparian lands

**C12.4 Street Network and Design****Objectives**

1. To provide a hierarchy of interconnected streets that give safe, convenient and legible access within and beyond the site.
2. To provide a clearly discernable street hierarchy through variations in carriageway width, on street parking, incorporation of water sensitive urban design measures, street tree planting and pedestrian amenities.
3. To provide a safe and convenient public transport, pedestrian and cycleway network and connections to the Turner Road precinct to the south.
4. To ensure a high quality, functional, safe, legible and visually attractive public domain.
5. To protect the historic alignment and rural character of selected access roads to Gledswood Homestead.
6. To acknowledge the historical context of the site.

**Controls**

1. The street network is to be provided consistent with Figure C69 (ILP) and the road hierarchy diagram at Figure C71
2. Where variations to the street network shown in Figure C71 are proposed, the alternate street network is to achieve the following principles:
  - (i) establish a permeable network that is based on a modified grid system,
  - (ii) encourage walking and cycling and reduce travel distances,
3. The historic access road alignment to the Gledswood Homestead and adjacent verges and post and rail fence are to be retained in any new street pattern. The entry point into the estate and its connection to the historical access road to the Gledswood Homestead is to reflect a rural character.
4. The proposed street network is to provide connections to the Turner Road Precinct to the South.
5. The design and configuration of proposed roads and footpaths are to be consistent with Council's Engineering Design Specification (other than historic access roads). The road designation is shown on the road hierarchy diagram at Figure C71.

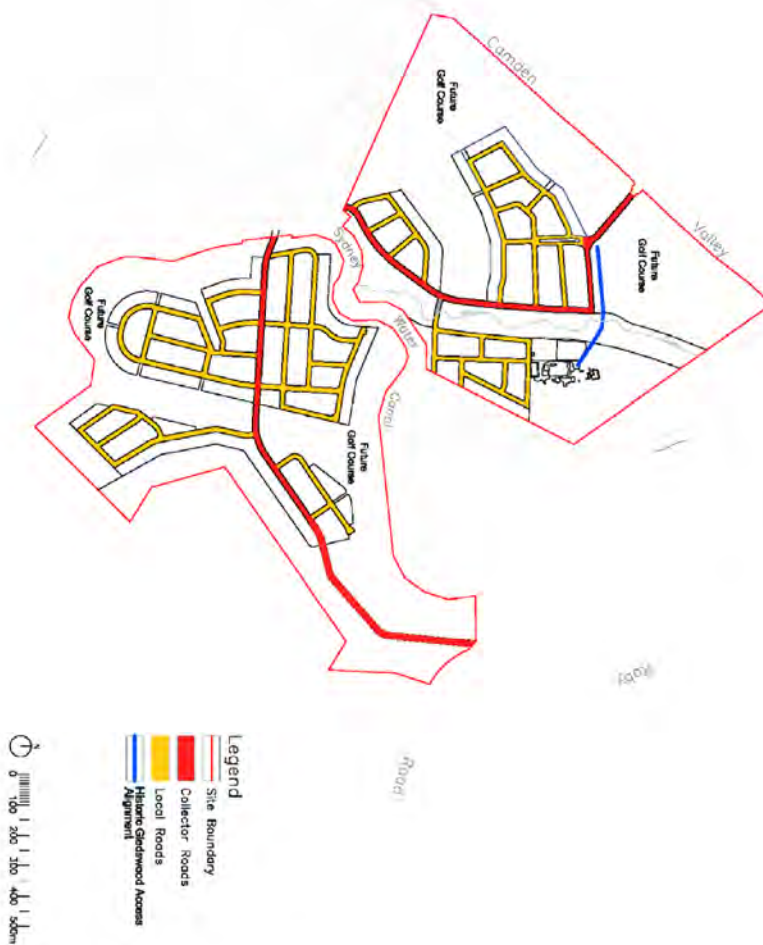


Figure C71 Road Hierarchy Diagram



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**C12.5 Public Transport****Objectives**

1. To encourage the provision and use of public transport.
2. To ensure clear, safe pedestrian links to public transport stops.
3. To allow for the majority of residential lots to be within reasonable walking distance from an existing or proposed bus stop.

**Controls**

1. Bus routes are to be provided generally in accordance with Figure C72. Where the bus route is known, the route shall be indicated on the subdivision DA drawings. The final location of bus stops will be determined by Council's Local Traffic Committee.
2. A minimum travel-way width of 3.5m is to be provided along all bus routes. Roundabouts on bus routes are to be designed to accommodate bus manoeuvrability.
3. Bus stops are to be provided on-street and not within indented bays. Bus shelters are to be provided at key stops and installed at the subdivision construction stage.



**C12.6 Pedestrian and Cycle Network****Objectives**

1. To provide a convenient, efficient and safe network of pedestrian and cycleway paths for the use of the community, within and beyond the site.
2. To encourage residents to walk or cycle, in preference to using motor vehicles, as a way of gaining access to schools, shops, and local community and recreation facilities.
3. To promote the efficient use of land by allowing pedestrian pathways and cycleways to be located within parks and corridors wherever practical.

**Controls**

1. Key pedestrian and cycleway routes are to be provided generally in accordance with Figure C73. The design of cycleways located within the road reserve is to be in accordance with the requirements of this DCP. The minimum width of any off-street shared cycle and pedestrian pathways is to be 2.5m.
2. All pedestrian and cycleway routes and facilities are to be consistent with the Planning Guidelines for Walking and Cycling (DoP & RTA 2004) and Council's Pedestrian Access and Mobility Plan 2003.
3. Pedestrian and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all.
4. Pedestrian and cycle pathways, and pedestrian refuge islands are to be designed to be fully accessible by all in terms of access points and gradients, generally in accordance with Australian Standard 1428:1-4.
5. Pedestrian and cycle pathways are to be constructed as part of the infrastructure works for each residential stage with detailed designs to be submitted with each DA.



Figure C73 Pedestrian/Cycleway Routes

**C12.7 Public Parks and Landscape****Objectives**

1. To meet the public open space and recreational needs of residents.
2. To provide an equitable distribution of open space and recreation opportunities.
3. To ensure high quality design and embellishment of open space.
4. To provide a framework for the protection and enhancement of remnant vegetation and riparian corridors within the public realm.
5. To utilise open space for water sensitive urban design and stormwater management.
6. To promote plant species selection and design which will minimise ongoing water and maintenance requirements.

**Controls**

1. Parks and other public open space areas and areas with landscape value are to be provided generally in accordance with Figure C69 (ILP). The spaces are to provide generally passive recreation opportunities.
2. The detailed design of public parks is to consider:
  - (i) the need for a range of play spaces and opportunities and cater for a range of ages;
  - (ii) provision of adequate parking, lighting and waste management facilities;
  - (iii) inclusion of interpretative signage detailing local history, the significance of the Gledswood estate, Aboriginal cultural values, environmental education themes and the like; and
  - (iv) the design of public parks is to be consistent with Council's Landscape and Streetscape Elements Manual for Camden and any adopted Section 94 contributions plan.
  - (v) parks should be located and designed to accommodate remnant vegetation and where appropriate, should be linked to and integrated with riparian corridors; and
  - (vi) parks should be generally bordered by streets on all sides with houses oriented towards them for surveillance.
3. Where possible the buffer of the riparian corridors should provide opportunities for pedestrian and cycleways, fitness trails and passive recreation facilities in a manner that maintains the environmental significance of these areas. A range of themed elements such as boardwalks, eco-pathways, and educational tracks should be incorporated in appropriate locations (i.e. within the 10m riparian corridor buffer). The design of such elements is to be consistent with Council's Landscape and Streetscape Elements Manual for Camden.
4. A Landscape Concept and Development Plan is to be submitted for each public or community park at the time of subdivision of the adjoining residential area. The selection of landscape species for public open space areas is to consider bush fire risk. The Landscape Concept and Development Plan is to provide details on elements such as:
  - (i) earthworks
  - (ii) plant species and sizes
  - (iii) utilities and services - public art
  - (iv) hard and soft landscaping treatments – signage and lighting

- (v) any entry statements
- (vi) street furniture
- (vii) play equipment
- (viii) waste facilities
- (ix) interpretative material

**C12.8 Riparian Corridors****Objectives**

1. To protect, restore and enhance the environmental qualities of Rileys Creek.
2. To conserve and interpret the heritage significance of Rileys Creek.
3. To ensure that the development has a neutral or beneficial impact on the quality and quantity of water and water courses.
4. To allow the use of riparian corridor buffers for low impact recreation activities such as walking and cycling, and golf course crossings.
5. To manage riparian corridors, wherever possible, in single ownership and as a continuous corridor.
6. To screen views of the future residential development from Gledswood Homestead and its curtilage and entry drive.
7. To provide bed and bank stability.
8. To protect water quality.
9. To provide habitat and connectivity between habitat nodes for both terrestrial and aquatic fauna.

**Controls**

1. Riparian corridors are to be provided in accordance with Figure C75 and designed in accordance with any specific objectives and controls set out in any *Waterfront Lands Strategy* endorsed by the NSW Office of Water (NOW).
2. Infrastructure services, stormwater infrastructure, water quality treatment ponds, flood compatible activities (i.e. playing fields), pedestrian and cycleways, and asset protection zones are to be located outside of the Core Riparian Zone (CPR) unless permitted by NOW. These uses are permitted within the non-core riparian buffer if the impact on riparian functions is minimal and its integrity is maintained. Water quality treatment devices are permissible within the CRZ providing that they are vegetated dry basins, are above top of bank, do not increase flood levels and are consistent with a Watercourse and Riparian Strategy endorsed by the NOW.
3. The location of access ways to and within a riparian buffer is not to compromise the ecological integrity of any existing riparian vegetation, the streambed or bank stability.
4. The location of any accessways and/or any new crossings over the historic driveway near the riparian corridors is to have regard to the policies of the CMP.
5. The impact of pedestrian/cycleways and general access points to riparian corridors and road crossings is to be minimised by using ecologically informed design principles (for example, elevated accessways that allow sunlight to penetrate to facilitate the growth of vegetation beneath).
6. The impact of salinity on the landscape and watercourses shall be managed in accordance with the *Western Sydney Salinity Code of Practice*.
7. All CRZs are to be rehabilitated and revegetated with appropriate native vegetation having regard to its drainage function and vegetation management for bushfire protection. A Works Plan is to be submitted to Council as part of the residential subdivision DA for residential areas adjacent to a riparian corridor. The Works Plan is to:
  - (i) identify existing trees to be retained,
  - (ii) be consistent with NOW guidelines, and

- (iii) indicate the location, type and size and all new plant species.
8. Where wetlands are proposed, a management strategy outlining ownership, ongoing management, annual maintenance costs and initial development costs shall be submitted with any development application.
  9. The location of access ways to and within a riparian buffer are to be consistent with the ILP at Figure C69 and are not to compromise the ecological integrity of any existing riparian vegetation, the streambed or bank stability.
  10. The revegetation of the riparian corridor to the west of Gledswood Homestead is to maximise the screening of views across the riparian corridor to the future residential development from the homestead.
  11. Appropriate native vegetation species are to be utilised having regard to the drainage function of the riparian corridor.
  12. A minimum 'core' riparian zone (CRZ) as shown on Figure C74 of 40m plus an additional vegetation width of 10m to counter edge effects with urban interface.





Figure C74 Riparian Corridors

**C12.9 Land Adjacent to the Sydney Catchment Authority Canal****Objectives**

1. To ensure that the Upper Canal is taken into account in siting, designing and constructing any proposed development adjoining or in the vicinity of the Canal.
2. To ensure that the development adjacent to the Upper Canal corridor does not impact on the continued operation of the Canal infrastructure.
3. To enhance and protect the heritage significance of the Canal and respect its rural landscape setting.
4. To retain a continuous landscape buffer adjacent to the Canal.
5. To ensure that new development is set back and visually screened from the Canal.
6. To provide public access along the Canal perimeter for heritage interpretation purposes, while ensuring the security of the Canal is maintained at all times.
7. To provide for the safety and amenity of the public living or visiting areas adjacent to the Upper Canal.
8. To protect water quality by preventing stormwater or other pollutants entering the Upper Canal system.

**Controls**

1. Where subdivision or development (other than residential accommodation) is proposed adjacent to the Upper Canal corridor, applicants shall consult with the Sydney Catchment Authority (SCA) as part of the the process of preparing the development application. Any written requirements of the SCA shall be submitted with the DA and the DA documentation shall show how the requirements have been addressed.
2. A local road shall be provided where no open space exists, or existing roads retained, between development and the Upper Canal corridor. The road shall contain a landscaped verge between the road carriageway and Canal corridor. A footpath is not required to be constructed on the Canal side road verge as part of the subdivision of adjoining lands.
3. Road, pedestrian and cycleway crossings of the Upper Canal shall be minimised and located and designed in accordance with SCA requirements.
4. A continuous landscape buffer shall be provided along the western extent of the Canal. The landscape buffer shall have a minimum width of 5m. Council may consider the encroachment of a pathway into this landscape buffer where it is demonstrated that such encroachment is not inconsistent with the objectives of this control. The landscaped buffer is to be incorporated into the road reservation.
5. The landscape buffer shall be landscaped with native plant species of local provenance to soften the transition between the rural landscape setting of the Canal and the developable areas. A combination of native grasses and screening trees (native species) would be appropriate.
6. The design of the landscape buffer along the Canal shall incorporate elements that interpret the heritage significance of the Canal and the history of the area generally. DAs for subdivision adjacent to the Canal shall outline the proposed measures to achieve this control. Consideration should be given to the provision of a pathway or cycleway within the landscape buffer, interpretive signage, landscape treatments and road design.
7. A security fence shall be erected along the length of the boundary adjacent to the Canal. The fence shall be designed to satisfy the security requirements of the Sydney Catchment Authority without being detrimental to the heritage significance of the Canal. Consideration should be given to the style of the fence, the use of materials and colours and landscaping to soften the visual

ORD04

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- impact of the fence from the Canal and from the development. The fence shall be installed by the developer prior to any subdivision works occurring adjacent to the Canal.
8. The stormwater system shall be designed to ensure that stormwater will not enter the Canal. Management measures shall accommodate and not impede flows from the trail drains, banks/berms, pipes/flumes/culverts/siphons that convey stormwater across the canal.
  9. Any development adjacent to the canal and roads crossing the canal shall be designed and constructed to minimise damage to the canal from vibration and cut and fill works. Construction techniques shall satisfy the requirements of the Sydney Catchment Authority.
  10. Development shall also have regard to section B1.14 and chapter B3 Environmental Heritage.

Attachment 1

**C12.10 Retention of Existing Vegetation****Objectives**

1. The configuration of the proposed development precincts within the ILP for this DCP has been prepared to achieve the following objectives:
  - (i) A consolidated, comprehensive vegetation outcome across the site in accordance with the El Caballo Blanco / Gledswood Vegetation Management Strategy (VMS) dated 29 June 2011;
  - (ii) Retention of key vegetation nodes and habitat values (hollow bearing trees and 70% of all large trees);
  - (iii) A central category 1 riparian corridor (as defined by the NSW Office of Water) along Riley's Creek connecting Camden Lakeside Golf Course through to Turner Road and South Creek;
  - (iv) Security of ongoing revegetation, management and restricted access by way of a comprehensive Vegetation Management Plan (VMP);
  - (v) Conservation of the historic landscape and setting of the Gledswood Estate through appropriate landscape design and selection within the State Heritage Register (SHR) curtilage area consistent with the policies of the CMP.
  - (vi) Areas of golf course rough, outside the Gledswood SHR curtilage, are to be created and managed as fully vegetated woodland corridors throughout the golf course; and
  - (vii) Designing Precinct pods of development to allow site wide connectivity.

**Controls**

1. A comprehensive Vegetation Management Plan (VMP) is to be developed at the development approvals stage for the creation of Precinct superlots. The VMP is to contain detailed monitoring requirements and reporting periods to ensure that agreed outcomes are being met throughout the staged development, and shall be consistent with the El Caballo Blanco/Gledswood Vegetation Management Strategy dated 29 June 2011 specifically.
2. The Vegetation Management Plan shall demonstrate consistency within the vegetation, retention, re-creation and removal outcomes detailed at Table C12.1 and the Gledswood Estate CMP.
3. A Development Staging Plan shall be prepared in conjunction with the Vegetation Management Plan, prior to or at the development approvals stage. The plan shall illustrate, for each stage, the area, the amount and type of vegetation to be removed, and the corresponding area and location of land to be revegetated.
4. Retain all good condition vegetation along the riparian corridor and adjacent areas. If good condition vegetation cannot be retained, staging of works is recommended across the site.
5. Any removal of good quality Shale Hills Woodland should occur at the final stage only after it can be demonstrated that the loss has been compensated for by sufficient habitat elsewhere within the site.
6. Strict controls on all construction and earthmoving activities to ensure no impact on vegetation to be retained.
7. Restoration and revegetation of all areas of rough within the golf course (other than within the Gledswood Estate SHR curtilage) to full Cumberland Plain Woodland communities. The treatment of any areas of rough within the SHR Curtilage shall be consistent with the policies of the CMP.
8. Fence off areas of existing vegetation from stock as soon as possible to facilitate and allow natural regeneration to occur. This will allow for native understorey species existing in the soil profile to regenerate naturally (for example *Themeda australis*), creating a likely reduction in the cost of regeneration across the site.

9. Incorporate eco-sensitive development controls into the rural residential zoning along the western boundary of the site e.g. retention of existing vegetation, or excluding stock from sensitive areas to allow for natural regeneration.
10. Ensure that areas where development abuts riparian corridors and existing good quality vegetation that there is adequate controls in place to protect these areas from contaminated runoff, rubbish and public access.
11. Each development applications for the development of Precincts 1-8 shall demonstrate that a minimum protection offset of 97.0ha of core regional vegetation has been achieved as set out in table C12.1 below.
12. If a landholder enters into an agreement that provides for the protection and management of native vegetation located on land that has been identified in the LEP for development, revegetation requirements for that landholder can be reduced on the ratio of 4.1 to 1 (i.e. a reduction of 4.3m<sup>2</sup> of revegetation for every 1m<sup>2</sup> that is protected).
13. Council must consider the condition, viability and connectivity of the vegetation that is proposed to be retained and must consider the importance of the land that will no longer be revegetated in the context of the contribution to the connectivity and viability that this area would have made to the adjacent vegetation.
14. Clearing of vegetation required to be protected under the LEP may be considered by Council, subject to a 1 for 1 offset with vegetation that is otherwise approved in the LEP for development. The offset must be protected and managed.
15. Council must consider the condition, viability and connectivity of the vegetation that is proposed to be cleared or retained. Council may only consent to the clearing of vegetation that is otherwise proposed to be protected if an equal or higher class of vegetation (as identified in the Camden Natural Assets Policy) is proposed to be protected.

Table C12.1 Class of vegetation being retained, removed or re-created

Class of Vegetation	Core Habitat – Regional retained	Core Habitat – Local retained	Support for Core habitat retained	Re-created vegetation habitat	Heritage native grassland re-created	Total area of vegetation to be achieved
	13.2ha	2.8ha	0.7ha	74.8ha	5.5ha	97.0ha

Achievement of this level of vegetation retention and re-creation shall be demonstrated across each of the ownerships and be generally consistent with Figure C75 which illustrates where vegetation loss, retention and re-creation may occur.

For further controls on Environmentally Sensitive Land refer to Section B1.6 of the Camden DCP 2010.



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Date: 26/06/2011  
Approved by: SH  
Prepared by: VN

Figure C75 – Indicative locations of vegetation removal, retention, and re-creation.  
(Source:ECB/Gledswold VMS 20 June 2011)

**C12.11 Bushfire Hazard Management****Objectives**

1. To prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.
2. To encourage sound management of bushfire prone areas.

**Controls**

These provisions should be read in conjunction with the requirements of B1.10 of this DCP

1. Generally at DA stage, any required APZs provided:
  - (i) are to be located wholly within the precinct;
  - (ii) may incorporate roads and flood prone land;
  - (iii) are to be located wholly outside of a CRZ but may be located within the buffer areas to the CRZs;
  - (iv) may be used for open space and recreation subject to appropriate fuel management;
  - (v) are to be maintained in accordance with the Planning for Bushfire Protection 2006 (RFI);
  - (vi) may incorporate private residential land, but only within the building setback (no dwellings are to be located within the APZ); and
  - (vii) are not to burden public land; and
  - (viii) are to be bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with Planning for Bushfire Protection 2006.
  - (ix) where APZ's are located within golf course lands any application must include appropriate management requirements and demonstrate consistency with the vegetation retention requirements of Section C12.10.
2. Vegetation within public and community title parks is to be designed and managed as a 'fuel reduced area'.
3. Where an allotment fronts and partially incorporates an APZ it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88B instrument.
4. Temporary APZs, identified through a Section 88B instrument, will be required where development is proposed on allotments next to undeveloped land. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and shall cease.

**C12.12 Infrastructure Provision****12.12.1 Water Management Plan****Controls**

1. A detailed Water Management Plan shall be prepared and accompany any development application and demonstrate consistency with the El Caballo Blanco and Gledswood Lands Water Management Strategy: Stormwater Quality and Stream Health prepared by Equatica and dated 8 July 2011 (Figure C76, C77 and C78).
2. This Plan should demonstrate how stormwater quality targets will be achieved and include a separate monitoring plan that sets out procedures for water sampling, maintenance of water quality treatment facilities and risk management.
3. The Water Management Plan will specifically address the design standards, access to and maintenance of any water quality treatment or detention devices proposed to be located within the proposed golf course lands. Council shall be satisfied that any such devices located on land zoned RE 2 (i.e. golf course) intended to service the wider urban area will be appropriately managed and maintained. This may require the negotiation of licences, covenants or other such instruments to satisfy Council.

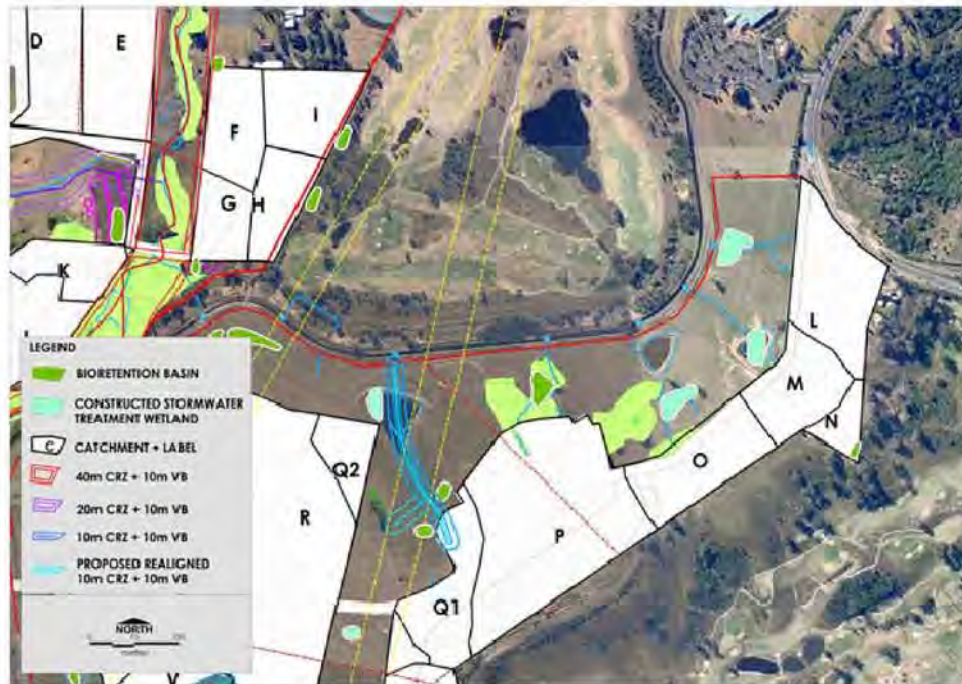


Figure C76 Water Management Strategy for Precincts 2, 4, 5 and 6

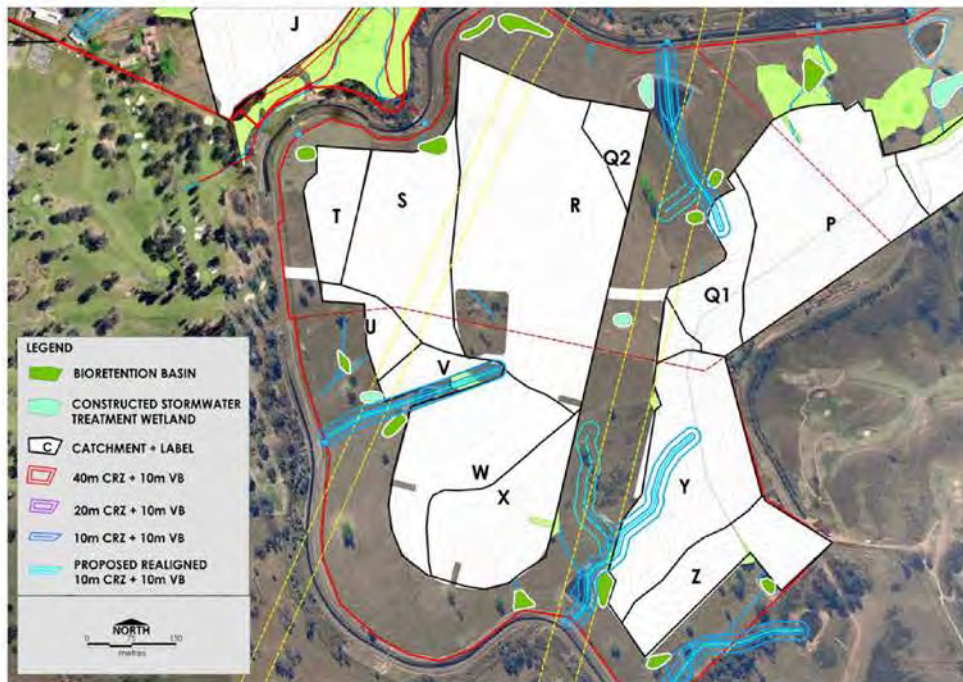


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Figure C77 Water Management Strategy for Precincts 1, 2 and 3



C78 Water Management Strategy for Precincts 4 and 5

### 12.12.2 Stormwater Concept

#### Controls

1. Development shall demonstrate general consistency with the El Caballo Blanco and Gledswood Preliminary Stormwater Quantity Management and Flooding Assessment prepared by Brown Consulting and dated July 2011.
2. Detention basins shall generally include a water quality component to assist in meeting the water quality objectives of the El Caballo Blanco and Gledswood Lands Water Management Strategy.
3. The location and design of detention basins are to be consistent with the policies of the Gledswood Estate CMP.

### 12.12.3 Flood Planning Levels

#### Controls

1. In addition to the requirements of B1.11 Flood Hazard management of this DCP, all proposed residential lots and habitable floor levels are to be 500mm above the 100 year ARI flood levels for the site. The ARI flood levels have been identified in the El Caballo Blanco and Gledswood Preliminary Stormwater Quantity Management and Flooding Assessment prepared by Brown Consulting and dated December 2010.

### 12.12.4 Local Infrastructure

#### Controls

1. Local infrastructure shall be provided in accordance with the timeframes identified in the VPA.
2. Local infrastructure will be provided to support the relevant precinct stages.

**C12.13 Specific Development Precinct**

The objectives for each Precinct have been identified to supplement and support the relevant development controls that will apply to housing within the site.

Development must be generally consistent with the relevant objectives.

**Residential Precinct 1 – R1 General Residential****Objectives**

1. Housing within precinct 1 will comprise a range of "Golf Course Housing", "Traditional Housing" and Attached Dwellings (as defined in the Precinct Areas section of C12) that conforms to the 9.5m height limit that applies. Buildings will be a mix of 1, 2 and 3 storey buildings, except those located within the 7.0m height limited area identified in the Camden LEP 2010 as it applies to the site. The precinct abuts the western boundary of the Gledswood homestead curtilage and the landscape treatment to the boundary should reflect this relationship.
2. Buildings within the area identified in the Camden LEP as being subject to a 7.0m height limit will be on larger lots. These buildings will be single storey to protect the significant outlooks and character of the curtilage surrounding the Gledswood Homestead.
3. The road design, landscape setbacks, and building setbacks shall be in accordance with Part D.2.3.8 ECB/Gledswood of this DCP.
4. Dwelling houses that front golf course lands should be high quality and high amenity homes that respond to the attributes of outlook and access that these sites enjoy.
5. A range of dual occupancy, multi-dwelling and residential flat development is permitted across the precinct and preferably should be located opposite or in the vicinity of RE2 zoned lands or public open space.
6. Dual Occupancy development is permitted on lots of greater than 750m<sup>2</sup>. The preferred outcome is for Dual Occupancy development to be carried out on corner lots and be designed to address both frontages.
7. Multi dwelling housing is permitted on lots greater than 1000m<sup>2</sup> and the preferred outcome is for these forms of development to front onto or be opposite either golf course lands, RE2 zoned lands, riparian corridor lands or public open space areas.
8. Residential Flat Buildings will be permitted on lots of a minimum of 2000m<sup>2</sup> with a minimum frontage of 60.0m at the building line.

**Residential Precinct 2 – R1 General Residential****Objectives**

1. Housing within precinct 2 will predominantly comprise "Golf Course Housing" and "Traditional Housing". Opportunities for Attached Dwellings are limited, due to the preference for these forms of housing to front onto open space areas and be provided with a secondary access. The precinct abuts the southern boundary of the Gledswood homestead curtilage and the landscape treatment to the boundary should reflect this relationship.
2. Buildings will be a mix of 1, 2 and 3 storey structures.
3. Dwelling houses that front golf course lands should be high quality and high amenity homes that respond to the attributes of outlook and access that these sites enjoy.
4. Dual Occupancy development is permitted on lots of greater than 750m<sup>2</sup>. The preferred outcome is for Dual Occupancy development to be carried out on corner lots and be designed to address both frontages.

5. Multi dwelling housing is permitted on lots greater than 1000m<sup>2</sup> and the preferred outcome is for these forms of development to front onto or be opposite either golf course lands, RE2 zoned lands, riparian corridor lands or public open space areas.
6. Residential Flat Buildings will be permitted on lots of a minimum of 2000m<sup>2</sup> with a minimum frontage of 60.0m at the building line.

### Residential Precinct 3 – R1 General Residential

#### Objectives

1. Housing within precinct 3 will predominantly comprise "Traditional Housing", with "Golf Course Housing" provided to the perimeter of the precinct. The precinct abuts the western boundary of the Gledswood homestead curtilage and the landscape treatment to the boundary should reflect this relationship.
2. Buildings will be a mix of 1, 2 and 3 storey structures.
3. Dwelling houses that front golf course lands should be high quality and high amenity homes that respond to the attributes of outlook and access that these sites enjoy.
4. Dual Occupancy development is permitted on lots of greater than 750m<sup>2</sup>. The preferred outcome is for Dual Occupancy development to be carried out on corner lots and be designed to address both frontages.
5. Multi dwelling housing is permitted on lots greater than 1000m<sup>2</sup> and the preferred outcome is for these forms of development to front onto or be opposite either golf course lands, RE2 zoned lands, riparian corridor lands or public open space areas.
6. Residential Flat Buildings will be permitted on lots of a minimum of 2000m<sup>2</sup> with a minimum frontage of 60.0m at the building line.

### Residential Precinct 4 – R1 General Residential

#### Objectives

1. Housing within precinct 4 will predominantly comprise "Golf Course Housing" and "Traditional Housing". Opportunities for Attached Dwellings are limited.
2. Buildings will be a mix of 1, 2 and 3 storey structures.
3. Dwelling houses that front golf course lands should be high quality and high amenity homes that respond to the attributes of outlook and access that these sites enjoy.
4. Dual Occupancy development is permitted on lots of greater than 750m<sup>2</sup>. The preferred outcome is for Dual Occupancy development to be carried out on corner lots and be designed to address both frontages.
5. Multi dwelling housing is permitted on lots greater than 1000m<sup>2</sup> and the preferred outcome is for these forms of development to front onto or be opposite either golf course lands, RE2 zoned lands, riparian corridor lands or public open space areas.
6. Residential Flat Buildings will be permitted on lots of a minimum of 2000m<sup>2</sup> with a minimum frontage of 60.0m at the building line.

### Residential Precinct 5 – R2 Low Density Residential Zone

#### Objectives

1. Housing within precinct 5 will predominantly comprise "Traditional Housing" which reflects the R2 zoning and larger lot sizes of 800m<sup>2</sup> and the precincts role as a transition into the rural landscape to the east.

2. Buildings will be a mix of 1, 2 and 3 storey structures.
3. Dwellings that front golf course lands should be high quality and high amenity homes that respond to the attributes of outlook and access that these sites enjoy.

#### **Rural Living Precinct 6 – R5 Large Lot Residential and RU2 Rural Landscape**

##### **Objectives**

1. Precinct 6 provides a transition between the residential development to the west and the rural landscapes to the east. The land is covered by two zones, RU2 Rural Landscape in the northern part of the precinct and R5 Large Lot Residential in the southern portion of the precinct. Land in the RU2 zone is subject to a minimum lot size of 2.0hectares while the R5 zoned land is subject to a 4000m<sup>2</sup> minimum lot size.
2. Housing in precinct 6 will be larger dwellings on large lots consistent with the transition from urban to non-urban land uses. Buildings will be a mix of 1 and 2 storey structures with larger setbacks to reflect the desired dominance of landscaping over the built form.
3. Dwellings within the RU2 Rural Landscape zone are required to be located below ridgelines to protect the existing long distance rural views.

#### **Gledswood Homestead Precinct 7 – RE2 Private Recreation and SP3**

##### **Objectives**

1. The use and management of Gledswood is to facilitate the long term maintenance and conservation of the buildings and landscape consistent with the Conservation Management Plan (CMP) prepared and adopted for the site.
2. A number of appropriate uses have been identified in the CMP that could be accommodated within the buildings and curtilage of Gledswood. These include tourism related uses, restaurants and functions, hotel and golf course related uses. The CMP will be the primary guiding document for the on-going preservation, maintenance and use of the Gledswood site.

#### **Golf Course and Golf Facilities and Riparian Areas Precinct 8 – RE2 Private Recreation**

##### **Objectives**

1. The Golf Course and golf course facilities precinct provides a unifying element and setting for the residential precincts and the future uses of the Gledswood Homestead. The golf course will be a "links" style golf course within which opportunities exist to retain and manage native vegetation, native grasses, habitat and riparian areas off the fairways that contribute to the maintenance of the biodiversity of the subject lands and the Camden local government area.
2. The golf course lands will accommodate golf course related uses and facilities such as a Club House, driving range, pro-shop and green keeping equipment storage and maintenance facilities.
3. Development of the golf course shall have regard to the Vegetation Management Plan (VMP) prepared for the area to facilitate the retention and conservation of native vegetation.
4. The development of golf course holes in the north west corner of the site between Camden Valley Way and Gledswood will be required to comply with the policies of the Conservation Management Plan (CMP) to maintain a landscape character consistent with the significance of this area as a portion of the Gledswood estate curtilage. The visual connections to and from the Gledswood Homestead and curtilage must be protected through compliance with the landscape policies within the CMP.

**C12.14 Residential Subdivisions****Objectives**

1. To establish a clear urban structure that maximises the 'sense of neighbourhood' and encourages walking and cycling over private car use.
2. To establish a subdivision layout that utilises the residential development areas efficiently, maximises the natural attributes of the site and clearly defines and reinforces the public domain.
3. To ensure that all residential lots are afforded a high level of amenity in terms of solar access, views/outlook and/or proximity to public and community facilities and parks.
4. To ensure corner sites are developed as visually significant elements in order to promote a strong and legible character.
5. To maintain sight lines for the safety of pedestrians and vehicles.
6. To provide a range of densities, lot sizes and house types to foster a diverse community and interesting streetscapes.

**Controls**

1. Minimum Lot Widths
  - (i) Precincts 1, 2, 3 and 4:
    - Attached Dwelling: Minimum width at the building line of 7.5m
    - Dwelling Houses: Minimum width at the building line of 12.5m
    - Dual Occupancy: No minimum width but must be a corner lot of a minimum area of 750m<sup>2</sup>
    - Multi dwelling housing: Minimum width at the building line of 20.0m
    - Residential Flat Buildings: Minimum width at the building line of 60m
  - (ii) Precinct 5:
    - Dwelling Houses: Minimum width at the building line of 20m
  - (iii) Precinct 6:
    - Dwelling Houses: Minimum width at the building line of 35m
2. Lot Depths
  - (i) For development within precincts 1, 2 3 4 and 5 the preferred lot depths are between 30m and 35m.
  - (ii) Variations can be considered where it is demonstrated that housing opportunities can be provided on proposed lot depths that meet the desired housing character and form required by this part of the DCP. The provision of multi unit housing on lots with an area greater than 1000m<sup>2</sup> or Residential Flat Buildings on lots with an area greater than 2000m<sup>2</sup> can be considered on lots that may be irregular in shape or which do not have a depth in the preferred range of 30m to 35m.
3. Lot Alignments
  - (i) Proposed lots on the opposite sides of a road are encouraged to be offset to permit views and outlooks to the open space and golf course areas between the building setbacks created by the controls in this DCP.

4. Corner Lot Splays

- (i) Splays on corner lots shall be designed in accordance with Figure C79 other than where roundabouts are proposed.

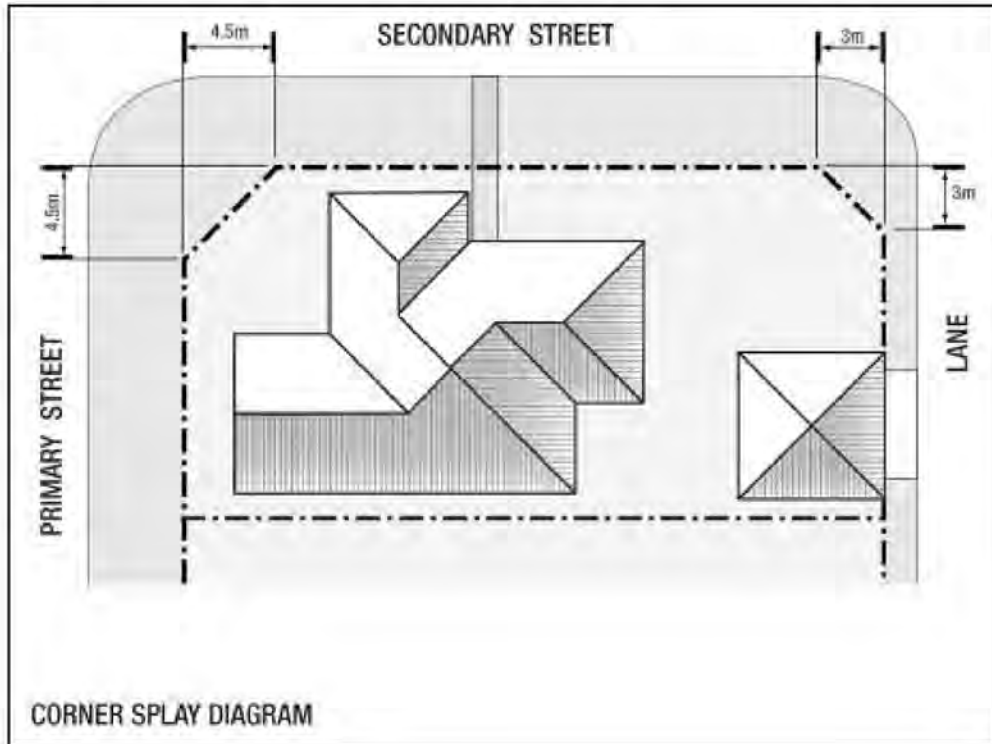


Figure C79 Corner Splay Diagram

**C12.15 Gledswood and Approaches****Introduction**

Gledswood and its curtilage is listed on the State Heritage Register (SHR) and is also identified as a heritage item in the Camden LEP. Consistent with the significance of the site a Conservation Management Plan (CMP) has been prepared to guide the conservation, management, and possible adaptive re-use of the site and buildings.

The CMP has identified principles for the interpretation of visual connections and historic access roads. These principles have been incorporated within the ILP prepared for the development of the lands covered by this chapter of the DCP.

The CMP identifies a range of suitable uses for the existing buildings and where additional infill development can be considered.

**Objectives**

1. To protect the heritage significance of Gledswood and its curtilage.
2. To facilitate redevelopment and adaptive re-use of Gledswood in a manner that provides for its conservation and future maintenance that respects the heritage significance of the site.

**Controls**

1. Development is to demonstrate consistency with the adopted Conservation Management Plan for Gledswood. (Section 7.0 of CMP attached) and the principles of the CMP contained at Figure 7.1 of the CMP.
2. To maintain and enhance the rural character of the entry into the estate and to visually screen new development within Precinct 1 from view from the historic access drive, the Gledswood Road access is to incorporate a vegetated landscape buffer treatment consistent with Figure C80. The landscape buffer:
  - (i) is measured from the existing fence line to any new fence line adjacent to the new internal road of Precinct 1 and is to be 32 metres in depth comprising 2m of slashed native grasses and 30 m of Cumberland Plain Woodland Buffer;
  - (ii) the landscape buffer is generally located within land within zone RE2 Private Recreation.
3. The entry road from Camden Valley Way into the estate shall retain its historic alignment and rural character. Kerb and gutter should not be used on this section of the road. The historic post and rail fence is to be conserved.
4. Golf Course development in the north western section of Precinct 8 must be a links style course comprising open grasslands and plantings consistent with the policies of the CMP.

Any proposed subdivision of the Gledswood curtilage will require the approval of the Heritage Council and must ensure that the heritage significance and historic rural character of the estate is retained.



ORD04

Attachment 1

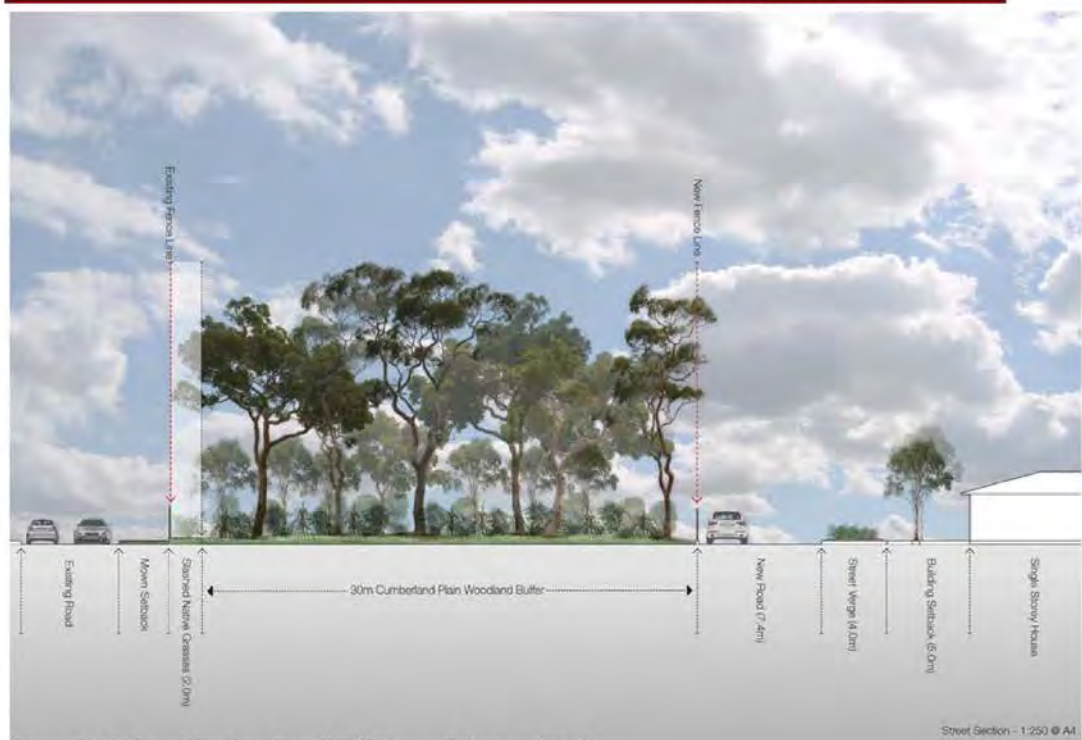


Figure C80 Cross Section through Gledswood Access Road

**C12.16 Golf Course and Riparian Lands****Objectives**

1. To control the interface between the golf course and adjacent land uses.
2. To protect the character of the rural estate which surrounds and forms part of the curtilage of the Gledswood Homestead, consistent with the CMP.
3. To identify the materials, form and scale of boundary treatments at the interface between the golf course and adjacent land uses.
4. To provide where practical for the retention of existing trees both on the golf course and within adjacent lots.
5. To establish an appropriate physical separation between golf play areas, roads, dwellings and other activities within adjacent land areas.
6. To define the extent of the landscape curtilage which surrounds the community/golf course facilities and which forms the Precinct area.
7. To facilitate the appropriate physical separation between the community facilities and surrounding activities.
8. To establish site circulation, visual amenity and environmental management principles which apply to the Golf Course Facilities Precinct.
9. To facilitate pedestrian and bicycle access to the Golf Course/Community Facilities Precinct.
10. To utilise golf course areas to improve the ecological and environmental qualities of the area by implementing the Vegetation Management Plan and Water Management Plan.

**Controls**

1. The north west portion of the site within the SHR curtilage is to be landscaped in a manner that protects its heritage significance as part of the Gledswood Estate and enhances views of the Homestead from Camden Valley Way.
2. The requirements for safety setbacks are to be determined by a specialist golf designer or similarly qualified person.
3. A Golf Course Safety Report is to be submitted with all subdivision applications for the subdivision of land immediately adjacent to the proposed golf course and/or any golf course development applications.
4. Any proposed removal of existing vegetation is to have regard to the vegetation retention requirements for the RE2 zoned lands, the CMP and the VMP.
5. Where practical, new planting within the golf course is to be located to maximise existing views of the golf course from residential lots.
6. The design and management of the Golf Course is to be consistent with the requirements of any adopted VMP and the CMP.
7. A landscape plan prepared by suitably qualified landscape architect is to be provided with any application for the development of the Golf Course holes. The landscape treatment of land within the SHR boundary should be consistent with the policies of the CMP.
8. The golf course layout is to be designed to minimise the need for golfers and golf carts to cross public roads, where this is unavoidable, safe crossing points are to be provided to the satisfaction of council.

9. Where an existing significant tree cannot to be retained, a replacement tree of the same species is to be planted within close proximity of the existing tree.
10. Greenkeepers and maintenance equipment storage sheds provided for the golf course are to be screened and treated to minimise their visual dominance in the landscape setting.
11. Any crossings of the Sydney Catchment Authority Canal are to comply with the requirements of the Sydney Catchment Authority and the NSW Heritage Office
12. The category 3 riparian areas located south of the entry point to the estate shall be revegetated to screen the residential portion of the estate from the entry road.
13. A 32 metre landscape buffer as shown in Figure C80 shall be provided adjacent to and along the length of the existing access road to Gledswood to the point that it meets the category 3 riparian creek.
14. Riparian revegetation along Rileys Creek within Precinct 8 shall be of an open grassland form.
15. Riparian revegetation along with the balance of Rileys Creek shall ensure that it is capable of screening views of Precinct 1 from the Gledswood Homestead Precinct 7.
16. Development is to demonstrate consistency with the adopted Conservation Management Plan for Gledswood (Section 7.0 of CMP attached) and the principles of the CMP contained at Figure 7.1 of the CMP.
17. Any proposed subdivision of the Gledswood curtilage will require the approval of the Heritage Council and must ensure that the heritage significance and historic rural character of the estate is retained.
18. The original access road to the Gledswood Homestead as referred in the CMP is to be managed and appropriately interpreted in accordance with the CMP

#### **C12.16.1 Club House Location Requirements**

Should a new Club House for the golf course be required it could be provided to the south of the site adjoining the Turner Road Entertainment precinct. The Turner Road Entertainment precinct includes specific controls to protect view axes over the subject site and towards Gledswood Homestead.

The development of any Golf Clubhouse or similar development in the interface area between the land covered by this DCP and the Turner Road Entertainment precinct is to conform to the design and layout principles that seek to protect and reinforce the view axes. Where a building is proposed that is bisected by the secondary site axis from the Entertainment precinct building transparency zones and building breaks are to be provided consistent with the guidelines that apply to the Entertainment Precinct.

The principles are outlined in the following Figure C81.

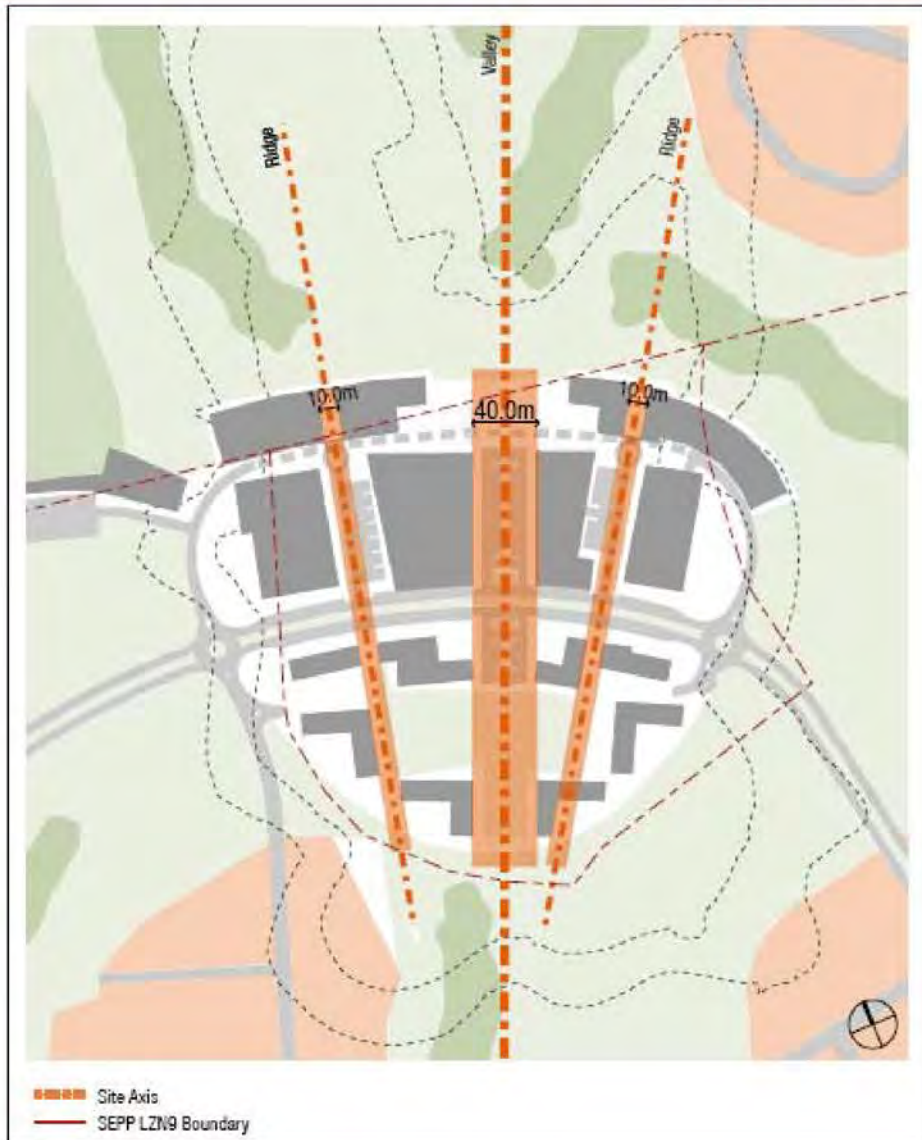


Figure C81 Principle north south axis along the valley and secondary axes along the ridgelines providing view corridors and view cone

**C12. 17 Contamination****Objectives**

1. To ensure that previously identified Areas of Environmental Contamination (AEC) are appropriately managed to minimise risks to human health and the environment.

**Controls**

1. Remediation Action Plans shall be provided in accordance with Council's Policy – Management of Contaminated Lands where development applications are submitted for land affected by AEC identified in any of the following reports:
  - (i) report on Phase 2 Contamination Assessment , Gledswood Effluent Treatment Ponds, Catherine Field, Prepared for Paynter Dixon, Project 40470C, February 2008; and
  - (ii) report on Sampling, Analysis and Quality Plan and Trial Treatment Methodology Gledswood Ponds, Catherine Field (Douglas Partners, 2 December 2009); and
  - (iii) report on Supplementary Contamination Assessment and Preliminary Waste Classification, Gledswood Ponds, Catherine Fields, Prepared for SH Camden Valley Pty Ltd, Project 40470.14 August 2010.
2. Council may require a Site Audit Statement (SAS) issued by an appropriately accredited Site Auditor where remediation works have been undertaken. The SAS is to confirm that areas identified as being contaminated are suitable for the proposed use. The SAS, if requested by Council, shall be submitted for review and written approval prior to the issue of a Subdivision Certificate.
3. All investigations, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – Management of Contaminated Lands, and the Guidelines for Consultants Reporting on Contaminated Sites published by the NSW Office of Environment and Heritage; and should have regard to the reports listed in Control 1 above.
4. Further reference shall be made to the provisions of sections B1.3 Salinity Management and B1.12 Contaminated and Potentially Contaminated Land Management.

## Part D: Controls Applying to Specific Land Uses/Activities

### D2.3.9 ECB/Gledswood Controls

#### Residential Controls

These controls supplement the controls in chapter C 12 El Caballo Blanco and Gledswood and only address matters that are not specifically dealt with in existing controls in this DCP.

Matters such as car parking (other than for secondary dwellings), cut and fill, road geometry and construction, services, stormwater management, crime prevention through environmental design, noise attenuation and waste collection are all addressed within Parts D and E of the DCP.

#### Housing Types – Minimum Lot Sizes and Widths

##### Attached Dwellings

Attached dwellings will form groups of dwellings that front or are opposite either golf course lands, RE2 zoned lands, riparian corridor lands or public open space areas to create "mews housing". All attached housing must have a rear lane or rear second street access. Attached dwellings are permitted within Precincts 1, 2, 3 and 4 and are able to be subdivided into Torrens title lots.

##### Controls

1. Minimum Lot size: 250m<sup>2</sup>
2. Minimum Lot width: 7.5m (measured at the building line)

##### Front Setbacks – 3<sup>rd</sup> Level

##### Objectives

1. To provide a variety of streetscapes that reflect the character of different precincts, the diversity of edge conditions, house types and road hierarchies.
2. To create an attractive and cohesive streetscape.
3. To encourage the use of simple and articulated building forms.

##### Controls

##### Attached Dwellings

1. 7.5m for any third level from the front street boundary as illustrated in Figure D46.

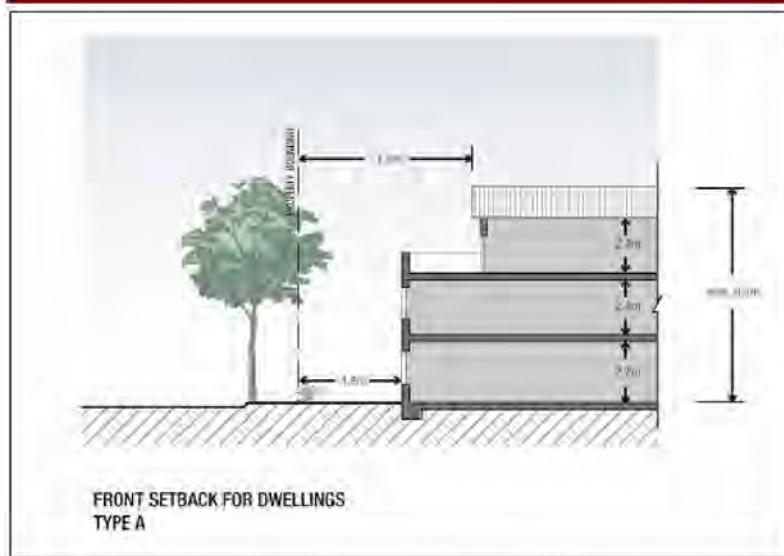


Figure D46 Third Level Setback Principles for Residential Development

### Golf Course Setbacks – Residential Development

#### Objectives

1. Specific setback requirements are necessary for the development of any lot that shares a boundary with lands used for golf course purposes. This is necessary to ensure that suitable landscape integration occurs between golf course and residential development.

#### Controls

1. Any lot that shares any boundary with the golf course must provide a setback, to any building, of 5.0m from that shared boundary.
2. Ancillary recreation facilities such as decks can be provided within the required setback so long as the finished height is no greater than 500mm above ground level (finished).

### Dwelling Height, Massing and Siting

#### Objectives

1. To ensure development is appropriately scaled to suit the dwelling's context and its scale.
2. To ensure building heights achieve built form outcomes that reinforce quality urban and building design.
3. To protect residential amenity.

#### Controls

1. All housing forms will be generally 1 and 2 storeys in height.
2. Third storeys are permitted where the third level is setback 7.5m from a street boundary and occupies an area no greater than 40% of the area of the ground floor footprint. The design must also demonstrate that the required levels of solar access are maintained to the subject and adjoining dwellings. Any balconies at the third level must be recessed to avoid impacts upon privacy and overlooking to adjoining properties.

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**Fences****Objectives**

1. To ensure boundary fencing and walls are of a high quality and do not detract from the streetscape or golf course.
2. To provide privacy and security for the development.
3. To define boundaries between public and private areas.

**Controls**

1. No fencing shall be provided to any street frontages, forward of the applicable building setbacks.
2. Side and rear fencing is to be a maximum of 1.8m high and is not to project beyond the applicable building line.
3. Side fencing may be timber lap and cap fencing or masonry walls. Metal fencing is discouraged.
4. On corner lots the preferred outcome is for the dwelling to front both street frontages providing a better overall streetscape presentation. Where fencing to the secondary frontage is proposed it must comply with the secondary street setback requirements, and not exceed 1.8m in height.
5. Fencing to golf course lands is to be a maximum height of 1.2m and be of open style.
6. Side fencing on lots fronting golf course land is to terminate 3m from the golf course boundary. The remaining 3m is to be fencing to a maximum height of 1.2m to match the fencing to the golf course.
7. Fencing that adjoins mews or rear accessways is to be open style fencing that permits casual surveillance. Metal or timber paling or lapped/capped fencing can only be used internally between dwelling lots.
8. Where cut is proposed on the boundary of a lot, retaining walls are to be constructed with side fence posts integrated with its construction (relevant construction details are required with retaining wall approval). Otherwise retaining walls must be located a minimum of 450mm from the side or rear boundary of the lot containing the cut.



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## ORDINARY COUNCIL

ORD05

**SUBJECT: ADOPTION OF CAMDEN 2040, 2013 REVIEW**

**FROM:** Director Governance

**BINDER:** Camden 2040

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### PURPOSE OF REPORT

To seek Council adoption of the 2013 Review of *Camden 2040* following formal public exhibition.

### BACKGROUND

Under the Integrated Planning and Reporting Requirements of the *Local Government Act 1993*, councils in NSW are mandated to prepare a long term Community Strategic Plan on behalf of their local community. This plan is intended as a “whole of community” plan, to be delivered by a range of stakeholders in response to the community’s vision and priorities for the future of their place and community.

Council adopted its first Community Strategic Plan, *Camden 2040*, in December 2010 following extensive community consultation.

Councils are required to review and readopt all aspects of the Integrated Planning and Reporting framework following each election, including the Community Strategic Plan. This ensures that the long term plan is regularly reconfirmed as the appropriate direction for Council and its partners in achieving the community’s vision for the future.

Council adopted a Community Engagement Strategy at its meeting of 28 August 2012, and then engaged with almost 1,300 people in the latter part of 2012 for this purpose.

The results of the Community Engagement Process were used to draft a review of *Camden 2040*. The report on the Engagement Process was tabled at Council’s meeting of 26 March 2013 as part of the adoption of the draft *Camden 2040* for the purposes of public exhibition.

### MAIN REPORT

#### *Public Exhibition Process*

Council adopted the draft *Camden 2040 (2013 Review)* for the purposes of public exhibition on 26 March 2013, with the public exhibition period to run from 28 March to 1 May 2013.

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

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

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

### *Submissions*

A total of ten formal submissions were received on the review of *Camden 2040* and these are summarised in **Attachment 1 to this report**, including officer comment on the issues raised. Two of these submissions were from Agencies, namely the NSW Heritage Branch of the Office of Environment and Heritage and Regional Development Australia. The list of agencies contacted seeking input into the draft is provided in **Attachment 3 to this report**. The balance of submissions were from local residents and/or groups. The submissions are provided as a **Supporting Document to this report**.

On the whole, the issues identified in the formal submissions and from the Community Information Forum were consistent with those from the Community Engagement Process that informed the review, with priority given to traffic and transport, retaining heritage and history, and the importance of the local economy.

No changes have been made to the draft *Camden 2040* as a result of the submissions because it is considered that the issues were already provided significant priority within the Plan, or the level of detail of the issues were not appropriate for the more strategic and high level plan that *Camden 2040* is.

### *Adoption of Camden 2040*

The public exhibition process and submissions once again confirmed that the vision and priorities contained within *Camden 2040* continue to be appropriate and relevant as the long term plan for the Camden area. As such, no changes have been made to the draft that was publicly exhibited. *Camden 2040* is provided as **Attachment 2 to this report** for adoption.

In order to better integrate with the NSW Government's State Plan, each strategy contained within *Camden 2040* has been linked to relevant goals within *NSW 2021*. Integration with the State Plan is required under the Integrated Planning and Reporting legislation, and this approach will ensure it is easier to report on achievements that have been made by linking to reporting on *NSW 2021*.

The next wholesale review of *Camden 2040* will be conducted following the next council election in 2016. It is important to note that there are a number of key State Government plans and reviews currently on exhibition, including the White Paper into the review of the NSW Planning System and the draft Metropolitan Strategy. These two documents may have an impact on Council's Community Strategic Plan, and it is possible that these may require *Camden 2040* to be reviewed accordingly.

## **FINANCIAL IMPLICATIONS**

This report does not have any direct financial implications however the vision and strategies contained within *Camden 2040* will need to direct various Council activities

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over the coming years, which will need to be resourced. This will take place through the preparation of Delivery Programs and associated budgets.

### **CONCLUSION**

Under the Integrated Planning and Reporting Requirements of the *NSW Local Government Act*, all councils are required to prepare a long term Community Strategic Plan on behalf of their communities. These plans are to be reviewed by each new council following the election, which involves engaging with the community as to their vision and priorities for the future of their area.

The public exhibition for the review of *Camden 2040* was conducted between 28 March and 1 May 2013. A total of 10 formal submissions were received, and 18 people attended a Community Information Forum. The issues raised confirmed the results of the Community Engagement Process last year, which particular focus on the importance of traffic and transport, and retaining Camden's heritage.

No changes have been made to the draft *Camden 2040* that was publicly exhibited and it is now recommended for formal adoption by Council.

### **RECOMMENDED**

**That Council adopt the 2013 review of *Camden 2040*.**

### ATTACHMENTS

1. Review of Submissions
2. Camden 2040 Review for Adoption
3. Database State Agencies
4. Submissions - *Supporting Document*

## Camden 2040 Review Formal Submissions Received

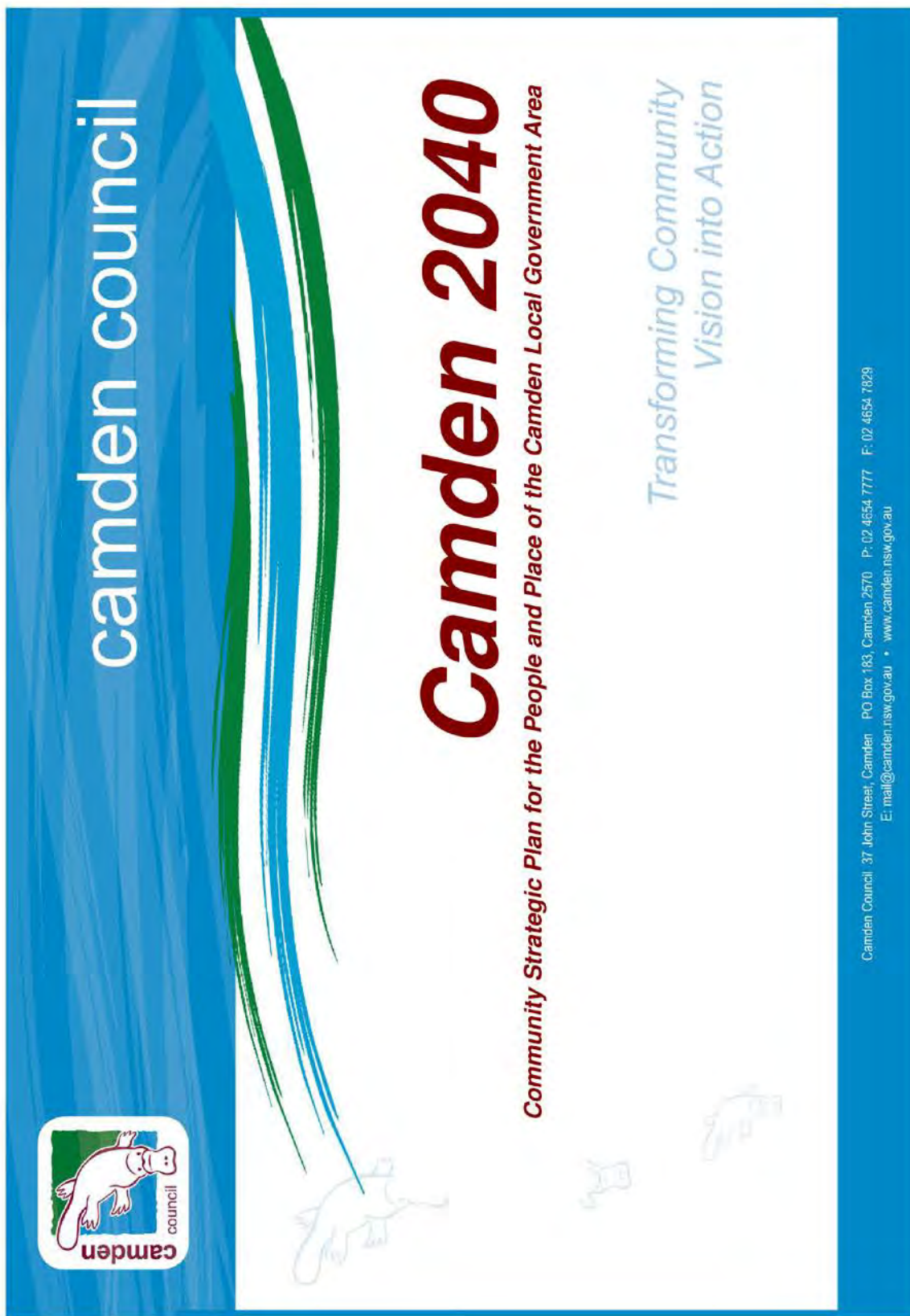
No.	Issue	Officer Comment	Change to Camden 2040?
1	Roads and Infrastructure. The need for required infrastructure to be planned and delivered before new estates going in.	Roads and Infrastructure is a significant priority within Camden 2040, particularly the early planning and delivery. These comments confirm the directions within Camden 2040.	No change.
2	The role of history and heritage associated rural vistas, floodplains and how these aspects impact on the local economy through tourism. Submission calls for a stronger emphasis on these aspects.	This is a priority within Camden 2040, starting from the level of the vision through to strategies. Further, tourism is included as a Target Sector in Council's draft Economic Development Strategy.	No change.
3	Recommend officers examine 'historic' studies which contain many useful recommendations, eg Welling Smith and Byrne study in the 1970s.	This recommendation has been passed on to Council's Heritage Officer for consideration.	No change.
	The Society not in agreement with the Camden Town Centre Strategy, particularly street furniture and palettes.	Council's draft 4 Year Delivery Program and Budget for 2013/14 onwards contains an item to review the Camden Town Centre Strategy. This work will enable the Society to have some further input in relation to these concerns. It should be noted that the street furniture and palettes in the Camden Town Centre Strategy were included as examples only.	No change.
	Continue to focus on the balance between development and heritage protection / enhancement.	Camden 2040 is based on this notion.	No change.
4	Concern about bird droppings between Blooms Chemist and the butcher.	This is not Council's property and as such Council is unable to undertake this cleaning work.	No change.
	Car parking at the rear of Blooms Chemist area "is a disgrace"	The car parks to the rear of the shops near Blooms Chemist are private property and as such Council is not able to address this issue.	No change.

Attachment 1  
ORD05

	Area near the cheap petrol station in Camden "is a disgrace"	The area near the petrol station at the upper end of Argyle Street is private property and plans for its future use are not currently known to Council.	No change.
5	Provision of services and facilities for specific groups such as youth and seniors. Further to this, Camden Connections are seeking the support of Camden Council in lobbying for additional funding to support the emerging community in the local area.	These issues are addressed as a priority in <i>Camden 2040</i> . Council officers from the Community Planning and Development Team are currently working with Camden Community Connections to support their advocacy efforts for additional funding for their service and will continue to do so.	No change.
6	More emphasis is required in the area around the promotion of Tourism in Camden.	Council has a current Tourism Strategy and continues to be committed to a range of tourism promotion and development activities. Further, tourism is addressed in Camden 2040 and is also a Target Sector in the draft Economic Development Strategy.	No change.
7	Suggestion that Camden Council partner with Dept. Planning to establish a ULDA (Urban Land Development Authority) type model in the local area to aid the planning process of the South West Growth Centre.	It is not currently considered that this approach is needed as Council is managing its statutory planning requirements adequately in partnership with the Department of Planning and Infrastructure. The establishment of a statutory planning authority of this kind would be a matter for the State Government.	No change.
	Council to review other successful development areas such as the Springfield Development Plan in Brisbane.	Council officers and local developers have reviewed other successful development areas including the Springfield Development Plan.	No change.
	The Economic Development Strategy should incorporate opportunities around economic assets such as an agricultural precinct; conducting research on current business precincts; development of a local engagement strategy; development of a regional strategy to capitalise on neighbouring opportunities	All of these suggestions are already contained and addressed within the draft Economic Development Strategy.	No change.

8	The Heritage Branch raises no objections to the draft Camden 2040.	No comment needed.	No change.
9	Heritage – enforcement of independent, unbiased heritage assessment. Council to have a register of Heritage Consultants that are randomly selected.	There are a range of appropriately qualified and professional heritage consultants being used by developers and owners of heritage properties. Council is unable to direct the use of particular consultants however all heritage assessments are reviewed by specialist Council staff and with the assistance of Council's heritage advisor where necessary.	No change.
	Air Quality Monitoring required – monitoring stations need to be installed.	The State Government currently has air quality monitoring stations in place for the Camden area, and these results (Air Quality Index) are reported on the NSW Government's Department of Environment and Heritage website with hourly updates. <a href="http://www.environment.nsw.gov.au/aqms/aqitable.htm">http://www.environment.nsw.gov.au/aqms/aqitable.htm</a> Air quality is noted as a priority in <i>Camden 2040</i> .	No change.
	Public transport: <ul style="list-style-type: none"> <li>Rail loop to link Western Sydney</li> <li>Rail link should continue to Oran Park</li> <li>Rail should be extended to link the western railway line somewhere near St Mary's/Kingswood</li> </ul>	Public transport is provided priority in <i>Camden 2040</i> and Council continues to lobby the State Government for public transport improvements. Future transport infrastructure is considered in both the State Government's Transport Masterplan and Metropolitan Strategy, which is currently on exhibition. Council encourages stakeholders to make comment on the draft Metropolitan Strategy. <a href="http://strategies.planning.nsw.gov.au/MetropolitanStrategyforSydney.aspx">http://strategies.planning.nsw.gov.au/MetropolitanStrategyforSydney.aspx</a>	No change.
	Road Infrastructure <ul style="list-style-type: none"> <li>Upgrades should be shown on the strategic plan with a timetable for their completion</li> <li>Camden Valley Way – safety issues</li> </ul>	Road infrastructure is also addressed as a priority in <i>Camden 2040</i> . Council is currently in the process of development an Infrastructure Delivery Strategy to look at the coordination of key infrastructure for the area. The upgrades of Camden Valley Way, Narellan Road and the	No change.

	<ul style="list-style-type: none"> <li>• Overloading of Narellan Road</li> <li>• Pedestrian/Bicycle bridge over Camden By-pass between Narellan Vale and Narellan (Queen St)</li> <li>• Northern Road needs upgrade</li> <li>• Existing community infrastructure maintained, including Little Sandy Bridge and noise attenuation fence facing Narellan Road at Currans Hill</li> </ul>	<p>Northern Road are a matter for the Roads and Maritime Services (RMS). Council is working closely with the RMS to ensure appropriate design and implementation of these upgrades.</p> <p>Council's Section 94 Plan allows for a pedestrian/bicycle bridge over the Camden By-pass between Spring Farm and Elderslie. A connection between Narellan Vale and Narellan (Queen St) would need to be considered by Council and this suggestion is referred to Council's Traffic and Transport section for consideration.</p> <p>Council has increased its commitment to the renewal of community infrastructure through its Community Infrastructure Renewal Program. This involves a \$6 million program of works over 6 years.</p> <p>The replacement of Little Sandy Bridge over the Nepean River is a matter for consideration as part of Council's draft Delivery Program for the next 4 years. Interesting residents are encouraged to make a submission on this item.</p> <p>Noise attenuation fencing facing Narellan Road at Currans Hill is in private ownership and Council has no opportunity to require these residents to upgrade their fences for amenity reasons.</p>	
	<p>The submission recommends <i>Camden 2040</i> increase its level of detail on the issues raised in the submission, especially actions and timeframes.</p>	<p>Whilst this comment is noted and appreciated, <i>Camden 2040</i> is intended as a high level plan that sets vision and strategies, and as such is not able to deal in greater detail about the issues raised in the submission.</p>	<p>No change.</p>
10	<p>This submission contains identical issues as those raised in Submission 9 (Camden Residents Action Group).</p>	<p>Please see comments for Submission 9.</p>	<p>No change.</p>





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## Contents

	<b>Page</b>
<i>Message from the Mayor</i>	4
<i>What is Camden 2040?</i>	5
<i>Camden Through Time</i>	8
<i>The Community of the Camden Area – A Snapshot</i>	10
<i>Growing the Camden Area – Maximising the Opportunities</i>	12
<i>Our Community's Priorities</i>	15
<i>A Sustainable Camden – Structure of Camden 2040</i>	17
<i>Integration with State Government Priorities</i>	18
<i>Vision for Camden's Future</i>	19
<i>Values</i>	21
<i>Key Direction 1 – Actively Managing Camden's Growth</i>	22
<i>Key Direction 2 – Healthy Urban and Natural Environments</i>	30
<i>Key Direction 3 – A Prosperous Economy</i>	40
<i>Key Direction 4 – Effective and Sustainable Transport</i>	50
<i>Key Direction 5 – An Enriched and Connected Community</i>	58
<i>Key Direction 6 – Strong Local Leadership</i>	67
<i>Conclusion</i>	75
<i>Appendix</i>	76

Camden 2040 (Review 2013)

### *Message from the Mayor*

In 2009 when Council went out and spoke to the community about their concerns and vision for the future, we were able to clearly define a vision for the area retaining what is best – the rural and country heritage and backdrop – at the same time as making the most of the opportunities that growth will bring in terms of access to higher level services, facilities and prospects.

This vision sets the basis for a clear plan for the Camden area over the coming decades of growth and change in the long term Community Strategic Plan, *Camden 2040*.

Council was required to review this plan after the election, and to go back to the community to understand whether the vision and priorities contained in *Camden 2040* remain relevant, or whether we need to make any changes.

Council was able to engage with almost 1,300 residents, workers and visitors to the area in the later part of 2012 and this provided some very clear and consistent results with those achieved in 2009. The community once again expressed a very clear desire to see the area retain its rural and country town heritage, backdrop and community pride. There has been a positive shift in tone to an acceptance of the growth that the area is experiencing, and the sense of opportunity that this will bring. We can see that transport, open space, employment and sense of community remain significant priorities for our community.

These results tell us that we have the right plan in place for the Camden area's future. I look forward to the coming four years as we continue to work closely with our various partners, and to advocate strongly on behalf of this community so that we might continue to move in the right direction in terms of achieving our vision for our beautiful area.

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

*Camden 2040 (Review 2013)*

## *What is Camden 2040?*

### *The Community's Vision*

*Camden 2040* represents the community's vision for the Camden area over the coming three decades, and the strategies that will need to be delivered by a range of agencies, groups and individuals in order to achieve this vision.

### *Developed with Our Community*

*Camden 2040* was first adopted in 2010 following extensive consultation with the people of the Camden area, and translated the community's aspirations and priorities into action. *Camden 2040* is to be reviewed by each new Council, in partnership with the community, to ensure that as the community grows and changes over time, the Community Strategic Plan continues to be responsive and relevant. This 2013 review of *Camden 2040* was prepared following a further consultation process in order to check back in with the community about their vision and priorities for the future, and to reflect these accordingly within the plan. Given that only two years have passed since *Camden 2040* was first adopted, it was not expected that the community vision and priorities would change dramatically, and in fact they have confirmed that the outcomes and strategies in *Camden 2040* remain relevant and appropriate.

### *A Strategic Response to Growth*

*Camden 2040* has been prepared as a strategic response to the large-scale population growth and urban development that is coming to this area in the coming decades, under the State Government's Metropolitan Strategy. It identifies the strategies that will be required to achieve balanced and quality environmental, social, economic and governance outcomes for the community and place of Camden during the period of this growth, and beyond.

### *A Legislative Responsibility*

All Councils in NSW have been tasked with preparing long term community strategic plans on behalf of their local community, as a requirement of the Local Government Act. *Camden 2040* is this plan for the Camden area.

### *A Common Direction for the Future*

Whilst *Camden 2040* has been prepared by Camden Council on behalf of the Camden community, there are many organisations, groups and individuals that have a role in creating the kind of future for Camden that the community desires. *Camden 2040* is intended to be a single point of reference and direction for all of these partners in guiding their many decisions, plans and activities as they relate to the Camden area over the coming decades.

*Camden 2040 (Review 2013)*

5

*Camden 2040* will also provide the vehicle for a partnership approach between the many stakeholders that operate within the local area, enabling agencies, groups and individuals to work together towards the community's common goal.

*Camden 2040* has been prepared with due consideration to the various strategies and policies that impact on the local area from both the State and Federal Government levels, including the Metropolitan Strategy and the State Plan. As part of the ongoing review of *Camden 2040* over time, changes in policy, legislation and strategy of these other levels of government will continue to be considered, to ensure that the directions contained within the plan are consistent with the broader framework in which Council operates.

Additionally, *Camden 2040* will play an important role in informing and influencing government policy and strategy as it impacts on the Camden Local Government Area if other levels of government are to be responsive to the aspirations and priorities of this community for their place.

#### *Council's Commitment to Action*

*Camden 2040* will be the key strategic document guiding Council's activities in the coming decades. Council prepares a Resource Strategy that determines how Council plans and manages its key resources required to implement this plan – its finances, its workforce and its assets. This Resource Strategy will determine what strategies and objectives contained within *Camden 2040* that Council can achieve and action in order to respond to the desires and concerns of the Camden community.

*Camden 2040* is supported by a range of supporting plans and strategies that will address particular priorities within the Plan in further detail.

*Camden 2040* is put into action by Council through a 4 year Delivery Program that is aligned with the electoral cycle. The Delivery Program addresses the strategies in *Camden 2040* by identifying specific actions that will be undertaken over that 4 year period. These specific actions relate to both new initiatives, as well as Council's existing range of services.

Each year of the Delivery Program represents an annual Operational Plan, which determines Council's budget for that year. The Delivery Program and annual Operational Plan clearly demonstrate to all residents how Council is implementing *Camden 2040* and how its budget is being spent in the progress towards achieving the community's vision for the future.

Over time Council will review all of its plans, policies, services and operations in line with *Camden 2040* to ensure that the community's vision drives all aspects of this organisation's service to the local community.

### *Measuring Performance*

Council, on behalf of the community, assesses the sustainability of the local area through the use of Sustainability Indicators, which enable Council and other agencies to keep track of the important indications of whether the Camden area is becoming more or less sustainable in terms of its environment, its economy, its community and its governance and leadership.

These indicators are important in highlighting what is going well, and what needs further focus over time.

Council is committed to measuring and understanding not only how the community and place of Camden is tracking in terms of becoming more sustainable, but also in measuring and improving its own performance in delivering services to the local community. By measuring and reporting its performance, Council can ensure that it is accountable to the community to which it is responsible, and can focus on continuously improving its performance over time.

Council will report the progress in implementing *Camden 2040* annually through its Sustainable Camden Report.

### *Continued Community Engagement and Ongoing Review*

*Camden 2040* undergoes significant review every four years at the completion of each electoral term, and in preparation for the four year term of each new Council. 2013 represents the first review of *Camden 2040*.

Council will continue to engage with the community regularly to assess and reassess the community's priorities and concerns, and the progress of the plan's implementation, to ensure that *Camden 2040*, and the actions and decisions that it directs, continues to be responsive to this growing and changing community into the future. This will include an annual telephone survey and ongoing community engagement process.

*Camden 2040 (Review 2013)*

7

## *Camden Through Time*

### *Camden Past*

Indigenous Australians are the original inhabitants of the Australian continent and nearby islands.

Aboriginal history in the Macarthur region is yet to be written by Aboriginal people. What we do know from other writers is that Camden sits at the intersection of three Aboriginal tribal boundaries. The people of the Camden town location, the western Cowpastures and the adjoining mountainous areas are Gundungurra. The eastern Cowpastures are Tharawal, and the people to the northeast of the Nepean River are Dharug. Another tribe or perhaps sub-group of aborigines in the Camden or Cowpasture area was called the Cubbitch Bartha.

In 1812 Governor Macquarie granted large tracts of land to Camden farmers causing conflict between indigenous people and white settlers. Such conflict included events since referred to as the Appin massacre, which is commemorated with an annual event at Cataract Dam.

Camden, the heart of the Macarthur region, provides ample evidence of Australia's early colonial presence. The area's rich farming heritage can be traced back to 1795 when Governor Hunter went in search of stray cattle and found them settled by the Nepean River, a place he named 'Cowpastures' – a name that still exists today.

Much of Camden's proud farming history stems from the influence of the Macarthur family. This began in 1803 when Lord Camden granted John Macarthur more than 5000 acres allowing him to import the first pure merino rams and ewes to Australia.

Grape growing was introduced in the early 1800s through experienced European winemakers with the Macarthurs at Camden Park establishing the first commercial vineyard. Local wines were soon winning gold medals in England, resulting in Camden vines being used to establish vineyards in the United Kingdom.

In 1830, after the death of John Macarthur, the Macarthur sons sold the land directly next to the Nepean River to surveyor General Major Mitchell – and the town of Camden was born. In those days it serviced 320 people.

### *Camden - Today and the Future*

Located just 60kms south west of Sydney, the Camden Local Government Area (LGA) contains a mix of agricultural land, country towns and villages, and new residential areas, with associated commercial and industrial development.

The Camden LGA boasts several beautiful parks, wineries, attractions, restaurants and accommodation, making tourism and visitation a growing industry. With the expanding industrial areas in Narellan and Smeaton Grange, Camden is also playing home to a range of large commercial enterprises.

The Camden LGA is one of the fastest growing areas in Australia. The population of the Camden Local Government Area has expanded rapidly in the past decades, more than doubling from 1991 to the present day.

Under the NSW State Government's Metropolitan Strategy, the population is planned to increase from the current population of approximately 63,000 people, to over 256,000 by the year 2040. This growth is already being delivered and can be seen in 2013 through the rapid development of residential areas such as Oran Park and Gregory Hills, with numerous other precincts well-advanced in the planning and rezoning process. The most significant of these is the North Leppington Precinct which will house a major centre, railway station with the extension of the South West Rail Link, and residential development. Retail and industrial development will feature as part of many of these precincts, including Oran Park and Gregory Hills, and a range of key infrastructure upgrades have already commenced and been committed to through developer agreements and by Council and the State Government.

The Camden LGA will see significant change from its rural and agricultural beginnings and will become a thriving and bustling city in its own right. The ongoing challenge for Council and its partners is to manage this growth in such a way as to maximize the many opportunities this growth will bring at the same time as retaining Camden's rural and country history, backdrop and community spirit.

*Camden 2040 (Review 2013)*

9



## *The Community of the Camden Area – A Snapshot*

Based on the 2011 ABS Census of Population and Housing, we know the following about the people and place of Camden:

### *Total and Forecast Population*

- The Camden Local Government Area was home to approximately 63,000 people in 2013<sup>1</sup>
- Under the State Government's Metropolitan Strategy, the Camden population is set to reach approximately 256,000 people through the urban development of the South West Growth Centre, and other smaller land releases within the Local Government Area.

### *Ages*

- 29% of Camden residents are under 17 years of age, compared to 23% for the Greater Sydney Area
- 14% of the population is aged over 60 years of age, compared to 18% for the Greater Sydney Area

### *Households*

- 46% of households are couples with children, compared to 36% for wider Sydney
- The average size of households in the area is 3, compared to 2.7 for Sydney
- 50% of households are purchasing their home through a mortgage, and 17% are renting, compared to 33% and 30% respectively for the Greater Sydney area
- 45% of households own 2 cars and 21% own 3 or more cars, compared to 45% and 20% respectively
- 75% of households have broadband internet connection, compared to 71% for the rest of Sydney

### *Cultural Background*

- 80% of Camden's residents were born in Australia, and 9% speak a language other than English, compared to 60% and 33% respectively for Greater Sydney
- 2% of residents are Aboriginal or Torres Strait Islander, compared to 2.5% for the wider Sydney area

From Forecast ID [www.id.com.au/camden](http://www.id.com.au/camden)

*Camden 2040 (Review 2013)*

10

### *Housing Types*

- There were 19,339 dwellings in the Camden Local Government Area as at March 2013<sup>2</sup>
- 91% of dwellings are separate houses in the Camden Local Government Area, compared to 59% for wider Sydney
- 8% of housing is medium or high density compared to 40% across the rest of Sydney

### *Employment and Education*

- 24% of people over 15 have vocational qualifications, and 13% have university qualifications, in comparison to the Sydney area which has 15% and 24% respectively
- 96% of Camden residents who are in the labour force are employed, compared to 94% for the greater Sydney Area
- 30% of these residents work part time, which is on par with the rest of the Sydney area
- 28% of working residents are employed within the Camden Local Government Area, and a further 19% work in the Campbelltown, Liverpool or Wollondilly areas

### *Accessing Demographic Information About Camden*

For more detailed demographic information about the Camden Local Government Area, the following websites are useful:

[www.id.com.au/camden](http://www.id.com.au/camden)

<sup>2</sup> From Camden Council rating data

### *Growing the Camden Area - Maximising the Opportunities of Growth*

The urban development and large scale population growth that is planned for the Camden Local Government Area under the State Government's Metropolitan Strategy will create a range of opportunities that would not otherwise have been available to an area of small population size and low residential density. Access to larger scale infrastructure and facilities, social services, employment opportunities and diversity, retail and town centres, greater housing choice and are all opportunities that if realised, will provide a range of quality of life benefits for all residents of the local area and broader region.

The urban development process, both in scale and rate, will need to be managed well to ensure that these opportunities are appropriately and fully realised, and that growth is accommodated in such a way as to be sympathetic to, and building on, the valuable features of the local environment, community and economy of the Camden area..

At the time of the *Camden 2040* review in 2013 there is visible evidence of the roll-out of the South West Growth Centre, with the transformation of the Oran Park and Gregory Hills areas into growing residential areas. A range of infrastructure upgrades have been commenced or announced, and commencement of town centre and industrial/commercial developments have taken place. Further precincts are well underway in the planning and rezoning process..

This is *Camden 2040* being delivered and it is important to tell this story – the Camden area is growing and changing, growth is bringing new and exciting opportunities to the area. And since 2005 resident opinion has not changed in regards to whether Camden has the best of both worlds – 87% still believe this to be the case.

So far the community's vision, first set in 2010, is being delivered.

#### *Built and Natural Environment*

The urban development process of Camden will create both opportunities and challenges for the area's natural environment. Improvements to existing natural areas that have been degraded through time and use can be driven through the development process, regulatory requirements and funding mechanisms. A larger population will create additional pressures on natural environmental assets and systems, including some loss of mature bushland, increased pressure on resources, greater emissions and waste water are all impacts that will need to be carefully managed in the coming years.

The urban development planned under the State Government's Metropolitan Strategy must be delivered at the rate of 15 dwellings per hectare. This means that there will be some higher housing densities than are currently found in the Camden area. This provides an important opportunity for a greater diversity of housing types in the area than exist currently. This has a range of benefits to this community through greater choice in housing style, choice and affordability. Higher density living needs to be designed and managed in such a way as to minimise potential impacts on amenity and living such as noise and privacy, and carefully offset through adequate provision of open space.

New urban development is an opportunity to develop vibrant and attractive town centres, streetscapes, public spaces, parks and playgrounds. This will need to be met with ongoing maintenance and renewal of town centres and public spaces within established areas to ensure that the built environment is of a high standard and amenity across the entire Local Government Area.

### *The Local and Regional Economy*

Local employment is one of the key areas in which growth can bring significant new opportunities for residents which would not otherwise have been realised. Currently only 28% of resident workers are employed locally, with a further 19% employed in the Macarthur/Liverpool region. This means that 53% of the residential workforce of the Camden area travels to work outside of the region. Careful planning and management of the local and regional economy, both in existing areas and the South West Growth Centre, will provide the opportunity to secure a greater amount and diversity of employment closer to home for Camden area residents.

Under the State Government's Metropolitan Strategy, the South West is planned to accommodate 23% of Sydney's population growth over the coming decades. However under the Metropolitan strategy, the South West will host only 13% of employment growth. This is not a good outcome for the people and economy of the South West or of the Camden area, and needs to be addressed both through the urban planning process and economic development activity at local and regional levels.

The urban development of the Camden area will change the nature of the local economy to some extent, with the loss of agricultural land and associated industries. Town centres will gain in predominance in terms of local economic activity, with Leppington to be developed as a major centre with a rail link, as well as other smaller retail centres in new developments such as Oran Park. The role and effectiveness of existing town centres of Camden and Narellan will continue to require support and focus as the wider area develops.

Economic development planning and activities will be important to build a local economic environment that supports and sustains a range of business and investment activity over time, both through the growth decades and beyond. As with any local and regional economy, Camden and the Macarthur area are subject to influence from economic factors at the national and global level. The growth of the local economy in the coming decades needs to be sustainable to withstand, as far as possible, turbulence in markets and the global economy.

### *Transport*

The planned five-fold increase in the Camden population over the next three decades will have significant implications in terms of transport. On one hand it will provide the size and density of population in the South West Growth Centre to support transport infrastructure that would not otherwise be viable for the existing population of the area. This includes a rail line into Leppington, major road improvements, and over time improvements to other forms of public transport. Examples of these improvements can already be seen in current upgrades to Camden Valley Way, which are being delivered prior to any residents moving into the South West Growth Centre.

However, the scale and fast rate of population growth will need to be appropriately matched with the delivery of this infrastructure, and this requires significant commitment and funding by the NSW State Government. This infrastructure is vital to the future of Camden, with far-reaching impacts on people, the local and regional economy, and the environment. The delivery of this infrastructure will continue to be an important focus in the Camden area in the many decades to come.

A range of significant infrastructure upgrades and commitments have been secured since *Camden 2040* was first adopted in 2010, with upgrades to Camden Valley Way, the M5 and commencement of the South West Rail Link all in progress. Early implementation of bus services have been funded by the State Government in Oran Park and Gregory Hills, which have commenced prior to the full establishment of a population size that would otherwise be financially viable. This infrastructure and early delivery of services provide confidence to investors and community alike that whilst transport will continue to be one of the primary challenges for the area, significant and early steps are being taken to improve transport for the growing population.

### *Community*

The growth of the population, economy and urban environment of the Camden area will create the needs and opportunities for the provision of a greater quantum and range and level of human and social services within the local area. This fast rate of growth will need to be matched with an appropriate pace of infrastructure and service delivery, to ensure that the new population has access to the services and infrastructure needed as people are moving into the area. Effective forward planning and significant commitment from government will be required to ensure that services and facilities are available and appropriate to the needs of the people who compose the new neighbourhoods and communities, as well as those who live in established parts of the Local Government Area.

An important outcome in new urban areas will be the development of strong communities, not just suburbs. The development process will need to be managed in such a way as to ensure that community and outcomes are considered and balanced effectively so that appropriate infrastructure, both physical and social, is in place to connect people with their local community and the places, groups and events that enable people to feel they belong.

### *Local Services and Partnerships*

Managing a five-fold population increase, and the associated urban development, infrastructure and services needed by this increased population, at the same time as balancing and retaining the valued aspects of Camden's history and backdrop, will take significant effort by a range of stakeholders. Leadership, communication, partnerships and commitment will be required by Council, State Government, the development industry, service providers and businesses.

Early and sustained commitments of funding from the Federal and State Governments will be particularly important, as well as an ongoing collaborative approach, to ensure that the planning and delivery of growth achieves balanced outcomes in terms of the environment, the community, and the economy of the local area, and the broader region.

The growth of the local area will continue to place significant pressures on Council's organisation, particularly in the ongoing delivery of services to the community at the same time as needing to resource the planning and delivery of growth and this will need careful ongoing consideration.

## *Our Community's Priorities*

In preparing the first version of Camden 2040, Camden Council engaged with almost 1400 residents, workers and visitors in the area during 2009. This was the largest single consultation exercise undertaken by the organisation. The 2013 Review of *Camden 2040* required a further consultation process to "check back in" with the community to determine whether their vision and priorities for the future had changed, requiring amendments to the long term strategic plan, or if indeed they had remained stable, confirming that the outcomes and directions contained within the plan remained relevant and appropriate.

### **Community Feedback 2009**

The consultation results in 2009 had two clear themes. The first of these was concerns about development and population growth of the Camden area, and the desire to "keep it as it is". The retention of Camden's rural and country town feel was a very clear desire. The second key theme was the priority around public transport and roads as the most important issue to "get right" for the future.

The sense of community; need for health, community and education services and facilities; and trees, parks and open space rounded out the 'picture' in terms of vision and key issues for the future in 2009.

### **Community Feedback 2012**

As with the 2009 results, the volume of feedback and consistency of the issues raised, enables some clear themes to be identified. Further, reflecting on subtle changes between 2009 and 2012 allows further understanding of the current community's thoughts about the future of their local area.

The two key themes for 2009 have carried over into 2012, however in regards to the theme around managing growth, there appears to be a sense that the community has come to an acceptance of Camden's growth, albeit reluctant, and are identifying and appreciating the many opportunities that growth has already brought, and will continue to bring. The very clear message continues to be that there is a need to retain Camden's country and rural feel, its heritage, vistas and open space as the area grows, and to build the physical and community characteristics of a rural/country community into the new areas that are coming. These ideas were explored in greater detail through the use of focus groups in 2012 to help understand what it would mean or look like if this were achieved.

The theme of roads and transport continue to be a significant priority for the community as the most important issue to "get right" for the future of the Camden area. Council's Community Satisfaction Survey in 2011 (telephone survey) again confirmed the community's desire to see 'managing local roads and traffic', 'improving transport options', and 'construction and maintenance of local roads, footpaths and kerbing' improved. These three services were three of the top four in terms of the gap between importance of the services and satisfaction with the services (high importance, low satisfaction).

*Camden 2040 (Review 2013)*

15

There were a couple of themes that seemed to emerge or increase in emphasis in 2012. One of these was the importance of open space and trees, which had been identified in 2009 but seemed to gain some greater clarity in 2012, particularly through a number of focus groups. The emerging thoughts were the way that trees soften and minimise the harder edges of urban development, the important "seasonality" of the area that trees bring, and the need for open space to be accessible, visible and connected through suburbs.

The second theme that gained some new clarity during 2012 was around sense of community, which was again explored further through focus groups. People are drawing a link between the small/rural town community characteristics of friendliness, involvement and participation, and that it is important that these are retained as the area grows.

#### **What Do the 2012 Results Mean for Camden 2040?**

Given that *Camden 2040* was first adopted in late 2010 following such a large consultation process, it was not anticipated that community vision and priorities would have changed significantly enough to warrant major amendment to the plan.

In fact, the 2012 results confirm that the vision and key outcomes contained within *Camden 2040* remain relevant and appropriate for re-adoption in 2013.

The issues raised in 2012 are all addressed within *Camden 2040* but it is worth emphasising the following:

- A careful and deliberate approach is needed to ensure the retention of the places, landscapes and characteristics of Camden's rural and country heritage and backdrop.
- Transport continues to require significant focus and commitment from the State Government, Council and developers to ensure that this issue remains at the forefront of Camden's growth management, and that recent infrastructure works and commitments are built upon in the coming years. Condition of local roads, footpaths and kerbing continues to need priority and focus by Council.
- Community spirit, friendliness and involvement are an important and valuable part of what makes life in Camden special and desirable. It has connections to the area's rural and country town heritage and characteristics. This needs to be actively retained and built into new growth areas.
- Open space needs to be prioritised and actively planned as the area grows. This means a commitment to the use of trees and vegetation to soften the edges of urban form, to open space that is visible from where people are and not hidden away. Open space needs to be planned in a holistic way to ensure connection through suburbs. It involves consideration of how to keep the seasonality of the landscape throughout the area, which is part of what makes this place "Camden".

These issues require emphasis because they directly link to the community's vision for the area. If they are achieved, the community's vision will be achieved in 2040.

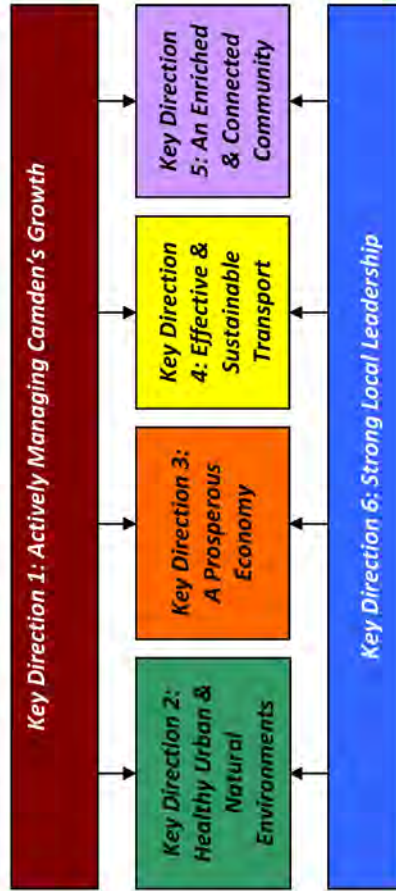
### *A Sustainable Camden - Structure of Camden 2040*

The future of any local area requires a careful balance between the health of the environment, the connectedness of the community, the strength of the local economy and the quality of the local leadership and governance which enables these outcomes to be achieved.

This is called sustainability, and is about meeting the needs of the present without compromising the ability of future generations to meet their own needs. It is about developing the local area – its environment, economy and community - sustainably so that it is enhanced for the generations to come. In essence, it means that we leave this area "better than we found it".

In addition, Camden 2040 has as its focus the active and effective management of the large-scale urban development and population growth that will occur in the area in the coming decades. This growth will impact on all areas of creating a sustainable Camden, and as such needs specific focus. Further, transport is a critical issue for the Camden area, both now and for the future, and is also given specific focus within this plan.

Camden 2040 is structured based on this sustainability approach, as follows:



These six boxes represent the Principal Activities within Camden 2040 – the areas of activity that Council and its partners will need to focus on in order to achieve the community's vision and create a sustainable Camden.



### *Integration with State Government Priorities*

It is important that *Camden 2040* be placed in the context of, and relate appropriately to, the State Government's key plans for the State and the South Western Sydney Region. Ongoing partnerships between Council and the State Government will be required to effectively deliver the community's vision for the future. No one agency or organisation can achieve this in isolation.

The State Government's priorities for South Western Sydney, as stated within the Regional Action Plan, are:

1. Promote an economic powerhouse – this links to Camden 2040 Key Direction 3 "A Prosperous Economy". The community of Camden want to see the local economy prosper, provide increased local employment opportunities, and support business.
2. Deliver a well-connected region – this links to Camden 2040 Key Direction 4 – "Effective and Sustainable Transport". The community of the Camden area prioritises improving road condition and congestion and access to better public transport as a key issue for the future.
3. Support a strong and inclusive region – this links to Camden 2040 Key Direction 5 – "An Enriched and Connected Community". The community of this area want to see Camden's strong community spirit retained and carried into new communities, and access to health, education and community services. Particular target groups within the community desire to see increased opportunities for involvement in and identity in community life, including Aboriginal people, young people, people with a disability, and older people.
4. Manage the environment sustainably – this links to Camden 2040 Key Direction 2 – "Health Urban and Natural Environments". The community of Camden highly value open space and the natural and rural landscapes of the area, along with key environmental assets including the Nepean River and the Mount Annan Botanic Gardens. Given the area's rapid transformation into a more urban environment, management of the environment will be a continuing priority.

In addition to these regional priorities, the State Government's land supply agenda in NSW 2021 and South West Metropolitan Strategy are delivered through Camden 2040 Key Direction 1 – "Actively Managing Camden's Growth".

*Camden 2040* is therefore built around and well placed to deliver on the Government's key objectives. Each Key Direction contained within *Camden 2040* demonstrates how the outcomes and strategies link to the priorities and actions determined in the State Plan and the Regional Action Plan.

*Delivering Camden 2040  
Vision and Values*

Camden 2040 (Review 2013)

19

### *Vision for Camden's Future*

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

This has been achieved through **effectively managing urban and population growth** to:

1. protect Camden Town, the floodplain and associated rural hinterland, and promote and celebrate the area's unique country history, heritage and community
2. maximise the many opportunities presented by large scale modern urban development in terms of improved access to high quality services, facilities and infrastructure
3. support and maintain opportunities for rural living through urban growth and carefully manage the transition to an increasingly urban environment

Camden will be a place that:

- enjoys **healthy urban and natural environments**, where the natural environment is protected and enhanced, open space is visible and accessible, public places and local neighbourhoods are attractive and vibrant places, and the built and natural environments in the area complement and support one another
- has a **prosperous local economy**, with thriving local businesses, local employment, and vibrant town centres
- is supported by **effective and sustainable transport**, people can get where they need to go conveniently using a range of effective transport options
- is home to an **enriched and connected community**, where all people are welcomed and belong, can participate fully in their local community, enjoy a range of community events and celebrations, and are supported by high quality social and health services

The active management of the Camden area's growth and the achievement of balanced social, economic and environmental outcomes will have been delivered through the tireless representation of **strong local leaders** and advocates and a community of people who are actively engaged in the issues, plans and decisions that impact on the local area.

## Values

In order to be successful in achieving the Camden community's vision for the future, a range of partners will need to work together. Given the long term nature of this plan and the vision it seeks to achieve, this partnership approach will require sustained commitment, leadership and coordination over time. This will be an important challenge, but one that is critical for the success of this plan.

The following principles, or values, will be used to guide these partnerships, and the work of the Council, in achieving the community's vision:

- Leadership – taking responsibility and initiative, being strong voices for the interests of this area
- Innovation – being creative, flexible and responsive
- Partnership – working and communicating effectively with other partners and the community
- Commitment – to making things happen, anticipating and solving problems
- Community focus – engaging, being responsive, keeping the community at the centre of decisions and plans
- Access and equity – ensuring all people and groups within the community are able to fully participate in community life and the decisions that impact on the local area

ORD05

Attachment 2

**KEY DIRECTION 1**

***Actively Managing Camden's Growth***

### *What Will It Mean to Actively Manage Camden's Growth?*

Managing the growth determined under the State Government's Metropolitan Strategy will be the most important issue and focus for Council and its various partners in the coming three decades.

The community of Camden does not want to lose the character of this area that they so highly value - its rural setting, country town feel, and the lifestyle and community spirit associated with these. However with growth will come significant new opportunities in terms of infrastructure, services, employment, housing choice, and economic benefit. The community is concerned to see public transport, roads, infrastructure, parks and recreational facilities, and the effective management of development as priorities as the area undergoes this growth.

Achieving a balance between large population increases and keeping the valued characteristics of the Camden area as it is now will be an ongoing tension and challenge over the coming decades. Active management of this growth will mean that Council and its partners will need to undertake careful and deliberate planning of new growth areas to ensure quality outcomes from the development process, at the same time as actively managing and developing the existing rural and country town characteristics within the Camden town, associated flood plain and rural hinterland.

Effective management of this growth will mean that the Camden area's population is supported by effective transport infrastructure, and the timely delivery of services to meet community, health, education, economic and recreational needs of the current and future population.

### *Growing the Camden Area – Key Opportunities and Challenges*

The growth of the Camden area will bring a range of opportunities that would not otherwise be available to this area in terms of access to infrastructure, services, employment and economic opportunities, and a range of facilities.

The most significant challenge related to Camden's future growth is the sheer rate of this growth. If the State Government's Metropolitan Strategy is implemented according to its timeframes, the population of the Camden area will increase five-fold by 2040, at an annual growth rate of 5%.

Key opportunities and challenges that this growth, and rate of growth, will present include:

- Retaining within Camden the valued heritage and characteristics – its history, open spaces and scenic vistas, natural setting, country town feel and lifestyle.
- The timely funding and delivery of infrastructure and services, which means planning and securing the necessary commitment and resources prior to development.

- Improving the environment, including maximising opportunities for environmental restoration through the development process, and managing impacts from loss of native vegetation and rural land, retaining natural heritage, minimising the effects of climate change, and ensuring sustainable access to and use of natural resources.
- Creating good quality, liveable urban environments with a greater density than is currently available in the Camden area, including providing a range of efficient, affordable and innovative housing styles and public urban and open spaces.
- The importance of building and maintaining certainty and investment confidence within the area through efficient and stable strategic planning and development control processes.
- Building communities, not just suburbs, which are vibrant, connected and people-focused, with good quality community, cultural and educational services and facilities.
- Developing a local economy that enables local people to prosper and contributes to improved lifestyles, including strong local businesses and availability of local employment.
- Adequately resourcing the management of this growth within Council's current financial constraints.
- The importance of considering redevelopment of existing and older areas over time and as opportunities arise.

#### *What Our Community Says*

The aspects or features of Camden that are most valued by the community are its country town feel, rural setting and lifestyle, its history, trees and open space. The community's vision for the future, within the context of Camden's growth, is that these important aspects of the place and life of this area are still here in 2040.

Understanding that Camden's huge population growth is inevitable under the State Government's Metropolitan Strategy, the community of Camden is concerned to see this growth managed well and essential infrastructure delivered as part of the growth process, particularly transport infrastructure.

Parks, recreation facilities and community activities need to be important features of the Camden area in the future.

The community also identified urban and rural planning as one of the top three priorities for Council in relation to its services.

### *Vision For 2040*

In 2040 it can be said that Camden has “the best of both worlds”. Not only is the Camden area still defined by rural and country town aspects and characteristics, but the opportunities that come with growth have been realised, so the community has access to high quality regional infrastructure, services and opportunities within their local area. There is a greater diversity of housing types on offer, and this meets a range of needs within the community.

The natural environment has been restored and enhanced as a key priority through urban development, because the natural environment is essential for the life and health of the people of our community and beyond. The economy of the Camden area is vibrant and prosperous, providing sufficient local jobs and contributes to the wellbeing of all who live here. The development process has not just built houses but created communities where people are connected, involved, supported and feel a sense of belonging. The community enjoys access to high quality and attractive open spaces, including parks, town centres and recreation facilities.

### *Outcomes*

The desired outcomes to be achieved through this Key Direction are:

- Camden Has the Best of Both Worlds
- People Can Access What They Need
- There are Housing Choices

### *Links to NSW 2021 and Regional Action Plan*

Key Direction 1 has the following links to the NSW Government's State Plan (NSW 2021) and associated Regional Action Plan:

#### **NSW 2021 Goals:**

- Goal 5 – Place downward pressure on the cost of living
- Goal 19 – Invest in critical infrastructure
- Goal 20 – Build liveable centres
- Goal 21 – Secure potable water supplies
- Goal 29 – Restore confidence and integrity in the planning system

#### **Regional Plan Priorities and Actions:**

##### **Priority – Improve integrated regional transport**

Action - Develop long term transport strategies for South Western Sydney

##### **Priority - Provide more affordable housing options**

Action - Maximise land supply for housing

Action – Affordable housing policy and planning

##### **Priority – Growth the economy of South Western Sydney**

Action – Deliver effective planning strategies to support the region's growth

*Camden 2040 (Review 2013)*

25



### Strategies

The outcomes for effectively managing the growth of Camden will be achieved through a focus on:

#### 1.1 Growth Objective: Camden has the best of both worlds

Strategies	Responsibility <sup>1</sup>	State Plan Goals
1.1.1 A commitment to strong leadership and partnerships in the urban planning and development process that carefully balances environmental, social and economic outcomes.	CC, SG, DI	29, 20, 22
1.1.2 Conserving and enhancing the heritage, character and lifestyle of the area where possible, with a particular focus on Camden town, associated flood plain and rural hinterland for the enjoyment of existing and future populations.	CC, SG, DI, Ch, BI	22, 27
1.1.3 Ensuring adequate, accessible and high quality open and public space is made available in new release areas, particularly where higher density housing is planned.	CC, SG, DI	22, 27
1.1.4 Learning from and improving the urban planning process over time so that lessons learned from each precinct planning process, as well as industry best practice, are used in subsequent precincts to ensure improved outcomes over time.	SG, CC, DI	29
1.1.5 Prioritising environmental outcomes through the planning and development process to maximise improvement and restoration opportunities and to minimise the ecological impacts of increased urban form, economic activity, and people and lifestyles.	SG, CC, DI, BI	22

<sup>1</sup> For Responsibility Key Please Refer to Appendix at end of document

**1.2 Growth Objective: People can access what they need**

Strategies	Responsibility	State Plan Goals
<b>1.2.1</b> Delivery of the infrastructure needs of the South West Growth Centre by Government in a timely fashion, including ensuring adequate funding provisions for planning, construction, upkeep and renewal of local infrastructure.	SG, CC	19
<b>1.2.2</b> Forward planning for growth of existing services and establishment of new services and facilities that are responsive to existing and emerging community needs in a timely fashion.	FG, SG, CC, NGO	19, 12
<b>1.2.3</b> Building a strong local and regional economy that is characterised by the provision of local jobs for local people.	FG, SG, CC, M, BI, DI	1, 3, 4, 6
<b>1.2.4</b> Prioritising the development of high speed telecommunications capability within the Camden area through delivery of infrastructure and the availability of technology and skills within the local area.	FG, DI	19, 4
<b>1.2.5</b> Securing regional services, facilities and infrastructure within the Camden area to service both local and regional populations through forward planning, partnerships and promotion	FG, SG, CC, E, NGO	19, 12, 24

**1.3 Growth Objective: There are housing choices**

Strategies	Responsibility	State Plan Goals
<b>1.3.1</b> Ensuring greater choice and diversity in housing to meet a range of existing and future community needs.	SG, CC, DI	29

*Measures of Success*

The following sustainability indicators will assist in measuring success and progress in achieving the outcomes for *Actively Managing Camden's Growth*:

**Key Direction 1: Actively Managing Camden's Growth**

*Outcome*

*We Have the Best of Both Worlds.*

*People can access what they need*

*There are housing choices*

**Indicators**

Proportion of residents satisfied with quality of new urban environments

Proportion of residents who feel that Camden has the best of both worlds.

Proportion of residents who are satisfied with their level of access to services, information and facilities.

Proportion of residents using the internet

Proportion of detached houses to other housing forms

Proportion of home ownership to other housing tenures

Proportion of households who spend more than 30% of their income on housing (in housing stress)

**Measured By**

Resident Telephone Survey

Resident Telephone Survey

Resident Telephone Survey

Resident Telephone Survey

ABS Census

ABS Census

ABS Census

**Key Responsibilities**

Council has four primary key roles in the effective management of Camden's growth – facilitator, regulator, advocate and service provider.

The effective management of Camden's growth will require a significant ongoing commitment from the State Government, particularly in the delivery of infrastructure and services. State Government's role will span a range of agencies, and joint commitment and action through the Metropolitan and Subregional Strategy will be required to ensure consistent, timely and quality delivery of infrastructure and services to this part of the South West Growth Centre.

key partners in this area will include non-government organisations, particularly in the forward planning of service growth; the development industry; business and industry; and individuals and households.

**Council Local Services – Actively Managing Camden’s Growth**

**Local Services**

**Partners<sup>4</sup>**

**LS1.1 Development Control**

SG, DI

The building process is managed well, Camden’s valued characteristics are retained, and the outcomes intended through the urban planning process are achieved.

**LS1.2 Heritage Protection**

SG, DI, CG

The built, environmental, cultural and indigenous heritage of the Camden Local Government Area are protected, enhanced and enjoyed.

**LS1.3 Urban and Rural Planning**

SG, DI

Camden’s valued characteristics are balanced and retained with new growth, and good outcomes are secured for the people and place of the Camden Local Government Area.

<sup>4</sup> For Responsibility Key Please refer to Appendix p74

ORD05

Attachment 2

*Key Direction 2*

*Healthy Urban & Natural Environments*

### *What is a Healthy Environment?*

Camden's natural and built environments are the "setting" for all aspects of life and are essential for sustaining the health, wellbeing and prosperity of the people who live here. The natural environment encompasses all living and non-living things, occurring both naturally and as a result of human activities. It includes the natural assets and resources such as air, water, fuel and biodiversity, the interactions and processes between these resources and both positive and negative impacts from human existence.

The built or urban environment is the human-made surroundings that provide the physical setting for human activity and enables private, economic and community life to function effectively and healthily.

### *Growing the Camden Area—Key Opportunities and Challenges*

The natural environment of the Camden area has been subject to a range of influences over the preceding decades that has meant that the natural environment and systems are under stress, including farming and agriculture, rural living, and the impacts of a growing population on air quality and waste generation. Many parts of the natural environment, including bushland and waterways, have become significantly degraded over this time.

Urban development will undoubtedly change the environment of the Camden area. How this urban development is undertaken and managed, however, will determine whether this change improves or degrades the environment as it currently stands. The opportunities for the urban development process to fund and deliver enhanced environmental outcomes are significant.

Key opportunities and challenges include:

- Ensuring the protection of environmental values and function where healthy and mature ecosystems exist
- Managing the impact of greater numbers of people living in the area on the environment, including waste generation and management, air quality, and pressure on rivers and ecosystems.
- The impacts from the loss of rural land and farming activities on fresh, local and affordable food supply and increased production pressure on remaining agricultural lands.
- Carefully designing new urban areas to promote high levels of health and amenity in neighbourhoods and public spaces.

### *What Our Community Says*

Camden's rural setting, and trees, parks and natural open spaces hold significant value to current residents of the area, as does its country town feel.

The community is concerned to see that the growth and urban development of the Camden area is managed well, and desire to see Camden retain its rural setting and country town feel.

Trees, parks and natural open space are important to the community now and are a key part of the vision for the area in the future.

### *Vision For 2040*

In 2040, our physical environment – both natural and built – supports all aspects of our life in Camden. This will mean that our natural systems are resilient and fully functional, and as a result provide for the health and wellbeing of the current and future populations through clean air, water, natural systems and diverse ecosystems.

Our community is able to access, enjoy and appreciate local natural assets and open spaces in a sustainable way, and these assets continue to be nurtured for future generations. In addition, our lifestyles and behaviours are improving not degrading our environment, and there is a high level of community involvement in environmental initiatives.

In 2040 we have attractive, well-functioning and healthy public places which facilitate all aspects of our social, recreational and economic lives. We enjoy a high level of amenity in our town and commercial centres and in our neighbourhoods, which creates community pride and enjoyment in the area in which we live. Our neighbourhoods are safe, attractive and vibrant places to live and raise our children.

In 2040 it will be evident that this community, and the various agencies and business which serve it, are taking active responsibility for the state of Camden's environment. This will have been facilitated through Council taking a leadership role in environmental sustainability, both in terms of its own operations and in leading and encouraging the community, business and other agencies to pursue and become involved in sustainability practices.

**Outcomes**

The desired outcomes to be achieved through this Key Direction are:

- The Water is Clean
- People Breathe Clean Air
- Bushland is Protected
- You Can Hear the Sounds Of Nature
- Nothing is Wasted
- There is Community Pride
- There are Places to Play
- People are Healthy

**Links to NSW 2021 and Regional Action Plan**

Key Direction 2 has the following links to the NSW Government's State Plan (NSW 2021) and associated Regional Action Plan:

**NSW 2021 Goals:**

- Goal 22 – Protect our natural environment
- Goal 23 – Increase opportunities for people to look after their own neighbourhoods and environments

**Regional Plan Priorities and Actions:**

**Priority – Protect our environment and heritage**

- Action – Improve river health
- Action – Manage the impact of coal seam gas and long-wall mining
- Action – Improve air quality
- Action – Respond to climate risk and variability
- Action – Improve waste management
- Action – Protect natural habitats



### Strategies

The outcomes for Healthy Urban and Natural Environments will be achieved by focusing on:

#### 2.1 Environment Objective: *There is clean air and water, and bushland is protected*

Strategies	Responsibility <sup>5</sup>	State Plan Goals
2.1.1 Prioritising the protection and enhancement of biodiversity throughout the local government area and South West Growth Centre through the active management and restoration of bushland and riparian corridors.	SG, CC, DI, CG	22
2.1.2 Improving the quality of our local rivers and waterways, and actively managing water throughout the area, including stormwater.	SG, CC	22
2.1.3 Promoting the sustainable use and management of Camden's natural assets and attractions for the enjoyment of residents and visitors to the area, having regard for the future condition and primary role of these assets.	CC	22
2.1.4 Reducing the environmental footprint of residents, businesses, organisations and government agencies in Camden.	CC, BI, R, NGO, CG	23
2.1.5 Increasing local involvement in environmental initiatives and restoration.	CC, CG	23
2.1.6 Encouraging and facilitating biodiversity conservation efforts on private lands through effective partnerships, assistance and education.	CC, SG, DI	22

<sup>5</sup> For Responsibility Key Please Refer to Appendix p74

**2.2 Environment Objective: Nothing is wasted**

Strategies	Responsibility	State Plan Goals
<p><b>2.2.1</b> Managing waste generation and disposal effectively to reduce the environmental, social and economic impacts of waste and build a commitment to waste avoidance and resource recovery across the community</p>	CC, BJ, R	Goals 22, 23

**2.3 Environment Objective: There is community pride and amenity in our places**

Strategies	Responsibility	State Plan Goals
<p><b>2.3.1</b> Creating and maintaining attractive streets, town centres and public spaces through appropriate and sustainable use of vegetation, asset maintenance and renewal, waste management and regulation.</p>	CC, DI	20
<p><b>2.3.2</b> Enhancing harmony, amenity and liveability in local neighbourhoods through urban design, maintenance of public infrastructure, promoting community pride in the care for private property, and increasing the responsibility taken by all householders and businesses for reducing their impact on their neighbourhood such as through noise and care of domestic animals.</p>	CC, SG, DI, R	20, 23

**2.4 Environment Objective: There are open spaces and places to play**

Strategies	Responsibility	State Plan Goals
<p><b>2.4.1</b> Provision and management of parks and natural open spaces that are accessible, connected and well-maintained to enhance community and environmental health, recreation and leisure opportunities, and appreciation of the local environment</p>	CC, SG, DI	

**2.5 Environment Objective: People are healthy**

Strategies	Responsibility	State Plan Link
2.2.1 Securing high levels of public health and confidence through encouraging best practice in industry and agriculture, and enforcing relevant legislation where needed	CC, SG	

**Measures of Success**

The following sustainability indicators will assist in measuring our success in achieving the outcomes for *Healthy Urban and Natural Environments*:

Key Direction 2: Healthy Urban and Natural Environments	
Outcome	Measured By
<i>The Water is Clean</i>	Internal water quality testing data
<i>Our local streams and rivers are healthy</i>	Internal water quality testing data
<i>People Breathe Clean Air</i>	Number of air quality exceedences against accepted standards - National Environment Protection Measure (NEPM)
<i>Bushland is Protected</i>	Proportion of Council-owned bushland under active management
<i>You can Hear the Sounds of Nature</i>	Number of volunteer bushcare hours
	Change in ambient noise levels
	Annual Ambient Noise Study
	Number of noise complaints received per capita
	Council customer request management system



### *Key Responsibilities*

The responsibility for improving our built and natural environments, both currently and for the future, rests with all agencies, businesses and individuals within the Camden area.

The Federal and State Governments play crucial leadership, policy, funding, and service provision roles for the long term sustainability of the natural environment at national, state and local levels. The State Government also has the responsibility for major transport improvements, particularly public transport, which is important for the long term environmental sustainability and amenity of the area, and indeed Sydney as a whole.

Council is an important local leader, role model and steward of the local natural environment and environmental assets. Council is also the provider and maintainer of much of the public spaces and built environment throughout the area, including streetscapes, civic buildings, parks and playgrounds, and footpaths. Council is also charged with enforcing a range of local laws which aim to improve the amenity of the local area.

Ultimately, the health and sustainability of the environment in Camden, both natural and built, relies on all individuals, businesses, and industries through the adoption of more sustainable practices, and through their contribution to the health and harmony of neighbourhoods and towns by being responsible neighbours.

The local environment in the Camden area is intrinsically linked to other areas, and the metropolitan area more broadly. Ongoing partnerships with other councils and stakeholders throughout the region will be necessary to achieve environmental outcomes for Camden.

<i>Local Services – Healthy Urban and Natural Environment:</i>		<i>Partners<sup>6</sup></i>
<b>Local Services</b>		
<b>LS2.1 Waste Services</b>	The amenity and quality of the local environment is improved through provision of a high quality waste and cleansing service, encouraging decreased resource consumption and waste creation, and improving diversion to recycling and reuse.	SG
<b>LS2.2 Regulating the Use of Public Areas</b>	Public areas are safe, functioning and healthy through undertaking regulation, enforcement and community education.	SG
<b>LS2.3 Public Health</b>	Public health and confidence are improved through encouraging health best practice and enforcing legislation in relation to food safety, water quality, skin penetration and air conditioning units in public buildings.	SG
<b>LS2.4 Protection of the Natural Environment</b>	The quality of the natural environment in the Camden Local Government Area is improved and protected through active management of natural resources and the prioritisation of the natural environment by all agencies, businesses and individuals.	SG, DJ, BI, R, NGO, CG
<b>LS2.5 Parks and Playgrounds</b>	Accessible, attractive and safe parks and playgrounds are provided and maintained for the benefit of all throughout the Camden community.	DI
<b>LS2.6 Environmental Activities</b>	The community is encouraged to become actively involved in protecting and enhancing the local environment, and to initiate ways in their households and businesses to reduce environmental impact.	BI, R

<sup>6</sup> For Responsibility Key Please Refer to Appendix p74

**LS2.7 Enforcement of Legislation and Policies**

The safety, amenity and functioning of private and public land are improved through enforcement of relevant by-laws, including animal control, roadside trading and overgrown land.

**LS2.8 Appearance of Public Areas**

Camden's public areas are clean, well-maintained and attractive.

BI, R

**ORD05**

**Attachment 2**

***Key Direction 3***  
***A Prosperous Economy***

### *What Is a Prosperous Community?*

Prosperity is essential to the quality of life and wellbeing of people in a local area, and relies on a strong local economy. Prosperity means that people have enough – that they are satisfied with their standard of living and have a balance between their financial and social wellbeing. Financial wellbeing relies on access to education, employment, housing, and a strong and diverse local economy.

A strong local economy for Camden would be characterised by vibrant town and commercial centres, thriving local businesses, stable and diverse employment opportunities, skilled local residents, infrastructure that supports economic growth, and a thriving tourist/visitor market.

The development of a strong local economy is essentially about developing an environment that supports a diversity of business and industry to invest, establish, grow and be sustainable over time.

The economic development and prosperity of the Camden area is inextricably linked with the broader South West region and much of the focus for the Camden area into the future will continue to be working with relevant partners, through the Macarthur Regional Organisation of Councils, on the development of a strong regional economy.

### *Growing the Camden Area – Key Opportunities and Challenges*

The urban growth of the Camden area, managed well, will enable the growth of the local economy far beyond the scope that would have been achievable without the establishment of the South West Growth Centre. The availability of land and infrastructure for industry and employment, new town and retail centres, new and upgraded transport infrastructure, employment opportunities in development and construction industries, and opportunities to secure regional level facilities within this local area are examples of the types of economic growth that will occur through and because of the urban expansion of the area.

There are a number of particular challenges and considerations that will be important in order to ensure that opportunities for economic growth are maximised, including:

- The importance of a stable strategic planning and development control framework to provide long term certainty, investment confidence, land supply and appropriate controls to drive economic development
- Addressing the increasing gap between the number of residents and the availability of jobs within the region, particularly in relation to the gap between the population targets and the jobs targets in the Sydney Metropolitan Strategy for the South West.
- Building a good skills match between jobs and residents in Camden and the Macarthur region through developing an increasing diversity of local skills, attracting people with diverse skills to live in this area, and through a focus on young people as the future labour force.

*Camden 2040 (Review 2013)*

41



- The effective development of town centres as vibrant economic and community hubs, including Leppington as a major town centre, new local centres such as Oran Park, and strengthening the identity, role and functioning of established town centres such as Camden and Narellan.
- Securing infrastructure that is important for economic growth, including timely delivery by the State Government of transport infrastructure, such as the South West Rail Link and upgrades to major roads such as Camden Valley Way, and the inclusion of telecommunications infrastructure as part of the planning process.
- The economic and social impact of the loss of farming and agricultural land and industries, including the availability of local affordable fresh food.
- The potential impacts on the tourist/visitor market from changes to the local area from development.

#### *What Our Community Says*

Camden's country town feel and lifestyle, and its rural setting, are greatly valued by both residents and visitors to the area. This is an important part of the place, and therefore the economy, of Camden. Keeping these characteristics and lifestyle are a key part of the community's vision for the future.

Transport infrastructure was high on the community's agenda as issues that need to be addressed both now and into the future, and again this has clear links with developing and maintaining a strong local and regional economy.

The community sees employment as a priority, as well as supporting businesses. Schools and education is also important to the community.

#### *Vision For 2040*

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

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

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

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

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

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

### Outcomes

The desired outcomes to be achieved through this Key Direction are:

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

### Links to NSW 2021 and Regional Action Plan

#### NSW 2021 Goals:

- Goal 1 – Improve the performance of the NSW economy
- Goal 3 – Drive economic growth in regional NSW
- Goal 4 – Increase the competitiveness of doing business in NSW
- Goal 5 – Place downward pressure on the cost of living

#### Regional Plan Priorities and Actions:

##### Priority – Growth the economy of South Western Sydney

- Action – Deliver effective planning strategies to support the region's growth
- Action – Provide more employment lands to meet demand and provide jobs closer to home
- Action – Support key industries to grow

Camden 2040 (Review 2013)

43

- Goal 6 – Strengthen the NSW skill base
- Goal 15 – Improve education and learning outcomes for students

Action – Deliver services to support business

**Priority – Improve education outcomes**

Action – Encourage students to stay in school longer

Action – Provide tailored support for people from culturally and linguistically diverse communities and Aboriginal people

Action - Increase options for higher education

Action – Improve school infrastructure (Oran Park School named in Regional Action Plan)

**Strategies**

The outcomes for a prosperous local economy will be achieved through a focus on:

**3.1 Economy Objective: The local economy is growing**

Strategies	Responsibility	State Plan Goals
<b>3.1.1</b> Planning for local economic development activities that maximise opportunities and actively grow the local economy, having a clear understanding of the local, regional and national economic contexts	CC, M	3, 4, 6
<b>3.1.2</b> Developing and sustaining vibrant and complementary town centres, both new and existing, that have their own clear identities and role, providing a range of economic, employment, leisure and social opportunities for residents and visitors alike	CC, SG, DI, BI	20
<b>3.1.3</b> Supporting the ongoing growth of strong business development activities that strengthen and sustain local business and industry through the provision of information, networking, partnerships, educational opportunities and promotion.	Ch, CC, SG, E	3, 4

3.1.4	Fostering commitment within the local community to contributing to the development of the local economy through support of local businesses, spending locally where possible, and active involvement in local activities and events that create vibrant community and places.	CC, BI	3, 4
3.1.5	Building strong regional partnerships between educational institutions, employers, business and industry groups, Government agencies, Councils and non-government organisations.	SG, CC, E, BI, NGO	6, 15
3.1.6	Attracting industry and business investment in the Camden and Macarthur regions through marketing and promotion of the region as an attractive and viable location for business and industry, and for the people employed in those organisations.	M, CC, BI	3
3.1.7	Developing and increasing tourism and visitors to the Camden area through regional partnerships and promotion, strengthening the capacity of the local tourism industry, supporting the ongoing improvement of local items of interest, and ensuring that Camden retains its country town feel and heritage as its central tourism driver.	CC, M	3
<b>3.2 Economy Objective: There are a variety of local jobs available</b>			
<b>Strategies</b>			
<b>Responsibility</b>			
<b>State Plan Goals</b>			
3.2.1	Providing suitable and sufficient land through the urban planning process to attract, enable and support a diversity of employment and industry types, including planning for economic development clusters or "hubs" that will maximise opportunities to build competitive advantage and strengths.	CC, SG, DI	3

### 3.3 Economy Objective: There is a commitment to learning and skills

Strategies	Responsibility	State Plan Goals
<p><b>3.3.1</b> A commitment to building the educational and employment capacity of Camden's young people through effective partnerships between schools, higher education and training providers, employment services and local business and industry that provide clear pathways for young people from school into education, training and employment opportunities within the local area and region.</p>	NGO, E, BI	15
<p><b>3.3.2</b> Increasing the diversity of skills within the local community to improve the match between local skills and jobs through building the skills of existing residents and attracting new residents with a diverse range of skills to live in the local area and region.</p>	SG, E, BI	6

### 3.4 Economy Objective: People can access what they need

Strategies	Responsibility	State Plan Goals
<p><b>3.4.1</b> Securing within the Camden area the many services and facilities that are needed by the community, including professional, health and medical, educational and government services.</p>	FG, SG, CC, E, DI	3
<p><b>3.4.2</b> Developing world class technological capability within the region through the supply and improvement of telecommunications infrastructure, building the skills of local businesses and residents, and the provision of opportunities for all residents to have equitable access to technology and skills through schools and libraries.</p>	FG, DI, CC	3, 4
<p><b>3.4.3</b> Providing and supporting opportunities for fresh food production in order to offset the impact of the loss of agricultural land through the development of the South West Growth Centre.</p>	SG	



### *Key Responsibilities*

The local economy is subject to many external influences at both the global and national levels, and is shaped by a large number of internal factors and stakeholders.

The State Government will be responsible for many of the factors involved in strengthening the local economy through the implementation of the Metropolitan Strategy, particularly the timely delivery of infrastructure, and the focus on town centres and employment generation. Both the Federal and State Governments also play an important role through coordinating, funding and implementing initiatives to develop the local and regional economies.

The Macarthur Regional Organisation of Councils currently plans and implements a range of regional economic development strategies, including promotion of business and industry, networking opportunities, advocacy and planning. An ongoing regional focus will be important for the Camden area to take advantage of the range of infrastructure, workers, facilities and services available within the broader South West region.

In addition to Council's role in local planning and zoning, Council is well-placed to undertake a leadership, coordination and support role of local economic development activities, within the context of the broader regional approach.

There are a number of other organisations and groups within the area that play a role in supporting the development of the local economy, and in building the skills of local residents, such as Camden and Narellan Chambers of Commerce, the Macarthur Business Enterprise Centre, and various training providers. Ongoing coordination, communication and collaboration between these groups will be important in supporting local business and industry, and in growing the local economy as a whole.

Camden and Macarthur's tourism industry involves a range of tourism operators and other businesses, and a continued focus on networking and collaboration between these stakeholders will be important in growing and sustaining the tourist and visitor market over time.

*Council Local Services – A Prosperous Economy*

<b>Local Services</b>	<b>Partners</b>
<b>LS3.1 Economic Development</b> The local and regional economy are actively strengthened and supported through the provision and coordination of economic development activities, which includes planning and provision of local employment.	SG, M, BI, DI
<b>LS3.2 Tourism</b> Camden enjoys a strong local and regional tourist and visitor market through ongoing focus on developing and preserving tourism opportunities, promotion of the area and provision of support to tourism providers.	TR
<b>LS3.3 Management of Significant Places</b> Camden's important places and centres are actively cared for through specific focus, management and coordination.	DI, BI, CG



ORD05

Attachment 2

*Key Direction 4*

*Effective and Sustainable Transport*

### *What Is Effective and Sustainable Transport?*

Effective transport underpins all aspects of an accessible and functioning place, impacting on the health of the natural environment, the effectiveness and amenity of the urban environment, the viability and growth of the local and regional economy, and the health and wellbeing of people able to conveniently connect with their community and services.

An accessible Camden means that people are able to travel easily within their own local area and are effectively connected to the wider Macarthur and metropolitan regions. This provides a range of advantages including access to a greater range of social, economic, cultural and leisure opportunities. Coupled with this, provision of community facilities and more local employment opportunities reduce the distance needed to travel, thereby providing additional capacity in the transport system.

Effective transport for Camden would include affordable, convenient and integrated public transport that is a viable choice over private vehicles; infrastructure that enables and encourages healthy forms of transport such as walking and cycling, safe and uncongested roads; and support structures that enable public and private transport systems to operate effectively, including interchanges, traffic management and parking.

### *Growing the Camden Area – Key Opportunities and Challenges*

The delivery of transport infrastructure, both new and upgraded, in a timely fashion will be one of the greatest challenges through the urban growth of the Camden area. The outcomes and benefits of this infrastructure on the people, economy and environment of the area will be significant. Without this infrastructure the Camden area cannot sustain the urban growth planned under the State Government's Metropolitan Strategy.

This is because of reasons such as:

- Camden is already "transport disadvantaged" in terms of public transport, and the increased population will only place further stress on roads that are already stretched in their capacity. Existing roads built to rural standards do not have the capacity to cope with expected increased traffic volume in all aspects including size and structure.
- Overcoming reliance on private cars will require provision of safe, convenient and cost effective alternatives. Public transport services need to be available to people as they move into a new area, so as to avoid the establishment of travel patterns involving private cars, which are then difficult to change.
- Greater access to jobs close to home will be important in addressing some of the transport challenges facing the Camden area, to reduce the amount of time local residents spend travelling, particularly in private vehicles.

It is important to note a number of tensions that exist in the consideration of transport for the Camden area. Firstly, there is a discord between the current community's desire to for major transport infrastructure, particularly rail, and the densities needed to support infrastructure of this nature, which the community does not desire. Secondly, it should be noted that the goals of free-flowing roads at the same time as effective public transport may be at odds, given that public transport use is likely to be lower if car travel times are faster. Given the reality of finite funding for infrastructure, the provision of roads that enable quick travel times may preclude sufficient funding for public transport, and vice versa. In order to see the environmental benefits from greater use of public transport, such as improved air quality, there may need to be decisions about the prioritisation of public transport with some cost to private travel convenience.

At the time of the 2013 Review of *Camden 2040* there had been a number of significant new or upgraded infrastructure projects commenced, including Camden Valley Way, the South West Rail Link, and the Narellan Road and M5 widening. Funding has been secured for the Camden Bypass intersection, which will also involve a significant contribution from Council.

#### *What Our Community Says*

Transport continues to be the most significant issue of concern for residents in terms of what needs to be achieved for the future of the area, though this declined somewhat between 2009 and 2012. The key concerns relate to public transport, and the congestion and condition of roads. Council's Community Satisfaction Survey in 2011 (telephone survey) again confirmed the community's desire to see 'managing local roads and traffic', improving transport options', and 'construction and maintenance of local roads, footpaths and kerbing' improved. These three services were three of the top four in terms of the gap between importance of the services and satisfaction with the services (high importance, low satisfaction).

#### *Vision For 2040*

In 2040, it is possible to move around the Camden area, and beyond, conveniently, safely and using a variety of transport options. This means that people are connected with their local community and places, and the local economy is effectively supported.

The road network is well-connected, free-flowing and safe. Road infrastructure was provided and improved in a timely fashion as the Camden area grew. Intersections work effectively and there is safe sharing of road areas between cars, heavy vehicles, bicycles and pedestrians. Town and commercial centres and transport interchanges work well because there is sufficient parking.

Camden residents have good access to a range of public transport options. There is a railway line into Leppington which services this busy town and commercial centre. There is a modern, convenient, regular and affordable bus service that enables all residents to access town centres, employment, railway stations and the full range of social and leisure opportunities within the area. There is safe public transport available at night.

People are using other methods of moving around in preference to private vehicles and this has brought a range of environmental, economic, health and social benefits to the community. This is because there is good public transport available, and people are using the network of cycleways and footpaths to get where they need to go.

*Camden 2040 (Review 2013)*

52

**Outcomes**

The desired outcomes to be achieved through this Key Direction are:

- Roads are High Quality, Free-Flowing and Safe
- We Leave the Car at Home
- People Breathe Clean Air

*Links to NSW 2021 and Regional Action Plan*

**NSW 2021 Goals:**

- Goal 7 – Reduce travel times
- Goal 8 – Grow patronage on public transport by making it a more attractive choice
- Goal 9 – Improve customer experience with transport services
- Goal 10 – Improve road safety
- Goal 19 – Invest in critical infrastructure
- Goal 20 – Build liveable communities

**Regional Plan Priorities and Actions:**

**Priority – Improve integrated regional transport**

- Action - Develop long term transport strategies for South Western Sydney
- Action – Improve accessible public transport services
- Action - Provide quality transport infrastructure (South West Rail Link)
- Action – Deliver road and bridge upgrades to improve traffic flow (Items named in Regional Action Plan relevant to Camden - Widen the M5 West, Upgrade Narellan Road, Upgrade Camden Valley Way, resolve on and off ramps on Spring Farm Link Road)
- Action – Improve road safety
- Action – Improve the movement of freight
- Action – Support active transport

### Strategies

The outcomes for effective and sustainable transport in Camden will be achieved through a focus on:

#### 4.1 Transport Objective: Roads are high quality, free-flowing and safe

Strategies	Responsibility	State Plan Goals
4.1.1 Developing a well-connected, well-designed and free-flowing road network supported by appropriate infrastructure for a growing community that provides effective movement of people and goods within the local area and broader region.	SG, CC	7, 19, 20
4.1.2 Prioritising the delivery of roads and transport infrastructure early in the development of new urban and industrial areas to ensure residents have appropriate access within and beyond the local area from when they move here.	SG, DI	7, 8, 19
4.1.3 Planning the long term asset management of roads and road-related infrastructure to ensure that assets are kept in good condition into the future.	SG, CC	7, 19
4.1.4 Managing parking demand within town centres to enable convenient access to businesses and services, and support the needs of local business.	CC	20
4.1.5 Improving road and transport safety through a range of engineering and community programs and education aimed at improving driver behaviour, reducing road and pedestrian fatalities and injuries, and addressing the need for safe transport options, particularly after hours.	CC, SG	10
4.1.6 Building and improving regional transport linkages through effective planning, partnerships and joint action.	SG, M, CC	7, 8, 19

**4.2 Transport Objective: We leave the car at home**

Strategies	Responsibility	State Plan Goals
4.2.1 Improving public transport options, access, innovation and integration to ensure that public transport becomes a viable, affordable, and well utilised alternative to private vehicles.	SG, TP, CC	8, 9, 19
4.2.2 Developing a network of cycleways, footpaths and safe crossing points throughout the local area that provide a convenient and attractive alternative to the use of motor vehicles.	SG, CC, DI	7, 11, 23
4.2.3 Actively planning new urban and commercial areas to effectively connect people with significant places, centres, employment, and recreation and social opportunities throughout the local area.	SG, CC, DI	7, 20

**4.3 Transport Objective: People breathe clean air**

Strategies	Responsibility	State Plan Goals
4.3.1 Encouraging a greater commitment within the community to the use of sustainable forms of transport for important environmental, health, cost and social benefits, including public transport, cycling and walking.	CC	22

*Measures of Success*

The following sustainability indicators will assist in measuring our success in achieving the outcomes for *Effective and Sustainable Transport*:

**Key Direction 4: Effective and Sustainable Transport**

Outcome	Indicators	Measured By
<i>Roads are Free-Flowing and Safe</i>	Ease of travel within the Local Government Area Recorded road accidents (fatal and non-fatal) per 1000 population	Resident Telephone Survey RMS Data
<i>We Leave the Car at Home</i>	Mode of travel to work on weekdays Average number of cars per household	Bureau of Transport Statistics ABS Census
<i>People Breathe Clean Air</i>	Transportation Preferences Number of air quality exceedences	Resident Telephone Survey Office of Environment and Heritage

*Key Responsibilities*

The provision and improvement of major transport infrastructure within the Camden area is the responsibility of the State Government. This includes the area's major arterial roads such as Camden Valley Way, the Northern Road and Narellan Road, as well as heavy rail in the extension of the railway line to the South West into Leppington. The timely funding and delivery of this infrastructure is a central part of the State Government's Metropolitan Strategy and will be essential for the short and long term quality of life, amenity, economy and environment of the Camden area.

The Camden area is serviced by a number of private and community transport providers, particularly bus, taxi and community transport. These providers will play an important ongoing role in ensuring that the Camden community has convenient and affordable access to these services, within existing and new suburbs.

Council has responsibility for the provision and management of local roads, and road-related infrastructure such as footpaths, kerb and guttering, parking facilities, bus shelters and some cycleways. Council's role in urban planning will involve ensuring that new urban, industrial and commercial areas are designed with effective transport in mind, and to maximise the opportunities for alternative forms of transport such as walking and cycling.

Advocacy to other levels of Government and private transport providers will be an important ongoing role for Council in securing effective transport infrastructure and services into the future. Council also coordinates a range of road safety programs.

Given Camden's place in the broader region, an ongoing commitment to the planning and integration of transport infrastructure and services within the region will be important, particularly in terms of access to rail and regional services currently not available within the Camden local area.

**Council Local Services – Effective and Sustainable Transport**

Local Services	Partners
<p><b>LS4.1 Transport Options</b> Camden residents are able to choose leave the car at home because they have access to convenient and affordable public transport; and healthy transport options because they have access to well-maintained footpaths and cycleways that are well-connected to Camden's key places and centres.</p>	SG, DI
<p><b>LS4.2 Road Safety</b> Road safety and community confidence are improved through coordinating community education and programs aimed at reducing traffic accidents and improving access to safe transport.</p>	SG
<p><b>LS4.3 Local Traffic Management</b> Traffic and parking are managed effectively within the area through adequate planning and coordination of traffic management issues.</p>	SG
<p><b>LS4.4 Construction and Maintenance of Roads and Related Infrastructure</b> People are able to get where they need to go conveniently, safely and efficiently because roads and road-related infrastructure are sufficient for Camden's needs and are well-maintained.</p>	SG, DI



ORD05

Attachment 2

*Key Direction 5*

*An Enriched and Connected Community*

### *What is an Enriched and Connected Community?*

Community wellbeing describes the state of satisfaction, contentment and fulfillment of needs experienced within a particular group of people. Whilst wellbeing is a somewhat intangible concept, it is generally about “higher order” needs that people have for meaning, enrichment, connection, acceptance, belonging, emotional fulfillment and a sense of purpose.

A community with high levels of wellbeing is usually characterised by connection, networks and support within the community; participation and ownership; equity and access; and democratic governance.

*Equity and access means that all people are able to access the variety of opportunities within a community, both social and economic, regardless of background, ability or circumstance.*

A sustainable community relies on a balance between economic, community, environmental and governance outcomes. An enriched and connected community involves components such as arts and culture, community safety, healthy lifestyles and community health, enrichment through learning and information, and recreation and leisure.

### *Growing the Camden Area – Key Opportunities and Challenges*

The number of people who call the Camden area home will increase five-fold under the State Government’s Metropolitan Strategy. Building this population as a community of people who belong, can participate, are well-connected and supported will require a range of careful considerations and planning, including:

- The timely funding and delivery of community infrastructure to ensure that residents have access to facilities and services as they move into the area, not following full completion of development. Given Council’s small rate base, and recent changes to developer levies, there are significant projected funding shortfalls for the provision of essential community infrastructure. State Government also has a significant role in the funding of community services and facilities, such as health, education and emergency services, and the planning and delivery for these services will need to occur alongside the population growth.
- Ensuring that new communities are connected and inclusive through the timely provision of effective services and programs in new release areas, particularly acknowledging that many new residents will not have any community ties within their new area.
- Creating the sense of community spirit and pride within new communities that is currently enjoyed within the existing population, and retaining the friendliness and involvement that is characteristic of rural and country communities.

- An awareness of the potential stresses experienced by residents in both new and established areas, including mortgage and financial stress, access to services such as child care, and social isolation.
- Understanding and addressing changing and emerging community needs, which may include a community that is more culturally diverse, and the changing needs across the lifecycle. This will include ongoing need for services for a large population of children and young people, and for a population that will age over time.
- The opportunities created by new large scale development to secure high quality technology infrastructure at the same time as effective service delivery to people that may be more inclined to engage and connect with their community through online means.

#### *What Our Community Says*

Residents of the Camden area place a high value on the country town feel and the people and community of this area, and desire to see this character and sense of community retained in the future, and extended into new areas as they grow.

The community wants to see a range of community services improved for the current population, and appropriately addressed in the future as the community grows. These particularly relate to health services, education, and community activities (particularly for children and young people). Specific target groups within the community are keen to see services that support their needs and to see greater inclusion and promotion within the Camden area, including Aboriginal people, young people, older people and people with a disability.

The community continues to prioritise parks, recreation facilities and open space issues to "get right" in the future. Council facilities and services such as libraries and community events continue to receive high satisfaction ratings within the local community and high levels of usage.

#### *Vision For 2040*

In 2040 Camden we will be a community of people who feel a strong sense of belonging and connection to our place and community. We are proud of the place in which we live, and feel safe within our neighbourhoods, parks and town centres. We are a community that enjoys celebration of our local culture and heritage through events, both large and small. These make our place vibrant and interesting, and we enjoy the richness that diversity brings to our community.

Our lives are enriched through a diverse array of opportunities, through arts and cultural programs, local libraries, access to information, recreation and sporting pursuits, parks and open spaces. We are enriched because we connect with other people in our community through a range of organisations, places and groups. We are able to access the support we need when we need it.

In 2040 we enjoy access to a range of high quality services and facilities, including health services and hospitals, a choice of educational facilities, child care services, community support, information, recreation and sporting facilities. Whilst we're still enjoying a country town feel, we are able to access city-like services and facilities within our own local area.

**Outcomes**

The desired outcomes to be achieved through this Key Direction are:

- People Feel They Belong
- There is Community Pride
- People Feel Safe
- People are Healthy

[Links to NSW 2021 and Regional Action Plan](#)

**NSW 2021 Goals:**

- Goal 11 – Keep people healthy and out of hospitals
- Goal 12 – Provide world class clinical services with timely access and effective infrastructure
- Goal 13 – Better protect the most vulnerable members of our community and break the cycle of disadvantage
- Goal 14 – Increase opportunities for people with a disability by providing supports that meet their individual needs and realise their potential
- Goal 16 – Prevent and reduce the level of crime
- Goal 17 – Prevent and reduce the level of re-offending
- Goal 18 – Improve community confidence in the justice system

**Regional Plan Priorities and Actions:**

- Priority – Deliver appropriate services to disadvantaged and vulnerable members of the community**
- Action – Deliver coordinated and integrated services to the community
  - Action – Provide support services for people with a disability that meets their individual needs
  - Action – Improve access to community transport for the aged and people with a disability
  - Action – Reduce homelessness
- Priority – Improve access to quality health services**
- Action – Improve access to hospital services and specialist services
  - Action – Increase ambulance services

- Goal 24 – Make it easier for people to be involved in their communities  
Action – Provide effective mental health services
- Goal 25 – Increase opportunities for seniors in NSW to fully participate in community life  
Action – Deliver services to respond to diverse needs  
Action – Promote healthy lifestyles
- Goal 26 – Fostering opportunity and partnerships with Aboriginal people  
Action – Improve research into health improvement
- Goal 27 – Enhance cultural, creative, sporting and recreation opportunities

**Strategies**

The outcomes for an enriched and connected community will be achieved through a focus on:

**5.1 Community Objective: People feel connected, supported and that they belong**

Strategies	Responsibility	State Plan Goals
5.1.1 Facilitating community connections, inclusion, resilience and sense of belonging through the provision and support of a broad range of events, facilities, organisations and activities.	CC, NGO, FG, SG, CG	24, 27
5.1.2 Enhancing opportunities for full engagement in community, recreational and economic life for all people in the community through appropriate planning, consultation, services, activities and advocacy, with a particular focus on: <ul style="list-style-type: none"> <li>a. Children and families</li> <li>b. Young people</li> <li>c. People with a disability</li> <li>d. People from culturally and linguistically diverse backgrounds</li> <li>e. Indigenous people</li> </ul>	CC, SG, FG, NGO, CG	13, 14, 25, 26, 27

f.	Older people			
g.	Women			
h.	Groups within the community who may be adversely impacted by emerging issues or events			
5.1.3	Providing libraries that are innovative, vibrant and serve as community hubs, enabling people to connect with information, learning, culture, and social opportunities.	CC, SG		24, 15
5.1.4	A commitment to a coordinated and early approach to the planning, funding and delivery of services from Government, non-government agencies and local community organisations.	FG, SG, CC, NGO		24, 27
5.1.5	Availability of up-to-date and easily accessible information about local services, facilities, groups and organisations to enable all residents to access the opportunities they need within their local community.	CC		24
5.1.6	Supporting and encouraging the shared use of facilities and spaces through the development and provision of multi-purpose facilities and programs which create better value through greater use, improved collaboration, and strong partnerships between organisations.	CC, DI, NGO		19
5.1.7	Development of effective regional partnerships, collaboration and advocacy to ensure that regional issues are appropriately addressed and opportunities maximised.	FG, SG, CC, M, NGO		13, 14, 24, 27

**5.2 Community Objective: There is community pride**

		Responsibility	State Plan Goals
5.2.1	Developing, preserving and celebrating Camden's history and the strengths, achievements and diverse cultures that make up this community.	CC, SG, NGO, BI	27
5.2.2	Enhancing community and economic life by providing opportunities for the community to participate in and tell their stories through arts and cultural activities, supporting local artists and creative industries, and through the use of public art to add local significance and appeal to Camden's public places.	CC, SG	27, 20

**5.3 Community Objective: People feel safe**

Strategies	Responsibility	State Plan Goals
5.3.1 Creating and sustaining a safe environment within families, neighbourhoods, public places and venues through effective programs, education, partnerships and community engagement.	SG, CC, NGO	13, 16, 17

**5.4 Community Objective: People are healthy**

Strategies	Responsibility	State Plan Goals
5.4.1 Developing a healthy community through the promotion of healthy lifestyles, education and the provision and support of a range of sporting, leisure and recreational facilities and opportunities that improve health as well as contribute to vibrant community life and a connected community.	SG, CC	11

**Measures of Success**

The following sustainability indicators will assist in measuring our success in achieving the outcomes for *An Enriched and Connected Community*:

<b>Key Direction 5: An Enriched and Connected Community</b>		
Outcome	Indicators	Measured By
People feel safe	Proportion of people who feel safe in their community	Resident Telephone Survey
	Proportion of crimes per capita committed against a person or personal property	NSW Bureau of Crime Statistics and Research

<p>People feel they belong</p> <p>They're in Community, Proud</p> <p>People are Healthy</p>	Proportion of people who feel more/less safe or the same	Resident Telephone Survey
	Proportion of residents who participate in community events, cultural events and civic activities	Resident Telephone Survey
	Proportion of residents who have a membership in a community organisation	Resident Telephone Survey
	Proportion of residents who feel that their neighbourhood is a friendly place to live	Resident Telephone Survey
	Proportion of residents who feel a sense of pride in their neighbourhood	Resident Telephone Survey
	Average number of hours per week spent undertaking some physical activity	Resident Telephone Survey
	Proportion of households that include someone who suffers from a chronic illness	SSWAHS Community Health Profile / Resident Telephone Survey

**Key Responsibilities**

Whilst councils, governments, or other entities are not individually responsible for or even able to ensure the happiness or wellbeing of individuals or communities, there are many organisations throughout the community of Camden that have a role in creating and sustaining the *environment* and providing *opportunities* that develop and support wellbeing, including:

- The Federal Government fund, provide and partner services, such as Medicare, aged and family services.
- The State Government fund, deliver and coordinate a range of human services, such as health and hospitals, education, police, and community support services.
- Non-government organisations that are funded to provide support and development services to the local community.
- Community groups and organisations provide an important role in the community in connecting people through areas of common interest, such as sporting clubs, churches, service clubs and friendship/social groups.



Council provides a diverse range of services to the local community that aim to build an enriched and connected community, through its libraries, community events, provision of sporting fields and recreation facilities, and cultural and community development programs.

Council also has an important role in coordinating and strengthening partnerships and collaboration to improve the way local communities are engaged and serviced. Local government is well-placed to act as an advocate for groups within its constituency, to provide a strong voice to other levels of government in order to secure improved services and outcomes on behalf of the local community.

### ***Council Local Services – An Enriched and Connected Community***

#### **Local Services**

#### **Partners**

##### **L55.1 Recreation Services and Facilities**

Affordable, accessible and well-maintained recreation facilities that meet current and future community demand.

SG, DI

##### **L55.2 Community and Cultural Development and Planning**

Planning, stimulating and supporting community and cultural activity in Camden.

SG, FG, NGO, CG

##### **L55.3 Community Support Services and Facilities**

Places, activities, services and groups that enable the community to connect, gather, learn and play, and that meet a range of community needs.

FG, SG, NGO, CG

##### **L55.4 Community Safety**

Community safety and confidence is addressed and improved through the coordination and provision of a range of programs and partnerships.

SG

##### **L55.5 Community Events**

Camden's history, achievements and diverse culture are celebrated through the provision of engaging, accessible and affordable community events that connect people with their community.

BI, NGO, R

##### **L55.6 Library Services**

Vibrant places, people spaces, which are affordable, accessible and reflective of the local community.

SG

***Key Direction 6***

***Strong Local Leadership***

Camden 2040 (Review 2013)

67

### *What is Strong Local Leadership and Why is it Important?*

Strong local leadership will be the key vehicle for achieving the outcomes expressed by the Camden community in this plan. Strong local leadership means that the Camden area has strong organisations and individuals representing its interests, who are responsive to this community, and who are working together to achieve the community's vision for the future.

Strong local leadership will be needed from all levels of government, as well as the private sector, non-government organisations, business and industry groups, and community organisations. Developing leaders within our community will place the Camden area in good stead for the years to come.

Camden Council, as the level of government in closest contact with the local community, has a particular role in the planning, advocacy and delivery of good outcomes on behalf of the Camden community. This role has never been as important as it will be as the Camden area faces massive urban and population growth, particularly in advocating for the delivery of adequate infrastructure and service provision, and in balancing the needs and desires of the current population with the pressures of growth.

Importantly, strong local leadership involves the way that government engages with and responds to the local community in decisions, plans and services that impacts on this local area. This would ultimately result in government policy and action that is shaped by the vision and priorities of this community

### *Growing the Camden Area - Key Opportunities and Challenges*

Strong local leadership and effective partnerships and cooperation will be the most important factor in the effective management of the growth of the Camden area over the coming decades. Some of the key opportunities and challenges in terms of leadership and partnerships include:

- The ability to establish early in the planning process the kind of characteristics, outcomes and opportunities the community want to see delivered through growth, which is not usually available through the longer term natural evolution and change of a local area
- Achieving the balanced outcomes that the community have expressed, including maximising the opportunities from growth and retaining the valued aspects of Camden's rural and country heritage and landscape.
- Sustaining partnerships, commitment to vision and a coordinated approach over time, as the growth of the area will occur over many decades and through numerous changes, such as changes of governments, elected councillors and personnel, and the emergence of new stakeholders such as developers, community organisations and businesses.

- Consideration of equity and fairness in who pays for services and infrastructure throughout the area. Current residents should not be expected to bear the costs associated with new growth. At the same time, residents in new areas should not be expected to fund the maintenance costs for existing infrastructure and services.
- Current constraints in the way local government is funded means that Council's ability to raise income is not proportionate with the rising costs of delivering services and infrastructure to a rapidly growing community. This is particularly challenging given Camden's small rate base which limits Council's ability to forward-fund infrastructure.

#### *What Our Community Says*

The effective management of the population growth planned for the Camden area is a priority for the local community, particularly to ensure that this growth occurs in a balanced way. This means that valued characteristics of the Camden area – its country town feel and lifestyle and aspects of its rural setting – are retained, and that the opportunities from growth are secured and maximised.

The community has identified that infrastructure, particularly roads and public transport, are fundamental areas to "get right" in creating Camden's future. Parks, recreation facilities, and activities for the area's young people are also essential parts of creating the kind of future that residents desire.

In relation to Council's services, the community has identified the maintenance and management of local assets to be the number one priority. This particularly relates to construction and maintenance of local roads, footpaths and kerbing. Also of high priority to the community is Council's urban and rural planning function, which relates to the community's desire to see Camden's growth managed effectively.

In addition to these services, the community has expressed a desire to see a continued focus on consultation with the community, processing of building applications, community and road safety and community support services.

#### *Vision For 2040*

In 2040, the community's vision has been achieved because the Camden area has been led by strong, visionary, community-focused leaders. Camden has been represented by strong voices that tirelessly advocate on behalf of the community to other levels of government. The community of Camden is actively engaged in the issues, plans and decisions that impact it. There is an ongoing dialogue between local residents and other levels of government.

A commitment to leadership has been shown throughout the years through increasing opportunities for all residents to have input into decisions, and through increasing opportunities to build the capacity of the local community as leaders, particularly children and young people, Aboriginal people, people with a disability, older people and people from diverse cultural backgrounds.

Council and its partners have acted as strong stewards for the local area, balancing the needs of the current community with those of the future. Good forwarding planning has been the driver behind the creation of a place that has achieved balanced environmental, social and economic outcomes.

The people of Camden enjoy access to high quality services from Council and other government bodies. This has been achieved through a strong customer focus and a commitment to continuously improving its services to ensure they efficiently meet community needs and expectations. Council has administered its organisation effectively as it has grown to meet the needs of a larger population through prudent and strategic management of resources.

### Outcomes

The desired outcomes to be achieved through this Key Direction are:

- People have a say in the future
- It is well governed

### Links to NSW 2021 and Regional Action Plan

#### NSW 2021 Goals:

- Goal 28 – Ensure NSW is ready to deal with major emergencies and natural disasters
- Goal 30 – Restore trust in State and Local Government as a service provider
- Goal 31 – Improve government transparency by increasing access to government information
- Goal 32 – Involve the community in decision making on government policy, services and projects

#### Regional Plan Priorities and Actions:

Nil

### Strategies

The outcomes for strong local leadership will be achieved through a focus on:

#### 6.1 Leadership Objective: People have a say in the future

Strategies	Responsibility	State Plan Goals
6.1.1 Commitment to an ongoing dialogue with the community on local issues, decisions, services and plans.	CC, SG, FG	30, 32
6.1.2 Effective communication, ensuring that all residents, groups, businesses and organisations are appropriately informed about local issues, events, opportunities and services.	CC, SG, NGO, BI	24, 31, 32

#### 6.2 Leadership Objective: It is well governed

Strategies	Responsibility	State Plan Goals
6.2.1 Careful stewardship of the community's assets, both built and natural, through effective planning for asset provision, maintenance and renewal that ensures current and future asset provision and quality whilst balancing the community's expectations across all services.	SG, CC	30, 32
6.2.2 Providing services and facilities that are high quality, accessible, cost effective and responsive to this community over time.	SG, CC, NGO	30, 32
6.2.3 Strong financial management, workforce planning, long term planning and continuous improvement as the basis for a Council organisation that is sustainable and able to meet the needs of the community now as well as in the future.	CC	30, 32
6.2.4 A well-supported local democracy and leaders that have the tools and information needed to make good decisions on behalf of the local community.	CC, SG	30, 31, 32

Camden 2040 (Review 2013)

71

<b>6.2.5</b>	Maximising every opportunity to strongly advocate on behalf of the local community to secure good outcomes for the Camden area.	CC	30
<b>6.2.6</b>	A commitment to effective partnerships and open communication between Government, non-government agencies, local business and industry, community groups and organisations, and local residents to deliver coordinated and effective outcomes for the Camden area.	FG, SG, CC, BI, NGO, CG, Ch	30, 32
<b>6.2.7</b>	Building the skills and capacity of the local community as strong local leaders, with a particular focus on the children and young people, and Aboriginal people of the Camden area.	SG, E, NGO, CC, BI	14, 25, 26, 32

*Measures of Success*

The following sustainability indicators will assist in measuring our success in achieving the outcomes for *Strong Local Leadership*:

<i>Key Direction 6: Strong Local Leadership</i>	
<i>Outcome</i>	<i>Measured By</i>
<i>People Have a Say in the Future</i>	Proportion of people who took action to address a local issue Proportion of people who felt confident that their say was taken into consideration Proportion of people who can name a Councillor who represents them
<i>It is Well Governed</i>	Resident Telephone Survey Resident Telephone Survey Resident Telephone Survey Annual audit Community Satisfaction Survey

**Key Responsibilities**

Strong local leadership means that the Camden area has strong organisations and individuals representing its interests, who are responsive to this community, and are working together to achieve the community's vision for the future. Strong local leadership will be the responsibility of all levels of government, as well as the private sector, non-government organisations, business and industry groups, and community organisations.

Strong local leadership also relies on effective partnerships between Council, State and Federal Government agencies, non-government organisations, community groups, businesses and individuals. A partnership approach is critical for achieving the kind of future that Camden residents aspire to because no one agency or group has the resources or the capacity to accomplish the balanced outcomes that this will require.

**Council Local Services – Strong Local Leadership**

Local Services	Partners
<p><b>LS6.1 Strong Local Democracy</b> Camden is represented by a well-supported and responsive local democracy that has the tools and information needed to make good decisions on behalf of the community.</p>	SG
<p><b>LS6.2 Stewardship of Community Resources</b> Community resources are adequately planned and managed with both the current and future needs of the community in mind.</p>	SG
<p><b>LS6.3 Community Engagement</b> Government agencies actively involve the Camden community on issues, plans and decisions that impact on the local area.</p>	FG, SG
<p><b>LS6.4 Community Information</b> Provide a quality customer service interface for the community to access Council services and accessible and current information is available through a range of means that keeps the community well-informed about local events, issues and opportunities.</p>	
<p><b>LS6.5 Management of Emergency Events</b></p>	SG, CG

Camden 2040 (Review 2013)



Emergency events are effectively planned for and local emergency services organisations are adequately supported.

**LS6.6 Support Services**

Provision of efficient and effective support services to all functional areas of Council, including Finances, Governance, SG Human Resources Management, Information Technology, Records Management and Risk Management

## Conclusion

Camden is now more than two years down the path towards *Camden 2040*. The community's priorities have remained generally stable since first adopted in 2010, and the continued mandate for Council and its partners is to carefully manage the growth of the Camden area to retain those aspects that are most valued, and to maximise the many and exciting opportunities that growth will bring.

This is encapsulated in the vision for 2040.

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

This has been achieved through **effectively managing urban and population growth** to:

1. protect Camden Town, the floodplain and associated rural hinterland, and promote and celebrate the area's unique country history, heritage and community
2. maximise the many opportunities presented by large scale modern urban development in terms of improved access to high quality services, facilities and infrastructure
3. support and maintain opportunities for rural living through urban growth and carefully manage the transition to an increasingly urban environment

The active management of the Camden area's growth and the achievement of balanced social, economic and environmental outcomes will have been delivered through the tireless representation of **strong local leaders** and advocates and a community of people who are actively engaged in the issues, plans and decisions that impact on the local area.

Growth has gained momentum in the years since *Camden 2040* was first adopted, and numerous quality outcomes are being achieved in terms of infrastructure, housing provision, community development and economic development. This is a story that needs to be told - the future for Camden is exciting and will present opportunities and lifestyle for the current and future communities that would not otherwise have been possible. The strength of partnerships and commitment between Council and its various partners will continue to pave the way for the vision for Camden to be achieved in the long term.

## Attachment 2

ORD05

## APPENDIX A

## RESPONSIBILITY AND PARTNERS KEY

FG	Federal Government
SG	State Government
CC	Camden Council
NGO	Non-Government Organisations
CG	Community Groups
R	Residents
BI	Business and Industry
DI	Development Industry
M	MACROC and Macarthur Councils
E	Education Providers
Ch	Chambers of Commerce
TR	Tourism Providers
TP	Transport Providers

## State Agency Contact list 2013

Name	Organisation	Title
Adam Lollback	AGL Energy Limited	Land & Approvals manager – Upstream Gas
David Davies	Busways	Planning & Infrastructure Manager
Mario Bayndrian	Camden Airport	General Manager Aviation
Paul Tosi	Campbelltown City Council	General Manager
Farooq Portelli	Liverpool Council	General Manager
Les McMahon	Wollondilly Council	General Manager
Glenda Chalker	Cubbitch Barta Native Title Claimants	
Celestine Everingham	Darug Aboriginal Cultural Heritage Assessments	
Leanne Watson	Darug Aboriginal Corporation	
Sandra Lee	Darug Tribal Aboriginal Corporation	
	Integral Energy	Regional Planner Network Planning
Hon Russell Matheson		Member for Macarthur
Chris Patterson		Member for Camden
	NSW Department of Commerce	The Secretary
Susan Harrison	Office of Environment & Heritage	Manager Planning Environment Branch
Darren Bullock	Mines Subsidence Board	District Manager
Petula Samios	Office of Environment & Heritage	Director Heritage Branch
Andrew Docking	Department Primary Industries	A/Regional Director - Sydney Region
Mr. David Agnew	Department Primary Industries – Minerals and Petroleum	Manager Coal & Petroleum
Leslie Diver	Department Primary Industries	Conservation Manager
Alison Turner	Dept State & Regional Development	Business Development Manager
Janne Grose	NSW Office of Water	Natural Resource Officer/Major Projects and Planning Unit Water Management Branch
	NSW Lands Department	The Secretary
Chris Jurgeit	NSW Fire Brigades	
	NSW Tourism	The Executive Officer
Dr Phil Hamdorf	Greater Western Sydney NSW Department of Premier & Cabinet	Senior Regional Coordinator
Mr Bob Germain	NSW Department of Premier & Cabinet	Executive Officer
Manager, Infrastructure & Operations Strategy	Railcorp	Network Development, Railcorp
Angela Langdon	Sydney Catchment Authority	Strategic Land Use Planner - Statutory Planning Unit

ORD05

Name	Organisation	Title
Tony Urganhart	Telstra	Geographic Forecasting
Donna Whillock	Tharawal Aboriginal Land Council	
Peter Holland	Transgrid	Principal Consultant Properties
Mr Robert Wheeler	Camden Resident's Action Group	President
Mr Douglass Barrett	Camden Historical Society Inc	The Honorary Secretary
Ms Pam Browne	WRARG	
Brian Mander	State Transit Authority NSW	Manager, Bus Operations
Christine Winning	MACROC	

Attachment 3

Name	Title	Cluster	Agency
Supt Terry Farley	Area Commander Metro South	Attorney Generals & Justice	Fire and Rescue NSW
Supt Kerry Parkinson	Commander, Campbelltown & Camden Districts	Attorney Generals & Justice	NSW Rural Fire Service
Ian Shepherd	A/ Controller Campbelltown Region	Attorney Generals & Justice	NSW State Emergency Service
Supt Peter Lennon	A / Regional Commander, South West Metro	Dept of Attorney General and Justice	NSW Police Force
Assistant Commissioner Frank Mennilli	Regional Commander, South West Metro	Dept of Attorney General and Justice	NSW Police Force
Bill Kearney	Director, Fairfield Community Offender Services	Dept of Attorney General and Justice	Corrective Services NSW
Steve Miller	Regional Director, Metropolitan Region	Dept of Attorney General and Justice	Juvenile Justice
Gary Ella	Regional Director, Greater Metropolitan Region	Dept of Education and Communities	Aboriginal Affairs NSW, Office of Communities
Mathew Ferguson	A/Regional Director, Community and Regional Engagement	Dept of Education and Communities	Office of Communities
Murat Disdar	Regional Director, South Western Sydney	Dept of Education and Communities	Office of Education - Schools
Liz Daykin	Regional Manager, Central Region	Dept of Education and Communities	Sport & Recreation
Peter Roberts	Institute Director, South Western Sydney	Dept of Education and Communities	TAFE and Community Education
Clare Donnellan	Regional Director, Metro South West	Dept of Family and Community Services	Community Services
Peter Gardiner	Regional Director, Metro South Region	Dept of Family and Community Services	Ageing Disability & HomeCare

ORD05

## Attachment 3

Name	Title	Cluster	Agency
Cathy Noble	Manager Regional Strategy, Metro South West	Dept of Family and Community Services	Community Services
Alison Shearer	A / General Manager	Dept of Family and Community Services	Housing NSW
Lynne Beven	A/Director, Service Improvement and Development	Dept of Family and Community Services	Housing NSW
John Zahn	General Manager, Sydney Region	Dept Finance & Services	NSW Public Works
Peter Goth	Regional Director, Sydney West	Dept of Premier and Cabinet	Dept of Planning and Infrastructure
Anna Petersen	Social Sustainability Manager	Dept of Premier and Cabinet	Dept of Planning and Infrastructure - Urban Growth NSW
Giselle Howard	Director, Metropolitan, Environment Protection & Au	Dept of Premier and Cabinet	Office of Environment and Heritage
Suellen Fitzgerald	Executive Director	Dept Premier & Cabinet	Western Sydney Parklands Trust
Tom Durick	Senior Manager - Business Advisory & Industry Development	Dept of Trade and Investment, Regional Infrastructure and Services	NSW Trade and Investment
Amanda Larkin	Chief Executive, SWS Local Health District	Ministry of Health	South Western Sydney Local Health District
Joel Bardsley	Metropolitan Division, South West Sydney Sector	Ministry of Health	Ambulance Service of NSW
Anissa Levy	Principal Manager Integrated Transport Planning and	Transport for NSW	Planning and Programs
Peter Crosby	Regional Manager, Sydney	Transport for NSW	Roads and Maritime Services
Kevin Young	Managing Director	Sydney Water Corporation	

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## ORDINARY COUNCIL

ORD06

ORD06

**SUBJECT: DRAFT 2013/14 RESOURCE STRATEGY, DELIVERY PROGRAM & OPERATIONAL PLAN (INCLUDING BUDGET)**

**FROM:** Director Governance

**BINDER:** 2013/14 Integrated Planning and Reporting

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### PURPOSE OF REPORT

The purpose of this report is to inform Council that the Draft Resource Strategy, 2013/14 to 2016/17 Delivery Program and Operational Plan (including the 2013/14 Budget) is now in a position to be formally considered by Council and, if endorsed, placed on public exhibition.

### BACKGROUND

Council's Integrated Planning and Reporting Package contains 4 key component documents:

1. Community Strategic Plan – Camden 2040;
2. Resource Strategy (comprising a Long Term Financial Plan, Asset Management Plans and a Workforce Plan);
3. Delivery Program spanning 4 years; and
4. Operational Plan representing year 1 of the Delivery Program (including the 2013/14 Budget).

Note: Council's Community Strategic Plan (Camden 2040) has already been placed on public exhibition and is the subject of a separate report on tonight's council meeting agenda.

Given this is the first year of a new Council term, the Local Government Amendment (Planning and Reporting) Act, 2009 requires the incoming Council to review its existing Community Strategic Plan and develop a Resource Strategy, Delivery Program and Operational Plan (including Budget) that appropriately responds to the aspirations espoused in Camden 2040. All documents must be publicly exhibited for a period of 28 days (minimum).

**A copy of the Draft Resource Strategy and 2013/14 – 2016/17 Delivery Program and Operational Plan (including the 2013/14 Budget) has been distributed to Councillors under separate cover.**

### MAIN REPORT

At the core of Integrated Planning and Reporting is the creation of a strong link between the 4 key component documents to demonstrate that what Council does is driven in the main by community priorities (from Camden 2040) and that sufficient resources have been allocated to these programs and activities so that service outcomes can be delivered on time, in a sustainable manner.



Council and its community should be able to see a strong connection between strategy, resourcing needs, service delivery and ultimately monitoring and review. The focus during the development of the IP&R Package has been on making these links as clear as possible and ensuring alignment of resourcing strategies and programs in an affordable way.

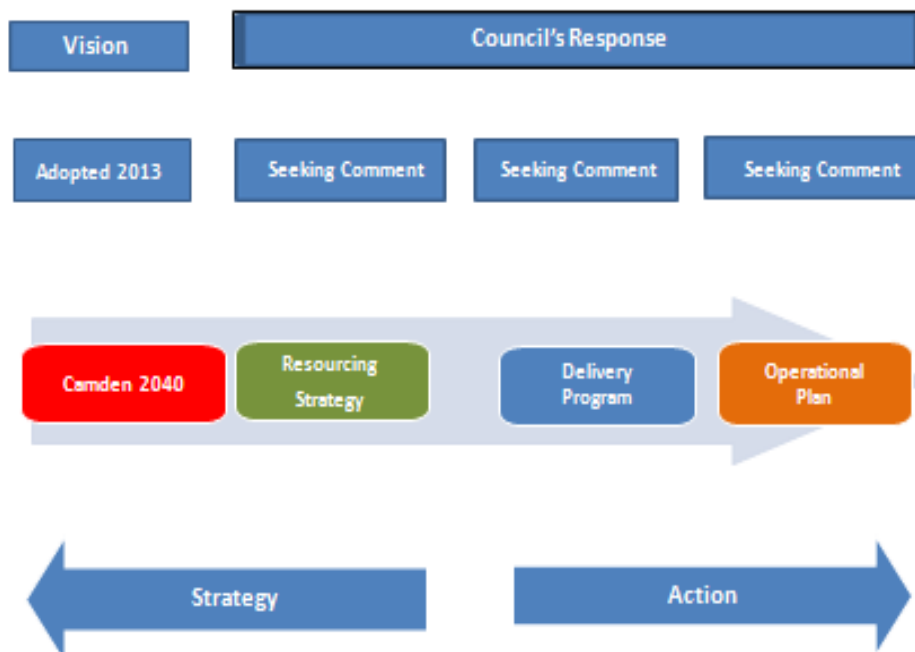
**The Importance of Integrated Planning and Reporting**

The IP&R process is considered important for a number of reasons, including;

- enabling the community to have a greater say in the direction of their community
- creating more informed discussion in the community on priorities and an understanding of the resources required to successfully achieve these priorities
- providing the Council with a greater mandate for its decision making
- service delivery can focus on agreed community priorities
- taking a long term sustainable view of the cost and implications of delivery of agreed service levels so that the ‘big picture’ is clear over time
- enabling an informed debate on priorities and options where services or programs are not sustainable, and
- ensuring progress is regularly measured and reported.

**Transforming Community Vision into Action**

*Transforming Community Vision into Action* is the phrase we use to encompass the body of work that makes up the IP&R Package. It is intended to emphasise that Council is acknowledging the Community Vision in Camden 2040 and is now focused on making it happen. The following diagram summarises the interrelationships within the document.



## Resource Strategy

Council's Resource Strategy is a high level response that outlines how Council will go about responding to the aspirations espoused in Camden 2040. This document addresses a number of key challenges within Camden 2040. Each challenge is outlined, together with a summary of what this means for the community and what Council plans to do about it. An example is provided below;

- ***We are growing and the State has set requirements about how much growth we need to accommodate. We must plan for growth – today we have 60,000 residents. By 2040, we expect to have over 250,000 residents.***
- This means there will be a significant strain on the services Council provides to a rapidly growing community. One of the key concerns will be the strain on infrastructure (roads, drainage, bridges, carparks, footpaths, transport etc.) and support services for the community. There are also some opportunities that transpire from growth of this magnitude. For example, a higher level of urban facilities is distinctly possible. So we need to address the impact of growth on our services at the same time as realising the many opportunities that growth presents.
- We plan to focus on creating quality places and integrate them with those that exist today. We also plan to grow in a sustainable manner – in an economic, environmental and social sense. We can only do this through careful and deliberate strategic planning.

The table below highlights some of the key priorities contained in Council's Resource Strategy, together with our response:

Your Key priorities	Our Response
<p><b>Maintaining Camden's feel and character through managing urban growth</b></p>	<p>We have allocated additional resources towards managing urban growth both from a strategic planning and development assessment perspective. We will continue to focus on preserving Camden's heritage through development assessment referral and by overseeing the continued preparation of conservation management plans on properties of State Significance. We are also committed to protecting the Camden Township and surrounding scenic and cultural landscapes.</p>
<p><b>Better roads and road related infrastructure</b></p>	<p>Acknowledging this is the community's number one priority, Council is committed to a continuation of the existing Community Infrastructure Renewal Program (CIRP) that was originally approved in 2010/11. The CIRP has seen an investment of \$3.7 million in our local infrastructure assets over the past 3 years. Anticipating the expiration of the existing CIRP in June 2013, Council resolved to extend the CIRP in December 2012.</p> <p>A new \$6 million CIRP over 6 years (\$1 million per annum) has been submitted to the Independent Pricing and Regulatory Tribunal (IPART) for its determination. Importantly, Council will be funding the \$6 million CIRP from a variety of sources including Low Interest Rate Loan Borrowings (\$2 million),</p>

	<p>Internal Reserves (\$1.5 million) and Rate Revenue (\$2.5 million) generated from the 1.1% special rate levy.</p> <p>In addition to the proposed \$6 million CIRP over 6 years, Council is also establishing an Asset Renewal Reserve which will be aimed at accelerating our asset renewal efforts over the coming years. Over the next 4 years, a total of \$698,800 will be set aside in this Reserve as a commitment to this priority.</p>
<p><b>More Passive Open Space &amp; Trees</b></p>	<p>With the release of new precincts (suburbs), Council is exploring ways in which urban development can be softened with adequate open space and trees. These new precincts also present opportunities to consolidate pocket parks into larger open space areas that promote more functional passive recreational use.</p> <p>Council has also allocated additional funds towards priority tree removal (in cases where those trees present a risk to the community) and park renewal works (including playground equipment replacement).</p>
<p><b>More employment and business support</b></p>	<p>We have allocated additional resources towards improving our focus in this area. An Economic Development Strategy is currently on public exhibition with a view to being adopted by Council in May 2013.</p> <p>An Economic Development Officer is due to commence employment with Council in the coming months and will assist not only local business but also put in place strategies and actions to entice more employment opportunities and options to the Camden Local Government Area.</p>

**Delivery Program and Operational Plan (including Budget)**

Council’s Delivery Program and Operational Plan outlines 30 Local Services and the supporting programs and activities that Council proposes to undertake over a 4 year period to help achieve the aspirations espoused in Camden 2040. This document details the range of services Council delivers, the primary activities involved in delivering those services, the timeframe in which those activities will be delivered and the manner in which success will be measured.

## FINANCIAL IMPLICATIONS

### 2013/14 Operational Plan

The total expenditure budget for 2013/14 is \$142,669,800 (includes non-cash expenditure). A review of the 2013/14 Operational Plan has identified a budget surplus of \$191,300. The budget surplus is proposed to be allocated to reserve, resulting in a balanced budget position for 2013/14.

Reserve movements:

2013/14 Operational Plan Surplus	\$191,300
Less: Transfer to Asset Renewal Reserve	(\$179,500)
Less: Transfer to Working Funds Reserve	(\$11,800)
<b>Balanced Budget Position</b>	<b>\$0</b>

### Proposed Special Rate Variation and Community Infrastructure Renewal Program

The 2013/14 budget also proposes a rate increase of 4.50% being the allowable limit by IPART of 3.40% and a 1.10% Special Rate Variation to part fund the continuation of the Community Infrastructure Renewal Program. It should be noted that with the existing Special Rate Variation coming to an end as at 30 June 2013 Council is required to reduce rates by 4.50% meaning ratepayers should see little or no increase in their 2013/14 rates from a continuation of this program.

As previously reported to Council, a continuation of the existing Community Infrastructure Renewal Program has been submitted to IPART for its determination. A \$6 million program over 6 years has been developed and is to be funded from the following sources:

1. Special Rate Variation of 1.1% (generating \$2.5m over 6 years)
2. Low Interest Loan from the State Government (\$2m), and
3. Internal Reserves (\$1.5m)

It should be noted that if Council is unsuccessful in its application to NSW Treasury for a low interest loan (\$2 million) or to IPART for a Special Rate Variation (\$2.5 million) the Community Infrastructure Renewal Program will need to be reduced accordingly.

Capital Works Program

The capital works program for 2013/14 is \$59,745,700. A breakdown of this program is shown in the following table:

<b>Local Service</b>	
Road / Transport Infrastructure	\$28,594,700
Drainage Infrastructure	\$18,404,400
Waste Management	\$985,600
Parks & Playgrounds	\$6,564,800
Community Facilities	\$1,271,100
Recreational Facilities	\$550,000
Public Libraries	\$227,400
Emergency Services	\$388,000
Central Administration Building	\$2,100,000
Governance & IT	\$659,700
	<b>\$59,745,700</b>
<b>Funded By</b>	
Works In Kind Agreements	\$40,404,600
Section 94 Funds (Cash Reserves)	\$8,549,800
Waste Management Reserve	\$984,300
External Grants	\$839,100
Central Admin Building Reserve	\$2,100,000
Community Infrast. Renewal Program	\$1,000,000
Internal Reserves	\$1,250,500
General Fund	\$4,617,400
	<b>\$59,745,700</b>

Loan Reduction Program

Historically, Council has borrowed \$1.6 million annually to fund its road reconstruction program. The 2013/14 Revenue Policy proposes to borrow \$1.35 million and the introduction of a loan reduction program to eliminate Council's reliance on recurrent borrowings within the next 10 years. The interest savings over the next 10 years is estimated at \$1,698,600.

Council is in a position to consider this program as additional income is realised through growth.

This does not mean that Council will not consider future loan borrowings for a new central administration building, car parking or asset renewal. The loan reduction program will place Council in a better financial position to consider borrowings in the future. Borrowing on a recurrent basis is not sustainable over the long term.

Asset Renewal Reserve

The 2013/14 Operational Plan proposes the creation of an Asset Renewal Reserve. The transfer to this reserve for 2013/14 is \$179,500. Over the next 4 years of the

Delivery Program it is proposed to transfer a total of \$698,800. The amount transferred to this reserve each year will be considered by Council as part of adopting the annual Operational Plan.

Funds from this reserve should only be used for the replacement and/or maintenance of existing assets. The reserve should not be used for asset upgrades, the building of new assets or for operational purposes.

In the future, the increase in the balance of this reserve should be aligned to depreciation expense. This will provide Council with the comfort that as assets are consumed funds will be available in the future to replace those assets. While Council is not currently in a financial position to fully cash fund depreciation the creation of this reserve is a prudent step in the right direction.

The cash funding of depreciation is critical to a Council's long-term financial sustainability. The affordability of cash funding depreciation is an issue that the industry is currently considering.

Working Funds Reserve

Council's 4 year Delivery Program identifies a deficit position of \$11,800 in 2014/15. It is proposed to transfer \$11,800 of the 2013/14 Operational Plan surplus to the Working Funds Reserve to balance the budget position in 2014/15.

Domestic Waste Charges

It is proposed to increase domestic waste charges by 6.00%, the impact on the average 120 litre service is approximately \$16 per year. It should be noted that 2.00% of this increase relates to the impact of the carbon tax on disposal costs.

Fees and Charges

In general fees and charges will increase by 5.00%.

Transfers from Reserve

The following table details transfers from reserve within the 2013/14 Operational Plan.

<b>Transfers from Reserve</b>	<b>Amount</b>	<b>Reason</b>
Camden Town Centre Reserve	\$50,000	Review/update 2008 Camden Town Centre Strategy
Water Savings Action Reserve	\$13,900	Various Water Saving Initiatives
Capital Works Reserve	\$150,000	Additional funds required to purchase a drainage truck. This purchase is not a replacement vehicle and therefore cannot be funded from Council's plant replacement reserve.
Capital Works Reserve	\$500,000	Community Infrastructure Renewal Program (as detailed in the body of this report)
Central Admin Building Reserve	\$1,000,000	Community Infrastructure Renewal Program (as detailed in the body of this report)

### Merchant Service Fee

As discussed at a recent Councillor Workshop, the 2013/14 Revenue and Pricing Policy proposes the on-charging of the merchant service fee on credit card transactions. It is estimated that in 2012/13 the merchant service fee will cost Council \$68,000. It is also estimated that with growth the cost to Council's Long-term financial plan over the next 10 years is in excess of \$800,000.

The on-charging of the fee is on a cost recovery basis. Council will not make a profit from its introduction. The fee will range from 0.495% to 0.693% and will depend on the credit card provider.

It is proposed to introduce the fee from 1 July 2013. All residents/customers will be notified through various means of advertising including rate notices and signs on the customer service counters. All customers will be advised before they complete any transaction that the use of a credit card incurs a transaction fee.

This also means that residents will no longer be subsidising customers who choose to use a credit card as their preferred method of payment for fees and charges.

### New Central Administration Building

During the 2013/14 financial year, a decision on the procurement methodology will have been made and preliminary design works commenced. The total project cost of the new central administration building (stage 1 only) is approximately \$28 million (subject to design and a competitive tender process). After allowing for potential land sales and the use of funds available in Council's Central Administration Building Reserve, it is estimated the net cost of the project (stage 1) will be approximately \$21 million.

The net cost (Stage 1) of \$21 million is likely to be funded from external loan borrowings over a period of 3 years with the first loan drawdown commencing in 2014/15. The debt servicing associated with these borrowings has been factored into Council's long term financial plan. The precise source and mix of funds will be presented to Council at a later date, once all other financing options have been considered.

### Future Budget Considerations

The NSW State Government has recently release 2 discussion papers, "*A new planning system for NSW*" and "*Future Directions for NSW Local Government*". It is difficult to determine the financial impact on Local Government until such time as the State Government determines what recommendations it will adopt.

### **Workforce Implications**

Council's Workforce Plan anticipates the challenges rapid growth presents and puts in place a range of strategies and actions that will assist with the ongoing attraction and retention of staff.

Included in the 4 year Delivery Program is a total of 41 positions (15 of which are included in 2013/14). These new positions are a mix of technical and operational positions aimed at improving Council's service delivery to the community across the board.

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The increase in the workforce will go some way towards Camden having a workforce/population ratio on par with the NSW Local Government average.

### **Asset Management Implications**

The 2013/14 Budget (and beyond) is all about expanding Council's commitment towards the renewal of existing assets throughout the Camden LGA.

The \$6 million CIRP over 6 years and the establishment of a new Asset Renewal Reserve will go a long way towards improving the standard of Council's ageing assets.

Whilst there is still much to do in relation to asset management, this is seen as a proactive measure to address the condition of the community's most critical infrastructure assets.

### **Public Exhibition**

Public exhibition will commence Friday 17 May and conclude Friday 14 June 2013 (inclusive). The Draft Resource Strategy & 2013/14 – 2016/17 Delivery Program and Operational Plan (including 2013/14 Budget) will be advertised in a local newspaper. These documents will also be available at Council's Customer Service Centres (Narellan and Camden), the Camden and Narellan Libraries and will be published on Council's website throughout the course of the exhibition period.

### **CONCLUSION**

The Draft Resource Strategy and 2013/14 – 2016/17 Delivery Program & Operational Plan (including 2013/14 Budget) is now in a position to be presented to Council and, if approved, be placed on public exhibition for a period of 28 days.

The documents presented to Council represent a 4 year commitment to the Camden community. The vast majority of Council's 30 Local Services will be maintained at existing levels, with a number of those Local Services enhanced through additional funding.

Council has already committed to a \$6 million CIRP which will greatly assist Council's current asset renewal position. In addition to this, Council is proposing to transfer \$698,800 (over 4 years) to a new Asset Renewal Reserve to further assist in addressing the long-term issue of funding asset renewal.



**RECOMMENDED**

That Council adopt, for public exhibition purposes:

- i. the Draft Resource Strategy;
- ii. the Draft 2013/14 – 2016/17 Delivery Program & Operational Plan (including the 2013/14 Budget);
- iii. the 2013/14 Draft Revenue and Pricing Policy, including Draft Fees and Charges and a continuation of the Stormwater Management Levy;
- iv. the proposed borrowing of \$1,350,000 to fund Council’s road reconstruction program and the adoption of a Loan Reduction Program for recurrent loan borrowings;
- v. the proposed introduction of on-charging the Merchant Service Fee on Credit Card Transactions;
- vi. the proposed establishment of an Asset Renewal Reserve; and
- vii. the following reserve movements:

<b>Transfers from Reserve</b>	<b>Amount</b>
Camden Town Centre Reserve	\$50,000
Water Savings Action Reserve	\$13,900
Capital Works Reserve	\$650,000
Central Admin Building Reserve	\$1,000,000
<b>Transfer to Reserve</b>	
Asset Renewal Reserve	\$179,500
Working Funds Reserve	\$11,800

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## ORDINARY COUNCIL

ORD07

ORD07

**SUBJECT: REQUEST FOR SPONSORSHIP - KIDS OF MACARTHUR HEALTH FOUNDATION ANNUAL BALL 2013**

**FROM:** Director Governance

**BINDER:** Sponsorship

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### PURPOSE OF REPORT

The purpose of this report is for Council to consider a request from the Kids of Macarthur Health Foundation seeking sponsorship of their Annual Ball.

### BACKGROUND

An invitation from the Board of Directors of Kids of Macarthur Health Foundation has been received to attend their Annual Ball to be held at The Cube, Campbelltown Catholic Club on Saturday 1 June, 2013, a copy of which is provided as **Attachment 1 at the end of this report.**

### MAIN REPORT

The Foundation raises funds to purchase paediatric medical equipment for the region's local hospitals and Community Health Centres and the correspondence received indicates that all funds raised are spent locally to improve the health and lives of children.

This year's funds will be spent on an Assessment Garden at Camden Hospital to adjoin the Karitane Centre. Karitane provides assistance to families with children from 0-18 months and the addition of an outdoor area would mean their services could increase enabling the provision of help to families with children from 18 months to three years of age. The Garden would also be accessible to all children visiting Camden Hospital.

As indicated in the attachment at the end of this report, a range of Sponsorship Packages are available as well as the opportunity to purchase individual tickets.

### FINANCIAL IMPLICATIONS

It should be noted that Council has not previously sponsored this event and there is no specific allocation of funds in the 2013/14 budget for this sponsorship. However Council may wish to utilise monies from their Consolidate Wards Funds, of which \$18,217.10 is available for use as at 9 May 2013.

### CONCLUSION

The Kids of Macarthur Health Foundation raises much needed funds to support the health and wellbeing of children in our area.

### RECOMMENDED

**That Council determine the matter.**

## ATTACHMENTS

1. Sponsorship Request Kids of Macarthur Health Foundation Annual Ball 2013

our children our future

April 2013

**KIDS OF MACARTHUR HEALTH FOUNDATION  
ANNUAL BALL – 2013**

**Fun, Fun, Fun**

It is with great pleasure the Board of Directors of Kids of Macarthur Health Foundation cordially invite you to attend this year's Annual Ball to be held at The Cube – Campbelltown Catholic Club on Saturday 1 June, 2013.

Kids of Macarthur Health Foundation continues to raise funds to purchase paediatric medical equipment for our region's local hospitals and community health centres. We strive to ensure the best medical equipment, technology and care is available for our children – right here in Macarthur.. Every cent raised is spent locally – improving the health and lives of our children.

The focus of this year's fundraising is for an assessment garden at Camden Hospital that will adjoin the Karitane centre. Karitane currently assists families with children from 0-18 months. With an outdoor area they can double their services and offer help to families with children from 18 months to three years of age. This garden will also be accessible to all children visiting Camden Hospital.

As always, we have a variety of ticketing packages we invite you to consider. This is an extremely popular event and we urge you to book your tickets early. Preference will be given to sponsors and table placements will not be guaranteed until payment is received.

We look forward to seeing you on the night. Please RSVP at your earliest convenience by either telephone or fax-back.

Yours sincerely

*Denise McGrath*

Denise McGrath  
Chief Executive Officer  
Kids of Macarthur Health Foundation

**Kids**  
OF MACARTHUR  
HEALTH FOUNDATION

abn 44 094 604 798 postal address PO Box 494, Campbelltown, 2560 telephone 4655 5022 facsimile 4655 5322 email [denise@kidsofmacarthur.com.au](mailto:denise@kidsofmacarthur.com.au)

ORD07

Attachment 1

ORD07

Attachment 1

## KIDS OF MACARTHUR HEALTH FOUNDATION ANNUAL BALL - 2013

### SPONSORSHIP PACKAGES

**Platinum Sponsorship - \$10,000**

- Platinum seating for 10 guests
- Naming rights to event
- Platinum Sponsor recognition in printed program
- Digital on-screen recognition
- Recognition of Platinum Sponsors

**Gold Sponsorship - \$5,000**

- Gold seating for 10 guests
- Gold Sponsor recognition in printed program
- Digital on-screen recognition
- Recognition of Gold Sponsors

**Corporate Sponsors - \$1,800**

- Corporate seating for 10 guests
- Alternatively, next best available table for 10 guests
- Corporate Sponsor recognition in printed program
- Digital on-screen recognition

**Supporters Tables - \$1,400**

- Supporters seating for 10 guests

**Individual Tickets - \$140 each**

- Combined tables of individual or small group ticket holders will be put together to form a supporters table.

All tickets will be issued on receipt of payment.

**Ticket costing covers**

- Pre dinner drinks
- Three course meal
- All champagne, beer, wine and soft drinks during the event
- Entertainment

***Come join us for a night of  
Fun, Fun, Fun***

KIDS OF MACARTHUR HEALTH FOUNDATION  
ANNUAL BALL 2013

Fax-Back 46 555 322

( ) Yes we wish to attend the  
Kids of Macarthur Health Foundation  
Annual Ball – 2013 – *Fun, Fun, Fun*

Please forward an invoice to

Name .....

Company .....

Address .....

.....

Telephone .....

Email .....

Package required

Tables catering for 10 guests are available as follows:

- ( ) **Platinum Sponsorship - \$10,000**
- ( ) **Gold Sponsorship - \$5,000**
- ( ) **Corporate Sponsorship - \$1,800**
- ( ) **Supporters Table - \$1,400**
- ( ) **Individual Tickets required - \$140 each**

ORD07

Attachment 1



## ORDINARY COUNCIL

ORD08

**SUBJECT: TENDER T006/2013 FOR THE SUPPLY AND DELIVERY OF STREET SWEEPER**

**FROM:** Acting Director Works & Services

**BINDER:** Supply and Delivery of Street Sweeper T006/2013

### PURPOSE OF REPORT

To provide details of the tenders received for contract T006/2013, being the supply and delivery of a street sweeper, and to recommend that Council accept the tender submitted by Rosmech Sales and Service Pty Ltd.

### BACKGROUND

The Council's street sweeper is used for cleaning Council roads and stormwater pits. The existing street sweeper is five years old and is due for replacement as scheduled in Council's adopted Plant Replacement Program.

### MAIN REPORT

#### **Invitation to Tender**

The tender for the Supply and Delivery of a Street Sweeper was advertised in the local press and Sydney Morning Herald. Tenders closed at 2.00pm on Friday 25 January 2013. Three (3) tenders were received with many options of both cab-chassis types and sweeper units and accessories. Tenderers were also asked to supply a trade-in price for Camden Council's existing street sweeper.

#### **Tender Submissions**

Three (3) Tenders were received from the following companies:

<b>Company</b>	<b>Location</b>
Rosmech Sales and Service Pty Ltd	Salisbury Plain SA
Macdonald Johnston Pty Ltd	Clayton North VIC
Schwarze Industries Australia Pty Ltd	Carole Park QLD

The tender assessment was evaluated based on conformity, price and suitability for Camden's operational requirements.

A summary of the submissions and details of the tender assessment are provided in the **Supporting Documents**. Please note this information is Commercial in Confidence.

The Rosmech Sales and Service Pty Ltd Scarab Mistral Hino FG1628 meets all criteria set out in the specifications. The tender evaluation panel have concluded that it offers the best value for money to Council.

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## Relevant Legislation

The tender has been conducted in accordance with the *Local Government Act 1993*, the *Local Government Regulation (2005)* and Council's Purchasing and Procurement Policy.

Should Council resolve to accept this tender, an order will be placed immediately.

## FINANCIAL IMPLICATIONS

Sufficient funds are currently allocated within Council's 2012/13 plant replacement program to enable acceptance of this tender.

## CONCLUSION

Based on price, conformity and suitability it is recommended that Council purchase a Scarab Mistral Hino FG1628 from Rosmech Sales and Service Pty Ltd.

## RECOMMENDED

**That Council accept the tender from Rosmech Sales and Service Pty Ltd for a Scarab Mistral Hino and trade-in, at a net price of \$198,912.00 ex GST.**

## ATTACHMENTS

1. Street Sweeper T006-2013 - *Supporting Document*



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## ORDINARY COUNCIL

**ORD09****SUBJECT: EARLY CHILDHOOD EDUCATION AND CARE GRANTS PROGRAM  
FUNDING AGREEMENT 2013/14****FROM: Acting Director Works & Services****BINDER: Community Services Funding**

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### PURPOSE OF REPORT

To seek Council approval to execute the Funding Agreement between Council and NSW Department of Education and Communities for the Children's Services Development Coordinator Project.

### BACKGROUND

This funding agreement has been reported to Council each year since 2003, and funding has been received for over two decades. This funding is utilised to employ the Community Project Officer - Children and Families as outlined in the funding agreement.

### MAIN REPORT

This is long term funding provided originally from the then Department of Community Services Children Services Program, which has now transferred to the NSW Department of Education and Communities. The Funding Agreement is executed annually and is a requirement of the funding. Council also receives salary subsidies for other positions from the NSW Government, however, the funding agreement for these projects has not yet been received. These projects and a request to execute the funding agreements will be reported to Council when the documentation is received.

### FINANCIAL IMPLICATIONS

The \$65,054.00 (GST incl.) has been included as grant income in Council's 2013/14 budget preparation and offsets the \$70,821 salary cost of the position.

### CONCLUSION

The funding from NSW Department of Education and Communities assists both Council and the Department to meet their objectives to assist families in Camden to access information, support and care. For Council to accept the recurrent funding, an annual agreement is required to be signed by the General Manager and Mayor.

### RECOMMENDED

**That Council execute the 2013/14 Funding Agreement between Council and NSW Department of Education and Communities Office of Education, for the Childrens Services Development Coordinator Position funding.**



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## ORDINARY COUNCIL

ORD10

ORD10

### NOTICE OF MOTION

**SUBJECT: NOTICE OF MOTION - TOWN FARM COMMUNITY MANAGEMENT COMMITTEE**

**FROM:** Cr Campbell

**BINDER:** Notice of Motion

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"I, Councillor Eva Campbell hereby give notice of my intention to move the following at the Council Meeting of 14 May 2013:

That Council considers allocating \$10,000 to the Town Farm Community Management Committee for:

- a new power pole, including reconnection of electricity; and
- weed control."

### RECOMMENDED

**That Council considers allocating \$10,000 to the Town Farm Community Management Committee for:**

- a new power pole, including reconnection of electricity; and**
- weed control.**