

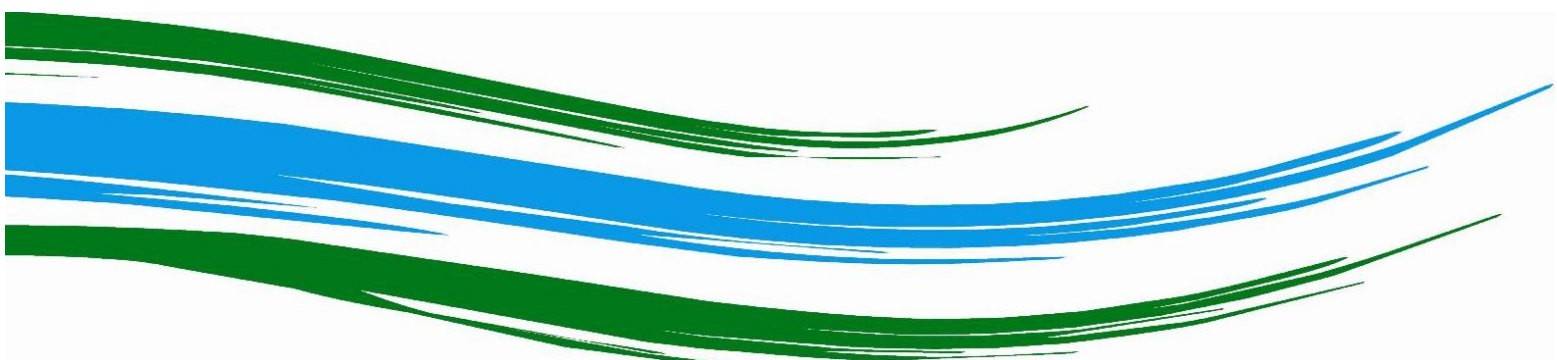


Camden Council

Attachments

Ordinary Council Meeting
26 November 2019

Camden Council
Administration Centre
70 Central Avenue
Oran Park



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

ORD01	Planning Proposal - Denbigh Transition Area within Arcadian Hills, Cobbitty	
	Attachment 1: Denbigh Transition Area Planning Proposal	5
	Attachment 2: Part B DCP Denbigh Transition Area.....	54
	Attachment 3: Final Staging Plan Arcadian Hills.....	74
	Attachment 4: Assessment against Key Strategic Documents.....	75
	Attachment 5: CLPP Minutes 15 October 2019	79
ORD02	Planning Proposal - 187 & 191 Turner Road, Currans Hill	
	Attachment 1: 187 Turner Road Planning Proposal.....	82
	Attachment 2: SPECIALIST STUDIES Turner Road	145
	Attachment 3: Indicative Layout Plan Turner Road.....	146
	Attachment 4: Assessment Against Key Strategic Documents	147
	Attachment 5: CLPP Minutes 20 August 2019.....	149
ORD04	Review of Ward Boundaries 2019	
	Attachment 1: Ward Map.....	151
	Attachment 2: North Ward.....	152
	Attachment 3: South Ward	153
	Attachment 4: Central Ward	154
ORD05	September Review of the 2019/20 Operational Plan (Budget)	
	Attachment 1: 2019-20 September Review - Budget Appendix	155
	Attachment 2: 2019-20 September Review - Quarterly Budget Review Statement	160
ORD06	Investment Monies - October 2019	
	Attachment 1: Investment Report - October 2019.....	175
ORD07	Busking Policy	
	Attachment 1: Draft Busking Policy	183
	Attachment 2: Camden LGA Busking Sites	189

ORD08	Constrained Lands Policy	
	Attachment 1:	Draft Constrained Lands Policy 191
	Attachment 2:	1.18 Dedication of Riparian Corridors Policy - to be rescinded..... 196
	Attachment 3:	1.19 Dedication of Land Burdened by Transmission Easements Policy - to be rescinded..... 202
ORD09	Review of Tree Management Policy	
	Attachment 1:	Tree Management Policy - September 2019 208
	Attachment 2:	Tree Management Policy - Appendix A - Tree and Landscape Species List..... 217
	Attachment 3:	Tree Management Policy - Appendix B - History of Camden Trees and Landscape 234
ORD10	Western Sydney Infrastructure Plan - Local Roads Package Round 3 - Acceptance of Grant Funding	
	Attachment 1:	Western Sydney Infrastructure Plan - Porrende Street 252
	Attachment 2:	Western Sydney Infrastructure Plan - Remembrance Driveway 253
ORD14	Community Small Grants Program 2019/2020	
	Attachment 1:	Community Small Grants 2019-2020 - Guidelines 254
ORD17	Tender T021/2019 - Construction of a new park at Olive Hill Drive, Cobbitty	
	Attachment 1:	Plans 259
ORD19	Minutes Of The 7 August 2019 Audit, Risk and Improvement Committee Meeting	
	Attachment 1:	Minutes of Audit, Risk and Improvement Committee - 7 August 2019 263



ORAN PARK PRECINCT
PLANNING PROPOSAL

GROWTH CENTRES SEPP AMENDMENT
DENBIGH TRANSITION AREA
ARCADIAN HILLS

SEPTEMBER 2019



ORAN PARK PRECINCT PLANNING PROPOSAL
 GROWTH CENTRES SEPP AMENDMENT
 DENBIGH TRANSITION AREA – ARCADIAN HILLS
 SEPTEMBER 2019

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CONTENTS

1	INTRODUCTION.....	2
2	SITE DESCRIPTION & CONTEXT	3
2.1	The Oran Park Precinct.....	3
2.2	The Denbigh Transition Area.....	6
2.2.1	Part B3 DCP – Denbigh Transition Area	6
2.2.2	Southern Viewscape Precinct.....	9
2.2.3	DA 2017/113/1 – Landscape Mound	11
2.2.4	DA/2017/234/1– Stage 8 Arcadian Hills	11
2.3	Growth Centres SEPP.....	12
3	THE PLANNING PROPOSAL	13
3.1	PART 1 – Objectives or Intended Outcomes.....	13
3.2	PART 2 – Explanation of Provisions.....	13
3.2.1	Zoning Amendment	13
3.2.2	Lot Size	15
3.2.3	Height of Building	17
3.2.4	Special Areas	19
3.3	PART 3 – Justification	21
3.3.1	Section A – Need for the Planning Proposal	21
3.3.2	Section B – Relationship to the Strategic Framework.....	22
3.3.3	Section C – Environmental, Social and Economic Impact.....	33
3.3.4	Section D – State and Commonwealth Interests	33
3.4	PART 4 – Mapping	34
3.5	PART 5 – Community Consultation.....	34
3.6	PART 6 – Project Timeline	34
4	CONCLUSION	35

APPENDICES

- Appendix 1 Amended Growth Centres SEPP Mapping
- Appendix 2 Stage 8 (DA/2017/234/1) Subdivision Plan
- Appendix 3 Stage 8 Subdivision Plan with Proposed Zoning Overlay



1 INTRODUCTION

This Planning Proposal seeks to amend the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* Mapping (Growth Centres SEPP Mapping) to reflect the land use planning outcome for a portion of the Southern Viewscape Precinct of the Denbigh Transition Area located within the Oran Park Precinct of the South West Priority Growth Area.

The land use planning outcomes for the Denbigh Transition Area were determined as part of the preparation of *Part B3 Denbigh Transition Area* (The Part B3 DCP) of the *Oran Park Precinct DCP*. The Part B3 DCP was adopted by Camden Council on 13 September 2016. The objectives and intended outcomes of the Part B DCP controls are to protect the heritage values and rural character of the Denbigh heritage curtilage, ensuring the rural outlook from the homestead is retained and protected.

Work undertaken as part of the Part B3 DCP preparation established requirements for the visual screening of development from the Denbigh Heritage curtilage as well as controls to guide residential development within the Denbigh Transition Area. This work determined the final boundary between the land to be zoned *E4 Environmental Living*, being the final Denbigh Transition Area and the *R1 General Residential* to the south. Accordingly, amendments to the Growth Centres SEPP Mapping were made in collaboration with Camden Council and submitted with the Part B3 DCP.

The amendments to the Growth Centres SEPP Mapping associated with the Part B3 DCP for the Denbigh Transition Area were previously provided to the Department of Planning and Environment (DP&E) as part of a package of housekeeping amendments. However, as the revised Growth Centres SEPP Mapping incorporates changes in land zoned for residential purposes, a separate Planning Proposal was requested.

This Planning Proposal provides details on the amendments to the Growth Centres SEPP Mapping associated with the Denbigh Transition Area previously provided to DP&E, with specific attention to land contained within the Arcadian Hills project, owned by AV Jennings. The proposed amendments will ensure that future development within the Denbigh Transition Area complies with the controls and objectives of the Part B3 DCP.

This Planning Proposal provides the basis for the proposed housekeeping amendments to the Growth Centres SEPP Mapping within the Denbigh Transition Area. Consistent with the DP&E 's 'Guide to Preparing Planning Proposals', this report is structured as follows:

- Section 2, outlines the site description and context relevant to the Planning Proposal;
- Section 3.1, outlines the objectives and intended outcomes of the Planning Proposal;
- Section 3.2, provides an explanation of the provisions that are to be included in the proposed amending instrument;
- Section 3.3, provides justification for those objectives and outcomes and addresses any questions to be considered when demonstrating justification;
- Section 3.4, outlines mapping changes required as a result of the Planning Proposal;
- Section 3.5, addressing community consultation to be undertaken
- Section 3.6, provides a suggested project timeline.
- Section 4, provides a summary and conclusion.

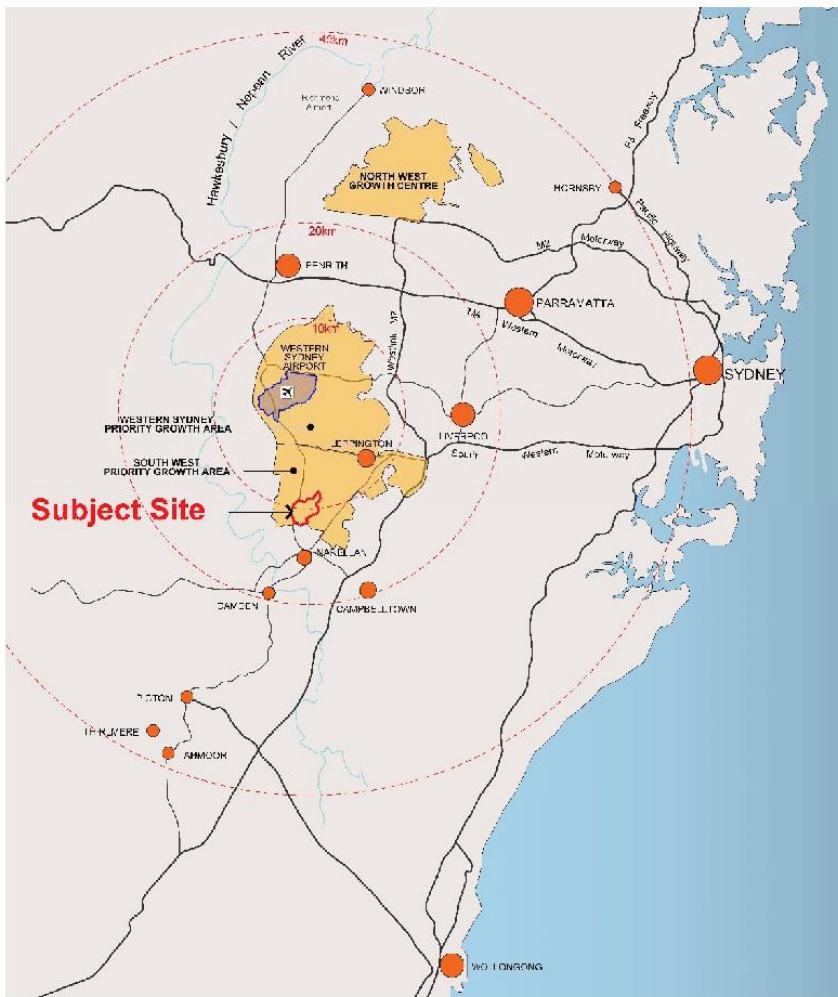
2 SITE DESCRIPTION & CONTEXT

2.1 The Oran Park Precinct

The site which is the subject of this Planning Proposal forms part of the Oran Park Precinct within the South West Priority Growth Area. The Oran Park Precinct is located within the Camden Local Government Area and is approximately 8 kilometres north-east of the Camden town centre, approximately 20 kilometres south-west of the Liverpool CBD and 10 kilometres north-west from Campbelltown (Figure 1).

The Oran Park Precinct (OPP) incorporates a total land area of approximately 1,120 hectares, spanning land along both the eastern and western side of The Northern Road. The Precinct is planned to accommodate 7,500 new homes for around 22,000 new residents, a 50,000 square metre retail area within the Oran Park Town Centre, two neighbourhood centres, 36 kilometres of walking and cycling routes and over 150 hectares of open space.

Figure 1 - Oran Park Precinct



The land subject of this proposal forms part of the Denbigh Transition Area, identified as the Southern Viewscapes Precinct. This portion of the Oran Park Precinct is located on the western side of the northern road.

The Denbigh Transition Area forms the interface of land zoned for residential purposes within the western area of the Oran Park Precinct and the heritage curtilage of the Denbigh Homestead.

The subject site is shown in Figure 2 below and discussed in detail under Section 2.2 of this report. Figure 3 shows the subject site and the Denbigh Transition Area in the context of the Oran Park Precinct Indicative Layout Plan (ILP).

Figure 2 - Subject Site



Figure 3 - Subject Site, Denbigh Transition Area and Oran Park ILP



2.2 The Denbigh Transition Area

The Denbigh Transition Area was identified as part of the Precinct Planning Process for Oran Park to ensure that a site responsive interface between residential development and the heritage curtilage of the Denbigh Homestead is achieved.

The Denbigh Homestead heritage item incorporates a farm complex comprising homesteads, farm buildings and associated plantings. The Denbigh Heritage Curtilage, as identified on the Growth Centres SEPP Heritage Map, ensures that the cultural significance of the items as well as the views to and from the items are retained. The Denbigh Transition Area, to be zoned *E4 Environmental Living* and include a 1,000m² minimum lot size and a landscaped mound has been resolved to achieve a site responsive transition between residential development and the existing heritage curtilage of the Denbigh homestead.

The Denbigh Transition Area comprises a significant local ridgeline that provides a natural separation between the Denbigh heritage curtilage and land zoned for residential purposes within the Oran Park Precinct. The natural ridgeline extends along the northern, eastern and southern boundaries of the heritage curtilage area, generally creating an amphitheatre setting on the Denbigh Heritage Curtilage side. The height and boundary relationship of this ridgeline changes along its length, resulting in a number of different visual interface outcomes on the Denbigh homestead and associated rural outbuildings from future development within the Transition Area. The ridgeline is more prominent within the eastern portion of the Transition Area and flattens out within the western portion of the Transition Area.

In addition to the local ridgeline that provides a natural separation between the Denbigh heritage curtilage and land zoned for residential purposes within the Oran Park Precinct, the Denbigh Transition Area incorporates land on the residential side which accommodates environmental living allotments to ensure residential development in this area achieves a low profile and a rural character. The Southern Viewscapes Precinct of the Denbigh Transition Area is also to include the delivery of a landscaped mound over the ridge to assist with the screening of residential development to the south.

On the residential side of the Denbigh Transition Area, there has been significant progress in the delivery of residential development as part of the Oran Park Precinct. The Arcadian Hills development area forms a substantial portion of residential land surrounding the Transition Area with development of residential allotments public roads, infrastructure, amenities and services either constructed, approved or under assessment adjoining the Transition Area.

To ensure that the heritage value of the Denbigh Heritage Curtilage is maintained, a Part B DCP has been incorporated into the overall Oran Park DCP, providing detailed development controls for the Denbigh Transition Area. The Part B DCP is discussed in further detail below.

2.2.1 Part B3 DCP – Denbigh Transition Area

The Oran Park DCP, Part B3 was adopted by Camden Council on 13 September 2016. Through the process of documenting the Part B DCP, both Alan Croker (Design 5 – Architects Pty Ltd) and the NSW Heritage Office were consulted, with each providing their concurrence and support of the document.

The objectives and intended outcomes of the Part B DCP controls are to protect the heritage values and rural character of the Denbigh curtilage, ensuring the rural outlook from the homestead is retained and protected.

The Part B3 DCP identified that the existing ridgeline does not provide complete screening of residential development to the south and east. Therefore, in order to facilitate suitable residential development, the Part B DCP notes that the topography of the ridgeline may require modification. The Part B DCP states *'the provision of an earth mound within the Denbigh curtilage and the Transition area, in conjunction with some site re-grading in the Transition Area and adjacent Residential Area, will provide adequate visual screening along this portion of the ridge line.'*

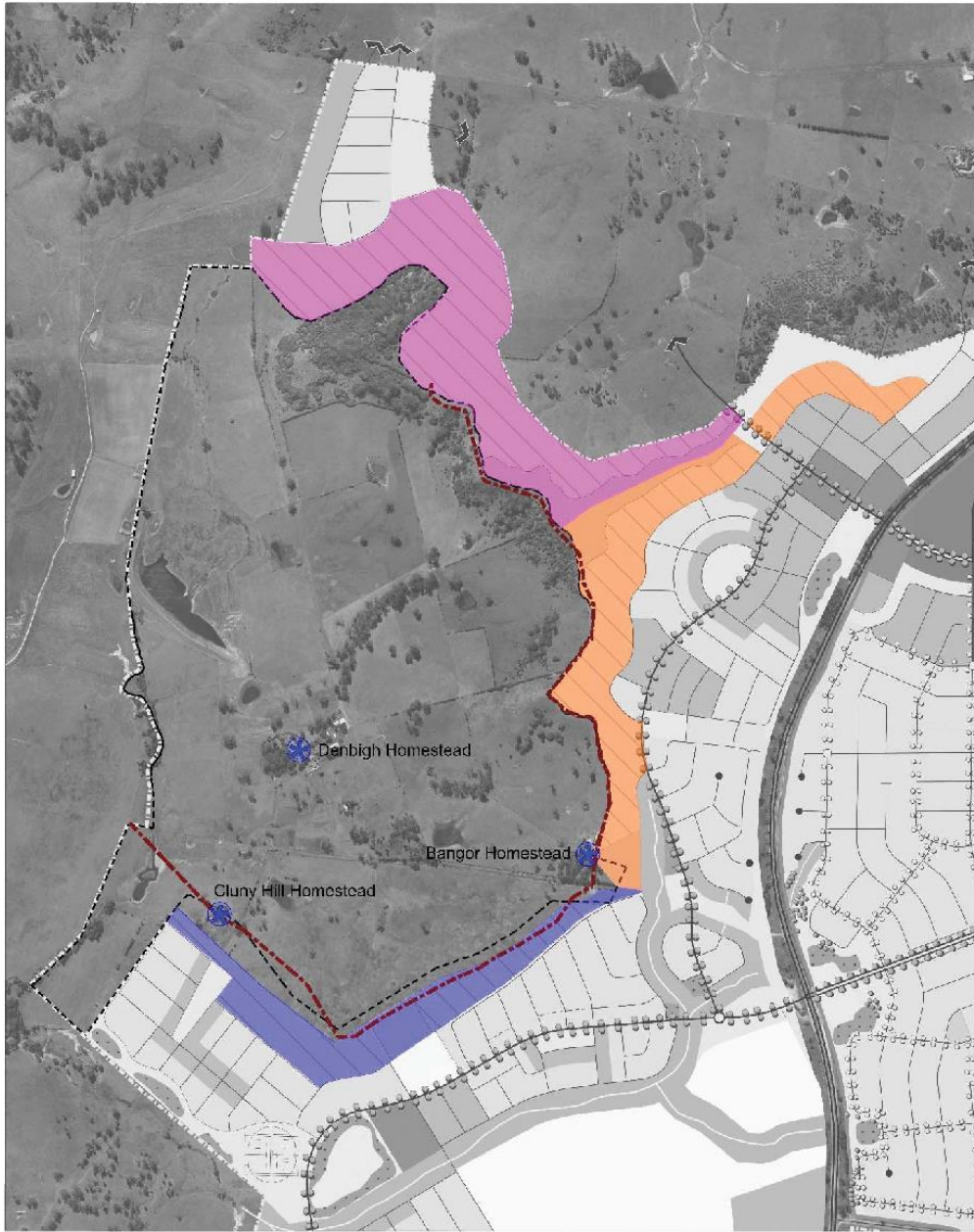
In preparing the Part B3 DCP, detailed cross sectional diagrams were prepared along the length of the ridgeline surrounding the Denbigh homestead to understand the relationship with future development in different parts of the Transition Area. The preparation of these cross sections identified three viewscape precincts along the length of the ridgeline being the northern, central and southern viewscales (refer Figure 4).

Objectives and controls for each of the viewscape precincts are included in the Part B3 DCP. Controls relate to landforming works required to provide a visual buffer in addition to the existing ridgeline as well as controls for the built form and subdivision layout within the Transition Area.

Preparation of the Part B DCP for the Denbigh Transition Area is a requirement under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 which is discussed in further detail under Section 2.4 of this report.



Figure 4 Viewscape Precincts from the Part B3 DCP – Denbigh Transition Area.



- Legend
- Northern Viewscape Precinct
 - Central Viewscape Precinct
 - Southern Viewscape Precinct
 - Denbigh Curtilage
 - Existing Ridge Line



2.2.2 Southern Viewscape Precinct

The Southern Viewscape Precinct is located adjacent the southern boundary of the Denbigh heritage curtilage (refer Figure 4 above). In this area, the existing ridgeline encompasses more gently sloping land than the Northern and Central Viewscape Precincts with the ridgeline falling partly within the Transition Area and partly within the Denbigh curtilage.

The ridgeline location and height within the Southern Viewscape does not provide complete screening of residential development to the south. To facilitate suitable residential development which is screened from view the Part B3 DCP provides details on the provision of an earth mound. This mound in conjunction with site re-grading of the residential land will achieve adequate visual screening along this portion of the ridge line.

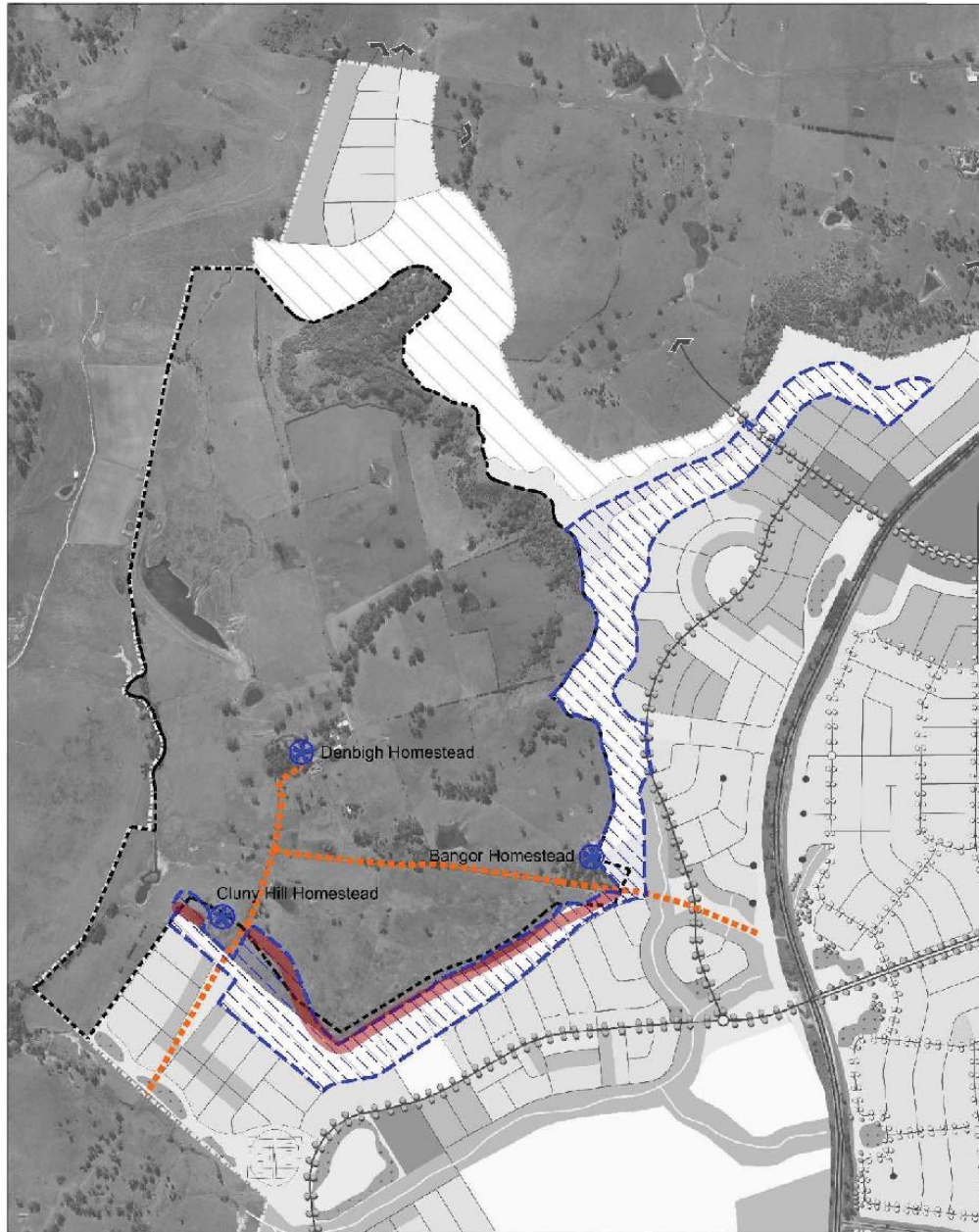
The indicative earthmound locations within the southern precinct are included within the Part B3 DCP (refer Figure 5 below). The indicative earthmound locations generally reflect the location of the ridgeline which will be augmented where needed to achieve the necessary screening. The indicative mounding location depicted in the Part B3 DCP is the result of detailed cross sectional diagrams that demonstrated the mound in those locations would screen development within the R1 zoned areas as well as a row of *E4 Environmental Living* allotments within the Transition Area at the interface with the mound.

The Part B3 DCP also incorporates controls to guide subdivision works within the Transition Area and outlines that residential subdivision is to be in the form of large lots to reflect the rural character of the area. As depicted in the Part B3 DCP, larger lots within the Transition Area are located at the interface with the indicative mounding to ensure that screening of development is addressed holistically taking into consideration mounding, re-grading and/or retaining walls and setbacks. The concept for larger lots and how they relate to visual screening is shown in Figure 6 below which has been taken from the Part B3 DCP. As shown in Figure 6, the lot depth for E4 Lots is a minimum of 50m and frontage is generally 20m, delivering an allotment of 1,000m² achieving the minimum lot size requirements for land zoned *E4 Environmental Living*.

As a result of the work undertaken to determine the location and form of mounding, it is evident that the width of land currently zoned *E4 Environmental Living* is inconsistent in its relation to the mound. In most cases the current E4 boundary extends a little beyond the general proposed lot depth, while at the eastern end it extends less than the proposed lot depth, resulting in an inaccurate zone boundary between the *E4 Environmental Living* allotments and those zoned *R1 General Residential* to the south.

A development application for mounding (DC 2017/113/1) was approved by Camden Council on 30 October 2017. A separate development application (DC 2017/234/1) for residential subdivision within and adjacent to the transition area was also approved by Council on 13 March 2019. As outlined below, these two DA's highlight the discrepancy between the indicative earth mounding envisaged through the Part B3 DCP and the current Growth Centres SEPP Mapping and exemplify the need for the proposed amendments. A plan showing the proposed zoning overlaid with the Stage 8 subdivision plan is provided as Appendix 3.

Figure 5 Transition Area and Indicative Earthmound Location from the Part B3 DCP – Denbigh Transition Area.



- Legend
-  Indicative Earthmound Locations
 -  Denbigh Curtilage
 -  Transition Area
 -  Former Hook and Hassall Driveways
 -  Oran Park Precinct Boundary



2.2.3 DA 2017/113/1 – Landscape Mound

A Development Application 2017/113/1 was approved by Camden Council on 30 October 2017 granting approval for the construction and embellishment of a landscape mound along the common boundary of the Arcadian Hills Estate and the Denbigh Homestead heritage curtilage.

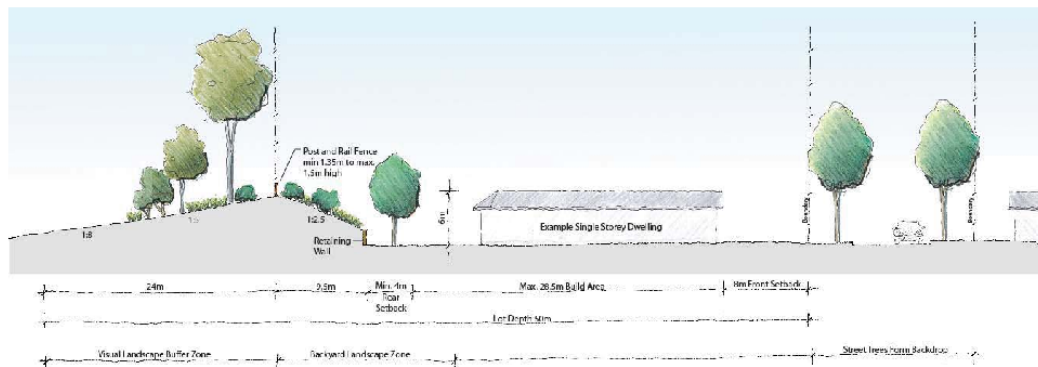
The proposed Landscaped mound has been designed so that, when viewed from the Denbigh homestead the landscaped mound will appear as a natural wooded ridgeline, screening the adjoining residential development to the south (refer Figure 6 below). This will ensure that future residential development is delivered in a manner which respects the cultural significance of the Denbigh homestead.

The works also incorporate:

- Construction of a 1.5m sandstone block retaining wall to accommodate cut on the residential side of the mound;
- Planting of native grasses, ground covers, shrubs and trees;
- Hardwood timber post and rail fence to the top of the mound, including dog proof mesh;
- Lapped and capped timber fence to a portion of the future side boundaries of the *E4 Environmental Living* lots;

The Development Application represents an outcome that is consistent with the objectives and controls included in the Part B3 DCP.

Figure 6 Indicative Earth Mounding and Large Lot requirements from the Part B3 DCP – Denbigh Transition Area.



2.2.4 DA/2017/234/1– Stage 8 Arcadian Hills

A development application seeking approval for residential subdivision of Stage 8 of the Arcadian Hills development project has been approved by Council on 13 March 2019. The Stage 8 area is located partly within the Denbigh Transition Area.

The development application incorporates staged subdivision of existing Lot 745 DP1231306 to ultimately create 75 residential allotments, comprising 46 standard residential allotments and 29 environmental living allotments.

The development application has been prepared following finalisation of the Part B3 DCP. The proposed subdivision delivers large environmental living allotments backing onto the Denbigh mound and Heritage Curtilage, with standard residential allotments located further south.



The subdivision layout proposed under DA/2017/234/1 has been designed to achieve the objectives and controls of The Part B3 DCP as well as the landscape mound proposed under DA 2017/113/1, with building height restriction plans demonstrating the mounding provides adequate screening to deliver future buildings on the proposed large, E4 allotments. However, the subdivision proposed under DA/2017/234/1 incorporates six E4 allotments which do not adjoin the mound proposed under DA/2017/113/1 which has been proposed in accordance with the Part B3 DCP. This is a result of the current E4 zone boundary not reflecting an offset of 65m from the top of the indicative mound location included in the Part B3 DCP, being the actual property boundary between the Denbigh property and the Arcadian Hills estate.

This discrepancy between the location of the 65m offset from the top of the mound (property boundary) and the existing zone boundaries results in a residential outcome that is not consistent with the objectives and intended outcomes of the Oran Park DCP. The vision for this area is to provide for a transition from a row of *E4 Environmental Living* lots adjoining the mound to *R1 General Residential* lots on the other side of a road with a rural pavement (i.e no kerb and gutter).

Included as Appendix 2 with this Planning Proposal is the subdivision plan proposed under DA/2017/234/1 which illustrates the purpose of this Planning Proposal, being amendments to the Growth Centres SEPP Mapping to be consistent with the adopted Part B3 DCP. An overlay of the Stage 8 subdivision with the proposed zoning is then provided as Appendix 3.

2.3 Growth Centres SEPP

The subject site is located within the South-West Priority Growth Area with the key Environmental Planning Instrument for the site being *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP). The Growth Centres SEPP coordinates release area planning within the North-West and South-West Sydney Growth Centre.

This SEPP enabled the rezoning of the Denbigh Transition Area, as part of the Oran Park Precinct, to provide for future low density environmental living residential development.

Appendix 1 of the Growth Centres SEPP is the Oran Park and Turner Road Precinct Plan (Precinct Plan). The Precinct Plan contains the planning requirements that apply over the subject site including zoning, height of building, lot size and the identification of special areas.

Clause 6.6 relates to land being in a special area on the Special Areas Map of the SEPP. The clause indicates that the Consent Authority is not to grant development consent for development on land in a special area unless a development control plan that provides for detailed development controls has been prepared for the land. The adopted Part B3 DCP for the Denbigh Transition Area represents the DCP required under Clause 6.6.

This Planning Proposal seeks Council's support for an amendment to the current land use mapping under the Growth Centres SEPP to reflect the adopted Part B3 DCP and the objectives and controls included in that Part B DCP. The proposed amendments are consistent with those included with the adopted Part B3 DCP package, which were prepared in consultation with Council.

3 THE PLANNING PROPOSAL

3.1 PART 1 – Objectives or Intended Outcomes

The primary objective of this planning proposal is to amend the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to deliver a zoning outcome within the Denbigh Transition Area that is consistent with the adopted Part B3 DCP included within the Oran Park DCP. The proposed amendment will ensure that the boundary of the *E4 Environmental Living* zone and the *R1 General Residential* zone reflects the intended outcomes for this area as established in the adopted Part B3 DCP for the Denbigh Transition Area.

This Planning Proposal therefore seeks to amend the Growth Centres SEPP Mapping to deliver *E4 Environmental Living* allotments at the mound interface within the Denbigh Transition Area and low density residential development to the south, including a portion of the land within the current Denbigh Transition Area. A copy of the proposed Stage 8 Subdivision Plan including the proposed zoning overlay is provided as Appendix 3.

The outcome of this Planning Proposal, being rezoning of the land, will be facilitated through an amendment to the Growth Centres SEPP and associated land use mapping provisions for the site as discussed in detail under Section 3.2.

The proposed amendments to the Growth Centres SEPP Mapping **are minor** and will correct zoning boundaries within an area that requires special consideration and urban design investigation. This has now been completed and adopted as Part B3 Denbigh Transition Area within the Oran Park Development Control Plan.

3.2 PART 2 – Explanation of Provisions

To achieve the rezoning of the subject land as outlined under this Planning Proposal, the following maps in the Growth Centres SEPP will require amendment:

- Land Zoning maps: Sheet LZN_004
- Minimum Lot Size Maps: Sheet LSZ_004
- Height of Building Maps: Sheet HOB_004
- Special Areas Maps: Sheet SAM_004

Further details regarding the proposed amendments are outlined below.

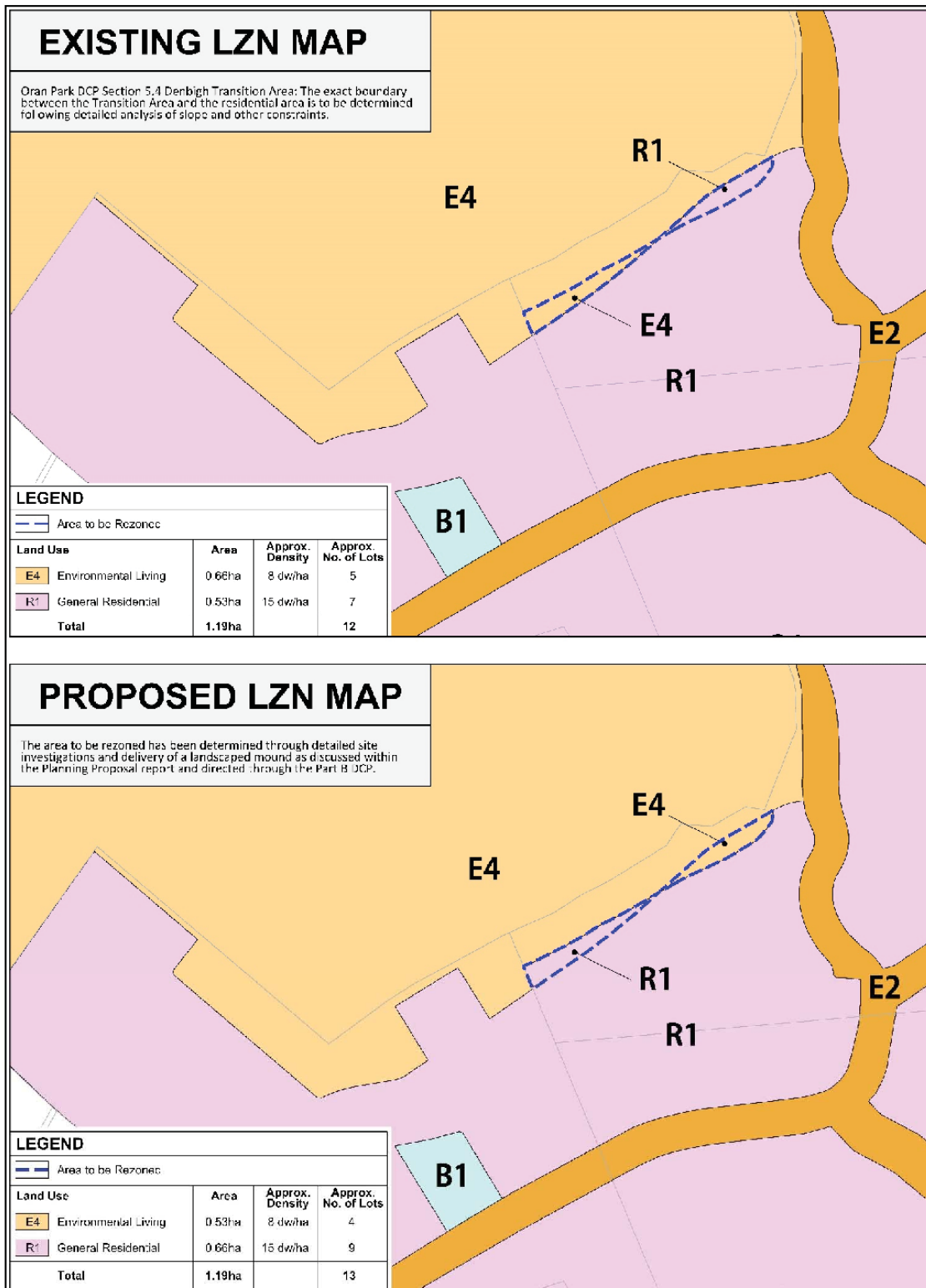
3.2.1 Zoning Amendment

The Denbigh Transition Area is zoned *E4 Environmental Living*. This Planning Proposal seeks to correct the boundary between land zoned *E4 Environmental Living* and *R1 General Residential* to be consistent with the Part B3 DCP for the Denbigh Transition Area. The proposed zoning boundary will enable large environmental living allotments to be delivered within the Denbigh Transition Area as envisioned in the adopted Part B3 DCP.

The proposed boundary for the *E4 Environmental Living* zone also achieves a revised boundary for *R1 General Residential* Land to ensure that a consistent residential subdivision outcome can be achieved adjacent to the E4 land within the Transition Area.

Figure 7 below provides a comparison between the existing and proposed land use zoning maps, demonstrating the new boundary between the *E4 Environmental Living* and *R1 General Residential* zones. The amended Sheet LZN_004 is included in Appendix 1 of this Planning Proposal. The rezoning will result in additional land being created as *R1 General Residential* and is the result of the detailed site analysis undertaken as part of the Part B DCP preparation (refer to *Section 2.2 Denbigh Transition Area* of this report). The total additional R1 land totals 1,300m² and approximately one additional lot based on standard densities across the R1 and E4 zones (refer Figure 7 over).

Figure 7: Land Zoning Comparison - Existing and Proposed



3.2.2 Lot Size

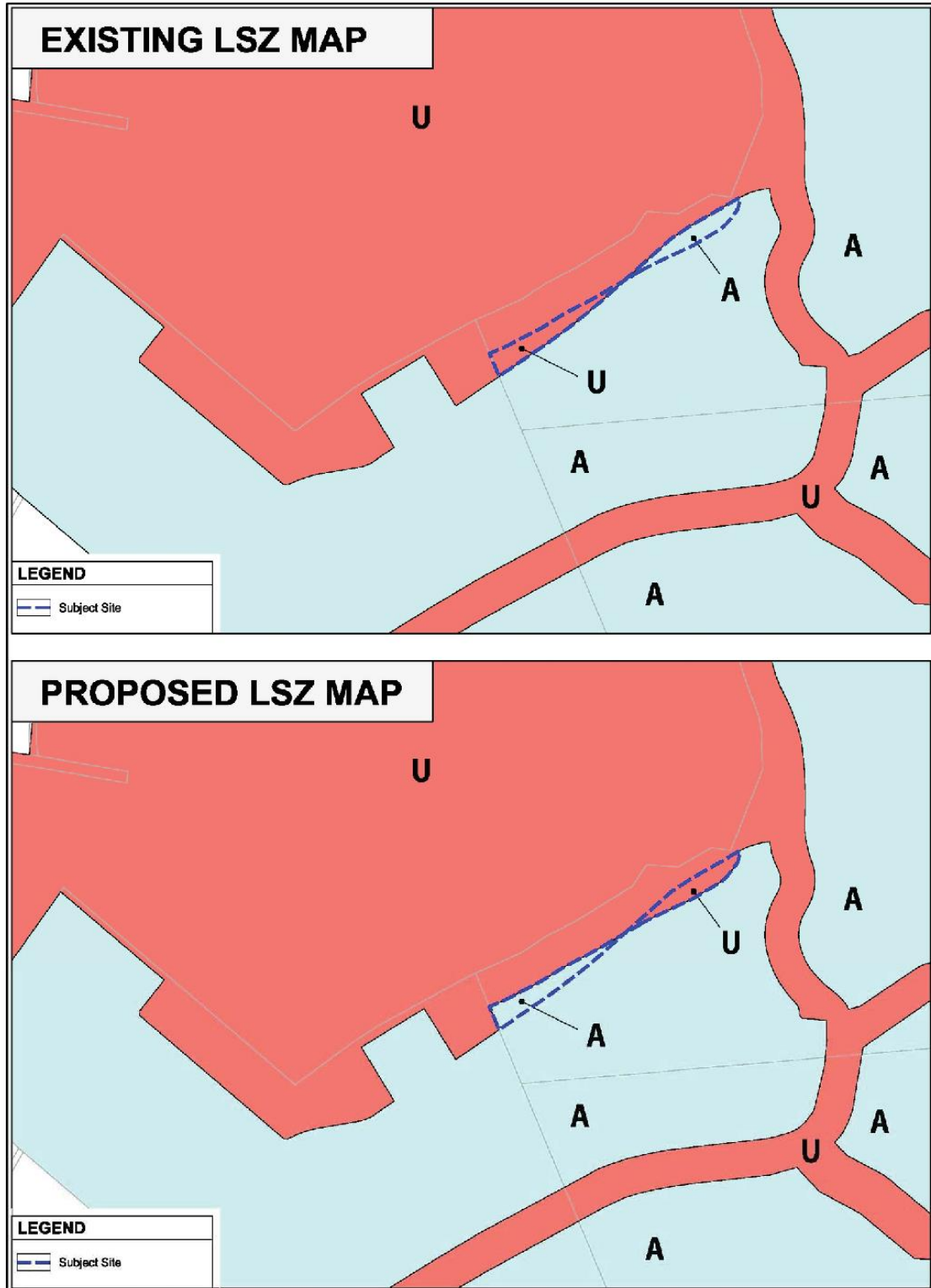
The Lot Size Mapping under the Growth Centres SEPP provides for a minimum lot size of 1,000m² across the *E4 Environmental Living* zone and 125m² across land zoned *R1 General Residential*. The current Lot Size Mapping within the Denbigh Transition Area reflects the existing boundary between land zoned as *E4 Environmental Living* zone and land zoned as *R1 General Residential*.

The proposed amendment to LSZ_004 will align the minimum lot sizes with the proposed boundary for land zoned as *E4 Environmental Living* zone and land zoned as *R1 General Residential*.

The minimum lot size of 1,000m² across the *E4 Environmental Living* zone ensures that the allotments adjoining the indicative mounding location within the Part B3 DCP will be of a size that can facilitate the objectives of the Transition Area under the Part B3 DCP and comply with the controls.

Figure 8 on the following page provides a comparison between the existing and proposed Lot Size Mapping. The amended Sheet LSZ_004 is included in Appendix 1 of this Planning Proposal.

Figure 8: Lot Size Comparison - Existing and Proposed



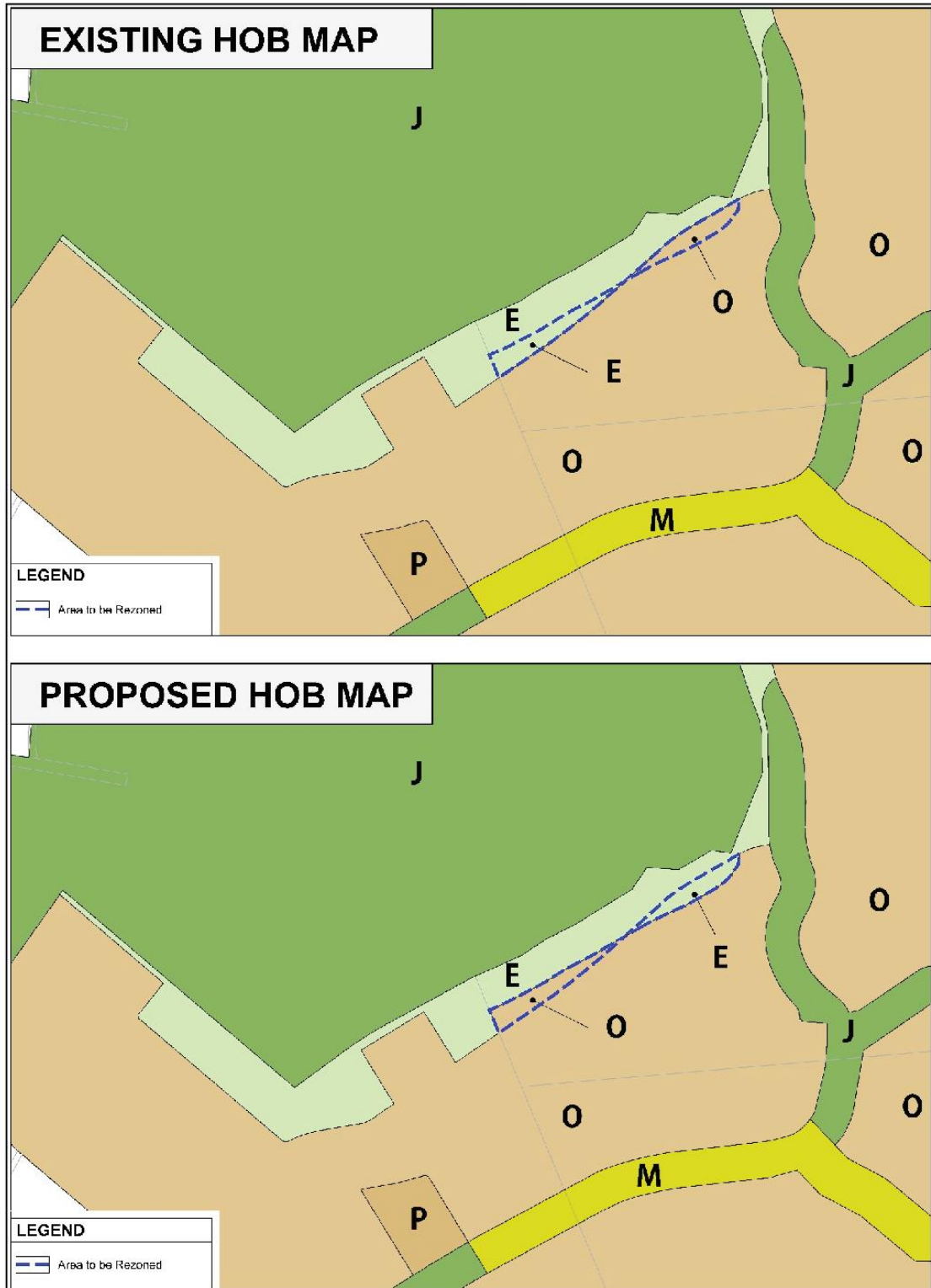
3.2.3 Height of Building

The Height of Building Mapping under the Growth Centres SEPP provides for a height restriction of 6m within the Denbigh Transition Area. This Planning Proposal seeks to maintain the 6m Height of Building control across the Denbigh Transition Area, applying it to the revised boundary for E4 land included within the Transition Area.

The proposed amendment to HOB_004 will ensure that large E4 allotments within the Denbigh Transition Area do not exceed a height that comprises visual screening objectives and controls included within the Part B3 DCP. The location of mounding included within the Part B3 DCP has been determined following the preparation of cross sectional diagrams that ensure large environmental within the transition area will be screened by the mound in combination with setback, height of building, landscaping and site grading requirements included in the Part B3 DCP.

Figure 9 on the following page provides a comparison between the existing and proposed Height of Building Mapping. The amended Sheet HOB_004 is included in Appendix 1 of this Planning Proposal.

Figure 9: Height of Building Comparison - Existing and Proposed



3.2.4 Special Areas

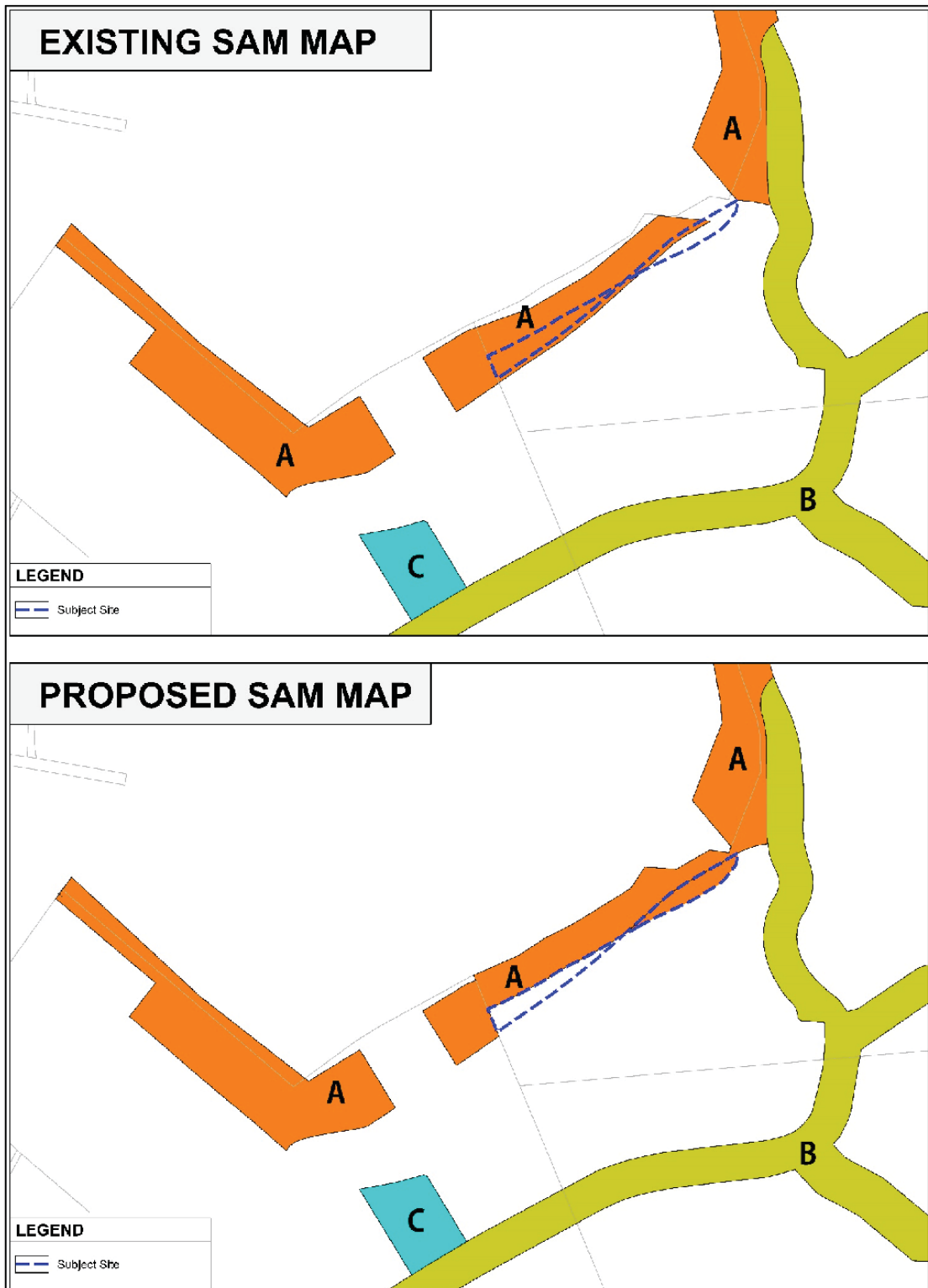
The 'Special Areas Map' under the Growth Centres SEPP shows the Denbigh Transition Area as the land zoned *E4 Environmental Living* at the interface with the Denbigh Heritage Curtilage which is shown on the Heritage Map of the Growth Centres SEPP.

The Planning Proposal seeks to amend the Special Areas Map to include the full area of the Denbigh Transition Area as shown in the adopted Part B3 DCP. This incorporates maintaining the existing southern boundary of the Transition Area, which will therefore incorporate some R1 zoned land, and extending the Transition Area boundary north to capture the mounding locations shown within the DCP.

The revised Denbigh Transition Area proposed for inclusion in the Special Areas Map reflects the detailed work undertaken as part of the Part B3 DCP preparation to determine the extent of land required to screen housing from the Denbigh Heritage curtilage.

Figure 10 below provides a comparison between the existing and proposed Special Areas Mapping. The amended Sheet SAM_004 is included in Appendix 1 of this Planning Proposal.

Figure 10: Special Areas Comparison - Existing and Proposed



3.3 PART 3 – Justification

This Planning Proposal is warranted on the basis of amending the Growth Centres SEPP Mapping to reflect the land use planning outcome established for the Denbigh Transition Area in the preparation of and adoption of the Part B3 DCP for that area.

The proposed amendments to the SEPP Mapping will accurately reflect the exact zoning boundaries within this area which have been determined following preparation of the Part B3 DCP. Determining the exact boundary between *R1 General Residential* development and *E4 Environmental Living* land within the Denbigh Transition Area is a requirement under the Oran Park Precinct DCP and this work has now been completed and the resultant zoning boundary amendments are the subject of this Planning Proposal.

The proposed Growth Centres SEPP Mapping amendments reflect the detailed work undertaken in preparing the adopted Part B3 DCP which determined the location of mounding required to screen residential development from the Denbigh Heritage curtilage and therefore determined the location of *E4 Environmental Living* development on the residential side of the mound. The proposed boundary for the *E4 Environmental Living* zone also achieves a revised boundary for *R1 General Residential* land to ensure that a consistent residential subdivision outcome can be achieved adjacent to the E4 land within the Transition Area.

Camden Council were previously provided with amended Growth Centres SEPP Mapping reflecting the outcomes of the Part B3 DCP. The amended maps were provided to Camden for inclusion in a housekeeping amendment proposal to the Growth Centres SEPP. However, due to the adjustments in land zoned for residential purposes, DP&E require preparation of a Planning Proposal.

The proposed changes reflect amendments to the Growth Centres SEPP Mapping previously supported by Camden Council and the NSW DOE. The proposed changes to land zoned for residential purposes are the result of work undertaken to establish site specific controls for the Denbigh Transition Area which have now been incorporated into the Oran Park Precinct Development Control Plan.

3.3.1 Section A – Need for the Planning Proposal

Q1 Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is a direct result of preparation of Part B3 Denbigh Transition Area within the Oran Park Growth Centres DCP. Preparation of the Part B3 DCP is a requirement under Clause 6.6 of the Growth Centres SEPP and in accordance with Clause 6.6 provides detailed development controls for the land.

Preparation of the Part B DCP for the Denbigh Transition Area is also a requirement set out under section 5.4 of the main body Oran Park DCP. The objectives of Section 5.4 are as follows:

- (a) To protect and enhance the heritage curtilage of the Denbigh Homestead.*
- (b) To provide a visual buffer to the Denbigh Homestead and to provide a 'green' backdrop to the residential areas.*
- (c) To ensure development within the Transition Area is constructed in an environmentally responsive manner.*

The development controls for land within the Denbigh Transition Area incorporate the requirement for preparation of the Part B DCP as well as principles future development must be consistent with, controls relating to subdivision and landscaping buffers.

Clause 5.4 also includes a note detailing the following:

The exact boundary between the Transition Area and the residential area to the east is to be determined following detailed analysis of slopes and other site constraints.

Following the preparation of the Part B3 DCP and the viewscape design analysis undertaken to determine indicative mounding locations depicted in the Part B3 DCP, this Planning Proposal seeks to amend the Growth Centres SEPP Mapping to correct the alignment of the boundary between E4 land and R1 land as established by the Part B3 DCP.

Q2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The amendments to the Growth Centres SEPP and associated maps outlined under this Planning Proposal are the most appropriate and best means of achieving the objectives and intended outcomes. The revised SEPP Mapping will achieve a boundary between land zoned *E4 Environmental Living* and land zoned *R1 General Residential* that reflects the outcomes of detailed analysis within the Denbigh Transition Area of the Arcadian Hills Project and preparation of the Part B3 DCP. The proposed zoning outcome ensures large environmental allotments can be delivered within the Transition Area at the interface with mounding and that General Residential development can be delivered to the south of that, separated by a local road.

3.3.2 Section B – Relationship to the Strategic Framework**Q3 Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

The NSW Government created the Greater Sydney Commission, who recently released the final Greater Sydney Region Plan 2056 (the Region Plan), which proposes to refocus the planning for the Greater Sydney Region through the establishment of a polycentric Sydney. The Western City District Plan has also been finalised. Both plans provide key directions, strategies and actions to guide Sydney's productivity, environmental management, and liveability including the delivery of housing, employment, infrastructure and open space.

Both the Regional Plan and District Plan set objectives and actions based on four key areas, including Infrastructure and Collaboration, Liveability, Productivity and Sustainability.

The proposal is wholly complementary to the relevant outcomes sought by the Regional Plan and Western City District Plan and will enable implementation of key priorities relating to the delivery of residential housing and housing choice, protection of scenic and cultural landscapes and planning for key centres.

Tables 1 and 2 below outline the key actions listed in strategies and demonstrates how the Planning Proposal is consistent with the *Greater Sydney Region Plan* and the *Western City District Plan*.

Table 1: Greater Sydney Region Plan

Greater Sydney Region Plan Priority	Compliance Statement
Infrastructure and Collaboration	
<p>Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Align forecast growth with infrastructure. Sequence infrastructure provision across Greater Sydney using a place-based approach. <p>Objective 4: Infrastructure use is optimised</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Maximisation of the utility of existing infrastructure assets and consideration to the strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptable and flexible regulations to allow decentralised utilities. 	<p>This planning proposal includes land contained within the Arcadian Hills Project only and as such does not seek to alter the existing zoning and ILP provision for a school site within the Denbigh Transition Area. Accordingly, the delivery of schools will align with the growth of the area.</p> <p>The proposal site area includes the provision of residential development only with no major infrastructure component.</p>
Liveability	
<p>Objective 6: Services and infrastructure meet communities changing needs</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Deliver social infrastructure to reflect the needs of the community now and in the future. Optimise the use of available public land for social infrastructure. <p>Objective 7: Communities are healthy, resilient and socially connected.</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by: <ul style="list-style-type: none"> Providing walkable places with active street life and a human scale. prioritising opportunities for people to walk, cycle and use public transport. co-locating schools, social, health, sporting, cultural and shared facilities. promoting local access to healthy fresh food and supporting local fresh food production. 	<p>The delivery of a school to the west of the site and within the Denbigh Transition Area will ensure the future educational needs of the area can be met.</p> <p>The design and delivery of the Oran Park Precinct has been undertaken with a place-based approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct. This proposal does not compromise the planning and delivery of healthy, resilient and socially connected communities.</p>
<p>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <ul style="list-style-type: none"> Incorporate cultural and linguistic diversity in strategic planning and engagement. Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. 	<p>Sporting participation is recognised as an important social and recreational pursuit that builds resilience and social connections in diverse communities.</p> <p>This Planning Proposal does not compromise the creation of diverse and culturally rich neighbourhoods, with access to a range of open space and sporting facilities.</p>
<p>Objective 10: Greater housing supply</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Prepare housing strategies Develop 6-10-year housing targets 	<p>This Planning Proposal supports the need for Camden Council to prepare a local housing strategy to respond to the housing targets set by the Greater Sydney Commission and to keep these updated in conjunction with local environmental plans.</p> <p>This Planning Proposal seeks to facilitate the delivery of new housing in a liveable and high connected community within Western Sydney as is the intention of housing strategies.</p>



<p>Objective 11: Housing is more diverse and affordable</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Prepare Affordable Rental Housing Target Schemes. • State Agencies, are required to address housing diversity when disposing of land. 	<p>This Planning Proposal seeks to increase the supply of diverse residential housing within the Precinct which will have positive impacts on housing affordability and choice.</p> <p>The actions under this objective are primarily the responsibility of Government and nothing within the Planning Proposal negates the importance of these higher-level priorities.</p>
<p>Objective 12: Great Places that bring people together</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Deliver great places by prioritising people friendly public realms, balancing the function of streets, providing fine grain urban form and walkability, encourage contemporary heritage where possible and used a place based approach. • In Collaboration Areas, Planned Precincts and Planning for Centres investigate the need for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking. Ensure parking availability takes into account the level of public transport and consider the capacity for places to change and evolve to accommodate different activities over time. 	<p>The Arcadian Hills project is committed to the delivery of an extensive high-quality pedestrian network, utilising roadways, green corridors and other lineal spaces.</p> <p>This Planning Proposal will not preclude the continual delivery of a high quality, connected community with access to a range of retail, commercial and leisure activities as well as a diverse range of housing types at a range of price points.</p>
<p>Objective 13: Environmental heritage is conserved and enhanced</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Conserve and enhance environmental heritage by engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values. • Conserve and interpret Aboriginal, European and natural heritage to foster distinctive local spaces. 	<p>The Planning Proposal seeks to formalise the land use zoning in order to deliver the outcomes envisaged within the recently produced Oran Park Part B DCP – Denbigh Transition Area. This Part B DCP was formulated to protect the European and natural heritage values of the adjoining State Heritage Listed Denbigh Homestead.</p> <p>The proposed zoning outcome in combination with the landscape mound will ensure large environmental allotments can be delivered within the Transition Area while having no impact on the adjoining Denbigh Homestead and outillage. A local road will then separate General Residential development from the large environmental allotments.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 13 and the relevant actions and strategies.</p>
<p>Productivity</p>	
<p>Objective 14: A Metropolis of Three Cities – Integrated land use and transport creates walkable and 30-minute cities</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Integrate land use and transport plans to deliver the 30-minute city. • Investigate, plan and protect future transport and infrastructure corridors. • Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network. 	<p>Nothing within the Planning Proposal precludes the achievement of Objective 14 and the relevant actions and strategies.</p>
<p>Objective 22: Investment and business activity in centres</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Provide access to jobs, goods and services in centres • Create new centres in accordance with the principles for Greater Sydney's centres. 	<p>Nothing within the Planning Proposal precludes the achievement of Objective 22 and the relevant actions and strategies.</p>

Sustainability	
<p>Objective 26: A cool and green parkland city in the South Creek corridor</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Implement the South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City. 	Nothing within the Planning Proposal precludes the achievement of Objective 26 and the relevant actions and strategies.
<p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors. Managing urban bushland and remnant vegetation as green infrastructure. Managing urban development and urban bushland to reduce edge-effect impacts. 	The proposed earth mound which will be utilised to screen the residential development to the south from the Denbigh Homestead will be planted with native endemic species adding to the biodiversity of the area.
<p>Objective 28: Scenic and cultural landscapes are protected</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Identify and protect scenic and cultural landscapes. Enhance and protect views of scenic and cultural landscapes from the public realm. 	The Denbigh heritage curtilage has been identified through the Precinct Planning and development of the Part B DCP as a significant scenic and cultural landscape. The aims and outcomes of the Part B DCP are to integrate the residential development into the landscape with no impact on this scenic and cultural landscape. This is achieved through a combination of larger environmental living allotments and the landscape mound, with the proposed rezoning formalising the development outcome.
<p>Objective 30: Urban tree canopy cover is increased</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Expand urban tree canopy in the public realm. 	The landscape mound to be delivered in conjunction with the rezoning and protection of the scenic and cultural landscape of the Denbigh heritage Curtilage will contribute to the urban tree canopy
<p>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</p>	The Oran Park Structure Plan demonstrates that the "Green Grid" will be delivered through the existing / planned open space and pedestrian / cycle pathways. The landscape mound will further contribute to the delivery of tree canopy within the Precinct.

Table 3 below outlines each District Priorities and how this proposal meets the respective requirements.

Table 3: Response to Western City District Plan Priorities

Western City District Plan Priority	Compliance Statement
Infrastructure and Collaboration	
<p>Planning Priority W1: Planning for a city supported by infrastructure</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> (2) Infrastructure aligns with forecast growth – growth infrastructure compact (4) Infrastructure use is optimised. 	<p>This planning proposal includes land contained within the Arcadian Hills Project only and as such does not seek to alter the existing zoning and ILP provision for a school site within the Denbigh Transition Area.</p> <p>Nothing within the Planning Proposal precludes the achievement of the remaining actions of Planning Priority W1.</p>
<p>Planning Priority W2: Working through collaboration</p>	<p>The proposal does not preclude collaboration between all level of Government and the private sector to enable good planning outcomes to be achieved.</p>

Liveability	
<p>Planning Priority W3: Providing services and social infrastructure to meet people's changing needs</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (9) Deliver social infrastructure to reflect the needs of the community now and in the future. 	<p>This planning proposal includes land contained within the Arcadian Hills Project only and as such does not seek to alter the existing zoning and ILP provision for a school site within the Denbigh Transition Area.</p> <p>Nothing within the Planning Proposal precludes the achievement of the remaining actions of Planning Priority W3.</p>
<p>Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (11) Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ol style="list-style-type: none"> a. providing walkable places at a human scale with active street life b. prioritising opportunities for people to walk, cycle and use public transport c. co-locating schools, health, aged care, sporting and cultural facilities d. promoting local access to healthy fresh food and supporting local fresh food production. 	<p>The design and delivery of the Oran Park Precinct has been undertaken with a place-based approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.</p> <p>This proposal does not compromise the planning and delivery of healthy, resilient and socially connected communities.</p> <p>Nothing within the Planning Proposal precludes the achievement of the remaining actions of Planning Priority W4.</p>
<p>Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (15) Prepare local or district housing strategies that address the following: <ol style="list-style-type: none"> a. the delivery of five-year housing supply targets for each local government area b. the delivery of 6–10 year (when agreed) housing supply targets for each local government area c. capacity to contribute to the longer term 20-year strategic housing target for the District d. the housing strategy requirements outlined in Objective 10 of the A Metropolis of Three Cities that include: <ol style="list-style-type: none"> i. creating capacity for more housing in the right locations ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure iv. supporting the role of centres. 	<p>The proposal will maintain and support the delivery of housing diversity within the Oran Park Precinct.</p>
<p>Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (19) Deliver great places by: <ol style="list-style-type: none"> a. prioritising a people-friendly public realm and open spaces as a central organising design principle b. recognising and balancing the dual function of streets as places for people and movement c. providing fine grain urban form, high amenity and walkability d. integrating social infrastructure to support social connections and provide a community hub e. encouraging contemporary interpretation of heritage where possible 	<p>The design and delivery of the Oran Park Precinct has been undertaken with a place-based approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.</p> <p>The Planning Proposal seeks to formalise the land use zoning in order to deliver the outcomes envisaged within the recently produced Oran Park Part B DCP – Denbigh Transition Area. This Part B DCP was formulated to protect the European and natural heritage values of the adjoining State Heritage Listed Denbigh Homestead.</p> <p>The proposed zoning outcome in combination with the landscape mound will ensure large environmental allotments can be delivered within the Transition Area while having no impact on the adjoining Denbigh Homestead and outillage. A local road will then separate General Residential development from the large environmental allotments.</p>



<p>f. using a place-based and collaborative approach throughout planning, design, development and management.</p> <ul style="list-style-type: none"> (21) Identify, conserve and enhance environmental heritage by: <ul style="list-style-type: none"> a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place b. applying adaptive re-use and interpreting of heritage to foster distinctive local places c. managing and monitoring the cumulative impact of development on the heritage values and character of places. 	<p>Nothing within the Planning Proposal precludes the achievement of the remaining actions of Planning Priority W6.</p>
<p>Productivity</p>	
<p>Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> (24) Integrate land use and transport plans to deliver the 30-minute city. 	<p>Nothing within the Planning Proposal precludes the achievement of the applicable or other actions of Planning Priority W7.</p>
<p>Sustainability</p>	
<p>Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways</p>	<p>Development of the site subject of this Planning Proposal will maintain the water quality targets and riparian corridor areas established as part of the Oran Park Precinct as detailed in the adopted DCP.</p>
<p>Planning Priority W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element</p>	<p>The Oran Park Precinct has been designed to incorporate a green link along the South Creek Corridor with enhancements to the riparian corridor proposed as development occurs. This Planning Proposal does not prevent the achievements of this Planning Priority.</p>
<p>Planning Priority W14: Protecting and enhancing bushland and biodiversity</p>	<p>The subject land is currently clear of vegetation, is biodiversity certified and zoned for residential development. Further, the proposed earth mound which will be utilised to screen the residential development to the south from the Denbigh Homestead will be planted with native endemic species adding to the biodiversity of the area.</p>
<p>Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections</p>	<p>The Oran Park Structure Plan demonstrates that the "Green Grid" will be delivered through the existing / planned open space and pedestrian / cycle pathways. The landscape mound will further contribute to the delivery of tree canopy within the Precinct.</p>
<p>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes</p>	<p>The Denbigh heritage curtilage has been identified through the Precinct Planning and development of the Part B DCP as a significant scenic and cultural landscape. The aims and outcomes of the Part B DCP are to integrate the residential development into the landscape with no impact on this scenic and cultural landscape. This is achieved through a combination of larger environmental living allotments and the landscape mound, with the proposed rezoning formalising the development outcome.</p>



Q4 Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?**1.1. Camden 2040**

Camden 2040 represents the community's vision for the Local Government Area (LGA) over the coming three decades. It details the strategies that will need to be prioritised by a range of agencies, groups and individuals in order to achieve the community vision. Camden 2040 establishes a strategic framework for the expected large-scale population growth and urban development that has been set for the LGA under the State Government's previous Metropolitan Strategy. The population growth expected for Camden has since increased under the recently released Sydney Region Plan and Western City District Plan, placing greater emphasis on the creation of high amenity, compact communities that are able to deliver a higher level of self-containment.

The proposal is consistent with the principles and objectives of Camden 2040.

1.2. Camden Residential Strategy 2008

The Camden Residential Strategy 2008 was prepared to inform how the growth pressures the LGA will experience to 2038 are managed. The strategy recognises that planning for housing is not static and is informed by new planning concepts, principles and market forces.

It specifically seeks to provide the strategic framework that will guide the creation of development guidelines for the form and character of housing. Consistency with relevant recommendations is provided in Table 4.

Table 4: Camden Residential Strategy 2008 Review

Recommendation 7.5 A New Model	Comment	Consistency
That Council further promote, in appropriate locations, alternative and affordable housing forms.	Increased housing supply and diversity within Arcadian Hills will contribute to a socially inclusive and well balanced community. It will also ensure that housing is provided that meets the needs of population profile within the LGA	Yes
Supporting a greater distribution of diverse housing in appropriate locations through a review of LEP and DCP controls;	This planning proposal provides the opportunity to satisfy this recommendation by amending the Oran Park and Turner Road Precinct Plan of the Growth Centres SEPP.	Yes
Supporting improved local character as a result of housing redevelopment, by the development of high quality housing and landscaping controls and the development of appropriate mechanisms for the funding of public domain improvements.	The rezoning will improve the local character by amending the Growth Centres SEPP Mapping to be consistent with the objectives and controls for the Denbigh Transition Area established in the adopted Part B3 DCP for this area.	Yes

Q5 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in Table 5 below. Former Regional Environmental Plans (REPs) for the Sydney and Greater Metropolitan Regions, which are deemed to have the weight of SEPPs have also been addressed in Table 6 and 7.

Table 6: SEPP Review

SEPP	Comment
State Environmental Planning Policy No 1—Development Standards	SEPP No.1 is not applicable within the Oran Park and Turner Road precincts under the Growth Centres SEPP.
State Environmental Planning Policy No 14—Coastal Wetlands	Not Applicable. The area is not within an identified coastal wetland area.
State Environmental Planning Policy No 15—Rural Land sharing Communities	This SEPP does not apply to land within Camden LGA.
State Environmental Planning Policy No 19—Bushland in Urban Areas	Not Applicable as there are no identified areas of urban bushland within the subject site.

SEPP	Comment
State Environmental Planning Policy No 21—Caravan Parks	Not Applicable. However, nothing in this Planning Proposal prevents the realisation of this SEPP.
State Environmental Planning Policy No 26—Littoral Rainforests	Not Applicable as there are no Littoral Rainforests within the subject site.
State Environmental Planning Policy No 29—Western Sydney Recreation Area	Not Applicable as the site is not within the Western Sydney Recreation Area
State Environmental Planning Policy No 30—Intensive Agriculture	Not Applicable as this Planning Proposal does not seek to convert the land from rural to urban use.
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	Not Applicable. However, the Planning Proposal will not prevent the future application of the SEPP.
State Environmental Planning Policy No 33—Hazardous and Offensive Development	Not Applicable. However, the Planning Proposal will not prevent either the existing or future application of the SEPP.
State Environmental Planning Policy No 36—Manufactured Home Estates	Not Applicable. However, the Planning Proposal will not prevent the future application of the SEPP when the land is appropriately serviced for urban development.
State Environmental Planning Policy No 39—Spit Island Bird Habitat	Not Applicable. The site is not within the vicinity of Spit Island.
State Environmental Planning Policy No 44—Koala Habitat Protection	Not Applicable as the site does not incorporate any identified areas of Koala habitat.
State Environmental Planning Policy No 47—Moore Park Showground	Not Applicable as the site is not within the Moore Park Showground area.
State Environmental Planning Policy No 50—Canal Estate Development	Not Applicable. The site is not within an area where canal development could occur.
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable. The proposal however does not prevent the successful application of this SEPP.
State Environmental Planning Policy No 55—Remediation of Land	Consistent. Land capability studies were undertaken as part of the rezoning of the Precinct in 2007.
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	Not Applicable as the subject site is not within the specified land area.
State Environmental Planning Policy No 62—Sustainable Aquaculture	Not Applicable as the site is proposed to be rezoned for urban land use purposes.
State Environmental Planning Policy No 64—Advertising and Signage	Consistent. The proposal will continue to enable signage to be assessed consistent with SEPP 64.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	Consistent. The proposal incorporates an amended boundary for <i>R1 General Residential</i> which permits Residential Flat Buildings and therefore SEPP 65 applies. Notwithstanding this, Residential Flat Buildings are not permitted within E4 Zone which adjoins mounding within the Transition Area. Additionally, controls included within the Part B3 DCP as well as the main body DCP and ILP ensure that an RFB permissible within the R1 zone will not be permitted in an area that will compromise viewscales to and from the Denbigh Heritage Curtilage.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	Consistent. The Planning Proposal will facilitate a greater number of affordable housing options than is currently possible.
State Environmental Planning Policy No 71—Coastal Protection	Not applicable as the site is not within a coastal zone.
State Environmental Planning Policy (Affordable Rental Housing) 2009	Consistent. The proposal will provide the opportunity for affordable rental housing in accordance with this policy.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Consistent. Future housing is able to be consistent with the BASIX SEPP.

SEPP	Comment
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent. Exempt and complying development as envisaged by this SEPP will continue to be permissible.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Consistent. The proposal will provide opportunities for housing within close proximity to services.
State Environmental Planning Policy (Infrastructure) 2007	Consistent. Infrastructure can be provided consistent with the intent of this SEPP.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	Not Applicable as the site is not within the Kosciuszko National Park area.
State Environmental Planning Policy (Kurnell Peninsula) 1989	Not Applicable as the site is not at the Kurnell Peninsula.
State Environmental Planning Policy (Major Development) 2005	Not Applicable as there is currently no major development envisaged under this SEPP within the Study Area. Nothing however will prevent the Minister applying this SEPP within the study area.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable, however, the Planning Proposal does not prevent the application of this SEPP.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	Not Applicable as the subject site is not within the specified land area.
State Environmental Planning Policy (Port Botany and Port Kembla) 2013	Not Applicable as the site has no relevance to the areas identified in the SEPP.
State Environmental Planning Policy (Rural Lands) 2008	Not Applicable as the SEPP does not apply to the study area.
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	Not Applicable. This SEPP no longer applies.
State Environmental Planning Policy (State and Regional Development) 2011	Not Applicable. However, the Planning Proposal does not prevent the application of this SEPP for state significant or critical infrastructure projects.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Consistent. The proposal does not contain any provision that would prevent the application of this SEPP.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Consistent. The site is located with the Cran Park Precinct of the South West Priority Growth Area. The amendments proposed in this report will enable a consistent approach to development within the Denbigh Transition Area.
State Environmental Planning Policy (Three Ports) 2013	Not Applicable as the land has no relationship to the three ports covered by the SEPP.
State Environmental Planning Policy (Urban Renewal) 2010	Not Applicable as the site is not identified as an Urban Renewal Precinct.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not Applicable. The site is not within the Western Sydney Employment Area.
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not Applicable as the subject site is not within the specified land area.

Table 7: Deemed SEPP Review

Deemed SEPPs	Comment
Sydney Regional Environmental Plan No 6 (Central Coast Plateau Areas)	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	Not Applicable. Nothing in this Planning Proposal prevents the application of this SEPP to relevant development applications.
Sydney Regional Environmental Plan No 16—Walsh Bay	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 18—Public Transport Corridors	Not Applicable as the site is not within an identified public transport corridor.

Sydney Regional Environmental Plan No 19—Rouse Hill Development Area	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	Consistent. The Planning Proposal has considered the heads of considerations under this deemed SEPP. Future development is able to occur in a manner in keeping with the requirements of this deemed SEPP.
Sydney Regional Environmental Plan No 24—Homebush Bay Area	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 25—Orchard Hills	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 26—City West	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 30—St Marys	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 33—Cooks Cove	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Not Applicable as the subject site is not within the specified land area.

Q6 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 Directions by the Minister)?

The Planning Proposal has been assessed against each Section 9.1 direction as shown in Table 8 below.

Table 8: Section 9.1 Directions Review

Direction	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	Not Applicable. The Planning Proposal is not within a Business or Industrial Zone.
1.2 Rural Zones	Not Applicable. The Planning Proposal is not within a Rural Zone.
1.3 Mining, Petroleum Production and Extractive Industries	The Planning Proposal can be consistent with this direction. The Proposal will not prohibit or restrict the mining of resources. The proposal seeks to amend SEPP Mapping boundaries across land which is currently zoned as part of the Oran Park Precinct within the South West Priority Growth Area.
1.4 Oyster Aquaculture	Not Applicable as the proposal will not impact on an oyster aquaculture area.
1.5 Rural Lands	Not Applicable as the land is not subject to a rural zone.
2. Environment and Heritage	
2.1 Environment Protection Zones	The objective of the direction is <i>to protect and conserve environmentally sensitive areas</i> . The proposal is consistent with this direction as it is not located within an area which has been identified as having ecological value or is biodiversity constrained. While the proposal seeks to rezone a small area of land (0.66ha) zoned <i>E4 Environmental Living</i> to <i>R1 General Residential</i> , the proposal also seeks to rezone a near proportionate area of land (0.53ha) zoned <i>R1 General Residential</i> to <i>E4 Environmental Living</i> (refer to Figure 7: Land Zoning Comparison - Existing and Proposed). The resultant reduction in E4 zoned land by 1,300m ² is minor in context of the Oran Park Precinct and as described in this report will not result in any impact on the environmentally sensitive Denbigh Heritage Homestead or curtilage.
2.2 Coastal Protection	Not Applicable as the land is not within a coastal protection zone.
2.3 Heritage Conservation	The proposal is consistent with this direction as it retains existing provisions relating to heritage protection within the current SEPP.

Direction	Comment
	<p>The proposed amendments to the SEPP Mapping will accurately reflect the exact zoning boundaries within Denbigh Transition Area of the Arcadian Hills project which have been determined following preparation of the Part B3 DCP under the Oran Park DCP. Determining the exact boundary between <i>R1 General Residential</i> development and <i>E4 Environmental Living</i> land within the Denbigh Transition Area is a requirement under the Oran Park Precinct DCP and this work has now been completed within Arcadian Hills and the resultant zoning boundary amendments are the subject of this Planning Proposal.</p> <p>The proposal maintains conservation of the Denbigh Heritage Curtilage and refines the function of the Denbigh Transition Area in protecting the heritage value of the Denbigh Heritage Curtilage.</p> <p>The amendments proposed in this report will enable a consistent approach to development within the Denbigh Transition Area.</p>
2.4 Recreation Vehicle Areas	Not Applicable, the proposal does not seek to introduce any recreational vehicle areas.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	<p>The proposal is consistent with this Ministerial Direction.</p> <p>This Planning Proposal seeks to amend the boundary between land zoned <i>E4 Environmental Living</i> and <i>R1 General Residential</i> which has been determined following the preparation of the Part B3 DCP for the Denbigh Transition Area. The proposed zoning boundary will reflect the location of large environmental living allotments, within the Arcadian Hills project, to be delivered at the interface with mounding which is also required within the Denbigh Transition Area under the adopted Part B3 DCP.</p> <p>The planning proposal will facilitate the efficient use of land within zoned for residential purposes of the Arcadian Hills project by establishing a refined boundary between <i>E4 Environmental Living</i> zone associated with the Denbigh Transition Area and <i>R1 General Residential</i> land. The proposed zoning boundaries ensure that a consistent residential subdivision outcome can be achieved adjacent to the E4 land within the Transition Area.</p> <p>The Planning Proposal responds to the outcomes of the Part B3 DCP prepared for the Denbigh Transition Area and will not compromise the protection of the Denbigh Heritage Curtilage or screening requirements and design requirements included in the Part B3 DCP.</p> <p>The Planning Proposal is consistent with the S9.1 Direction.</p>
3.2 Caravan Parks and Manufactured Home Estates	Not Applicable as no caravan or manufactured home estates are proposed.
3.3 Home Occupations	The proposal is consistent with this direction as it does not seek to alter the existing provisions within the current planning controls relating to home occupations.
3.4 Integrating Land Use and Transport	The Planning Proposal is consistent with this Ministerial Direction. The Planning Proposal does not impact on the integrated transportation network planned for the Oran Park Precinct.
3.5 Development Near Licensed Aerodromes	Not Applicable as the proposal is not within the vicinity of an existing licensed aerodrome.
3.6 Shooting Ranges	Not Applicable as there is no shooting range on the subject site.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	The Planning Proposal is consistent with this Direction as comprehensive acid sulphate soil testing occurred during the precinct planning of Oran Park.
4.2 Mine Subsidence and Unstable Land	Not Applicable as the land is not within a mine subsidence area.
4.3 Flood Prone Land	Not applicable as the subject site is not identified as flood prone land.
4.4 Planning for Bushfire Protection	The Planning Proposal is consistent with the principles of this direction. Detailed comprehensive bushfire assessments will be undertaken as part of any future Development Application.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not Applicable as the land is not within an area subject to a Regional Strategy.
5.2 Sydney Drinking Water Catchments	The Planning Proposal is consistent with this direction as future development will be required to achieve relevant water quality targets.

Direction	Comment
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable as the land is not within the specified area.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable as the land is not within the specified area.
5.8 Second Sydney Airport: Badgerys Creek	The Planning Proposal is consistent with this direction. The Oran Park ILP identifies that the proposed development outcomes will not hinder the potential for development of a Second Sydney Airport.
6. Local Plan Making	
6.1 Approval and Referral Requirements	The Planning Proposal is consistent with this direction as it does not introduce any additional or new referral requirements.
6.2 Reserving Land for Public Purposes	The Planning Proposal is consistent with this direction as it will not require land for public purposes without the relevant authority's consent.
6.3 Site Specific Provisions	The Planning Proposal is consistent with this direction as it does not introduce any site specific provisions.
6. Metropolitan Planning	
7.1 Implementation of the Metropolitan Plan for Sydney 2036	The Greater Sydney Commission released the Sydney Region Plan and Western City District Plan in 2018 and this Planning Proposal has been assessed based on these documents accordingly.

3.3.3 Section C – Environmental, Social and Economic Impact

Q7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site is subject to biodiversity certification under the Growth Centres SEPP which was gazetted on 14 December 2007. The subject site is generally cleared land with no significant vegetation.

No critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal.

The subject land is also bio-certified land under the Growth Centres bio-certification.

Q8 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The proposed amendments to the Growth Centres SEPP Mapping will not create any undue environmental effects. Stormwater quantity and quality will be appropriately managed to ensure that there is no risk to human life or downstream environmental impacts. Future development applications subdividing the site will provide details of all stormwater management infrastructures.

Q9 How has the Planning Proposal adequately addressed any social and economic effects?

There will be no significant social or economic effect from the Planning Proposal. The social and economic effects of establishing the Denbigh Transition Area as it relates to the Denbigh Heritage Curtilage have been considered in the Precinct Planning process for Oran Park and in the preparation of the Part B3 DCP for the Denbigh Transition Area.

This Planning Proposal establishes the zoning boundaries resulting from detailed work undertaken within the Denbigh Transition Area.

3.3.4 Section D – State and Commonwealth Interests

Q10 Is there adequate public infrastructure for the Planning Proposal?

The subject site is within a major urban growth precinct of South West Sydney. The Planning Proposal will not create any additional needs for public infrastructure for the locality.

Q11 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Given the minor nature of this Planning Proposal there is no necessity for State or Commonwealth public authorities to be consulted.

3.4 PART 4 – Mapping

As outlined in *Section 3.2 PART 2 – Explanation of Provisions* of this proposal, the following maps in the Growth Centres SEPP will require amendment:

- Land Zoning maps: Sheet LZN_Sheet LZN_004
- Minimum Lot Size maps: Sheet LSZ_Sheet LZN_004
- Height of Building maps: Sheet HOB_Sheet HOB_004
- Special Areas maps: Sheet SAM_Sheet SAM_004

These proposed amendments are shown at Appendix 1.

3.5 PART 5 – Community Consultation

Community consultation will be undertaken consistent with Camden Council requirements and the DP&E's Gateway Determination conditions should the Planning Proposal proceed.

3.6 PART 6 – Project Timeline

Below is a suggested project timeline for the Proposal:

Table 9 - Project Timeline

Project Milestone	Timeline
Anticipated commencement date (Gateway Determination)	September 2019
Anticipated timeframe for the completion of required technical information	October 2019
Commencement and completion dates for public exhibition period & government agency consultation – after amending Planning Proposal, if required	October / November 2019
Dates for public hearing, if required	October 2019
Timeframe for consideration of submissions	November / December 2019
Timeframe for the consideration of proposal post-exhibition, including amendments and report to Council	December 2019
Date of submission to the Department to finalise the LEP	January 2020

4 CONCLUSION

As outlined in this proposal, in accordance with the requirements set out under Clause 6.6 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* and the main body of the Oran Park DCP, a Part B3 DCP for the Denbigh Transition Area has been prepared to ensure a sensitive interface is achieved between residential development within the Oran Park Precinct and the Denbigh Heritage Curtilage.

The Part B3 DCP was adopted by Camden Council on 13 September 2016. Through the process of documenting the Part B DCP, both Alan Croker (Design 5 – Architects Pty Ltd) and the NSW Heritage Office were consulted, with each providing their concurrence and support of the document.

This Planning Proposal seeks to amend the boundary between land zoned *E4 Environmental Living* and *R1 General Residential* within the Southern Viewscapes Precinct of the Denbigh Transition Area and Arcadian Hills project, to reflect the work undertaken in producing the adopted Oran Park Part B3 DCP. The rezoning will be facilitated through amendments to the appropriate SEPP Maps.

In consideration of the justification provided in this report and the minor nature of the proposed amendments, this Planning Proposal seeks Council support for amendments to Growth Centres SEPP Mapping as described within Section 3 of this report.

Accordingly, we seek Council consideration and support for this proposal and to forward the Planning Proposal to the DP&E for Gateway Determination.



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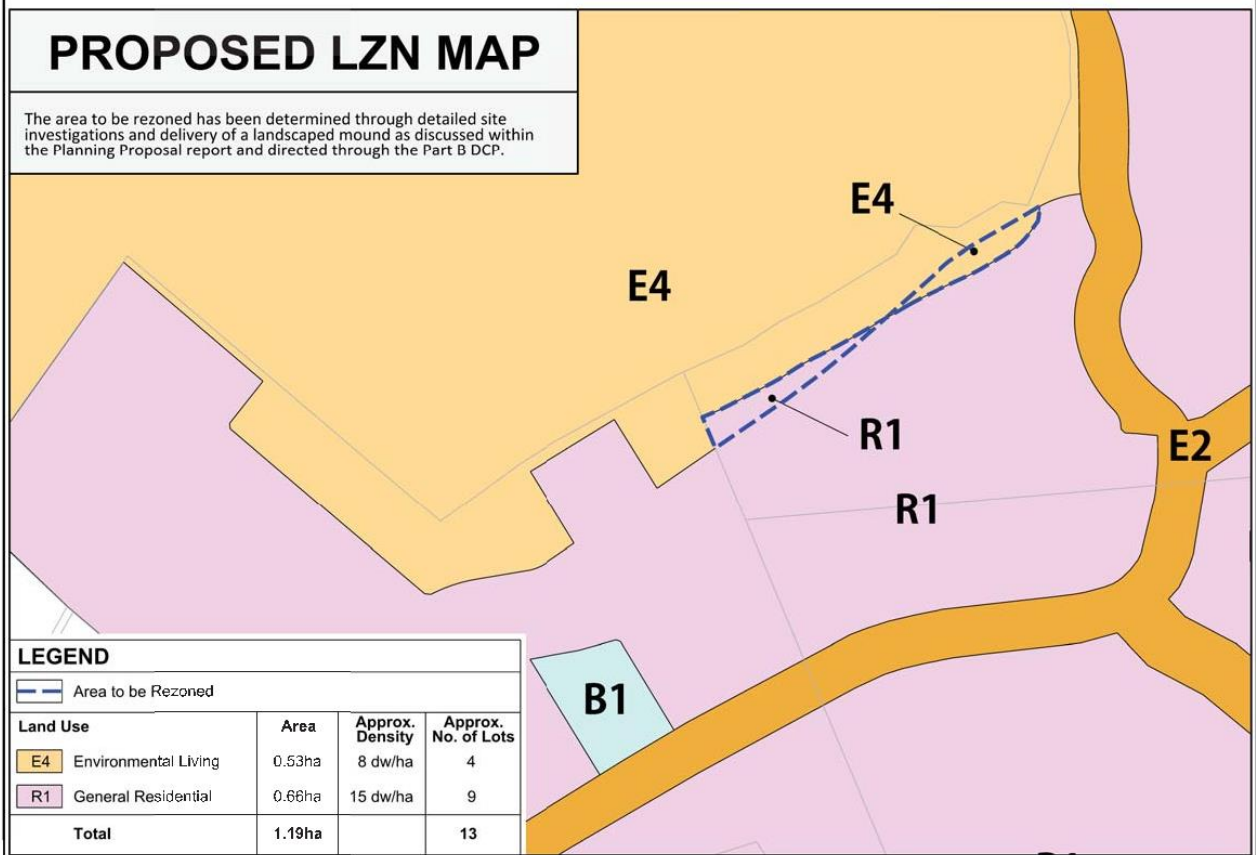
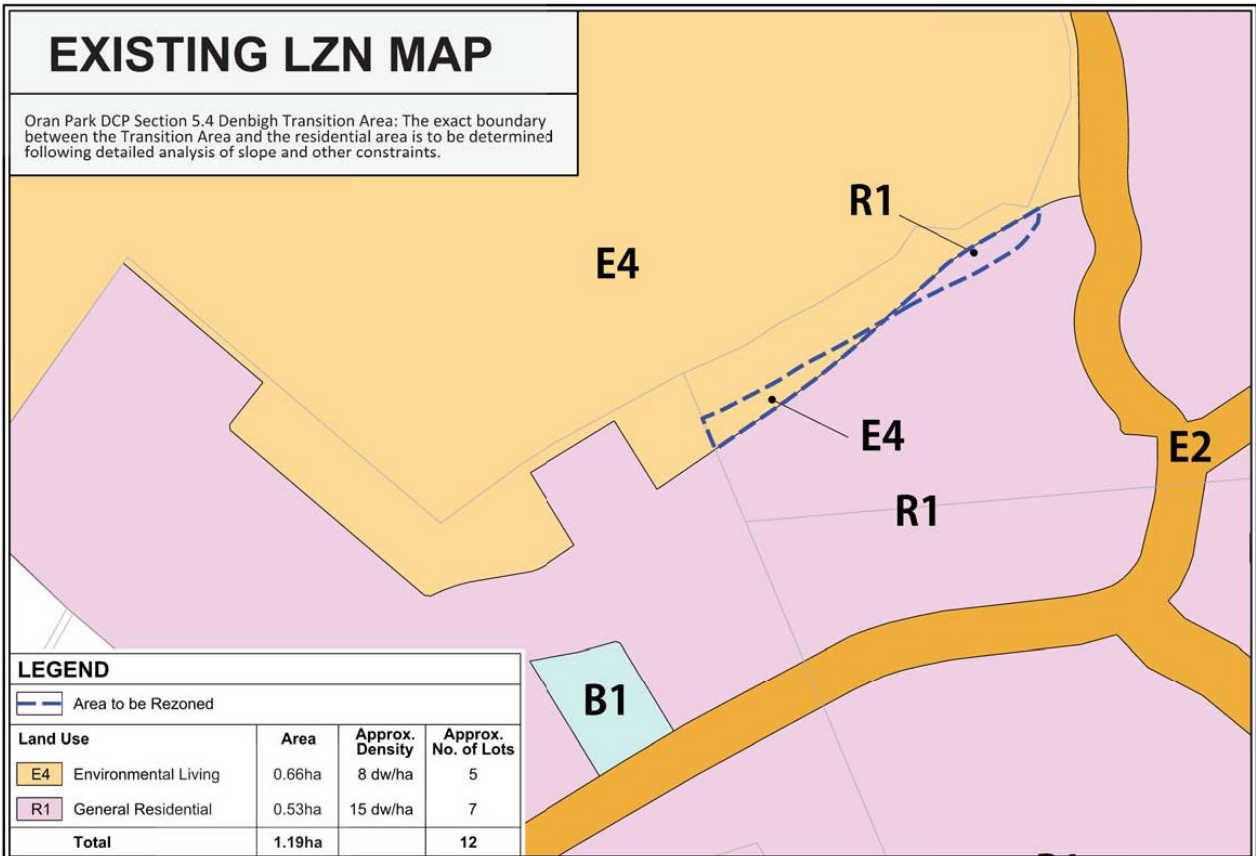
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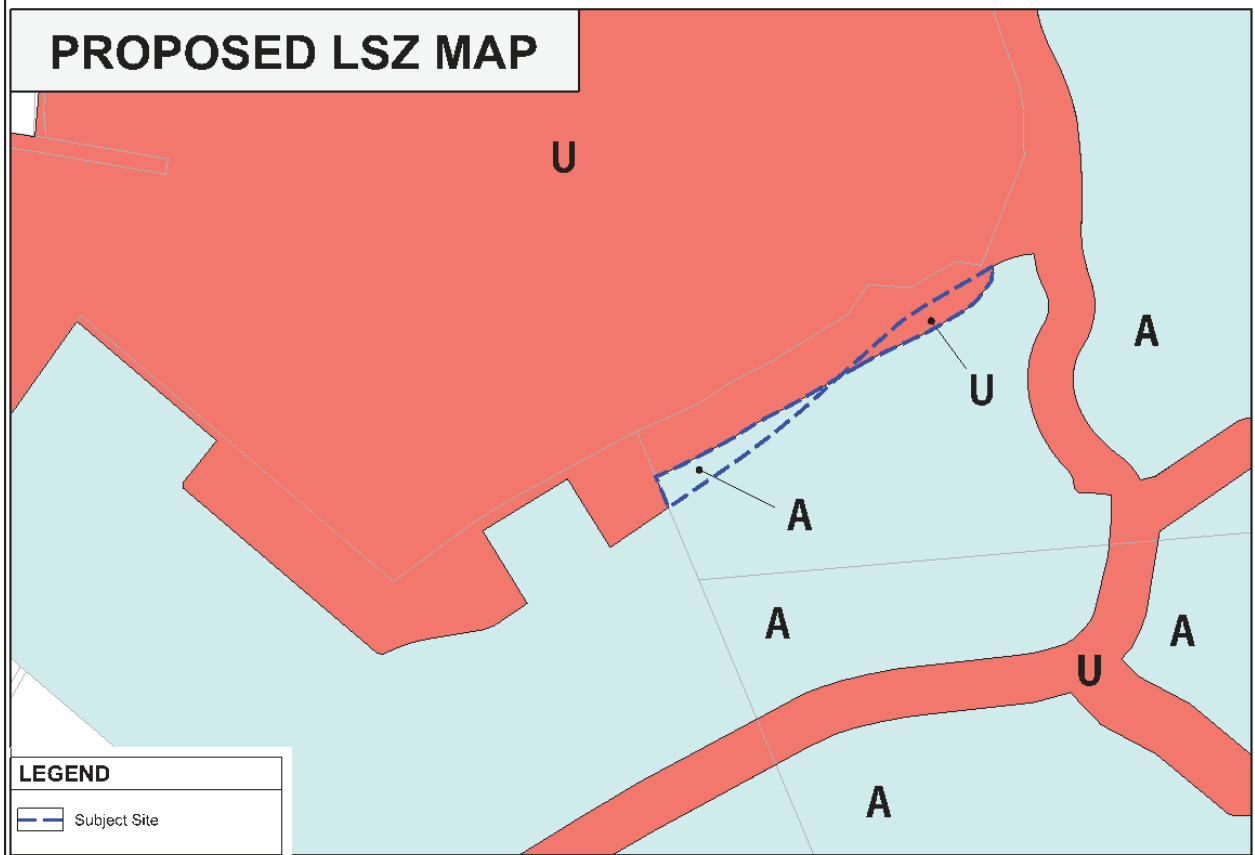
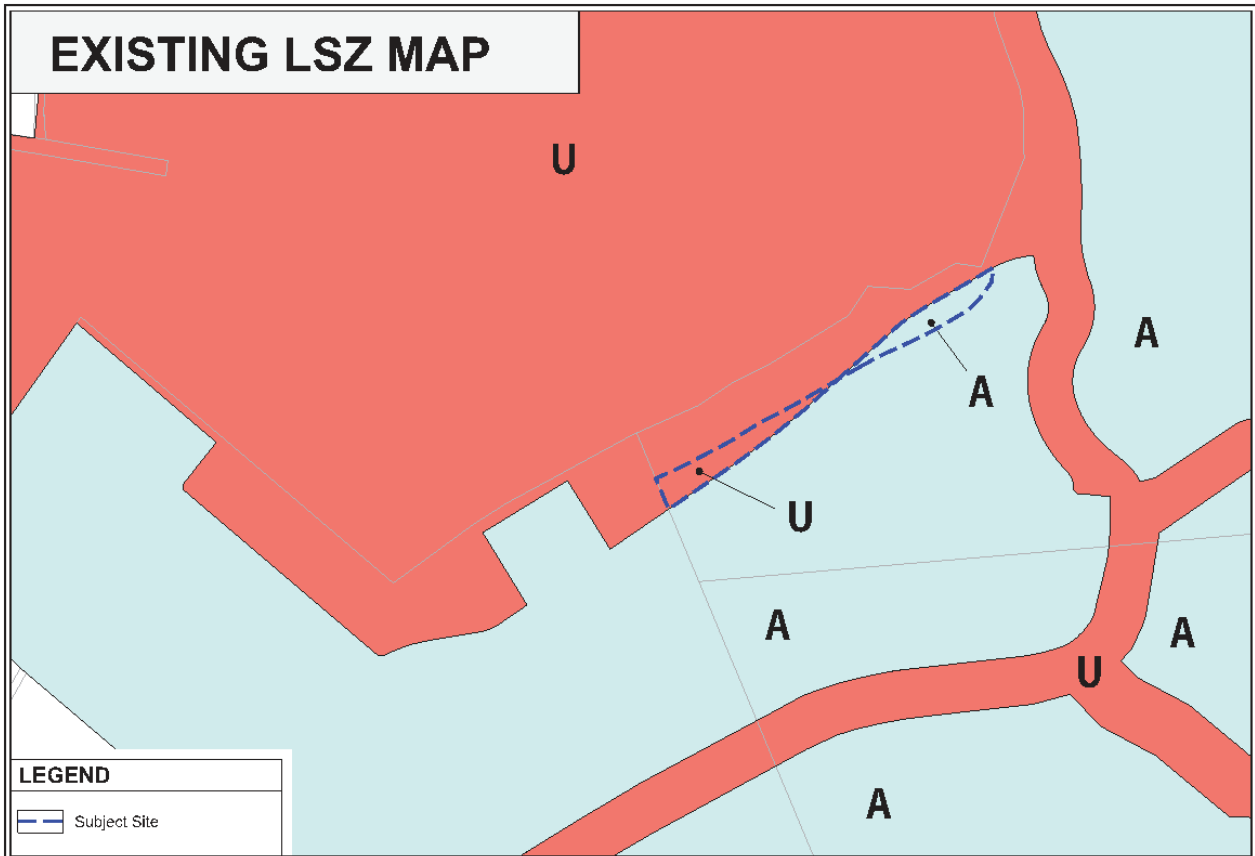
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Appendix 1

Amended Growth Centres SEPP Mapping



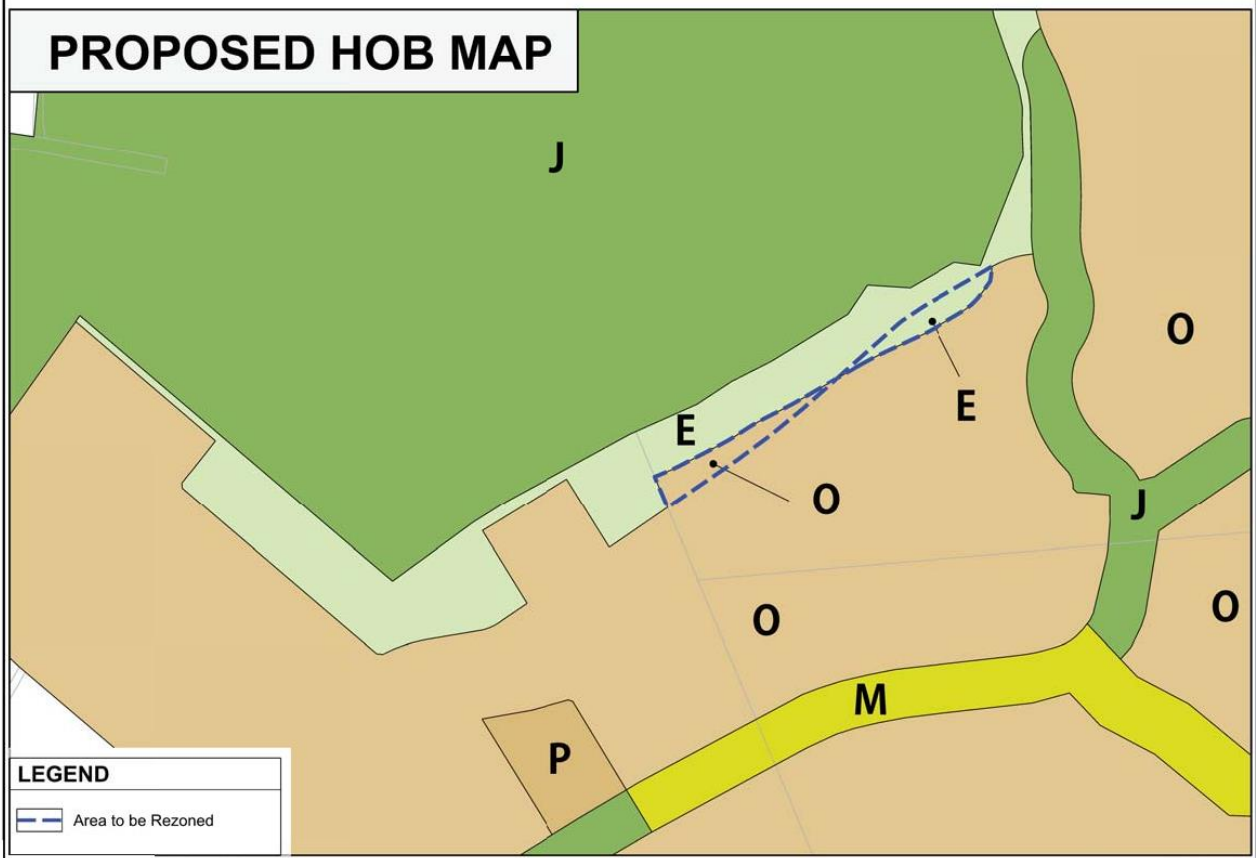
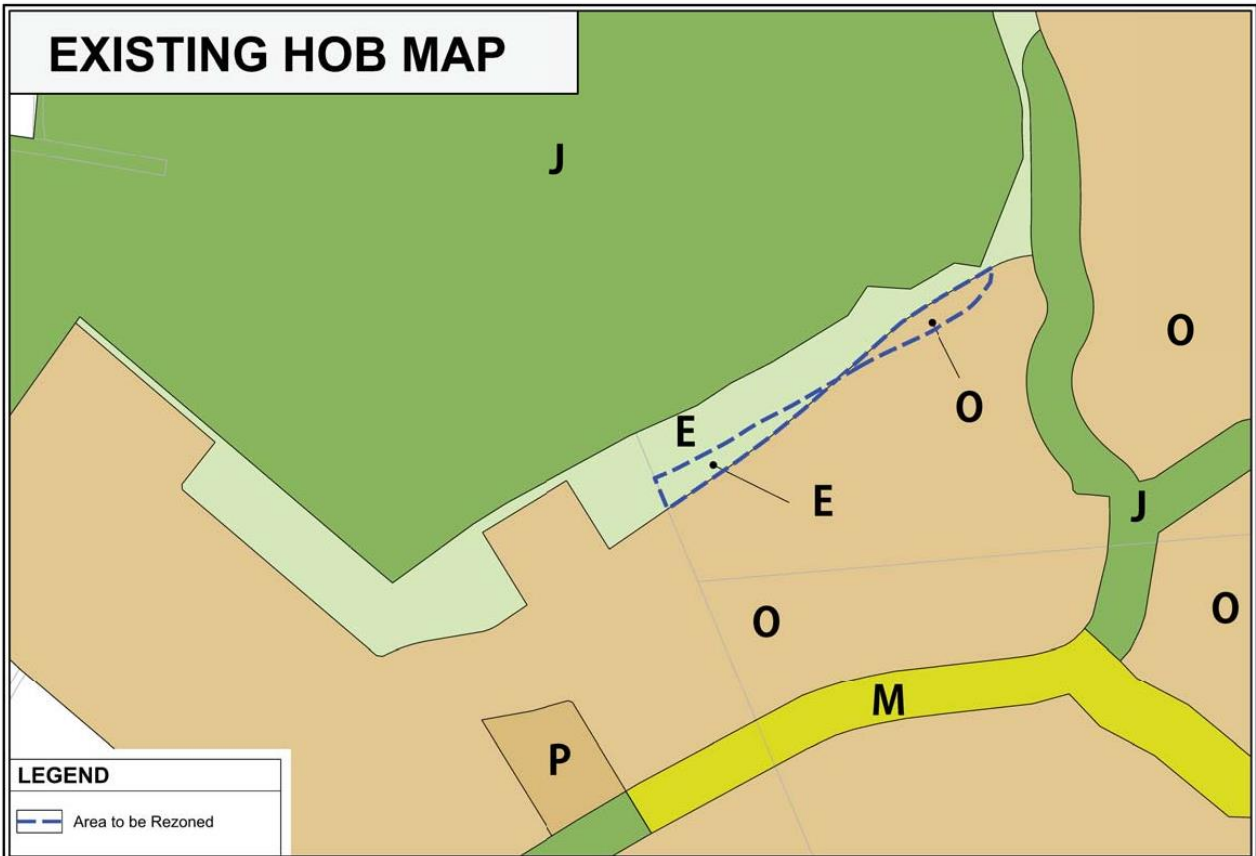




Minimum Lot Size Map
DENBIGH TRANSITION AREA

Scale: 1:1,000,000
 Date: 1/02/2010
 Revision: D
 Scale: 1:1,000,000

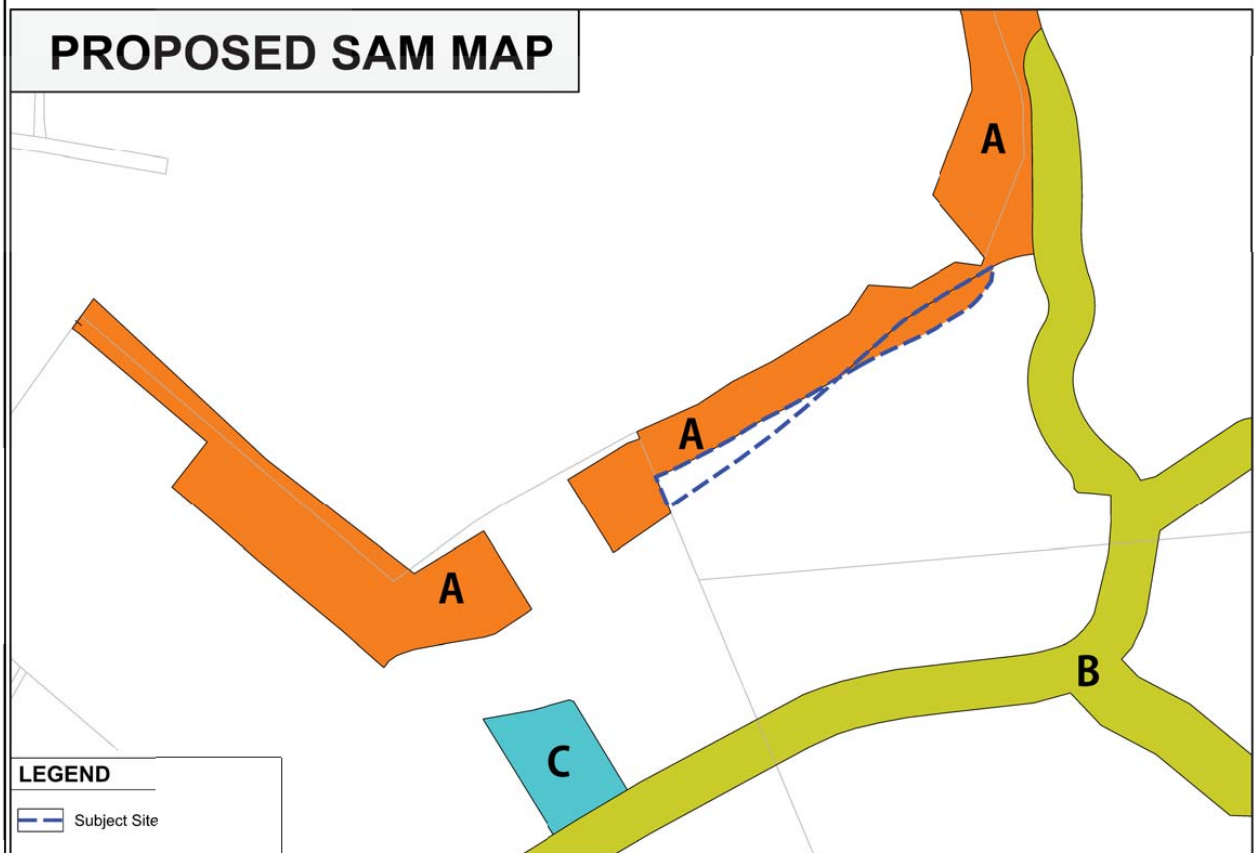
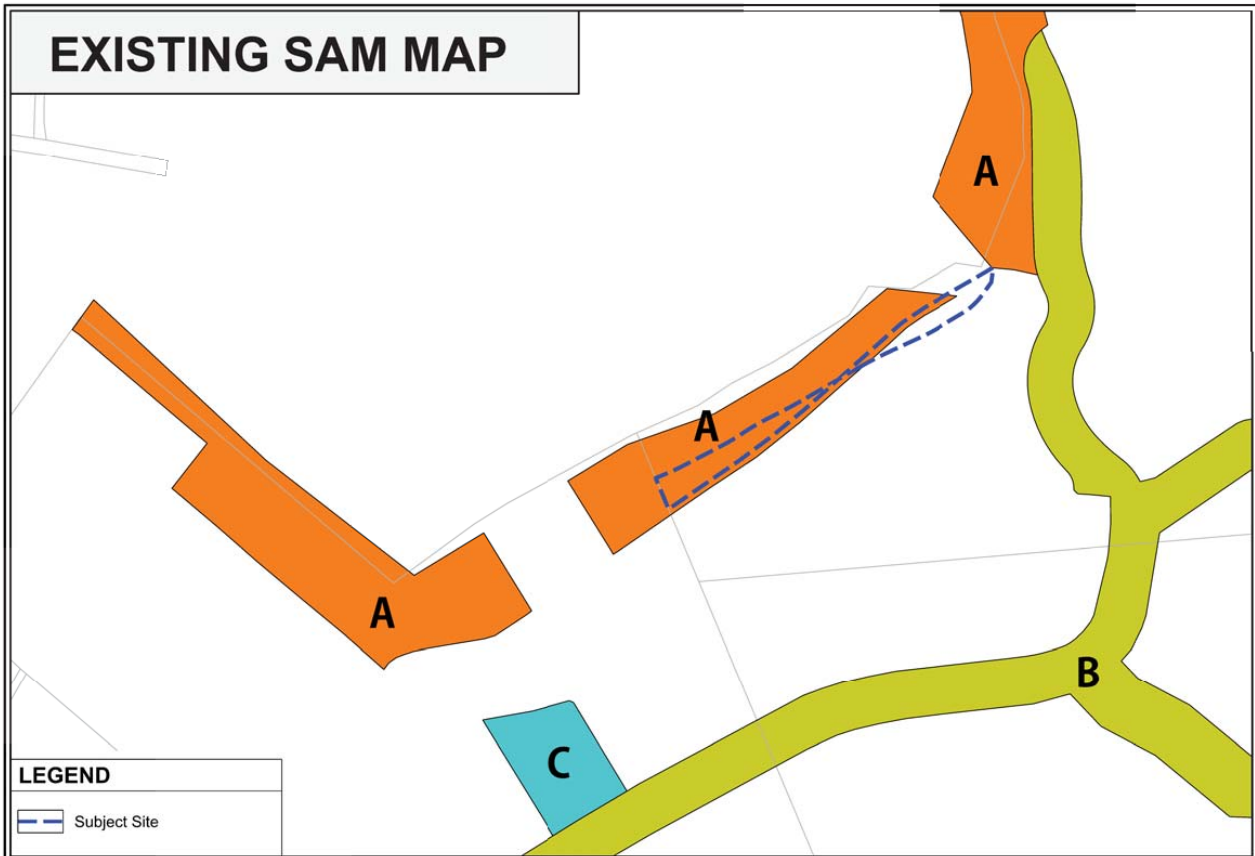
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Height of Building Map
DENBIGH TRANSITION AREA

Ref: AV/JDB-1-005-1 Date: 09/09/2019 Revisor: D Scale: 1:1,000@A3
Note: All areas and dimensions subject to detailed survey

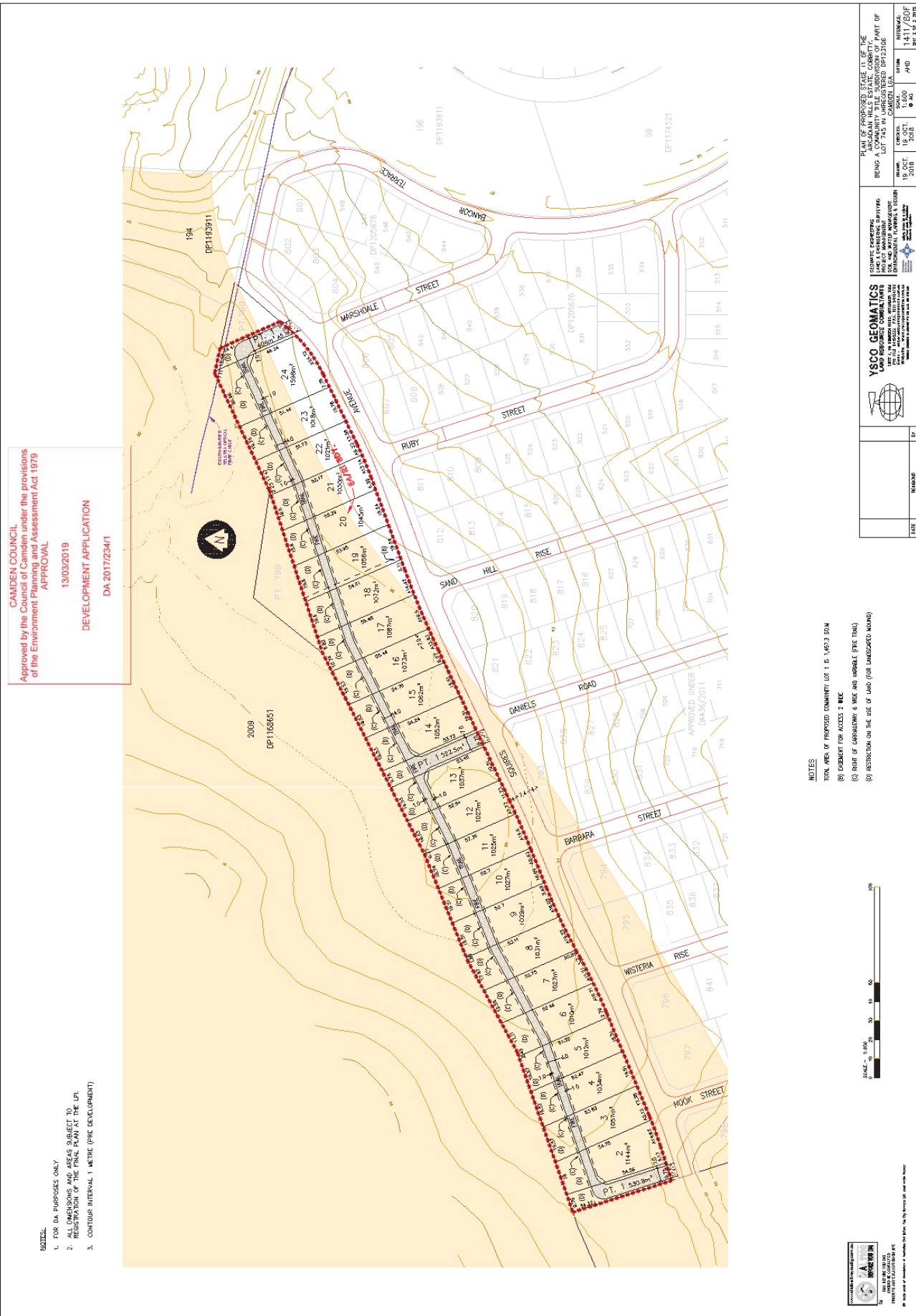
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Appendix 2

Stage 8 (DA/2017/234/1) Subdivision Plan





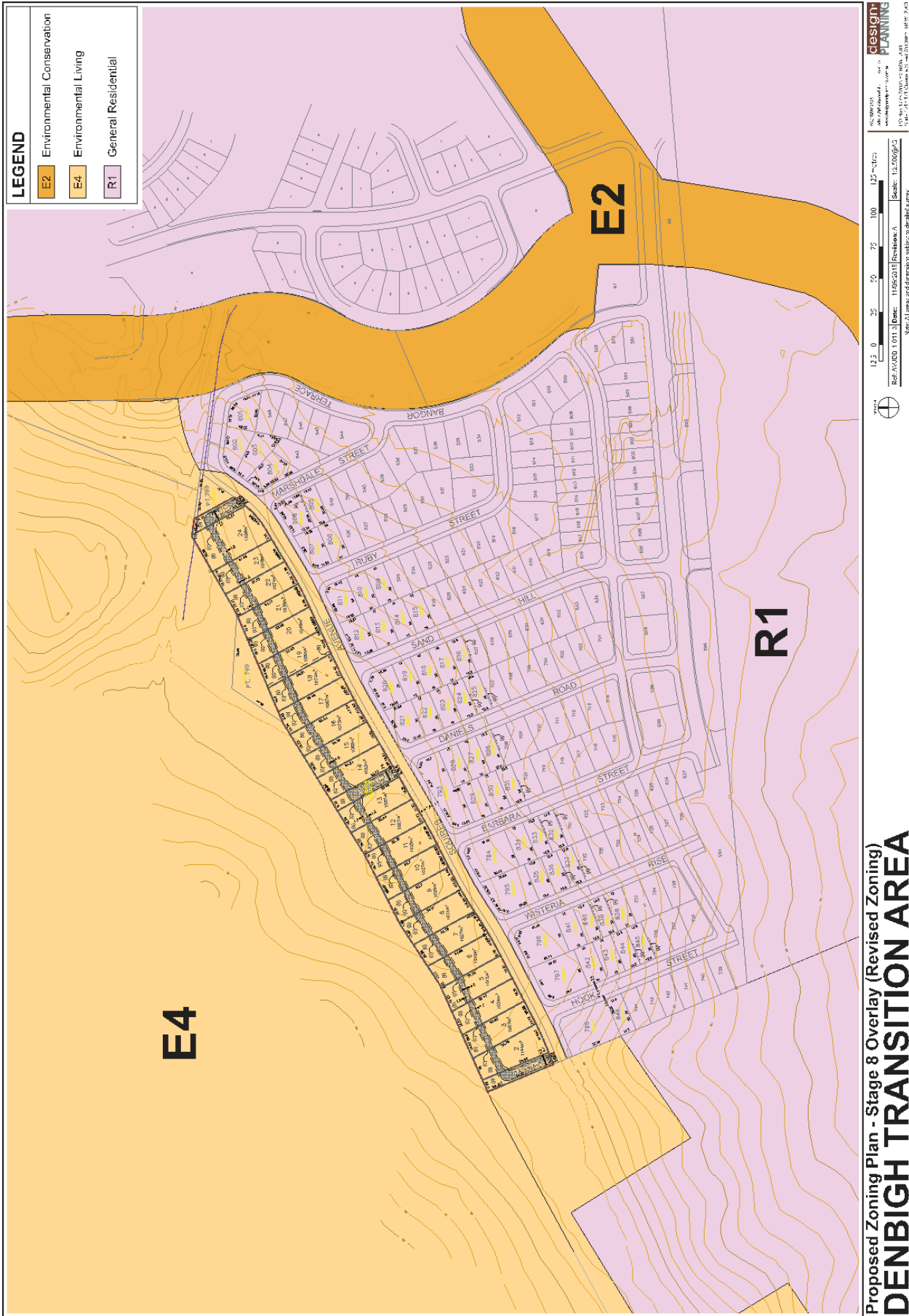
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Attachment 1

Appendix 3

Stage 8 Subdivision Plan with Proposed Zoning Overlay





B3 Denbigh Transition Area

1.0 Introduction

1.1 Land to which this Part Applies

This Part B applies to the land shown in **Figure 1**.

1.2 The Purpose of this Part

The purpose of this part is to outline the vision for the Denbigh Transition Area and facilitate development sensitive to the curtilage of the Denbigh property as shown in **Figure 1**.

1.3 Relationship to Oran Park Part A DCP 2007

Development in the Denbigh Transition Area should be consistent with the following:

- the provisions of this Part B DCP, and
- the relevant sections and clauses of the Oran Park Part A DCP 2007, including, but not limited to, Clauses 5.4 and 6.4 and Section 7.0. Where an inconsistency exists, provisions within a Part B DCP prevail over Part A.

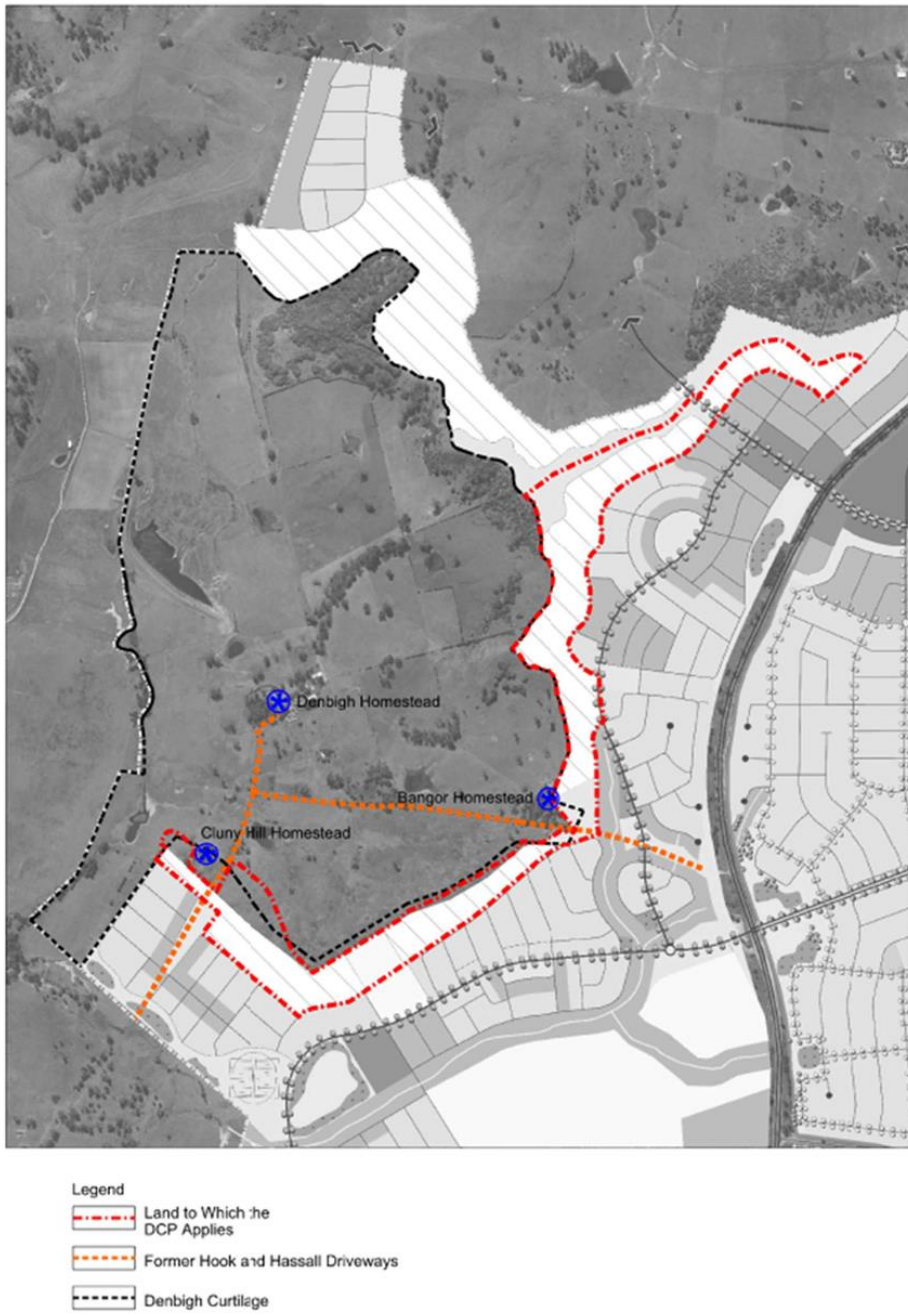


Figure 1: Land to which this Part B Applies

2.0 Vision & development objectives

2.1 Vision for the Transition Area

The vision for development within the Denbigh Transition Area is to achieve a site responsive transition between residential development and the existing heritage curtilage of the Denbigh homestead. The Transition Area will be developed in a manner which respects the cultural significance of the homestead curtilage and seeks to retain its rural context and setting.

Residential homes will be of a character which provides a transition between the areas of residential development to the south and the rural context of the Denbigh curtilage.

2.2 Development Objectives

The objectives of this part are to:

1. To respect the heritage curtilage of Denbigh.
2. To obscure the visual impact of development within the Denbigh Transition Area when viewed from the Denbigh homestead and associated rural outbuildings.
3. To retain and respect the rural context and setting of the Denbigh homestead.

3.0 Denbigh Viewscape Precincts

The existing Denbigh curtilage is separated from the proposed residential development within the Transition Areas of Oran Park Precinct by a natural ridgeline which extends along the northern, eastern and southern boundaries of the heritage curtilage area, generally creating an amphitheatre setting.

The height and boundary relationship of this ridgeline changes along its length, resulting in a number of different visual interface outcomes on the Denbigh homestead and associated rural outbuildings from future development within the Transition Area.

In the preparation of this Part B DCP, detailed cross sectional diagrams were prepared along the length of the ridgeline surrounding the Denbigh homestead to understand the relationship with future development in different parts of the Transition Area.

The preparation of these cross sections identified three viewscape precincts along the length of the ridgeline being the northern, central and southern viewsapes. These are discussed in detail below and shown in **Figure 2**.

3.1 Northern Viewscape Precinct

The Northern Viewscape Precinct is that part of the Transition Area situated along the northern boundary of the Denbigh curtilage. In this area, the ridgeline encompasses steeply sloping land which typically falls within the Denbigh curtilage.

Land within the Transition Area and residential development adjoining the Northern Viewscape Precinct are likely to be developed in association with the future development of the Maryland Precinct to the north.

A more detailed Part B DCP will be prepared for this Northern Viewscape Precinct in conjunction with the precinct planning to be undertaken for the Maryland Precinct, when a more accurate understanding of development outcomes is known.

3.2 Central Viewscape Precinct

The Central Viewscape Precinct is adjacent to the eastern boundary of the Denbigh curtilage. In this area the ridgeline encompasses steeply sloping land which is well within the Denbigh curtilage boundary.

The ridgeline here is significantly higher than the Denbigh homestead and associated rural outbuildings and the immediately adjacent Transition Area land.

The existing ridgeline provides a complete visual buffer for residential development in the Transition Area, up to the maximum building height (as specified in the Height of Buildings Map as

per the State Environmental Planning Policy (Sydney Region Growth Centres) 2006) when viewed from the Denbigh homestead and associated rural outbuildings.

Specific development controls relating to minimisation of visual impact of residential development on the Denbigh homestead and associated rural outbuildings by provision of some screening are not required.

3.3 Southern Viewscape Precinct

The Southern Viewscape Precinct is situated along the southern boundary of the Denbigh curtilage. In this area, the existing ridgeline encompasses more gently sloping land than the Northern and Central Viewscape Precincts, and the ridgeline falls within the Transition Area and the Denbigh curtilage.

The ridgeline location and height within this area do not provide complete screening of residential development within the Transition Area.

To obscure the visual impact of residential development, whilst facilitating suitable development, the topography of the ridgeline may require modification. The provision of an earth mound within the Denbigh curtilage and the Transition area, in conjunction with some site re-grading in the Transition Area and adjacent Residential Area, will provide adequate visual screening along this portion of the ridge line.

Further detail relating to the height and location of an earth mound along the ridgeline are provided in the following sections of this Part B DCP. The provision of this earthmound to screen housing and better define the ridgeline is also referred to as land forming in this document and is considered to be environmental landscape works under Section 5.4 of the Part A DCP.

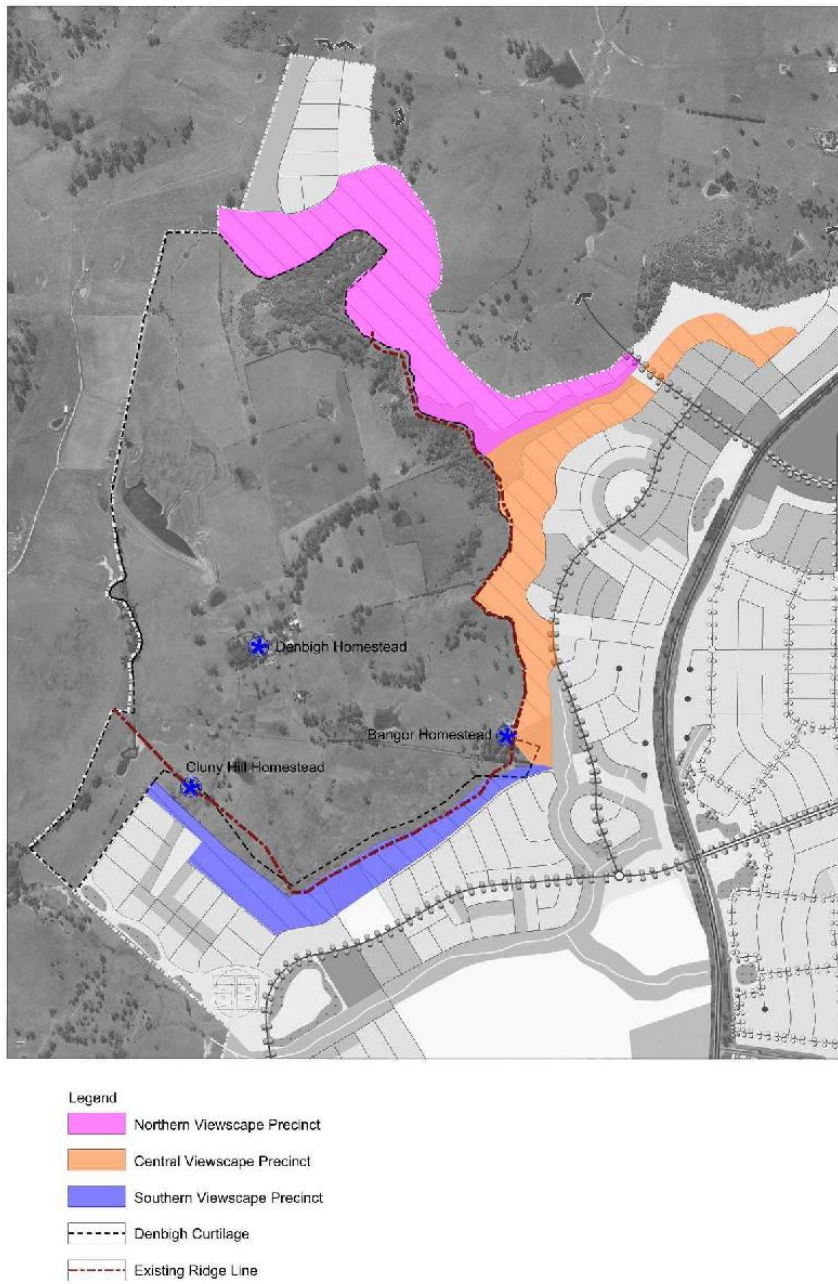


Figure 2: Viewscape Precincts (The Northern Viewscape Precinct is not subject to Part B of this DCP)



4.0 *Subdivision Works*

4.1 **Southern Ridgeline Treatment**

Objectives

- a. To allow modification of the landform, either prior to or in conjunction with the subdivision of the land, within the Denbigh curtilage and the Southern Viewscape Precinct to completely obscure the visual impact of development when viewed from the Denbigh homestead.
- b. The modifications to the landform are to respond to and strengthen the existing topography and screen views of residential dwellings from the Denbigh homestead and associated rural buildings.
- c. To provide suitable ridgeline landscaping to enhance the ridgeline.

Controls

1. Residential subdivision is to be in the form of large lots to reflect the rural character of the area.
2. A Development Application incorporating a land forming strategy which provides a landscaped earth mound along the ridgeline is to be prepared either prior to, or in conjunction with, the first Development Application for school buildings or for subdivision to create residential allotments within the Transition Area adjoining the Southern Viewscape Precinct area (Refer to **Figure 3**).

The strategy must include view lines and detailed cross sections from the Denbigh homestead and associated rural outbuildings demonstrating that houses in the Transition Area will not be visible above the top of the mound.

3. Land forming within the Southern Viewscape Precinct may provide for a landscaped earth mound, with a maximum height of 4.5m. A total screening height of building pads of 6m is to be achieved through a combination of earth mounding and cut / retaining walls on the residential side of the ridge line (Refer **Figure 4a** and **Figure 4b**).

Figure 3 identifies the indicative location of earth mounding along the ridgeline.

The maximum slope of the northern batter of the earth mound is to be 1:8 at the foot of the batter and 1:5 at the ridgeline.

The earth mound is to be formed generally in accordance with the cross sections shown in **Figure 4a** and **Figure 4b**.

4. Any development consent for the landscaped earth mound along the ridgeline, referred to in Controls (2) and (3), should include:

- a. a detailed as-built survey to be undertaken upon completion of the earth mound to confirm that the combination of earth mounding and cut / retaining walls on the residential side of the ridgeline achieves a total minimum screening height of 6.0m,
 - b. the determination, using cross sections of view lines projected from the Denbigh homestead over the top of the completed earth mound, of lots requiring the imposition of a height control to ensure that no part of the building on the lot will be higher than the relevant projected view line,
 - c. the calculation, using the projected view lines, of the maximum height of a building on each and every lot requiring a height control, expressed as a Relative Level (RL) based on Australian Height Datum (AHD), and
 - d. the creation of a 'restriction as to user' in a S.88B instrument on each and every lot which is subject to a height control, specifying as a RL the calculated maximum height of a building on the lot.
5. Any land forming or mounding is not to obstruct the Hook and Hassall driveway alignments.
 6. Any Development Application which incorporates the ridgeline earth mound, whether or not including residential allotments in the Transition Area, is to include the following, prepared by suitably qualified and experienced consultants:
 - a. a Concept Landscape Plan for the ridgeline mound which demonstrates the intended ridgeline landscaping treatment, utilising a random natural planting of the ridgeline vegetation buffer (refer to **Figure 4a**, **Figure 4b**, **Figure 5a** and **Figure 5b**), and
 - b. a Maintenance Manual which demonstrates the manner in which the Denbigh side of the mound is managed for a two (2) year establishment period, to ensure a consistent visual buffer and rural outlook is achieved when viewed from the Denbigh homestead and associated rural outbuildings.
 7. The Concept Landscape Plan in (6)(a) above must propose the revegetation of the ridgeline mound with appropriate species to achieve a natural visual buffer. Details of proposed species to be used must be included in landscaping plans.

Landscaping of the mound must utilise endemic species and be of an appropriate density and mix of grasses, groundcovers, shrubs and trees to present as a wooded ridgeline screening views from Denbigh and associated rural outbuildings to new houses beyond.

Planting must be undertaken as part of the earth mound works and completed prior to the occupation erection of any dwellings.
 8. The Maintenance Manual in (6)(b) above should include details on stock control, weed removal, replacement of sick or dead plants, and fence repair, as well as appropriate procedures for certification at completion and handover to the Denbigh owners.
 9. Landscaping works are to incorporate a timber post and rail open rural style fence with stock / dog-proof wire netting, minimum height 1.35m and maximum 1.5m, along the property boundary or top

of the ridgeline earth mound compatible with existing rural fencing on the Denbigh curtilage. No other fence style is permitted, including solid timber, metal or masonry fencing.

Timber fencing is to be maintained in a natural timber colour and not painted white or similar colour.

10. Where possible, areas of significant vegetation along the Denbigh curtilage ridgeline as shown in Section 6.6 Figure 24 of the Oran Park DCP must be retained and enhanced.
11. Despite Control 1, land forming may not be required if the development application for subdivision demonstrates that appropriate land forming exists on adjoining land to adequately meet the objectives of this clause. Appropriate cross sections are to be included with the development application to support any argument that land forming is not required on the subject site.
12. No sheds, gazebos or other outbuildings or structures are permitted to be constructed on the Denbigh side of the mound.

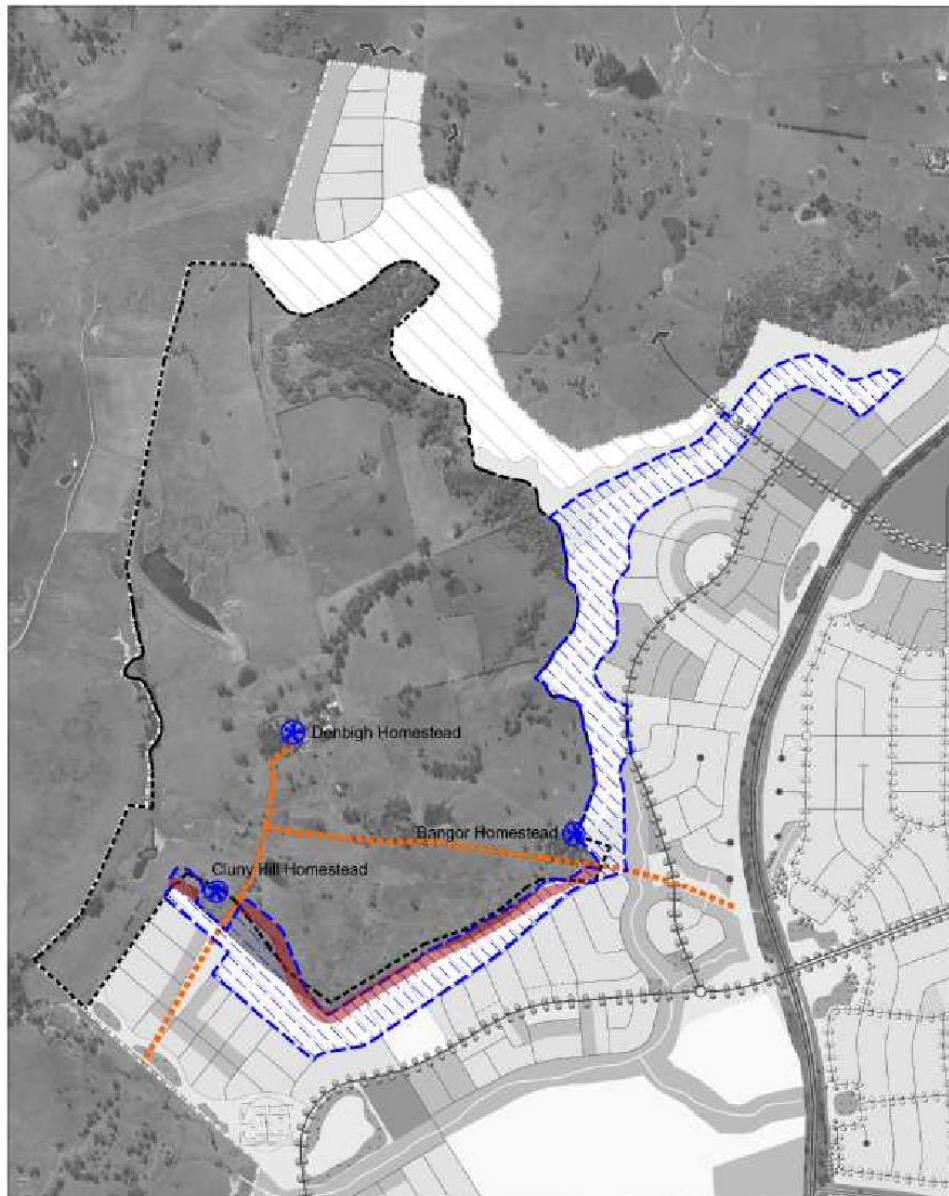


Figure 3: Transition Area and Indicative Earth Mound Location



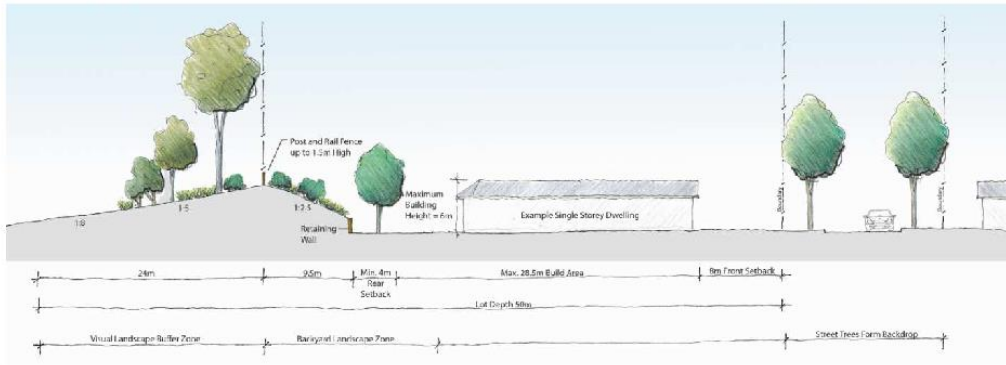


Figure 4a: Indicative Earth Mound Option – Large Lots Backing on to Landscaped Screen Mound

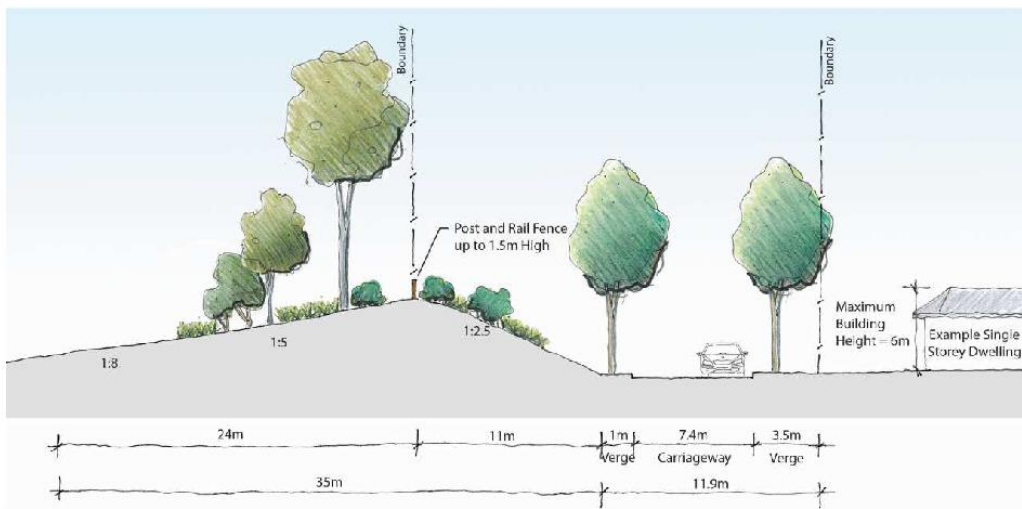


Figure 4b: Indicative Earth Mound Option – Roadway Adjoining Landscaped Screen Mound

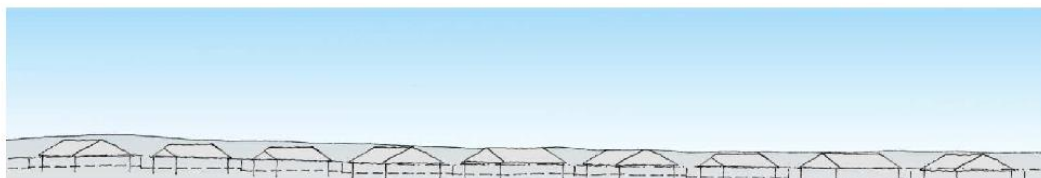


Figure 5a: Indicative Earth Mound Elevation (Transparent)



Figure 5b: Indicative Earth Mound Elevation with Landscaping



4.2 Road Design

Objectives

- a. To obscure the visual impact of road design and users on views from the Denbigh homestead and associated rural outbuildings during the day and night.
- b. To allow for the construction of rural style roadways within the Transition Area.

Controls

1. Roadways are to be designed and constructed in a manner which obscures the visual impact of the road and vehicles on views from the Denbigh homestead and associated rural outbuildings.
2. Roadways adjacent to the curtilage boundary are to be constructed a minimum of 1.5m below the maximum RL of the ridgeline relevant to the location of the road (either natural or land forming level, whichever is greater), to reduce the impact of headlights from vehicles when viewed from the Denbigh homestead and associated rural outbuildings.
3. The ridgeline interface road as shown in **Figure 6** is to be designed in accordance with **Figure 7**.
4. Where appropriate, roadways are to be designed to respond to steep topography with road gradings of up to 10% being acceptable.
5. Street lighting is to incorporate hoods or other appropriate design treatment to minimise impacts of ambient light haze as much as possible on views from the Denbigh Homestead and associated rural outbuildings (subject to achieving relevant Australian Standards and confirmation from service authorities).

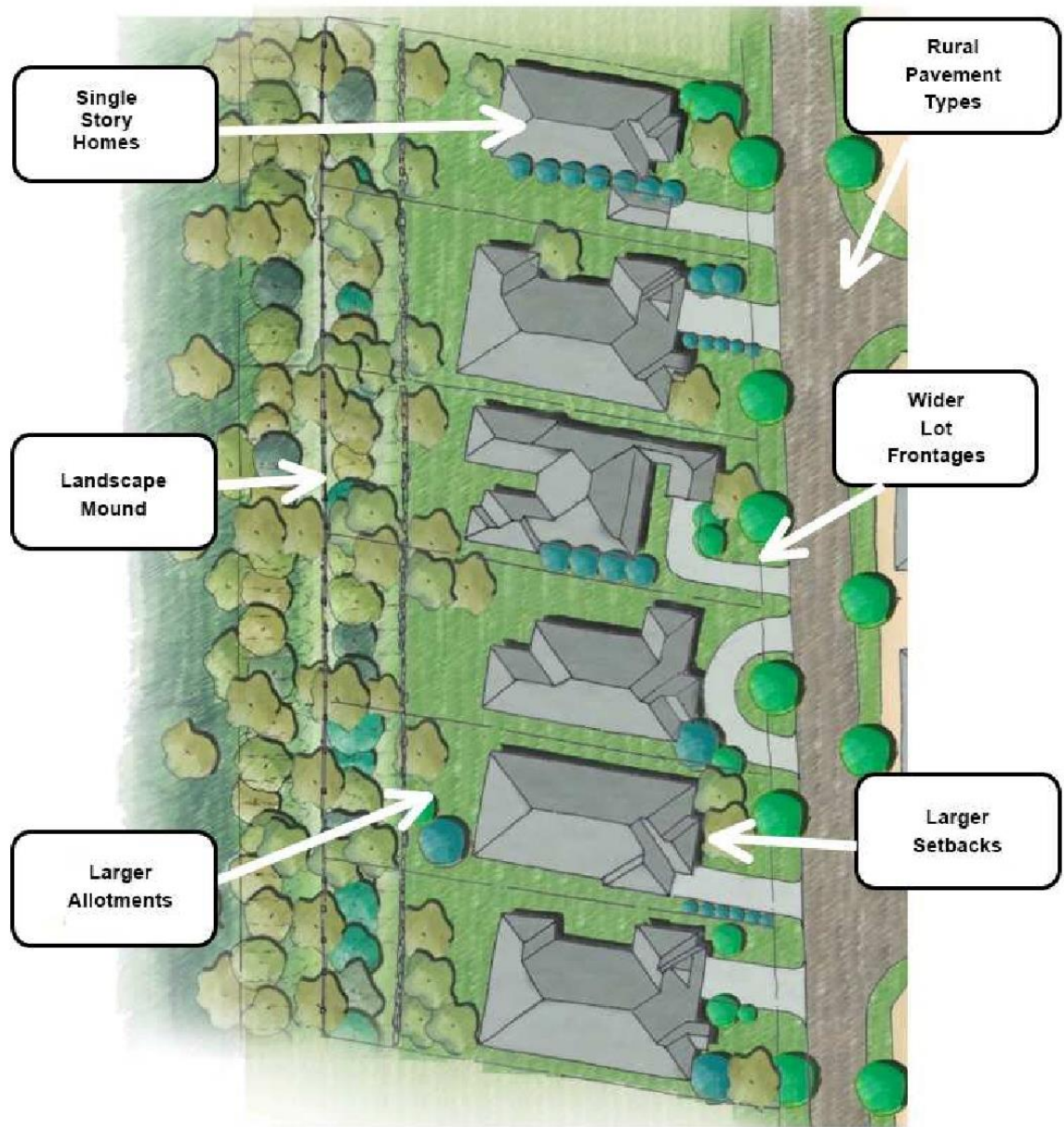


Figure 6: Ridgeline Interface Road Concept Layout



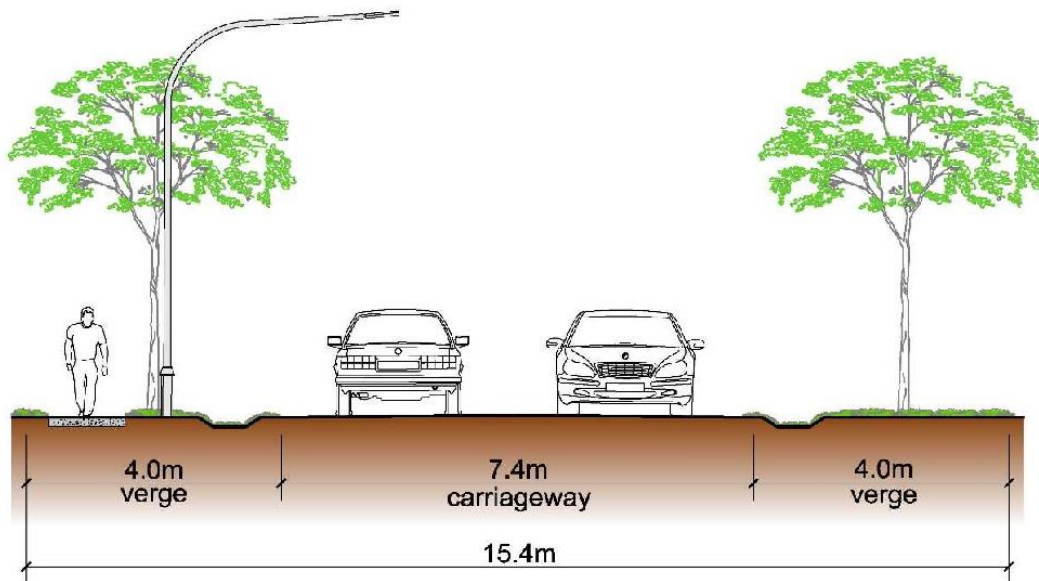


Figure 7: Ridgeline Interface Road Cross Section

4.3 Bushfire Management

Objectives

- a. To prevent loss of life and property from bushfires by ensuring development is compatible with bushfire hazard.
- b. To encourage sound management of bushfire-prone areas.

Controls

1. Asset Protection Zones (APZs) are to be provided in accordance with Planning for Bushfire Protection 2006 at the subdivision stage.
2. Asset Protection Zones may incorporate:
 - roads, open space and recreation areas subject to appropriate fuel management, and
 - private residential land, but only within building setbacks (no dwellings are to be located within the APZ).

4.4 Retaining Walls

Objectives

- a. To allow for the construction of retaining walls on sloping land at the subdivision works stage of a development.

Controls

1. Retaining walls at the subdivisional works stage of development are permitted to reduce the need for cut and fill at the dwelling construction stage.
2. The maximum height of a single retaining wall is 2 metres.
3. Where a retaining structure greater than 2 metres in height is required, a second retaining wall is permitted providing the retaining wall structure incorporates a step of 1 metre in width.
4. Where a safety hand rail or similar structure is required, this must be no higher than the top of the adjoining ridgeline, and must be constructed to complement the rural character of the Transition Lands.

5.0 Residential Development

5.1 Building Height Controls

Objectives

- a. To obscure the visual impact of dwellings within the Transition Area when viewed from the Denbigh homestead and associated rural outbuildings.
- b. To allow housing which responds to the setting and context of the transition land through minimising building heights.

Controls

1. Dwellings within the Transition Area as shown in **Figure 3**, must be designed to ensure that the roof line of the dwelling does not protrude above the height of the adjoining ridgeline / earth mound as demonstrated in **Figure 5a** and **Figure 5b**.
2. Dwellings directly backing on to the ridge line in the Southern Viewscape Precinct must be constructed to maintain the appearance of a single storey dwelling when viewed from the rear of that property as shown in **Figure 4a**.

Basement garages will be permitted where it can be demonstrated that the dwelling will achieve a single storey design at the rear building setback.

5.2 Dwelling Design

Objectives

- a. To obscure the visual impact of dwellings along the ridgeline when viewed from the Denbigh homestead and associated rural outbuildings.
- b. To provide a consistent streetscape which reflects the semi-rural / residential nature of the context and setting.
- c. To encourage the use of simple and articulated building forms and reduce the dominance of garages on the streetscape.
- d. To encourage the use of eaves, verandahs, balconies and feature elements on the front facades of dwellings.
- e. To provide adequate space at the front, rear and one side of each dwelling for mature native or exotic trees.

Controls

1. Dwellings which have a frontage to a ridgeline interface road and which directly back on to the Denbigh curtilage boundary, are to be designed consistent with the dwelling siting controls in **Table 1** below.
2. All other dwellings are to be designed in accordance with the setback controls in Section 7.0 of the Oran Park DCP.
3. Dwellings which have a frontage to the ridgeline interface road are to be constructed utilising materials and finishes which correspond with a rural character, comprising neutral / recessive colours which minimise the visual impact of dwellings within the landscape.
4. The roofs of all dwellings in the Transition Area are to be of materials and colours with neutral / recessive tones consistent with a rural, woodland setting.
5. The 'Articulation zone' consists of architectural elements which address the street frontage. Elements permitted in the articulation zone include the following:
 - entry feature or portico,
 - awnings or other features over windows,
 - eaves and sun shading,
 - balcony or window box treatment to any first floor element,
 - recessing or projecting architectural elements,
 - open verandahs,
 - bay windows or similar features, and
 - verandahs, pergolas or similar features above garage doors.
6. No outbuildings, sheds and other structures or the like that prevent large mature planting, are to be erected within side building setbacks.
7. Solar panels, skylights, rainwater tanks, air conditioning units or other like utility installations are to be avoided along the elevation directly facing Denbigh Homestead and must not protrude above the height of the roof line of the dwelling.

Building Component	Minimum Setback
Articulation Zone	6m to the front property boundary
Building Façade Line	8m to the front property boundary
Side Boundary	3m to one side property boundary 1m to the other side property boundary

Garage Line	8m to the front property boundary except for side facing front garage
Rear Lot Boundary Retaining Wall Setback	13.5m for up to 50% of the rear lot boundary. 15.5m for the remaining building area.
Side Facing Front Garage	4m to the front property boundary

Table 1: Setbacks for Dwellings with Frontage to a Ridgeline Interface Road and directly backing on to the Denbigh Property boundary.

5.3 Fencing

Objectives

- a. To ensure boundary fencing is of a high quality and does not detract from the streetscape.
- b. To allow secure fencing of allotments while respecting the rural nature of the Denbigh curtilage.

Controls

1. Fencing details must be submitted with the Development Application for the erection of a dwelling.
2. Fencing which is visible from the Denbigh homestead and associated rural outbuildings is to be provided as a timber post and rail open rural style fence, which is stock and dog proof, minimum height of 1.35m up to 1.5m maximum high.
3. For dwellings adjoining the ridgeline / earth mound, solid side boundary lapped and capped timber fencing with a maximum height of 1.8m is permitted between the front building line and the rear retaining wall, where it is not visible from the Denbigh homestead and associated rural outbuildings.
4. Front fencing must be no higher than 1.2m and is to be of an open rural character, preferably timber post and rail. Masonry pillars may also be used with timber or metal infill railings.

5.4 Residential Cut and Fill

Objectives

- a. To allow for appropriate and reasonable levels of cut and fill associated with the construction of residential development.

- b. Encourage dwellings to be sensitively located to ensure minimisation of site works during construction.

Controls

1. The maximum amount of cut and fill on a residential allotment adjoining the Denbigh curtilage ridgeline is generally limited to 2m (excluding basement garages). A variation to the retaining wall heights can be considered with supporting justification.
2. Any cut or fill must be designed and undertaken in a manner which does not impact on the structural integrity of the earthmound.
3. All retaining walls proposed are to be identified in the development application.
4. All retaining walls and footings are to be wholly contained within the allotment.
5. Retaining walls are to be designed and constructed to allow installation of boundary fencing without impact on the structural integrity of the retaining wall and its footings.

6.0 Former Hook and Hassall Driveways

This clause is to be read in conjunction with Clause 6.4 of the Oran Park DCP 2007.

Objectives

- a. To provide for appropriate conservation and interpretation of the Former Hook and Hassall Driveways.
- b. To minimise the visual impact of development on the alignment of the Former Hook and Hassall Driveways.

Controls

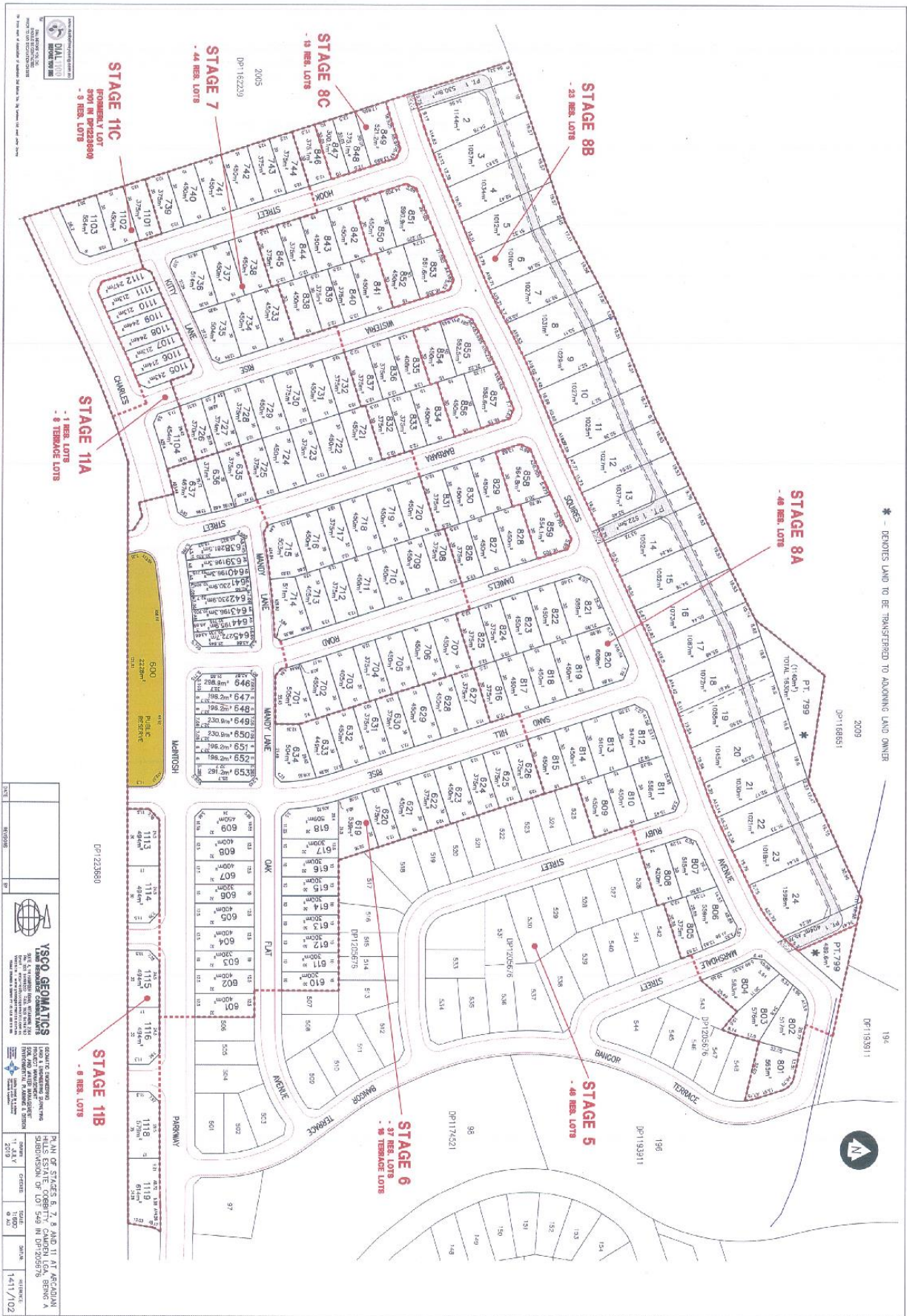
1. Any development application for subdivision which includes the Former Hook and Hassall Driveways must be accompanied by:
 - I. An assessment of heritage significance with corresponding management measures (such as a Heritage Assessment / Heritage Impact Statement prepared by a suitably qualified and experienced heritage consultant / heritage landscape consultant) in accordance with Clause 6.4 of the Oran Park DCP 2007,
 - II. A Landscape and Visual Analysis identifying the key landscape and visual qualities of the Former Hook and Hassall Driveways alignment and any measures proposed to protect and enhance the qualities of the alignment through appropriate landscape design, species selection, development setbacks or other measures, and
 - III. A detailed Landscape Plan, prepared by a suitably qualified and experienced heritage

consultant / heritage landscape consultant, for the Former Hook and Hassall Driveway corridor indicating proposed species, planting densities and maturity of stock.

2. Residential development adjoining the alignment of the Former Hook and Hassall Driveway must be appropriately setback in accordance with the recommendations of the reports referred to in Control 1 above.
3. The Former Hook and Hassall Driveway must be landscaped with appropriate species to preserve and enhance its heritage qualities, in accordance with the Conservation Management Plan for Denbigh and the Heritage Curtilage Study by Design 5 Architects, and the assessment of heritage significance and landscape and visual analysis required under this Clause.

7.0 Archaeological Protection and Assessment

Refer to Section 6.4 (Aboriginal and European Heritage) of Part A of the Oran Park DCP 2007.



DATE	REVISION	BY	APP'D
VSCA GEOMATICS 15/150 WILSON ROAD, WILSON, VIC 3207 TEL: 03 9497 1111 FAX: 03 9497 1112 WWW.VSCA.COM.AU			
PROJECT: PLAN OF STAGES 5, 6, 7, 8 AND 11 AT ARCADIAN HILLS RESERVE, COBLENZ, BANCOR, BERBAC A SUBDIVISION (C/S 549 & 550)			
DATE	BY	APP'D	REFERENCE
2019			14/11/202

Attachment- Assessment against Key Strategic Documents

Assessment against Greater Sydney Region Plan

Greater Sydney Region Plan	Objective	Consistency
Direction 4: Housing the City – Giving people housing choices.	<i>Objective 10 – Greater housing supply</i>	The proposal seeks to increase housing supply as it will facilitate the development of six (6) residue lots in Arcadian Hills. Future dwellings will be close to services, facilities and infrastructure within the Oran Park Precinct.
Direction 5: Liveability - A City of Great Places	<i>Objective 3 – Environmental Heritage is identified, conserved and enhanced</i>	The proposal is consistent with the outcomes established by the Part B DCP and will not detract from the heritage value and character of Denbigh.
Direction 6: Sustainability – A City in its Landscape	<i>Objective 28 – Scenic and cultural landscapes are protected</i>	The proposal maintains scenic views from Denbigh homestead by visually screening residential development within the Southern Viewscapes Precinct.
Direction 8: A city in its landscape – Valuing green spaces and landscape	<i>Objective 29 – Environmental, social and economic values in rural areas are protected and enhanced</i>	The proposal aligns with the intent of the Part B DCP to provide a suitable transition area that protects the rural character of Denbigh.

Attachment- Assessment against Key Strategic Documents

Assessment against Western City District Plan

Western City District Plan	Consistency
Planning Priority W5: Providing housing, choice and affordability, with access to jobs, services and public transport.	The proposal is consistent with this priority. It will facilitate the development of six (6) residue lots within Stage 8 of the Arcadian Hills estate. This will contribute to the increase of housing supply and choice with access to existing and proposed infrastructure, jobs and services in the Oran Park Precinct.
Planning Priority W6: Creating and renewing great places and local centres and respecting the District's heritage.	The proposal will not visually detract from the significance of Denbigh. It is consistent with the intent of the Part B DCP to provide a sensitive transition between the Denbigh curtilage and adjoining residential development.
Planning Priority W16: Protecting and enhancing scenic and cultural landscapes.	The proposal is consistent with the visual screening outcomes established by the Part B DCP and will not detract from the integrity of the scenic and cultural landscape of Denbigh.

Attachment- Assessment against Key Strategic Documents

Assessment against Draft Camden Local Strategic Planning Statement

Draft Camden Local Strategic Planning Statement	
Local Priorities	Consistency
<u>Local Priority L1</u> Providing housing choice and affordability for Camden's growing and changing population	The proposal is consistent with this priority as it will facilitate the development of six (6) residue lots currently zoned E4, with a net yield of two additional R1 lots within the Arcadian Hills estate.
<u>Local Priority L2</u> Celebrating and respecting Camden's proud heritage	The proposal is consistent with this priority as it aligns with the objective of the Part B DCP to provide a suitable transition area that responds to the heritage context of Denbigh.
<u>Local Priority S2</u> Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River	The proposal is consistent with this objective as it forms part of the broader Arcadian Hills estate which has satisfactory stormwater arrangements in place to service the development.
<u>Local Priority S3</u> Protecting Camden's rural land	The proposal is consistent with this priority as it does not seek to encroach on existing rural land. It is consistent with the overall intent of the Part B DCP to provide a suitable transition area that respects the rural context of Denbigh.

Assessment against Community Strategic Plan

Attachment- Assessment against Key Strategic Documents

Community Strategic Plan	Consistency
<p><u>Strategy 1.1.1</u> Ensure the provision of appropriate urban development for sustainable growth in Camden LGA</p>	<p>The proposal is consistent with this objective with the broader Arcadian Hills estate situated on land zoned for residential development under the Growth Centres SEPP. The proposal is consistent with the Part B DCP and does not encroach on the rural lands of Denbigh.</p>
<p><u>Strategy 2.1.1</u> Protect the built and natural heritage of the Camden LGA</p>	<p>The proposal is consistent with this objective with the broader Arcadian Hills estate which employs a range of design and visual screening measures to positively respond to the rural heritage of Denbigh.</p>
<p><u>Strategy 2.1.3</u> Maintain and enhance the Camden LGA's waterways and its catchments and promote water saving initiatives</p>	<p>The proposal is consistent with this objective as it forms part of the Arcadian Hills estate has adequate stormwater arrangement, ensuring that there are no adverse impacts on the Cobbitty Catchment and broader Nepean river.</p>



Camden Local Planning Panel

Closed Meeting Minutes
15 October 2019

Camden Council
Administration Centre
70 Central Avenue, Oran Park



CLOSED CAMDEN LOCAL PLANNING PANEL MEETING

TABLE OF CONTENTS

PRESENT	3
ALSO IN ATTENDANCE	3
DECLARATIONS OF INTEREST	3
CCLPP01 PLANNING PROPOSAL - DENBIGH TRANSITION AREA WITHIN ARCADIAN HILLS, COBBITTY.....	3

PRESENT

Michael Mantei (Chairperson), Grant Christmas (Expert Panel Member), Rachel Harrison (Expert Panel Member), Dean Boone (Community Representative – North Ward).

ALSO IN ATTENDANCE

Acting Director Planning & Environment, Principal Planner.

DECLARATIONS OF INTEREST

There were no declarations to be noted.

**CCLPP01 PLANNING PROPOSAL - DENBIGH TRANSITION AREA WITHIN
ARCADIAN HILLS, COBBITTY****PANELS MINUTES AND RECOMMENDATION**

The Panel has inspected the land subject of the Planning Proposal and considered the Council officer's written report.

The Panel is satisfied that the Planning Proposal is a housekeeping amendment of the Growth Centres SEPP which has been brought about as a result of detailed design undertaken as part of the approval of the adjoining residential subdivision.

The Panel is satisfied that the Planning Proposal has site specific and strategic merit and should proceed to gateway determination.

VOTING NUMBERS

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

**AMENDED SUBMISSION TO CAMDEN COUNCIL -
PLANNING PROPOSAL REQUEST**

**Amendment to Camden LEP 2010 in relation to Lot 36 in DP
28024 and Lot 105 DP 1210084, No's 187-203 Turner Road,
Currans Hill**

Prepared For:
Mr K Broome & Turner Road Developments Pty
Ltd

Prepared By:



February 2019

TURNER ROAD PLANNING PROPOSAL REQUEST

The Turner Road Planning Proposal Request (TRPPR) has been prepared based on agreed requirements as understood by Michael Brown Planning Strategies Pty Ltd at the time of commissioning and investigation.

The conclusions and recommendations contained in this report are based on an honest appraisal of the opportunities and constraints existing on the site at the time of investigation and were subject to detailed studies undertaken by a number of consultants listed in **Table 1**.

The report applies only to the land defined by the Turner Road Planning Proposal (TRPP) and other interpretations should not be made, including changes in scale or application to other projects. Within the confines of the above statements, this report does not contain any incomplete or misleading information.

Report prepared by Michael Brown

Director, Michael Brown Planning Strategies Pty Ltd

Date 21st February 2019

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Table of Contents

1 EXECUTIVE SUMMARY	3
FIGURE 1 – CONTEXT OF SUBJECT SITE	4
1.1 OVERVIEW	5
1.2 SCOPE OF REPORT	5
1.3 REPORT STRUCTURE.....	5
1.4 PROJECT TEAM.....	6
TABLE 1 – PROJECT TEAM.....	6
2 THE SUBJECT LAND	6
2.1 LAND DESCRIPTION	6
2.2 CURRENT ZONING.....	6
FIGURE 2 – CURRENT ZONE UNDER LEP 2010 AND SEPP 2006.....	7
2.3 MINIMUM SUBDIVISION LOT SIZE.....	7
FIGURE 3 – MINIMUM LOT SIZE	8
2.4 HEIGHTS OF BUILDINGS.....	8
FIGURE 4 – HEIGHTS OF BUILDINGS	9
2.5 DEVELOPMENT NEAR ZONE BOUNDARIES	9
3 PART 1 – STATEMENT OF OBJECTIVES OR INTENDED OUTCOMES OF THE PLANNING PROPOSAL	9
4 PART 2 – EXPLANATION OF PROVISIONS	10
4.1 PROPOSED CHANGES TO MAPS.....	10
5 PART 3 – JUSTIFICATION	10
5.1 INTRODUCTION.....	10
5.2 SECTION A – NEED FOR THE PLANNING PROPOSAL	13
5.2.1 IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT	13
5.2.2 COMMUNITY STRATEGIC PLAN	14
TABLE 2 – CONSISTENCY WITH STRATEGIC PLAN	14
5.2.3 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?	15
5.3 SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK.....	16
5.3.1 IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUB-REGIONAL STRATEGY?.....	16
5.3.1.1 a metropolis of three cities – greater Sydney region plan (the Plan).....	16
5.3.1.2 western city district plan.....	17
TABLE 3 – CONSISTENCY WITH DISTRICT PLAN.....	17
FIGURE 5 – URBAN AREA SOUTH.....	18
5.3.2 IS THE PLANNING PROPOSAL CONSISTENT WITH LOCAL COUNCIL'S LOCAL STRATEGY OR OTHER LOCAL STRATEGIC PLAN?	18

5.3.3	IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?	19
	TABLE 4 – APPLICABLE STATE POLICIES.....	19
5.3.4	IS THE PLANNING CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S 9.1 DIRECTIONS)?	29
	TABLE 5 – CONSIDERATION OF MINISTERIAL DIRECTIONS	29
5.4	SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT....	42
5.4.1	IS THERE ANY LIKELIHOOD THAT CRITICAL HABITAT OR THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES, OR THEIR HABITATS, WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?	42
5.4.1.1	contamination assessment.....	42
5.4.1.2	bushfire impact.....	43
5.4.1.3	flora and fauna	44
5.4.1.4	aboriginal heritage.....	46
5.4.1.5	recommendations	46
5.4.1.6	traffic impacts	47
5.4.1.7	stormwater assessment.....	49
5.4.1.8	salinity.....	49
5.4.2	ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?.....	53
5.4.3	HOW HAS THE PLANNING ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?.....	53
5.5	SECTION D – STATE AND COMMONWEALTH INTERESTS.....	53
5.5.1	IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?.....	53
5.5.2	WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?	53
6	MAPPING.....	53
7	PART 5 – COMMUNITY CONSULTATION	53
8	INDICATIVE PROJECT TIMELINE	54
	TABLE 6 – PROJECT TIMELINE.....	54
9	CONCLUSION	55

Annexures

- A: Zoning Comparison Plans – JMD Development Consultants Pty Ltd
- B: Contamination Assessment and Remedial Action Plan– GeoEnviro Consultancy Pty Ltd
- C: Bushfire Threat Assessment – Eco Logical Australia
- D: Flora and Fauna Assessment – Eco Logical Australia
- E: Aboriginal Due Diligence – Eco Logical Australia
- F: Traffic Impact Assessment – Transport and Urban Planning
- G: Landscape Plan – Taylor Brammer and Associates
- H: Stormwater Assessment Report - JMD Development Consultants Pty Ltd
- I: Salinity Assessment – GeoEnviro Consultancy Pty Ltd
- J: Vegetation Management Plan – Eco Logical Australia

 Turner Road Planning Proposal Request - Currans Hill

1 Executive Summary

This Amended Planning Proposal refers to part of the land identified as Lot 36 in DP 28024 and Lot 105 in DP 1210084, Nos 187-203 Turner Road, Currans Hill (refer to **Figure 1**). The planning proposal has been amended in response to the recommendations of the Camden Local Planning Panel that were documented in the 20th August 2019 Closed Meeting Minutes.

The intent of the original planning proposal was to adjust the E2 zoning boundary by reducing the land area of the existing E2 zone to an appropriate size and shape that would represent the final riparian corridor. By adjusting the boundary, a larger area will be available for residential development. At the same time, the planning proposal attempted to reduce the minimum lot size such that it is more in line with the adjoining areas being Gregory Hills to the north, Currans Hill to the south and Manooka Valley to the east to help encourage housing affordability etc. for the community.

However, the following recommendations by the Camden Local Planning Panel were documented in the 20th August 2019 Closed Meeting Minutes:

The Camden Local Planning Panel has considered the draft Planning Proposal and is of the view that the proposal should not proceed to Gateway Determination as it fails to demonstrate strategic merit for the following reasons:

- Retention of the 500m² minimum lot size will add to the diversity of housing choice given the high prevalence of small lot housing in the locality.
- Retention of the existing E2 zone land is likely to have greater success in achieving Council's objective of an appropriate recreational outcome and future environmental values.

As a result of the Local Planning Panel advice the following changes have been made to the planning proposal:

- Maintain the existing minimum lot size of **500sqm** for the entire site;
- Maintain a narrower E2 corridor but adjust the E2 zoning boundary proposed levels of the riparian corridor to allow the majority of the existing vegetation in the northern portion of the site to be maintained;
- Maintain the proposal to enhance the environmental aspects of the E2 zone by landscaping it in accordance with the vegetation management plan;
- Propose that a shared pathway be extended from Turner Road through to Gregory Hills to allow pedestrian access between the two suburbs and promote recreation within the area;
- Enhance recreation within the area by adjusting the proposed E2 zone to allow an area that includes outdoor fitness equipment, sitting area, art work and open space.

The current E2 zoning is not consistent with the current landform on site or with development that has occurred both upstream and downstream of the subject site. As such, it is still proposed that the E2 zone be narrowed to the actual area required to achieve the objectives of a riparian corridor.

The width of the riparian corridor has been the subject of discussions with the NSW Office of Water to define this corridor more accurately. We understand from discussions with Council officers that the adjoining lands upstream and downstream were also rezoned following extensive investigations to narrow or remove the riparian corridor.

Turner Road Planning Proposal Request - Currans Hill

ORD02

A number of technical studies have been prepared to support the subdivision proposal, including consultation with the NSW Office of Water regarding the riparian corridor that transects the land. These technical studies support the rezoning proposal which now proposes to only adjust the boundaries between the E2 – Environmental Conservation and the R1 – General Residential as well as amending the E4 Environmental Living zone to R1 – General Residential.

FIGURE 1 - CONTEXT OF SUBJECT SITE

**Attachment 1**

It should be noted that DA525/2017 has already been granted approval and is considered to be Stage 1 of the subdivision of the subject lands. The limits of the rezoning do not include the land already approved for subdivision under DA525/2017.

Council expects that it will need to undertake consultation with a range of State Government agencies.

Council is seeking a Gateway Determination to indicate whether there is support for proceeding with the planning proposal.

Turner Road Planning Proposal Request - Currans Hill

1.1 OVERVIEW

This Report represents the formative phase in the development of a Planning Proposal geared toward the rezoning of the lands, described and shown above (**Figure 1**), at Turner Road, Currans Hill, as detailed in this submission.

The rezoning is to be effected through the preparation of a relevant Local Environmental Plan (LEP) amendment, it being proposed to amend Camden Local Environmental Plan (LEP) 2010.

1.2 SCOPE OF REPORT

The preparation of a local environmental plan now starts with a Planning Proposal Request (PPR). The PPR is a document which explains the objectives, intended effect of, and justification for a rezoning proposal.

This PP has been prepared in accordance with section 3.33(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and relevant Department of Planning and Infrastructure Guidelines including “*A Guide to Preparing Local Environmental Plans*” and “*A Guide to Preparing Planning Proposals*”.

In accordance with ‘*A Guide to Preparing Planning Proposals*’ this Planning Proposal has evolved throughout the course of preparing the amending LEP and relevant sections have been updated and amended in response to the outcomes of the technical investigations and consultation with Council Staff and Council’s Planning Panel.

The latter document requires the Planning Proposal to be provided in six (6) parts, being:

- Part 1 – A statement of the objectives or intended outcomes of the proposed instrument;
- Part 2 – An explanation of the provisions that are to be included in the proposed instrument;
- Part 3 – The justification for those objectives, outcomes and provisions and the process for their implementation;
- Part 4 – Maps, where relevant, to identify the intent of the Planning Proposal and the area to which it applies
- Part 5 – Details of the community consultation that is to be undertaken on the Planning Proposal.
- Part 6 – Project Timeline.

This report confirms that the development will provide a number of benefits for the LGA, including increased housing opportunities and housing choice close to facilities and services readily available in the immediate area.

1.3 REPORT STRUCTURE

This report, in preparing an outline Planning Proposal (PP), is structured in the following manner:

Section A - Need for the Planning Proposal.
 Section B - Relationship to strategic planning framework.
 Section C - Environmental, social and economic impact.
 Section D - State and Commonwealth interests.

Turner Road Planning Proposal Request - Currans Hill

These Guidelines will be addressed below under the various headings. This report is the initial Planning Proposal report to be submitted to enable Council to formally resolve to proceed with the rezoning of the land in accordance with the requirements of the EP& A Act.

1.4 PROJECT TEAM

The following consultants as detailed in **Table 1** below provided input into the proposal:

TABLE 1 - PROJECT TEAM

The Project Team	
Zoning Plans	JMD Development Consultants - (Annexure A)
Contamination Assessment & Remediation Action Plan	GeoEnviro Consultancy Pty Ltd - (Annexure B)
Bushfire Assessment	Eco Logical Australia - (Annexure C)
Flora and Fauna Assessment	Eco Logical Australia - (Annexure D)
Aboriginal Assessment	Eco Logical Australia - (Annexure E)
Traffic Impact Assessment	Transport & Urban Planning - (Annexure F)
Landscape Plan	Taylor Brammer & Associates - (Annexure G)
Stormwater Assessment Report	JMD Development Consultants - (Annexure H)
Salinity Assessment Update	GeoEnviro Consultancy Pty Ltd - (Annexure I)
Vegetation Management Plan	Eco Logical Australia - (Annexure J)

2 The Subject Land

2.1 LAND DESCRIPTION

The subject site is described as Lot 36 in DP 28024 and Lot 105 in DP 1210084, Nos 187-203 Turner Road, Currans Hill.

2.2 CURRENT ZONING

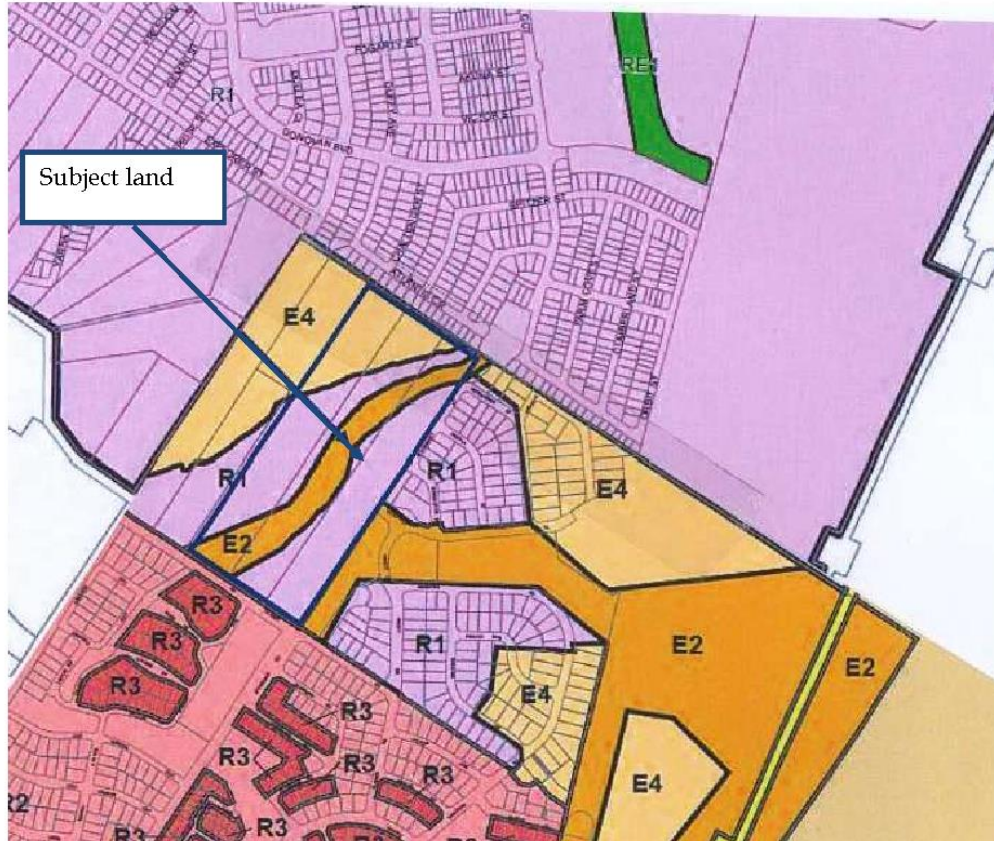
The subject lands are zoned part R1 - General Residential, part E2 - Environmental Conservation and part E4 - Environmental Living under the provisions of Camden LEP 2010 (refer to **Figure 2** below). The minimum lots size for the R1 and E4 zones is 500m² while there is no minimum lot size for the E2 zone. Similarly, there is a 9.5m height requirement for the R1 and E4 zones, but no height control for the E2 zone.

Figure 2 below is a composite zone plan that shows the connection with zoning of the Gregory Hills lands to the north and west. As stated in this report, when this part Currans Hill (formerly referred as Manooka Valley) was considered for rezoning to residential purposes in 2000,

Turner Road Planning Proposal Request - Currans Hill

Gregory Hills was rural land. It is clear from **Figure 2** that the lands to the immediate north are zoned R1, with a minimum lot size of 125m², yet the lands are similar constraints and terrain.

FIGURE 2 - CURRENT ZONE UNDER LEP 2010 AND SEPP 2006



2.3 MINIMUM SUBDIVISION LOT SIZE

The minimum lot size for subdivision of the R1 zone is in accordance with **Figure 3** below, which is 500m², noting there is no minimum lot size for the E2 zone.

As stated above, the minimum lot size for land in Gregory Hills and indeed adjoining lands in Turner Road varies and is as small as 125m². Despite the proposed zone amendments, it is proposed that the minimum lot size for the adjusted R1 zone remain as 500sqm as this will add to the diversity of housing choice given the high prevalence of small lot housing in the locality. The lot size is a minimum and will allow a variety of built form outcomes to be achieved in accordance with the R1 - General Residential zone.

As such, the only change to the Lot Size Map will be that the boundaries of the 500sqm lots will be amended to be in accordance with the adjusted R1 and E2 boundaries.

Turner Road Planning Proposal Request - Currans Hill

ORD02

Attachment 1

FIGURE 3 - MINIMUM LOT SIZE



2.4 HEIGHTS OF BUILDINGS

Clause 4.3 refers to the heights of buildings. The Heights of Building Map has a height restriction of 9.5m (refer to **Figure 4** below). Future dwellings would need to comply with the height requirement.

As such, the only change to the Heights of Buildings Map will be that the boundaries of the 500sqm lots will be amended to be in accordance with the adjusted R1 and E2 boundaries.

Turner Road Planning Proposal Request - Currans Hill

FIGURE 4 - HEIGHTS OF BUILDINGS



2.5 DEVELOPMENT NEAR ZONE BOUNDARIES

Clause 5.3 enables Council to approve a use if it adjoins land within another zone. However, this clause does not apply to land zoned E2, hence the need to rezone the land.

3 Part 1 - Statement of Objectives or Intended Outcomes of the Planning Proposal

This section of the Planning Proposal sets out the objectives and intended outcomes of the proposed amendment to Camden LEP 2010. This Planning Proposal has the express purpose of narrowing the riparian corridor such that it is in accordance with a formalised well designed channel and facilitating development of the remaining land for urban purposes generally in accordance with the Concept Plan. The original E2 zoning of the land was derived from indicative mapping and required setbacks at that time. Since then, the Department of Office & Water have redefined riparian corridors and the distance or setback required from top of bank depending on the category of the riparian corridor. The subject corridor is essentially at the top of the catchment, although it is noted that the corridor originally started within Gregory Hills and was rezoned to remove the E2 zoning, the corridor within and downstream of the Site has been altered significantly from the original mapping. A considerable number of studies have been undertaken in accordance with latest practice to redefine the corridor in consultation with the Department of Office of Water. Such studies informed the proposed corridor width and the outcome of the subdivision that will occur following rezoning.

The objective of the proposal is to facilitate value adding to the Site in a way that sensitively interfaces the E2 zone with surrounding residential development. The planning proposal as submitted to Council proposes to adjust the boundaries between the E2 - Environmental Conservation and the R1 - General Residential as well as amending the E4 Environmental Living zone to R1 - General Residential, which meets the following stated objectives:

 Turner Road Planning Proposal Request - Currans Hill

ORD02

Attachment 1

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

The intended outcomes of the proposal include:

- Allow that part of the land not needed for a riparian corridor to be developed for residential housing, having regard to the technical studies that support the proposal;
- Meet housing targets provided in the Greater Sydney Region Plan and Western Sydney District Plan and promoting housing choice and diversity which respond to the needs of Camden's community;
- To provide for affordable housing of the Camden LGA;
- Preserve the residential amenity of the immediate area;
- Conserve and define the riparian corridor within the E2 zoning of the lands;
- Provide community benefits through recreational facilities and a pedestrian connections throughout the site including to Gregory Hills.

4 Part 2 – Explanation of Provisions

The site is currently zoned '*part R1 General Residential, part E2 Environmental Conservation and part E4 – Environmental Living*' under Camden LEP 2010. An extract of the LEP map as it relates to the subject site is provided in **Figure 2** above.

4.1 PROPOSED CHANGES TO MAPS

The Planning Proposal seeks to amend the following maps:

It is proposed to amend Camden LEP 2010 by amending the Land Zoning Map LZN_17_20 as well as the Heights of Building Map HOB_017_20 and the Minimum Lot Size Map LSZ_017_20 in accordance with the proposed change to the zoning boundary.

5 Part 3 – Justification

5.1 INTRODUCTION

The *Guide to preparing Planning Proposals* states that the overarching principles that guide the preparation of planning proposals under Section 3.33(3) of the EP&A Act 1979 are:

 Turner Road Planning Proposal Request – Currans Hill

1. The level of justification should be proportionate to the impact the planning proposal will have;
2. It is not necessary to address a question (see Section 2.3(a)) if it is not considered relevant to the planning proposal. In such cases the reason why it is not relevant should be briefly explained; and
3. The level of justification should be sufficient to allow a Gateway determination to be made with the confidence that the LEP can be finalised within the time frame proposed.

The Planning Proposal has its origins in the Council Community Strategic Plan engagement progress and some of the District Plan consultation outcomes in respect of managing urban growth and housing diversity.

Further, it is consistent with the Greater Sydney Region Plan (A Metropolis of Three Cities) and Western City District Plan objectives of providing increased housing opportunities, particularly capitalising on existing infrastructure as part of existing urban areas.

This overview establishes the case for the zoning change proposed in the LEP amendment. It should be noted that the level of justification is commensurate with the impact of the rezoning proposal having regard to the technical studies that have been prepared in support of the rezoning. It was considered that the E4 zone had no real purpose having regard to residential development immediately adjoining to the north, which allows subdivision of lots at a minimum of 125m².

A comparison plan has been included in Appendix A. This plan provides an indicative layout for the site under the current rezoning as well as an indicative layout for the site under the proposed zoning boundaries. The plan illustrates that the proposed rezoning will provide an additional 6 residential lots, all of which meet the minimum lot size of 500sqm. The additional lots will help provide for housing affordability for the future community by increasing the supply, particularly for first home buyers; noting that whilst the housing price market has declined to some extent, the price of land reached a level that was unprecedented, making it harder for first home buyers to enter the housing market.

This issue was expressed by the Planning Institute of Australia in a recent article, as follows:

With housing affordability at the top of the political agenda at both a state and national level, the Planning Institute of Australia (PIA) has called on the Federal Government to acknowledge that tackling housing affordability is much more than a 'supply issue'.

PIA CEO David Williams said that despite record supply levels in recent years, prices have continued to rise in Sydney and Melbourne – proving that an increase in supply is not the solution.

"Housing markets are complex systems. A genuine solution needs to take into account where people work, shop, study and where they feel part of a community," Mr Williams said.

With the average median house price in Greater Sydney tipping \$600,000 and Sydney CBD over \$900,000, Mr Williams said the great Australian dream of owning your own home is undeniably becoming out of reach for Millennials.

In the statement last week, the Planning Institute said that while it welcomes the Federal Government's

 Turner Road Planning Proposal Request - Currans Hill

consideration of its role in financing affordable housing stock, all financial levers must be considered when rebalancing supply and demand.

"The Federal Government's establishment of a government lender as part of its affordability solution is a catch-up response after decades of neglect and only addresses a small part of a much larger problem," Mr Williams said.

"The Federal Government must seriously consider an overhaul of the Capital Gains Tax discounts and negative gearing policies to help overcome the lack of housing affordability".

PIA said it is not just the Federal Government but all levels of government that have their role to play in ensuring that Australia does not compromise its liveability by forcing young Australians to live on the fringes.

"State Governments play a key role in improving access to housing. The supply of a wide range of different types of housing is critical, including incentives for the delivery of affordable housing.

"Local authorities must develop local 'housing needs assessments' and set affordable housing targets at a grassroots level."

Mr Williams said now is the time for governments to look at innovative solutions to combat housing affordability.

"They need to work with planners and the industry to deliver more cost-effective housing for young Australians that sets Australia as a front runner in housing diversity, liveability and affordability," he said.

PIA is urging the Federal Government, when putting together their May budget, to change their narrow approach and address the range of factors beyond supply that are seriously impacting housing affordability.

The E4 zoning was done at a time when Gregory Hills was not considered for urban development. As such, a more holistic approach to the rezoning of the lands has been considered, including the review of the riparian corridor, which effectively commences at the rear of the property (north). The reduced width of the E2 zone has been addressed in detail by Eco Logical Australia and JMD Development Consultants following detailed investigation into riparian corridors and stormwater management, particularly having regard to the lack of E2 corridor adjoining to the north in Gregory Hills, which now detains stormwater flows to the subject land via a detention basin and thereby controlling flows.

The proposed rezoning would ensure that there was additional development potential for the land for residential purposes, particularly having regard to the zoning of lands in the immediate area. The following uses are permissible in the R1 zone:

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Child care centres; Community facilities; Dwelling houses; Exhibition homes; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4.

The following landuses are prohibited.

Turner Road Planning Proposal Request - Currans Hill

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Home occupations (sex services); Industries; Mortuaries; Public administration buildings; Recreation facilities (major); Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

It is proposed to amend the existing planning controls to allow that part of the land not required for the riparian corridor to be development for residential purposes in accordance with the indicative masterplan.

5.2 SECTION A - NEED FOR THE PLANNING PROPOSAL

5.2.1 IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT

The Turner Road Planning Proposal seeks to amend the Camden LEP 2010 by adjusting the boundaries between the E2 - Environmental Conservation and the R1 - General Residential as well as amending the E4 Environmental Living zone to R1 - General Residential. In addition, the minimum lot size map and Heights of Buildings map will be amended to be in accordance with the adjusted R1 and E2 boundaries..

The Turner Road Planning Proposal is a direct planning response to development that is occurring in the South West Growth area, in particular the Oran Park and Gregory Hill Growth areas under SEPP (Sydney Region Growth Centres) 2006. Gregory Hills adjoins directly to the north and the minimum lot size for development is 125m². With the development of Gregory Hills, the riparian corridors have been redefined as they discharge into the subject lands.

In addition, detailed assessment of the corridor width and stormwater flows from upstream development through the corridor system, has enabled the corridor to be correctly defined, which has resulted in a reduction of the width, as proposed by this Planning Proposal.

The E4 Environmental Living zone was based on land to the north (Gregory Hills) being rural lands and therefore the zoning was based on having a transition between residential land and rural land. With Gregory Hills being developed for urban purposes, the whole landscape of the area has changed and the requirement to have an E4 transition zone is considered inappropriate, particularly the adjoining residential lands are developed for smaller lots. It would be noted that the majority of the land is zoned R1.

From a residential development perspective, the Turner Road Planning Proposal is consistent with and can meet the planning principles set out in SEPP 2006. It is also noted that within the Currans Hill Estate, there are a number of medium density sites on small lots around 250m².

In summary, the development of the Turner Road Planning Proposal site:

- offers the staged development of land identified for residential growth within the Currans Hill area;
- is located with good walkable access to bus services;
- is designed to easily connect with both existing and proposed streets and the broader area;

Turner Road Planning Proposal Request - Currans Hill

- is located with good access to open space, schools, community and retail facilities;
- Formalised drainage corridor that meets Council's drainage design specifications including reduced velocities and erosion control;
- Neat and tidy green space within the community as the riparian corridor will be landscaped with various trees and plants which will enhance the environment for the existing flora that is being retained and provide habitat for new fauna which is generally non-existent under current conditions;
- The proposed riparian corridor including drainage channel and landscaped edges will provide a more aesthetic outlook for the community and break up the residential subdivision;
- The proposed design of the riparian corridor incorporates recreational opportunities for the community.
 - o The proposed shared pathway will extend along one side of the corridor and provide a connection from Turner Road to Ascot Drive to Gregory Hills.
 - o The shared path way will be extended in Turner Road.
 - o The small flattish area adjoining the riparian corridor in the northern portion of site will be developed to include a sitting area, outdoor gym equipment, artwork, landscaping and a path throughout;
- Council maintenance costs will be reduced. By reducing the size of the E2 zone to only the area that is required for a fully functioning riparian corridor, the Council maintenance costs will be reduced when compared to the current E2 zone assuming that the original E2 zone would be dedicated to Council. It is noted that the proposed landscape plan has been prepared so that the riparian corridor is low maintenance; and
- can be redeveloped with relative ease, with large parts of the site free of environmental, flooding and heritage constraints.

These issues are addressed in the section addressing the consistency with Council's strategic plans.

5.2.2 COMMUNITY STRATEGIC PLAN

Council approved the Community Strategic Plan (CSP) in June 2017, superseding Camden's previous Strategic Plan 'Camden 2040 - A Strategic Plan for Camden'. The Plan is a road map for a long term community vision with key directions, objectives, strategies and indicators.

The Planning Proposal is consistent with the Community Strategic Plan Directions as outlined in the **Table 2** below:

TABLE 2 - CONSISTENCY WITH STRATEGIC PLAN

Community Strategic Plan	Compliance Statement
Key Direction 1: Actively Managing Camden Local Government Area's Growth - Strategy 1.1.1 Ensure provision of appropriate urban development for sustainable growth in the Camden LGA.	The Planning Proposal aligns with this Direction and Strategy by providing additional housing.
Key Direction 2: Healthy Urban and Natural Environment - Strategy 2.1.2	The Planning Proposal aligns with this Direction and Strategy by conserving Cumberland Plain

Turner Road Planning Proposal Request - Currans Hill

Community Strategic Plan	Compliance Statement
Conserve native flora and fauna and their habitats, and promote local involvement through community education programs.	Woodland vegetation and the riparian corridor within an E2 Environmental Conservation zone.

5.2.3 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

In the current circumstances, the Turner Road Planning Proposal is considered the best and most appropriate means of facilitating a rezoning and redevelopment of the site.

The current zoning only allows that part of the land to be conserved for the riparian corridor. The detailed technical studies have defined the corridor following discussions with the NSW Office of Water.

The proposed rezoning importantly can be stylised as an amendment to Camden LEP 2010, notably adopting relevant zoning, minimum lot size and maximum height of building provisions.

This represents the most logical way of achieving the intended objectives and outcomes under the prevailing legislation to amend the zoning of the land.

Overall, the proposal will provide a community benefit for the following reasons:

- Formalised drainage corridor that meets Council's drainage design specifications including reduced velocities and erosion control;
- Neat and tidy green space within the community as the riparian corridor will be landscaped with various trees and plants which will enhance the environment for the existing flora that is being retained and provide habitat for new fauna which is generally non-existent under current conditions;
- The proposed riparian corridor including drainage channel and landscaped edges will provide a more aesthetic outlook for the community and break up the residential subdivision;
- The proposed design of the riparian corridor incorporates recreational opportunities for the community.
 - o The proposed shared pathway will extend along one side of the corridor and provide a connection from Turner Road to Ascot Drive to Gregory Hills.
 - o The shared path way will be extended in Turner Road.
 - o The small flattish area adjoining the riparian corridor in the northern portion of site will be developed to include a sitting area, outdoor gym equipment, artwork, landscaping and a path throughout;
- Council maintenance costs will be reduced. By reducing the size of the E2 zone to only the area that is required for a fully functioning riparian corridor, the Council maintenance costs will be reduced when compared to the current E2 zone assuming that the original E2 zone would be dedicated to Council. It is noted that the proposed landscape plan has been prepared so that the riparian corridor is low maintenance; and
- It constitutes a balanced and appropriate use of land and is in keeping with the emerging

 Turner Road Planning Proposal Request - Currans Hill

- residential character for housing in the Camden LGA and adjoins existing residential land.
- The proposal will contribute to Council's requirement to facilitate new dwelling growth in accordance with the Subregional Strategy targets.
 - The proposal will provide housing choice and lifestyle to meet the needs of the community.
 - The proposal will not result in any significant adverse environmental impacts, as detailed in the various technical studies.

This is consistent with a number of Strategies discussed below.

5.3 SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Assessment Criteria

- a) *Does the proposal have strategic merit? Is it:*
- *Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or*
 - *Consistent with a relevant local council strategy that has been endorsed by the Department; or*
 - *Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.*

The Turner Road Planning Proposal is considered generally consistent with the objectives, principles, actions and initiatives of the Metropolis of Three Cities – The Greater Sydney Region Plan and the Western City District Plan.

5.3.1 IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUB-REGIONAL STRATEGY?

5.3.1.1 A METROPOLIS OF THREE CITIES – GREATER SYDNEY REGION PLAN (THE PLAN)

The Plan:

- Establishes a 40 year vision (to 2056) and establishes a 20 year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters.
- Informs district and local plans and the assessment of planning proposals.
- Assists the integration of infrastructure plans.
- Outlines Government growth management and infrastructure investment intentions.

The plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 725,000 additional homes and create 817,000 jobs by 2036. The plan identifies that the most suitable locations are in locations close to jobs, public transport, community facilities and services.

The PPR is consistent with the following Directions and Objectives:

Direction 1: A City supported by Infrastructure

Objective 1: Infrastructure use is optimised.

The proposal will optimise use of the infrastructure servicing the existing Currans Hills Estate.

Turner Road Planning Proposal Request - Currans Hill

The proposal will provide additional residential land in a planned precinct that has been developed over the past 25 years.

5.3.1.2 WESTERN CITY DISTRICT PLAN

This Plan provides a guide to implementing A Metropolis of Three Cities – The Greater Sydney Region Plan at a district level and is structured around the strategies for infrastructure and collaboration, liveability, productivity, sustainability and implementation (refer to **Figure 5**).

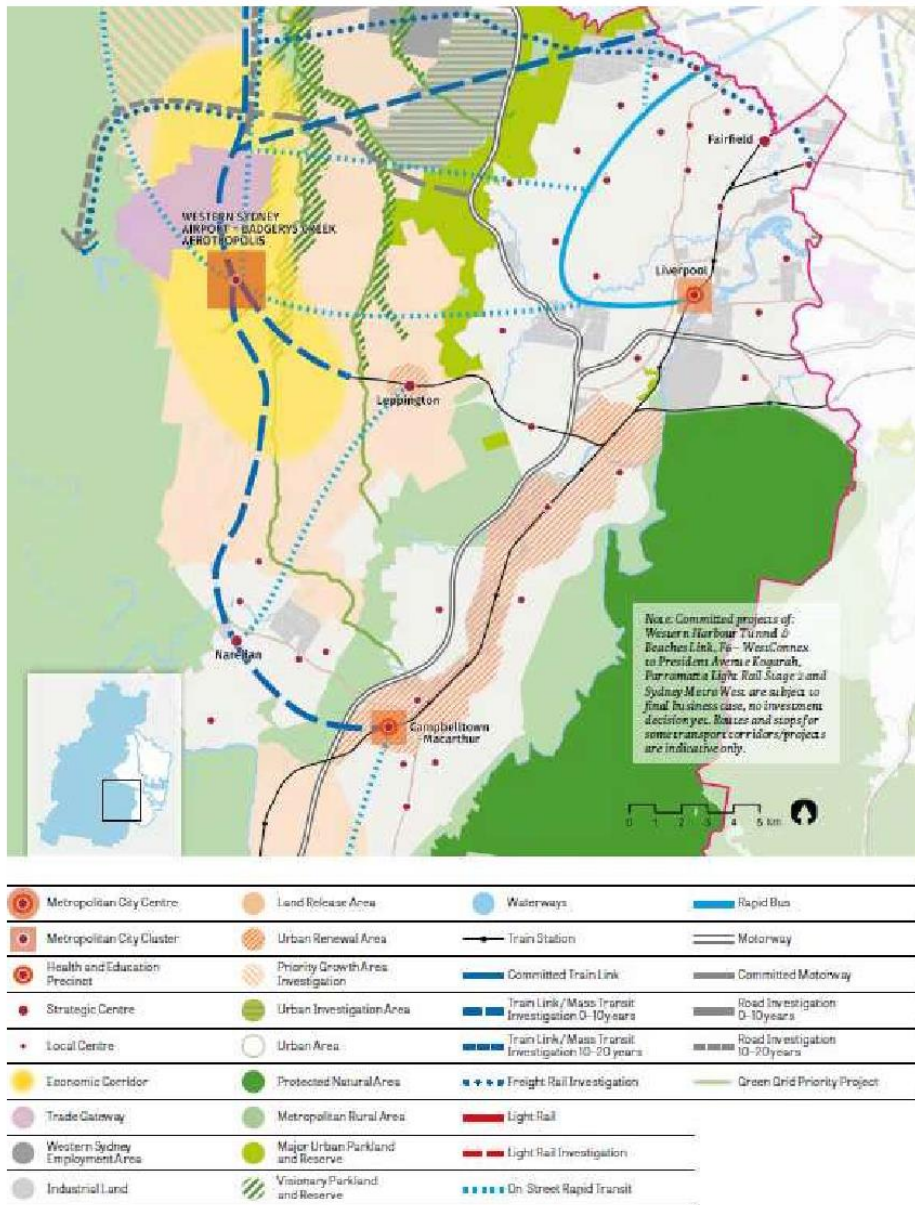
Specifically, it forms a 20 year plan to manage growth and achieve the 40 year vision, while enhancing Greater Sydney, liveability, productivity and sustainability into the future. The PPR is consistent with the relevant Planning Priorities and Actions as summarised below in **Table 3**. Implementation of the district plan would be via Council initiated actions such as a review of the Local Environmental Plan and Development Control Plan. The proposal itself is consistent with the district plan.

TABLE 3 - CONSISTENCY WITH DISTRICT PLAN

Western City District Plan	Compliance Statement
Planning Priority W3: Providing services and social infrastructure to meet people's changing needs.	The Planning Proposal aligns with this Priority by providing affordable housing and choice.
Planning Priority W6: Creating and renewing great places and local centres, and respecting the Districts heritage.	The Planning Proposal aligns with this Priority by ensuring Aboriginal Cultural Heritage material is conserved.

Turner Road Planning Proposal Request - Currans Hill

FIGURE 5 - URBAN AREA SOUTH



5.3.2 IS THE PLANNING PROPOSAL CONSISTENT WITH LOCAL COUNCIL'S LOCAL STRATEGY OR OTHER LOCAL STRATEGIC PLAN?

The local strategic planning context was summarised at 5.2.1.1 and 5.2.1.2 above and clearly identifies the growth that will occur in Camden in the ensuing years. The subject planning framework has importantly identified opportunities for the development in Camden, leveraging off the existing infrastructure and the prevailing sense of community, but does not identify the subject land given the location outside nominated growth areas and is already zoned for residential purposes.

Turner Road Planning Proposal Request - Currans Hill

5.3.3 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

The lands are subject to the provisions of a raft of State Environmental Planning Policies. The subject policies are noted below in **Table 4** and importantly do not prohibit and/or significantly constrain the Planning Proposal.

TABLE 4 - APPLICABLE STATE POLICIES

ASSESSMENT OF CONSISTENCY WITH STATE ENVIRONMENTAL PLANNING POLICIES		
SEPP No. / Name	Summary of SEPP	Consistency of planning proposal
SEPP No 1 Development Standards	SEPP 1 aims to provide flexibility in the application of planning controls where strict compliance of development standards would be unreasonable, unnecessary or hinder the attainment of specified objectives of the Act.	SEPP 1 generally applies to development across NSW. However, SEPP 1 was repealed by Camden LEP 2010 (clause 1.9) and does not apply to Camden LGA. Should the planning proposal proceed, the clause 1.9 provisions will need to be considered at DA stage, if required. Turner Road Planning Proposal is considered to be consistent
SEPP No 4 Development Without Consent and Miscellaneous Exempt and Complying Development	SEPP 4 aims to permit development for a purpose which is of minor environmental significance, development for certain purposes by public utility undertakings and development on certain land reserved or dedicated under the <i>National Parks and Wildlife Act 1974</i> without the necessity for development consent. Also regulates complying development for conversion of fire alarms.	SEPP 4 generally applies to development across NSW. Turner Road Planning Proposal is considered to be consistent
SEPP No 6 Number of Storeys in a Building	SEPP 6 aims to remove confusion arising from the interpretation of provisions in EPis controlling the height of buildings.	In accordance with current best planning guidance and practice in LEPs and DCPs, building heights are calculated and shown in metres (m) and not storeys. Turner Road Planning Proposal is considered to be consistent
SEPP No 14 Coastal Wetlands	Aims to ensure NSW coastal wetlands are preserved and protected.	Does not apply to the Camden LGA

Turner Road Planning Proposal Request - Currans Hill

SEPP 15 Rural Landsharing Communities	Aims to facilitate the development of rural landsharing communities committed to environmentally sensitive and sustainable land use practices.	Does not apply to the Camden LGA
SEPP No 19 Bushland in Urban Areas	SEPP19 aims to protect bushland within urban areas. Specific attention to bushland, remnant and endangered vegetation and bushland zoned or reserved for public open space.	SEPP 19 applies in areas across NSW, but does not include Camden LGA Does not apply to the Turner Road Planning Proposal
SEPP No 21 Caravan Parks	Aims to facilitate the proper management and development of land used for caravan parks catering to the provision of accommodation to short and long term residents. SEPP 21 applies across NSW except land to which SEPP (Western Sydney Parklands) applies.	SEPP applies across NSW, but is not relevant to the planning proposal. Turner Road Planning Proposal is consistent
SEPP No 22 Shops and Commercial Premises	Aims to permit change of use from commercial premises to commercial premises, and shop to shop even if the change is prohibited by another EPL, provided only minor effect and consent is obtained from relevant authorities. Applies to NSW but excludes specified land under Parramatta LEP and Penrith LEP.	SEPP applies across NSW and would apply to certain developments once rezoning has occurred. Turner Road Planning Proposal is considered consistent
SEPP No 26 Littoral Rainforests	Aims to protect littoral rainforests from development.	Does not apply to the Camden LGA
SEPP 29 Western Sydney Recreation Area	Aims to enable the carrying out of development for recreational, sporting and cultural purposes within the Western Sydney Recreation Area. SEPP 29 only applies to land within Western Sydney	Does not apply to the Camden LGA

Turner Road Planning Proposal Request - Currans Hill

	Parklands - Eastern Creek, Prospect, Horsley Park and Hoxton Park.	
SEPP No 30 Intensive Agriculture	Establishes the requirement for development consent and additional requirements for cattle feedlots and piggeries.	Does not apply to the Turner Road Planning Proposal
SEPP No 32 Urban Consolidation (Redevelopment of Urban Land)	SEPP 32 seeks to promote the orderly and economic use and development of land by enabling urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development.	SEPP applies across NSW to all urban land, except Western Sydney Parklands under that SEPP. Does not apply to the Turner Road Planning Proposal
SEPP No 33 Hazardous and Offensive Development	Aims to provide additional support and requirements for hazardous and offensive development	SEPP 33 applies across NSW but is not relevant to the planning proposal. Turner Road Planning Proposal is considered consistent
SEPP No 36 Manufactured Home Estates	Aims to facilitate the establishment of manufactured home estates as a contemporary form of residential housing. SEPP applies to land outside the Sydney Region.	Does not apply to the Camden LGA
SEPP No 39 Spit Island Bird Habitat	Aims to enable development for the purposes of creating and protecting bird habitat. Applies to land comprising Spit Island, Towra Point and Kurnell	Does not apply to the Camden LGA
SEPP No 44 Koala Habitat Protection	Aims to encourage proper conservation and management of areas of natural vegetation that provide habitat for koalas. Camden LGA listed in Schedule 1.	SEPP applies across NSW and in Camden LGA, but is not considered relevant to the Turner Road Planning Proposal. Turner Road Planning Proposal is considered consistent
SEPP No 47 Moore Park Showground	Aims to enable redevelopment of Moore Park Showground consistent with its status as being of State and regional planning	Does not apply to the Camden LGA

Turner Road Planning Proposal Request - Currans Hill

	importance.	
SEPP No 50 Canal Estate Development	SEPP prohibits canal estate development in NSW.	Does not apply to the Camden LGA
SEPP No 52 Farm Dams and other works in land management areas	Requires environmental assessment under Part 4 of the EPA for artificial water bodies carried out under farm plans that implement land and water management plans.	Does not apply to the Turner Road Planning Proposal
SEPP No 55 Remediation of Land	SEPP 55 requires that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and, if so, whether it is satisfied that the land is suitable in its contaminated state, or can and will be remediated to be made suitable for the purpose for which the development is proposed to be carried out.	SEPP applies across the state. The Turner Road Planning Proposal can be remediated to be consistent with the provisions of SEPP 55 (refer to Annexure B).
Central Western Sydney Regional Open Space and Residential	Aims to provide for residential development on suitable land as identified in the Policy to assist in accommodating the projected population growth of Western Sydney. Applies to land identified as Regional Open Space Zone and Residential Zone within the Western Sydney Parklands	Does not apply to the Camden LGA
SEPP No 60 Exempt and Complying Development	Aims to provide for exempt development and complying development in certain local government areas that have not provided for those types of development through a local environmental plan. Applies to the state, except as provided by the policy and excludes Mt Kosciusko. Applies to land to which	Does not apply to the Camden LGA

Turner Road Planning Proposal Request - Currans Hill

	SREP 24 applies – refer to <i>State Environmental Planning Policy (Major Development) Amendment (Sydney Olympic Park) 2009 Land Application Map</i> . Affected land within the Auburn LGA includes SOPA and certain land within Wentworth Point, Newington, Silverwater and Homebush Bay.	
SEPP No 62 Sustainable Aquaculture	Aims to encourage and regulate sustainable aquaculture development	SEPP applies across NSW and is not relevant to the Turner Road Planning Proposal.
SEPP No 64 Advertising and Signage	Aims to regulate signage (but not content) and ensure signage is compatible with desired amenity and visual character of the area.	Should the Turner Road Planning Proposal proceed, appropriate signage applications can be made and assessed against the SEPP64 controls. Turner Road Planning Proposal is considered consistent
SEPP No 65 Design Quality of Residential Apartment Development	Aims to improve the design qualities of residential flat building development in New South Wales. SEPP 65 and the accompanying Apartment Design Guide aim to improve the design quality of apartments across New South Wales. Clause 28 of SEPP 65 requires that a consent authority should take into consideration include provisions to ensure that the design quality principles and the Apartment Design Guide.	SEPP applies across NSW. The Turner Road Planning Proposal does not propose apartment buildings. Turner Road Planning Proposal is considered consistent
SEPP No.70 Affordable Housing (Revised Schemes)	Aims to insert affordable housing provisions into EPIs and to address expiry of savings made by EP&A Amendment (Affordable Housing) Act 2000. Applies specifically to land within the Greater Metropolitan Region, including Ultimo/Pymont, City of Willoughby and	Does not apply to the Camden LGA

Turner Road Planning Proposal Request - Currans Hill

	Green Square.	
SEPP No.71 Coastal Protection	Aims to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast. Applies to land within the NSW coastal zone, as defined by SEPP maps.	Does not apply to the Camden LGA
Penrith Lakes Scheme 1989	Aims to provide a development control process establishing environmental and technical matters, which must be taken into account in implementing the Penrith Lakes Scheme in order to protect the environment.	Does not apply to the Camden LGA
SEPP (Housing for Seniors or People with a Disability) 2004	Aims to encourage the provision of housing to meet the needs of seniors or people with a disability.	SEPP applies across NSW. The Turner Road Planning Proposal does not propose housing for seniors or people with a disability. Should the Turner Road Planning Proposal proceed, to be considered at a later DA stage, if required. Turner Road Planning Proposal is considered consistent
SEPP (BASIX) 2004	Aims to ensure consistency in the implementation of the BASIX scheme throughout the State	Should the Turner Road Planning Proposal proceed, the relevant BASIX assessments will be lodged with the subsequent development applications. Turner Road Planning Proposal is considered consistent
Kurnell Peninsula 1989	Applies to the land within Sutherland Shire known as Kurnell Peninsula. Excludes some land under Sutherland Shire LEP 2006.	Does not apply to the Camden LGA
SEPP (Major Development) 2005	Aims to facilitate the development or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State. Also to facilitate service delivery outcomes for a range of public services.	SEPP applies to sites across NSW but is not relevant to the Turner Road Planning Proposal. Turner Road Planning Proposal is considered consistent
Sydney Region	Aims to co-ordinate the	The Sydney Region Growth Centres

Turner Road Planning Proposal Request - Currans Hill

Growth Centres 2006	release of land for development in the Sydney's Growth Centre and applies to all land in a 'growth centre'.	2006 SEPP adjoins the subject site. Turner Road Planning Proposal is considered consistent with the Sydney Region Growth Centres 2006 SEPP.
Temporary Structures 2007	Aims to encourage protection of the environment at the location/vicinity of temporary structures by managing noise, parking and traffic impacts and ensuring heritage protection	SEPP applies across NSW and the Turner Road Planning Proposal does not affect the application of this SEPP. Turner Road Planning Proposal is considered consistent
SEPP (Exempt and Complying Development Codes) 2008	Aims to provide streamlined assessment process for development that complies with specified development standards.	SEPP applies across NSW and the Turner Road Planning Proposal does not affect the application of this SEPP. Turner Road Planning Proposal is considered consistent
SEPP (Infrastructure) 2007	Aims to facilitate the effective delivery of infrastructure across the State. Specifies exempt and complying development controls to apply to the range of development types listed in the SEPP.	SEPP applies across NSW. The Turner Road Planning Proposal does not affect the application of this SEPP and is considered consistent.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Aims to provide for the proper management and development of mineral, petroleum and extractive material resources.	SEPP applies across NSW. The Turner Road Planning Proposal does not affect the application of this SEPP. Turner Road Planning Proposal is considered consistent
SEPP (Miscellaneous Consent Provisions) 2007	Not applicable	SEPP applies across NSW. The Turner Road Planning Proposal does not affect the application of this SEPP. Turner Road Planning Proposal is considered consistent
SEPP (Rural Lands) 2008	Aims to facilitate the orderly and economic use and development of rural lands for rural and related purposes	Does not apply to the Camden LGA
SEPP (State and Regional Development) 2010	Aims to identify State significant development and State significant infrastructure. Also to confer functions on joint regional planning panels to determine	Does not apply to the Camden LGA

Turner Road Planning Proposal Request - Currans Hill

	development applications.	
Kosciuszko National Park - Alpine Resorts 2007	Aims to protect and enhance the natural environment of the alpine resorts area. Applies only to specified land within Kosciuszko National Park, Kosciuszko Road and Alpine Way.	Does not apply to the Camden LGA
Western Sydney Employment Area 2009	Aims to promote economic development and the creation of employment in the Western Sydney Employment Area by providing for development	Does not apply to the Camden LGA
Western Sydney Parklands	Aims to ensure the Western Sydney Parkland can be developed as urban parkland to serve the Western Sydney Region. Applies to land within the Blacktown, Fairfield and Holroyd LGAs (Quakers Hill to West Hoxton)	Does not apply to the Camden LGA
Affordable Rental Housing 2009	Aims to provide a consistent planning regime for the provision of affordable rental housing and facilitate the effective delivery of affordable housing	Does not apply to the Camden LGA
Urban Renewal 2010	Aims to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts. Applies to land within a potential precinct – land identified as a potential urban renewal precinct. This includes Redfern-Waterloo, Granville and Newcastle.	Does not apply to the Camden LGA
Sydney Drinking Water Catchment 2010	Aims to provide for healthy water catchments that will deliver high quality water while permitting development that is compatible with that goal. Applies to land within the Sydney drinking water catchment.	Does not apply to the Camden LGA

Turner Road Planning Proposal Request - Currans Hill

SEPP 53 Transitional Provisions 2010	Aims to enact transitional provisions consequent on the repeal of SEPP 53 - Metropolitan Residential Development. Only applies to specified land in Ku-ring-gai LGA.	Does not apply to the Camden LGA
Port Botany and Port Kembla 2013	Aims to provide consistent planning regime for the development and delivery of port infrastructure. Applies to the land within Botany City Council in the area known as Port Botany and land at Port Kembla in Wollongong City Council LGA.	Does not apply to the Camden LGA

STATE REGIONAL ENVIRONMENTAL PLANS (DEEMED SEPPS)

SREP Number Name	Summary of SREP	Consistency of planning proposal with SREP
SREP 5 Chatswood Town Centre	Aims to facilitate development of land within the Chatswood Town Centre in the Willoughby LGA.	Does not apply to the Camden LGA
SREP 8 Central Plateau Coast	Aims to implement the state's urban consolidation policy only in the NSW Central Coast.	Does not apply to the Camden LGA
SREP 9 Extractive Industry No. 2 1995	Aims to facilitate development of extractive industries in proximity to the population of the Sydney Metropolitan Area and only applies to LGAs listed in Schedule 4 of the SREP.	Does not apply to the Turner Road Planning Proposal
SREP 11 Penrith Lakes	Aims to permit implementation of the Penrith Lakes Scheme in the Penrith LGA.	Does not apply to the Camden LGA
SREP 16 Walsh Bay	Aims to regulate the use and development of the Walsh Bay area within	Does not apply to the Camden LGA

Turner Road Planning Proposal Request - Currans Hill

	the City of Sydney and on Sydney Harbour.	
SREP 18 Public transport corridors	Aims to protect provision for future public transport facilities in the Fairfield, Parramatta, Holroyd and Baulkham Hills LGAs.	Does not apply to the Camden LGA
SREP 19 Rouse Hill Development Area	Aims to provide for the orderly and economic development of Rouse Hill Town Centre in The Hills and Blacktown LGAs.	Does not apply to the Camden LGA
SREP 20 Hawkesbury Nepean	Aims to protect the Hawkesbury-Nepean River System and applies to certain LGAs within Greater Metropolitan Region.	As the Turner Road site is located within the water catchment for Hawkesbury-Nepean River System, SREP 20 applies. Turner Road Planning Proposal is considered capable of being consistent with the provision of SREP 20.
SREP No 24 Homebush Bay Area	Aims to encourage the co-ordinated and environmentally sensitive development of the Homebush Bay area.	Does not apply to the Camden LGA
SREP 25 Orchard Hills	Aims to protect the prime agricultural land of Orchard Hills within the City of Penrith.	Does not apply to the Camden LGA
SREP 26 City West	Aims to promote the orderly and economic use and development of land within the City West area (Pyrmont and Ultimo).	Does not apply to the Camden LGA
SREP 28 Parramatta	Aims to establish regional planning aims for the Parramatta Primary Centre within Parramatta City Council and City of Holroyd.	Does not apply to the Camden LGA
SREP30 St Marys	Aims to support the redevelopment of St Marys by providing a framework for	Does not apply to the Camden LGA

Turner Road Planning Proposal Request - Currans Hill

	sustainable development. Applies to land within the Blacktown and Penrith LGAs.	
SREP 33 Cooks Cove	Establishes the zoning and development controls for the Cooks Cove site in Rockdale LGA.	Does not apply to the Camden LGA
Sydney Harbour Catchment 2005	Aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole. SREP applies to the area of Sydney Harbour, including Parramatta River and its tributaries and the Lane Cove River.	Does not apply to the Camden LGA

5.3.4 IS THE PLANNING CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S 9.1 DIRECTIONS)?

The planning proposal is consistent with the applicable Ministerial Directions (s.9.1 Directions) see Table 5 below.

TABLE 5 - CONSIDERATION OF MINISTERIAL DIRECTIONS

TURNER ROAD PLANNING PROPOSAL	
ASSESSMENT OF CONSISTENCY WITH SECTION 9.1 MINISTERIAL DIRECTIONS	
1. EMPLOYMENT AND RESOURCES	
1.1 Business and Not	S.9.1 Direction is not relevant to the Turner Road

Turner Road Planning Proposal Request - Currans Hill

Industrial Zones	applicable	Planning Proposal
1.2 Rural Zones	Not applicable	<p>Objective</p> <p><i>(1) the objective of this direction is to protect the agricultural production value of rural land.</i></p> <p>What a relevant planning authority must do</p> <p><i>(4) A planning proposal must</i></p> <p style="padding-left: 40px;"><i>(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone</i></p> <p style="padding-left: 40px;"><i>(b) not contain provisions that will increase the permissible density of land within a rural zone</i></p> <p>Consistency</p> <p><i>(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:</i></p> <p style="padding-left: 40px;"><i>(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction.</i></p>
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable	S.9.1 Direction is not relevant to the Turner Road Planning Proposal.
1.4 Oyster Aquaculture	Not applicable	S.9.1 Direction is not relevant to the Turner Road Planning Proposal.
1.5 Rural Lands	Not applicable	S.9.1 Direction is not relevant to the Turner Road Planning Proposal.
2. ENVIRONMENT AND HERITAGE		
2.1 Environmental Protection Zones	Applicable	<p>Objective</p> <p><i>(1) The objective of this direction is to protect and conserve environmentally sensitive areas.</i></p> <p>What a relevant planning authority must do</p>

Turner Road Planning Proposal Request - Currans Hill

	<p>(4) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(5) A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for the minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".</p> <p>Turner Road Planning Proposal</p> <p>The Turner Road Planning Proposal proposes to rezone the land to: R1 Low Density Residential and E2 Environmental Conservation.</p> <p>The areas of the Turner Road site proposed for residential is not considered environmentally sensitive area. Those parts of the site that are considered more environmentally sensitive are proposed to remain as E2 Environmental Conservation. On this basis, the Turner Road Planning Proposal is considered consistent with S.9.1 Direction 2.1 for Environmental Protection Zones.</p>
<p>2.2 Coastal Protection</p> <p>Not applicable</p>	<p>S.9.1 Direction is not relevant to the Turner Road Planning Proposal.</p>
<p>2.3 Heritage Conservation</p> <p>Applicable</p>	<p>Objective</p> <p><i>The objective of Direction 2.3 is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i></p> <p>What a relevant planning authority must do</p> <p>(4) A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to</p>

Turner Road Planning Proposal Request - Currans Hill

		<p><i>Aboriginal culture and people.</i></p> <p><i>(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:</i></p> <p><i>(a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or</i></p> <p><i>(b) the provisions of the planning proposal that are inconsistent are of minor significance.</i></p> <p>Turner Road Planning Proposal</p> <p>The Turner Road site contains no listed heritage items of local, state or national heritage significance. There has been identified an indigenous artefact (refer to Annexure E).</p> <p>In these circumstances, the Turner Road Planning Proposal is considered capable of being consistent with S.9.1 Direction 2.3 for Heritage Conservation.</p>
2.4 Recreation Vehicle Areas	Not applicable	S.9.1 Direction is not relevant to the Turner Road Planning Proposal.

3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT

3.1 Residential Zones	Applicable	<p>Objectives</p> <p>1) <i>The objectives of this Direction 3.1 are:</i></p> <p><i>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</i></p> <p><i>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</i></p> <p><i>(c) to minimise the impact of residential development on the environment and resource lands.</i></p> <p><i>(2) This direction applies to all relevant planning authorities</i></p> <p><i>3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:</i></p> <p><i>(a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),</i></p> <p><i>(b) any other zone in which significant residential development is permitted or proposed to be permitted.</i></p> <p>What a relevant planning authority must do</p> <p>4) <i>A planning proposal must include provisions that</i></p>
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Turner Road Planning Proposal Request - Currans Hill

encourage the provision of housing that will:

(a) broaden the choice of building types and locations available in the housing market, and

(b) make more efficient use of existing infrastructure and services, and

(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and

(d) be of good design.

(5) A planning proposal must, in relation to land to which this direction applies:

(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and

(b) not contain provisions which will reduce the permissible residential density of land.

6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a strategy which:

(i) gives consideration to the objective of this direction, and

(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and

(iii) is approved by the Director-General of the Department of Planning, or

(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or

(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or

(d) of minor significance.

Turner Road Planning Proposal

The Turner Road Planning Proposal is considered consistent with Direction 3.1, as it proposes to:

- increase housing supply and broaden choice and locations of available building types in the local housing market
- make more efficient use of urban land optimising the

Turner Road Planning Proposal Request - Currans Hill

		<p>use of existing infrastructure and services</p> <ul style="list-style-type: none"> - offer well connected housing in a location that is already zoned for residential purposes - demonstrate good urban and environmental design - be consistent with the structured growth of the area - be consistent with the structured growth and densities defined in the immediate area
3.2 Caravan Parks and Manufactured Home Estates	Not applicable	S.9.1 Direction is not relevant to the Turner Road Planning Proposal.
3.3 Home Occupations	Not applicable	S.9.1 Direction is not relevant to the Turner Road Planning Proposal.
3.4 Integrating Land Use and Transport	Applicable	<p>Objective</p> <p><i>The objective of Direction 3.4 is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i></p> <ul style="list-style-type: none"> a) <i>improve access to housing, jobs and services by walking, cycling and public transport, and increase the choice of available transport and reduce dependence on cars, and</i> c) <i>reduce travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> d) <i>support the efficient and viable operation of public transport services, and provide for the efficient movement of freight.</i> <p>What a relevant planning authority must do</p> <p><i>A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</i></p> <ul style="list-style-type: none"> <i>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</i> <i>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</i> <p>Turner Road Planning Proposal</p> <p>The Turner Road Planning Proposal is considered consistent with S.9.1 Direction 3.4, as it can enable a well-located site to:</p> <ul style="list-style-type: none"> - make better use of its close proximity to local

Turner Road Planning Proposal Request - Currans Hill

		shopping and services, employment, recreational opportunities and the local bus network; and – provide an increase in population by providing a mix of new housing within the area.
3.5 Development Near Licensed Aerodromes	Not applicable	S.9.1 Direction is not relevant to the Turner Road Planning Proposal.
3.6 Shooting Ranges	Not applicable	S.9.1 Direction is not relevant to the Turner Road Planning Proposal.
4. HAZARD AND RISK		
4.1 Acid Sulphate Soils	Not applicable	Camden LEP 2010 does not define Acid Sulphate Soils and S.9.1 Direction is not considered relevant to the Turner Road Planning Proposal. However, the Camden LGA is known to contain acid sulphate soils and infrastructure will be designed to protect against such soil.
4.2 Mine Subsidence and Unstable Land	Not applicable	<p>Objective</p> <p>(1) <i>The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</i></p> <p>Where this direction applies</p> <p>(2) <i>This direction applies to land that:</i></p> <p>(a) <i>is within a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961, or</i></p> <p>(b) <i>has been identified as unstable land.</i></p> <p>When this direction applies</p> <p>(3) <i>This direction applies when a relevant planning authority prepares a planning proposal that permits development on land that:</i></p> <p>(a) <i>is within a mine subsidence district, or</i></p> <p>(b) <i>has been identified as unstable in a study, strategy or other assessment undertaken:</i></p> <p>(i) <i>by or on behalf of the relevant planning authority, or</i></p> <p>(ii) <i>by or on behalf of a public authority and provided to the relevant planning authority.</i></p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) <i>When preparing a planning proposal that would permit development on land that is within a Mine Subsidence District a relevant planning authority must:</i></p> <p>(a) <i>consult the Mine Subsidence Board to ascertain:</i></p>

Turner Road Planning Proposal Request - Currans Hill

<p>4.3 Flood Prone Land Applicable</p>	<p>(i) if the Mine Subsidence Board has any objection to the draft Local Environmental Plan, and the reason for such an objection, and</p> <p>(ii) the scale, density and type of development that is appropriate for the potential level of subsidence, and</p> <p>(b) incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under (4)(a)(ii), and</p> <p>(c) include a copy of any information received from the Mine Subsidence Board with the statement to the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.</p> <p>(5) A planning proposal must not permit development on unstable land referred to in paragraph 3(b).</p> <p>Consistency</p> <p>(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy which:</p> <p>(i) gives consideration to the objective of this direction, and</p> <p>(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and</p> <p>(iii) is approved by the Director-General of the Department of Planning, or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</p> <p>(d) of minor significance.</p> <p>Turner Road Planning Proposal is not located in a Mines Subsidence District.</p> <p>The objectives of this Direction 4.3 are:</p> <p>a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p>
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Turner Road Planning Proposal Request - Currans Hill

	<p>b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>Direction 4.3 applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p> <p>Direction 4.3 applies to the site, as the site is located within 'flood prone land', which is defined in the Floodplain Development Manual, 2005 is defined as 'Land susceptible to flooding by the Probable Maximum Flood (PMF) event'.</p> <p>Turner Road Planning Proposal</p> <p>The Turner Road Planning Proposal site is not known to be located within a flood liable area and is considered consistent with the provisions of Direction 4.3 Flood Prone Land.</p>
<p>4.4 Planning for Bushfire Protection Applicable</p>	<p>The objectives of Direction 4.4 are:</p> <p>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p> <p>What a relevant planning authority must do</p> <p>(4) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made, (5) a planning proposal must:</p> <p>(a) have regard to Planning for Bushfire Protection 2006</p> <p>(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and</p> <p>(c) ensure that bushfire hazard reduction is not prohibited within the APZ.</p> <p>(6) a planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <p>(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:</p> <p>(i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the</p>

Turner Road Planning Proposal Request - Currans Hill

	<p><i>property, and</i></p> <p><i>(ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the</i></p> <p><i>perimeter</i></p> <p><i>road,</i></p> <p><i>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act</i></p> <p><i>1997), the APZ provisions must be complied with,</i></p> <p><i>(c) contain provisions for two-way access roads which links perimeter roads and/or to fire trail networks</i></p> <p><i>(d) contain provisions for adequate water supply for firefighting purposes,</i></p> <p><i>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed</i></p> <p><i>f) introduce controls on the placement of combustible materials in the Inner Protection Area.</i></p> <p>Turner Road Planning Proposal</p> <p>It is considered that the Turner Road Planning Proposal is capable of providing adequate arrangements for bushfire protection and meeting the requirements of Direction 4.4 Planning for Bushfire Protection (refer to Annexure C).</p>
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5. REGIONAL PLANNING

<p>5.1 Implementation of Regional Strategies</p>	<p>Not applicable</p>	<p>S.9.1 Direction is not relevant to the Turner Road Planning Proposal.</p>
<p>5.2 Sydney Drinking Water Catchments</p>	<p>Not applicable</p>	<p>S.9.1 Direction is not relevant to the Turner Road Planning Proposal.</p>
<p>5.3 Farm land of State and Regional Significance on the NSW Far North Coast</p>	<p>Not applicable</p>	<p>S.9.1 Direction is not relevant to the Turner Road Planning Proposal.</p>
<p>5.4 Commercial</p>	<p>Not applicable</p>	<p>S.9.1 Direction is not relevant to the Turner Road</p>

Turner Road Planning Proposal Request - Currans Hill

and Retail Development along the Pacific Highway, North Coast		Planning Proposal.
5.8 Second Sydney Airport: Badgerys Creek	Not applicable	S.9.1 Direction is not relevant to the Turner Road Planning Proposal.
5.9 North West Rail Link Corridor Strategy	Not applicable	S.9.1 Direction is not relevant to the Turner Road Planning Proposal.
5.10 Implementation of Regional Plans	Not applicable	No relevant Regional Plan applies. The plan is; however, consistent where relevant with the Western City District Plan
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	Applicable	<p>Direction 6.1 ensures that LEP provisions encourage the efficient and appropriate assessment of development. Planning proposals must be substantially consistent with the terms of this direction.</p> <p>As a standard template instrument, Camden LEP 2010 contains the relevant referral provisions so as to ensure the efficient and appropriate assessment of development.</p> <p>Should it proceed, as an amending instrument to Camden LEP 2010, the Turner Road Planning Proposal will be consistent with this direction.</p>
6.2 Reserving Land for Public Purposes	Not applicable	<p><i>The objectives of Direction 6.2 are:</i></p> <ul style="list-style-type: none"> a) <i>to facilitate the provision of public services and facilities by reserving land for public purposes, and</i> b) <i>to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</i> <p><i>The direction states that a planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).</i></p> <p>The E2 zone will be embellished to promote recreation such as a shared path and a viewing platform but the Turner Road Planning Proposal does not rezone land for public purposes.</p>
6.3 Site Specific	Applicable	<i>Direction 6.3 seeks to discourage unnecessarily restrictive site-</i>

Turner Road Planning Proposal Request - Currans Hill

<p>Provisions</p>	<p><i>specific planning controls.</i></p> <p><i>The direction states that:</i></p> <p><i>(4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</i></p> <ul style="list-style-type: none"> <i>a) allow that land use to be carried out in the zone the land is situated on, or</i> <i>b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</i> <i>c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</i> <p><i>(5) A planning proposal must not contain or refer to drawings that show details of the development proposal.</i></p> <p>Turner Road Planning Proposal</p> <p>The Turner Road Planning Proposal is considered to be consistent with these requirements, as it:</p> <ul style="list-style-type: none"> - Proposes to rezone the land: <ul style="list-style-type: none"> o R1 General Residential o E2 Environmental Conservation Removes the E4 Environmental Management - Proposes to adjust the Height of Building and minimum Lot Size mapping in accordance with the zoning changes. These are consistent with the development standards in Camden LEP 2010.
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<p>7. METROPOLITAN PLANNING</p>		
<p>7.1 Implementation of - A Plan Growing for Sydney (Issued 14 January 2015)</p>	<p>Applicable</p>	<p><i>Direction 7.1 gives legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.</i></p> <p><i>This direction applies to land in Camden LGA. It requires that planning proposals shall be consistent the NSW Government's A Plan for Growing Sydney (December 2014).</i></p> <p><i>The direction notes that a planning proposal may be inconsistent only if the Relevant Planning Authority can satisfy the Secretary of the Department of Planning & Environment (or an officer of the Department nominated by</i></p>

Turner Road Planning Proposal Request - Currans Hill

	<p><i>the Secretary), that the extent of inconsistency with A Plan for Growing Sydney:</i></p> <ul style="list-style-type: none"> <i>a) is of minor significance, and</i> <i>b) the planning proposal achieves the overall intent of the Plan and does not undermine the achievement of its planning principles; directions; and priorities for subregions, strategic centres and transport gateways.</i> <p>Turner Road Planning Proposal</p> <p>The Turner Road Planning Proposal is considered to be consistent with the broad strategic intent of the NSW Government’s <i>A Plan for Growing Sydney</i>.</p> <p>This planning proposal report explains the consistency of the Turner Road Planning Proposal with both <i>A Plan for Growing Sydney (December 2014)</i> and other strategic documents.</p>
<p>7.2 Implementation of Greater Macarthur Land Release Investigation (Issued 22 September 2015)</p>	<p>Not applicable</p> <p><i>The objective of this direction is to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan (the Preliminary Strategy).</i></p> <p><i>This direction applies to Campbelltown City Council and Wollondilly Shire Council. This direction applies when a relevant planning authority prepares a planning proposal for land within the Greater Macarthur Land Release Investigation Area, as identified in the Preliminary Strategy.</i></p> <p><i>(5) Planning proposals shall be consistent with the Preliminary Strategy published in September 2015.</i></p> <p><i>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning & Environment (or an officer of the Department nominated by the Secretary), that:</i></p> <ul style="list-style-type: none"> <i>- the provisions of the planning proposal that are inconsistent are of minor significance, and</i> <i>- the planning proposal achieves the overall intent of the Preliminary Strategy and does not undermine the achievement of its objectives, planning principles and priorities for the Greater Macarthur Land Release Investigation Area.</i> <p>Turner Road Planning Proposal</p> <p>The Turner Road Planning Proposal is considered to be consistent with the broad strategic intent of the NSW Government’s <i>Greater Macarthur Land Release Investigation</i>. However, this does not apply to the Turner Road Planning Proposal.</p>

Turner Road Planning Proposal Request - Currans Hill

<p>7.8 Implementation of Western Sydney Aerotropolis Interim Landuse and Infrastructure Implementation Plan</p>	<p>Yes</p>	<p>The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan).</p>
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5.4 SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

5.4.1 IS THERE ANY LIKELIHOOD THAT CRITICAL HABITAT OR THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES, OR THEIR HABITATS, WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?

5.4.1.1 CONTAMINATION ASSESSMENT

Based on the results of our current investigation and previous investigations, seven areas of environmental contamination (AEC I to VII) were identified and these areas need to be remediated in order to ensure suitability of the site for the proposed residential subdivision development.

5.4.1.1.1 REMEDIATION ACTION PLAN

In order to ensure suitability of the site for the proposed residential subdivision development, site remediation will be required to clean up the site. The following sections describe the components essential for the remediation of the site.

Appropriate modification of these components may be required depending upon actual site conditions encountered during the remediation process and other factors involving the logistics of the work to be carried out.

5.4.1.1.2 REMEDIATION GOALS

The remediation goal is to clean up all areas of environmental concerns as described in above to ensure the site is suitable for the proposed residential subdivision development.

5.4.1.1.3 REMEDIATION STRATEGY AND PROCESS

The remediation strategy is as follows:

AEC I, II and III -Buried rubbish fill containing bonded asbestos

- Excavation of all buried fill and removal of all asbestos impacted fill/soil where possible and this may require manual isolation of asbestos fragments. The asbestos and building rubbish should be isolated and stockpiled separately if possible for disposal.
- Validation sampling and laboratory testing should be carried out on the excavated surface to ensure the underlying soil and walls of the excavation are clean of contaminants of

Turner Road Planning Proposal Request - Currans Hill

concern within the Acceptance Criteria.

- In the event where the validation samples are found to have contamination, further excavation and removal of the affected soil should be carried out and additional validation sampling should be carried out to confirm complete removal of the contaminated soil.
- All rubbish and asbestos fill should be disposed off site to an OEH approved landfill. The asbestos impacted fill may be classified as "Special waste - Asbestos Waste" based on the OEH's guidelines (Reference 12). All rubbish fill which are not impacted by asbestos may be classified as "General Solid Waste (Non putrescible).

AEC IV, V and VI - Surface rubbish fill, some containing bonded asbestos

- Stripping of surface rubbish fill and removal of all asbestos impacted fill/soil where possible and this may require manual isolation of asbestos fragments. The asbestos and building rubbish should be isolated and stockpiled separately if possible for disposal.
- Validation sampling and laboratory testing should be carried out on the stripped surface to ensure the underlying soil and walls of the excavation are clean of contaminants of concern within the Acceptance Criteria.
- In the event where the validation samples are found to have contamination, further excavation and removal of the affected soil should be carried out and additional validation sampling should be carried out to confirm complete removal of the contaminated soil.
- All rubbish and asbestos fill should be disposed off site to an OEH approved landfill. The asbestos impacted fill may be classified as "Special waste - Asbestos Waste" based on the OEH's guidelines (Reference 12). All rubbish fill which are not impacted by asbestos may be classified as "General Solid Waste (Non putrescible)

AEC VII- House area with Lead Contamination

Lead impacted soil around the existing house and surround may be remediated by removal off site. This will involve:

- Excavation of the upper topsoil/fill impacted by Lead in AEC VII and stockpiled separately.
- Validation sampling and laboratory testing should be carried out on the excavated surface to ensure the underlying soil is clean of contaminants of concern within the Acceptance Criteria.
- In the event where the validation samples are found to have contamination, further excavation and removal of the affected soil should be carried out and additional validation sampling should be carried out to confirm complete removal of the contaminated soil.
- The Lead contaminated stockpile to be disposed offsite should be characterised in accordance with OEH's guidelines (Reference 12). The stockpile may be preliminarily classified as "General Solid Waste (non-putrescible). Note that fill containing asbestos would need to be classified as "Special waste - Asbestos Waste".

5.4.1.2 BUSHFIRE IMPACT

The subject property is shown as bushfire prone on Council's Bushfire Prone Maps. As such a bushfire hazard assessment accompanies the application at **Annexure C**. The following provides details of the assessment.

Turner Road Planning Proposal Request - Currans Hill

5.4.1.2.1 VEGETATION TYPES

In accord with PBP, the predominant vegetation class has been assessed within the development and calculated for a distance of at least 140m out from the proposed development. The majority of the area proposed for subdivision has been cleared and now consists of weedy areas, cleared grasslands and scattered paddock trees.

A narrow riparian corridor occurs within the subject land. The existing small patch of Alluvial Woodland within the corridor is less than 1 ha in size. Following rehabilitation the riparian corridor will include a strip of vegetation that is less than 20m in width consisting of grasses and sedges (*Juncus* and *Carex*) with scattered trees.

This vegetation is considered to be negligible and is not considered a bushfire hazard, consistent with the *Guide for Bush Fire Prone Land Mapping* (RFS, 2014). A small patch of vegetation occurs to the north east of the subject land which is less than 1 ha in size and is also not considered a bushfire hazard in accordance with the Guide.

An area of remnant vegetation (less than 2ha in size) occurs to the south of the subject land, on the opposite side of Turner Road within a vegetated riparian corridor. For the purposes of applying PBP this is considered a 'low hazard'.

5.4.1.2.2 RECOMMENDATIONS AND CONCLUSION

The proposal consists of residential subdivision adjoining a narrow riparian corridor which is in the process of being rehabilitated and revegetated.

The development aim and objectives of PBP and the standards for subdivision as specified in Section 4.1.3 of PBP as outlined below:

- Asset protection zones are provided as outlined in **Section 3** of this report.
- Water supply is to be installed in accordance with the requirements outlined in **Section 5**
- Electrical services are to be underground.
- Any gas services are to be installed and maintained in accordance with AS/NZS 1596:2008.
- Public roads are to comply with the requirements outlined in **Section 5** of this report.

5.4.1.3 FLORA AND FAUNA

The proposal involves the removal of trees, as detailed below, but will be replaced with landscaping (**Annexure G**). Notwithstanding, an ecological constraints assessment has been prepared by Eco Logical Australia (ELA), with a copy of the report provided at **Annexure D**. The following provides a summary of the report.

5.4.1.3.1 VEGETATION AND FAUNA HABITAT

Fauna is supported on the subject site by vegetation communities, including exotic pasture and remnant paddock trees. Habitat features are very limited, and include riparian areas and one hollow bearing tree. The bird species observed were common species found in urbanised environments in particular Noisy Minor (*Manorina melanocephala*), Magpie-lark (*Grallina cyanoleuca*), and Australian Raven (*Corvus coronoides*).

Turner Road Planning Proposal Request - Currans Hill

Woodlands on the subject site are not of sufficient size and complexity to support resident populations of sedentary bird species, whilst they do provide other resources to transient or wide ranging threatened species. The vegetation on the subject site provides no linkages to other areas of habitat.

Along the eastern boundary of the subject site the adjacent development has established a riparian corridor which provides a linkage between Narellan Creek and the Scenic Hills area.

5.4.1.3.2 THREATENED ECOLOGICAL COMMUNITIES

The threatened community Cumberland Plain Woodland (CPW) occurs within the subject site. This community was in the form of approximately 25 scattered paddock trees within predominantly exotic pasture. This community is a critically endangered ecological community (CEEC) under the TSC Act and is also listed as critically endangered under the EPBC Act.

A small remnant of River-Flat Eucalypt Forest (RFEF) on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions occurs along the main drainage line on the site. Due to the small size and poor quality of the vegetation, the vegetation does not meet the definition of CPW under the EPBC Act but is proposed to be retained anyway. These trees have been incorporated into the design of the riparian corridor.

5.4.1.3.3 THREATENED FLORA

No threatened flora species were recorded in the subject site during the field survey.

5.4.1.3.4 THREATENED FAUNA

No threatened fauna species were recorded in the subject site during the field survey.

5.4.1.3.5 CONCLUSIONS AND RECOMMENDATIONS

5.4.1.3.5.1 ASSESSMENTS OF SIGNIFICANCE

The proposal would result in the removal of approximately 25 scattered paddock trees of the CPW community and approximately 0.2 ha of the RFEF community.

The proposal would also remove one hollow bearing tree, retain some of the River-Flat Eucalypt Forest (RFEF) and dewater three existing dams. Reconstruction of the creek is proposed to improve water quality and provide revegetation of the riparian corridor is under a Vegetation Management Plan for the subject site.

The results of the 'assessments of significance' indicate that the proposal is not likely to have a significant impact on the following communities and species:

- Cumberland Plain Woodland in the Sydney Basin Bioregion (CPW) (TSC Act)
- River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions (RFEF) (TSC Act)
- *Falsistrellus tasmaniensis* (Eastern False Pipistrelle) (TSC Act)
- *Mormopterus norfolkensis* (East Coast Freetail Bat) (TSC Act)
- *Myotis macropus* (Southern Myotis) (TSC Act)

 Turner Road Planning Proposal Request - Currans Hill

- *Scoteanax rueppellii* (Greater Broad-nosed Bat) (TSC Act)
- *Pteropus poliocephalus* (Grey-headed Flying-Fox) (TSC Act and EPBC Act).

Mitigation measures and offsets are discussed in Section 6.3.1.5.1 below.

5.4.1.3.5.2 MITIGATION MEASURES

A number of mitigation measures will be implemented which will minimise the potential impact on threatened species and communities listed under the TSC Act. General mitigation measures that should be implemented include:

- Weed control to ensure the enhancement and protection for remaining CPW and RFEF throughout the subject site, including control of any noxious or environmental weeds, the management of the introduction of weed propagules to the subject site through washing down of construction and vegetation clearing equipment prior to their use
- Following of the hygiene protocol for the control of disease in frogs (DECC, 2008)
- Installation of specific erosion and sediment controls as to avoid sediment and other pollution entering waterways
- Regular monitoring inspections of the subject site before and after heavy rainfall and follow-up work to repair / install erosion and sedimentation controls
- Using herbicides in accordance with appropriate guidelines with regard to environmental and personal safety.
- Inclusion of native winter-flowering trees within the rehabilitated riparian zone.
- Dam dewatering in accordance with the method proposed below.

5.4.1.3.5.3 DAM DEWATERING PLAN

Three man-made dams lie within the subject site. It is recommended that a 'Dam Dewatering Plan' be established prior to construction to ensure mitigation measures are in place to reduce or avoid any adverse environmental impacts as a consequence of the development.

While the final outline of the Dam Dewatering Plan will be dependent on further field work results, it is likely it would cover aspects such as:

- Assessment of water quality and discharge options
- Management of aquatic pests and weeds (e.g. Gambusia, Carp, Salvinia, Alligator Weed)
- Relocation of native aquatic species (e.g. Eastern Long-necked Turtles, Gudgeons)
- Relocation or protection of key habitat elements (such as waterbird nests or unique flora)
- Options for enhancing or protecting any remaining habitat during works.

5.4.1.4 ABORIGINAL HERITAGE

An Aboriginal due diligence assessment was undertaken by Eco Logical Australia (**Annexure E**). The following provides a summary of the assessment.

5.4.1.5 RECOMMENDATIONS

Based on the results of this Aboriginal heritage due diligence assessment the following is recommended:

- A search of the AHIMS register confirmed a registered Aboriginal archaeological site (52-2- 2122) is known to exist on the property. The advanced search shows the site as valid,

 Turner Road Planning Proposal Request - Currans Hill

indicating it has not be destroyed. The advanced search shows two permits issued against the site 2576 and 2838. Copies of these permits were requested by ELA to the OEH. The OEH sent a copy of permit 2838, which was a consent to destroy four sites including site 52-2-2221 dated 6 December 2007 for five years. It is understood from the OEH that permit 2576 is superseded by permit 2838. The site visit demonstrated that site 52-2-2221 has not been impacted and development has not occurred in this area. The AHIP is now expired and is no longer valid for future impacts to this site.

- Whilst no surface Aboriginal objects or sites were relocated during the site visit, the extent of the proposed development has the potential to impact on this previously recorded Aboriginal site. The soils in the vicinity of site 52-2-2122 retain low to moderate integrity and should therefore be the subject of further assessment. The site 52-2-2122 and area of archaeological sensitivity is within an area proposed for development but should be considered for conservation by the proponent.
- If conservation of the site 52-2-21211 and area of sensitivity cannot be achieved, further assessment and an application for an *Aboriginal Heritage Impact Permit* (AHIP) under section 90A of the *National Parks and Wildlife Act 1974* will be required.
- Applications for an AHIP must be accompanied by an Aboriginal Cultural Heritage Assessment report, as set out the guidelines of the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH, 2010). Applications for an AHIP must provide evidence of consultation with the Aboriginal communities as required under Part 8A of the NPW Regulation 2009 and in accordance with *OEH's Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW, 2010b). An Aboriginal Cultural Heritage Assessment Report documents the process of investigation, consultation and assessment undertaken.
- The ponded 2nd order stream located to the west of the registered site has the potential to retain sub surface soils that have not been impacted by channel reforming and grading particularly on the eastern margins. As part of the further assessment, a limited program of archaeological test excavations should be undertaken on the eastern side of the ponded area and between it and the reported AHIMS site (52-2-2122) to confirm the extent of the subsurface archaeological material (**Figure 7**), being the area bounded by lots 19-25, 27 and 47 on the proposed layout.
- Due to the steep nature of the property, shallow soils and past soil disturbance, it is assessed that there is a low likelihood for Aboriginal objects to occur in upper slope areas or those areas disturbed by residential development and the construction of dams and drainage channels. Therefore, no further archaeological assessment is recommended in these areas.
- If suspected Aboriginal objects, such as stone artefacts are located during future works, works must cease in the affected area and an archaeologist called in to assess the finds. If the finds are found to be Aboriginal objects, the OEH must be notified under section 89A of the NPW Act. Appropriate assessment and management should be sought and may include approvals under a section 90 AHIP should objects be moved or harmed.
- In the extremely unlikely event that human remains are found, works should immediately cease and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, the OEH may also be contacted at this time to assist in determining appropriate management.

5.4.1.6 TRAFFIC IMPACTS

The potential impacts of traffic on the surrounding road system as a result of the amended proposal have been addressed by Transport and Urban Planning (refer to **Annexure F**). The following summarises the assessment.

Turner Road Planning Proposal Request - Currans Hill

ORD02**Attachment 1****5.4.1.6.1 SUMMARY AND CONCLUSIONS**

It is our view that the rezoning to allow 69 lots in Stage 2 as opposed to the existing potential of 63 lots represents an appropriate use of the site economically from both a traffic planning and road safety viewpoint. The conceptual design measures incorporated therein are intended to minimise any effect on adjoining lands. The proposed access treatments to the lands from the state road network are minimal and should not impede the operation, efficiency or safety of the adjoining local road system.

The proposed pavement width will allow vehicles to proceed safely at the operating speed (i.e. 40-50 km/h) intended for that level of road in the local and internal network and with only minimal delays in the peak period.

The safety of pedestrians and cyclists where it is intended they use the carriageway will also be assured by providing sufficient width and reducing travel speeds.

The pavement widths and sight lines will also provide for unobstructed access to individual allotments. Motorists should be able to comfortably enter or reverse from an allotment in a single movement, taking into consideration the possibility of a vehicle being parked on the carriageway opposite the driveway.

In accord with RMS traffic generation rates the full development of the proposed Stage 2 allotments is likely to result in an additional 68 peak hour trips along Ascot Street. Of these 68 vehicle movements only 5 of these peak hour trips is a result of the rezoning. As such, the rezoning represents an insignificant increase over existing low volumes during the AM/PM peak hour. However, combined future traffic volumes of the entire area (i.e. existing plus projected) are still likely to result in two way totals of around 300 vehicles per hour, which is in keeping with the recommended RMS/AMCORD threshold for collector roads.

The impact of the additional Stage 2 traffic generation by the proposal should not diminish the acceptable level of service to existing traffic flows on Ascot Street or Currans Hill Drive in the short term and in the broader sense have a marginal impact on other major road or intersections on the adjacent road network given the existing poor intersection service levels accessing Narellan Road. The impact as a result of the rezoning is insignificant as only an additional 5 peak hour trips are a result of the rezoning.

Existing local road safety and traffic amenity should not be compromised by the additional traffic likely to arrive and depart the residential development.

The proposed access to/from Ascot Drive, Geraldton Drive and Newmarket Street is in keeping with the intent and function of these routes within the residential precinct. Generally traffic service levels and road safety on these streets will not be adversely impeded by either traffic volumes or vehicle speeds.

Longer term pedestrian and bicycle facilities will be provided in accordance with the DCP throughout existing Currans Hill area.

On site residential parking for each allotment so as not to obstruct through traffic as described in this report is considered to be reasonable and in accordance with Council's residential code.

 Turner Road Planning Proposal Request - Currans Hill

5.4.1.7 STORMWATER ASSESSMENT

A drainage plan has been prepared by JMD Development Consultants Pty Ltd (**Annexure H**). The plans indicate that the overland flow and drainage within the proposed subdivision can be collected and drained downstream. The report concludes as follows:

“The site is required to incorporate independent stormwater detention to reduce stormwater flows off the developed site to that which occurs under current conditions. Separate detention is being provided on the northern external catchment to manage the flows entering this site.

The stormwater runoff from the site has been modelled by JMD using the XP-Rafts computer program.

Various storm durations in the 1 in 5 year ARI, 1 in 10 year ARI and 1 in 100 year ARI storm events were analysed. The modelling results which are detailed in Annexure B and summarised in Section 3 of this report demonstrate that the detention basins proposed to be constructed on the development operate to satisfy on-site detention requirements.

Peak flows from the developed site in both the 1 in 5 year ARI and 1 in 100 year ARI events are reduced to less than that which occurs under current site conditions.

The development will need to treat stormwater flows generated off the site to ensure that stormwater discharging from the site meets current water quality targets. The target objectives defined in Council’s design code are outdated and so the water quality measures to be incorporated into the development have been designed to meet the water quality objectives outlined in the more recent Oran Park DCP.

The modelling of water quality measures has been undertaken using the MUSIC computer program. It has been determined that the incorporation of 2500L water tanks and water reuse for toilet, laundry and hot water on each lot, gross pollutant traps on all stormwater discharge points to the central drainage channel and construction of a raingarden complying with the specification in section 4 of this report with a minimum bed area of 945m² will ensure that the water quality outcomes are satisfied.

The existing gully through the site will need to be shaped to form a drainage flow path compliant with Council’s design code. The channel collects flows off an external catchment area of some 20.4ha and the development site and conveys the collected stormwater flows to a proposed rain garden and detention basin immediately upstream of Turner Road. It is proposed to construct this drainage channel to the profile indicated at Section 5 of this report incorporating a number of drop structures to reduce the grade of the channel and control flow velocity”.

5.4.1.8 SALINITY

In respect of salinity issues, GeoEnviro Consultancy has undertaken an assessment of this issue (refer to **Annexure I**).

The following provides a summary of the outcomes of the assessment.

 Turner Road Planning Proposal Request - Currans Hill

ORD02

Attachment 1

5.4.1.8.1 COMMENTS AND ASSESSMENT

From our review of the previous reports and our recent site inspection, the general site conditions noted in our 2004 assessment report remained predominantly the same with no obvious ground disturbance or change in landuse that may alter the salinity pathways.

On this basis, we are of the opinion that soil salinity chemistry is expected to remain predominantly unchanged since our 2004 and 2009 investigations. The following is a summary of site conditions previously encountered:

- The site is generally underlain by natural clayey soil profile overlying shale found to be present at depths varying from 1.0m to 3.0m below existing ground surface.
- Groundwater was not encountered within the soil profile in our previous test pit investigation (maximum investigation depth of 3m) and moisture content of the underlying soil was found to be less than the plastic limit.
- The laboratory test results indicate the topsoil to be Non to Moderately saline (i.e. 0.3 to 5.0 ds/m) and the underlying the natural clay to be generally Slightly to Moderately saline (i.e. less than 6.5 ds/m).
- The insitu soil was generally assessed to be sodic and highly dispersive.
- The subsurface soil was found to have low Sulphate however in an environment with the lowest pH of 4.3, the soil is assessed to be Moderately aggressive to buried concrete based on current guideline

5.4.1.8.2 SALINITY MANAGEMENT STRATEGY

Based on the laboratory test results, site is impacted by saline soil and we therefore recommend the proposed development to adopt a good soil and water management strategy.

The management strategies are as follows;

- Appropriate batter slopes for excavations should be adopted to prevent erosion and scouring. Under good drainage conditions, the following batter slopes or less may be adopted
- Any site regrading should be planned to reduce cutting and filling to the absolute minimum and the earthworks undertaken in stages to alleviate erosion and localised instability problem. To minimise the effects of erosion, all batters, whether in cut or fill should be stabilised by planting (or the application of a sprayed-on mulch) with appropriate species of vegetation as soon as practical after construction.
- The site should be regularly inspected for rills, erosion and scouring of slopes as the insitu soil was assessed to be very dispersive. In areas with notable ground instability, the upper 300mm of the ground surface should be treated by stabilising with 3% by weight of lime or covering the area with good quality stable fill such as ripped sandstone.
- Detention ponds should be regularly monitored for water quality and cloudy water should be appropriately treated by flocculation with gypsum.
- Trenching for underground services should be carried out in a manner such that there is minimal rotation and vertical displacement of the original soil profile.
- Further sampling and laboratory analysis may be required out in areas showing signs of instability in order to determine preventative course of action and minimise potential salinity problems.
- All proposed imported fill should be verified by sampling and testing to ensure the material is Non to Slightly saline. Moderately saline soil may be considered suitable provided the salinity level is not higher than the insitu soil. Supporting information and documentation should be supplied verifying that the subject material complies.

Turner Road Planning Proposal Request - Currans Hill

- Adequate revegetation of the site should be carried out and this may involve treatment of topsoil material and planting appropriate plant species which are salt-tolerant.
- Reference should be made to the AS 2159 (Reference 8) and AS3600 (Reference 9) for recommendations on protection of buried concrete and steel structures.

5.4.1.8.3 VEGETATION MANAGEMENT PLAN

Eco Logical Australia has prepared a vegetation management plan for the riparian corridor (**Annexure J**). The following summarises the report:

Monitoring

The bush regeneration contractor will be engaged by the land owner to monitor the vegetation for changes over time. Monitoring will be required on a six monthly basis for the first two years and then annually until handover to Council, estimated to be five years from practical completion.

Short term (follow up) monitoring, is to be undertaken after the initial weed control works. This will determine if the initial treatment has been effective in controlling the target species or if follow up treatments are required and for how long.

Follow up monitoring will prevent controlled areas from being reinfested. This monitoring is essential to inform the maintenance works and to get maximum value for money from the initial weed control works.

Long term (annual) weed monitoring will be used for initial work schedule planning, where and when to target weed control works in the coming year and appropriate works to be implemented noting that varying climatic conditions throughout the year may mean that the initial schedules need to be altered.

Photo monitoring points

A number of photo monitoring points will be established across the site to provide a visual reference of changes in the vegetation and performance of the stream works. This will be undertaken prior to the commencement of works and at the beginning of each summer season. The lead supervisor will set up 8 photo points across the site with the following distribution:

- Zone 1: Low flow areas – 3 photo points
- Zone 2: Detention basin batters – 2 photo points
- Zone 3: Revegetation – 3 photo points.

The following method will be used to establish and monitor the photo points:

- Mark the photo point with a six foot star picket and map the location of each photo point
- Take a digital photo of each photo point with the whole length of the star picket visible in the photo to act as a reference point
- Organise the digital photos logically with each image labelled with a unique reference number indicating the location of the photo point, the direction of the photo and the date the photo is taken.

Quadrats

 Turner Road Planning Proposal Request - Currans Hill

ORD02

Quadrats (1 m x 1 m) should be undertaken adjacent the photo points located in each zone during each monitoring period. Data collected will include:

- A species list of native species and their percentage cover
- A species list of exotic species and their percentage cover
- Survival rate of all planted vegetation per strata level: i.e. tree, shrub and groundcover
- Vegetation condition.

Reporting

The bush regeneration contractor will be engaged by the land owner to report on progress of the vegetation for changes over time. Reporting will be required on a six monthly basis for the first two years and then annually until handover to Council, estimated to be five years from practical completion.

- Works carried out, including a measure of effort (e.g. number of hours, change in weed densities, etc.) and other relevant information (e.g. weed species targeted, areas worked, dominant techniques used, etc.)
- Photos from monitoring points
- Quadrant information
- Any observations, such as the occurrence of new weed species
- A description of any problems or issues encountered (e.g. threatened species, rates of regeneration, etc) and how they were overcome
- A summary of how the site-specific objectives and performance criteria have been met (or not). If these have not been met, further explanation and a proposed response may be necessary
- Relevant maps.

Each report will include:

This annual report will highlight the effectiveness of the program and identify any changes needed to improve (i.e. changes to weed control techniques, types of herbicides used or weed priority).

Performance criteria

The progress and compliance with the VMP will be monitored and reviewed every reporting period (i.e. six monthly for the first two years then annually afterwards). This process will involve the contractor(s), the land owner and the lead supervisor. Annual reports will be submitted to Camden Council. If required, reporting will be followed by a site visit to discuss.

The performance criteria are shown in Table 2. Where non-performance occurs and is not immediately rectified a 'stop the clock' notice on the maintenance period may be issued by Camden Council until the non-performance is rectified. In the case of performance criteria not being met due to extreme acts of nature (e.g. fire, flooding) or vandalism, discussions may be held with Camden Council to consider alternative performance criteria.

Attachment 1

Turner Road Planning Proposal Request - Currans Hill

5.4.2 ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?

The Planning Proposal will adopt the local provisions to the Standard Instrument Local Environmental Plan (SI LEP) to minimise the likely environmental impacts of future development. In this regard, it is proposed to adopt the provisions within LEP 2010 in respect of minimum lot size, building height and minimum lot size for the R1 zone.

5.4.3 HOW HAS THE PLANNING ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

The PPR has addressed the current land supply limitations and move towards fulfilling the accommodation needs attached to the subregional population and housing projections.

The proposal has positive social and economic contributions as discussed above in the various Strategies by providing much needed housing choice in the LGA.

Indeed, under the proposed scenario, no adverse social and/or economic impacts are foreshadowed, but rather positive impacts will accrue in this regard.

5.5 SECTION D - STATE AND COMMONWEALTH INTERESTS

5.5.1 IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

Public infrastructure will be required to be augmented to support the development of the subject land as communicated in this PP.

Amplification/enhancement of offsite infrastructure, including community infrastructure, will involve relevant contributions pursuant to Section 94 (EP&A Act). Such contributions will be determined in response to more detailed planning actions as the PP progresses.

5.5.2 WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?

The Gateway determination will identify any consultation required with State or Commonwealth Public Authorities. This will include:

- Consultation required in accordance with a Ministerial Direction under section 9.1 of the EP&A Act; and
- Consultation that is required because in the opinion of the Minister (or delegate), a State or Commonwealth public authority will or may be adversely affected by the proposed LEP.

Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act 1979, as amended.

6 Mapping

A subdivision plan is submitted with this application as **Annexure A**. The required Maps have been prepared in accordance with the Standard Technical Requirements for LEP maps.

7 Part 5 - Community Consultation

Turner Road Planning Proposal Request - Currans Hill

Community consultation remains an important element of the Plan making process. The companion document "A Guide to Preparing Local Environmental Plans" outlines community consultation parameters. The subject provisions in respect of notification and the exhibition materials to support the consultation will be observed.

Before proceeding to public exhibition, the Director General of Planning (or delegate) must approve the form of the Planning Proposal as being consistent with the "Gateway" determination (EP&A Act 57(2)).

It is envisaged that further community consultation would occur through the public exhibition of detailed documents lodged with the development application for the development proposal. This further consultation will, at a minimum include, advertising in local papers, exhibition material provided at Camden Council administration buildings and libraries and Camden Council's webpage and the required written notifications that would ordinarily be required.

Once Council is satisfied with the amended Planning Proposal Request following determination at the Gateway, it is recommended that it will be publicly exhibited for a period of 28 days, as it is considered that the PPR falls within the definition of "low impact" Planning Proposals.

The exhibition would include letters to nearby and adjoining landowners. The written notice will:

- Give a brief description of the objectives and intended outcomes of the Planning Proposal Request;
- Identify the land the subject of the Planning Proposal Request;
- Provide information of when and where the details of the Planning Proposal Request can be inspected;
- Give the contact details of Council for the receipt of submissions and for any enquiries;
- Indicate the last date for submissions to be received by Council; and
- Include any other information as instructed by the Gateway process.

Any submissions received in response to the community consultation would need to be fully considered, in accordance with the prevailing statutory provisions. Should there emerge any issues which occasion a significant amendment/s to the PPR and proposed LEP amendment, re-exhibition and further consultation may be required.

8 Indicative Project Timeline

The following project timeline is advanced in **Table 6** below.

TABLE 6 - PROJECT TIMELINE

Project Detail	Timeframe	Timeline
Lodgement – already completed	N/A	February 2019
Anticipated timeframe for the completion of required technical information – after specialist study requirements determined – already completed	N/A	N/A

Turner Road Planning Proposal Request - Currans Hill

Project Detail	Timeframe	Timeline
Amendment of Planning Proposal, if needed	1 month	October 2019
Council Review/Reporting	1 month	November 2019
Anticipated commencement date (Gateway determination)	2 months from submission to DoPE	January 2020
Commencement and completion dates for public exhibition period & government agency consultation – after amending Planning Proposal, if required	2 months	January 2020
Dates for public hearing, if required	Not required	N/A
Timeframe for consideration of submissions	1 month	March 2020
Timeframe for the consideration of proposal post exhibition, including amendments and maps and report to Council	1 month	April 2020
Date of submission to the Department to finalise the LEP (including 6 week period for finalisation)	2 months	June 2020
Anticipated date RPA will make the plan, if delegated	Not applicable	N/A
Anticipated date RPA will forward to the Department for notification	N/A	N/A

9 Conclusion

Amendments to the PPR address the Camden Local Planning Panel recommendations and the preceding commentary has clearly established a case for the limited review the planning provisions as they pertain to the subject lands. It is proposed that the subject lands be rezoned to adjust the boundaries between the E2 – Environmental Conservation and the R1 – General Residential as well as amending the E4 Environmental Living zone to R1 – General Residential..

Turner Road Planning Proposal Request - Currans Hill

Detailed environmental and infrastructure investigations will need to be undertaken and broad commitments to infrastructure provision made as the PPR is advanced.

Council is accordingly requested to take the necessary steps to commence the process of rezoning the subject lands as detailed in this submission at section 4. Council, as the responsible Planning Authority, is requested to support and forward this PPR to the Department of Planning and Infrastructure for progressing through the "Gateway" in an expedient manner.

SINCERELY YOURS,



M J BROWN
DIRECTOR
MICHAEL BROWN PLANNING STRATEGIES PTY LTD

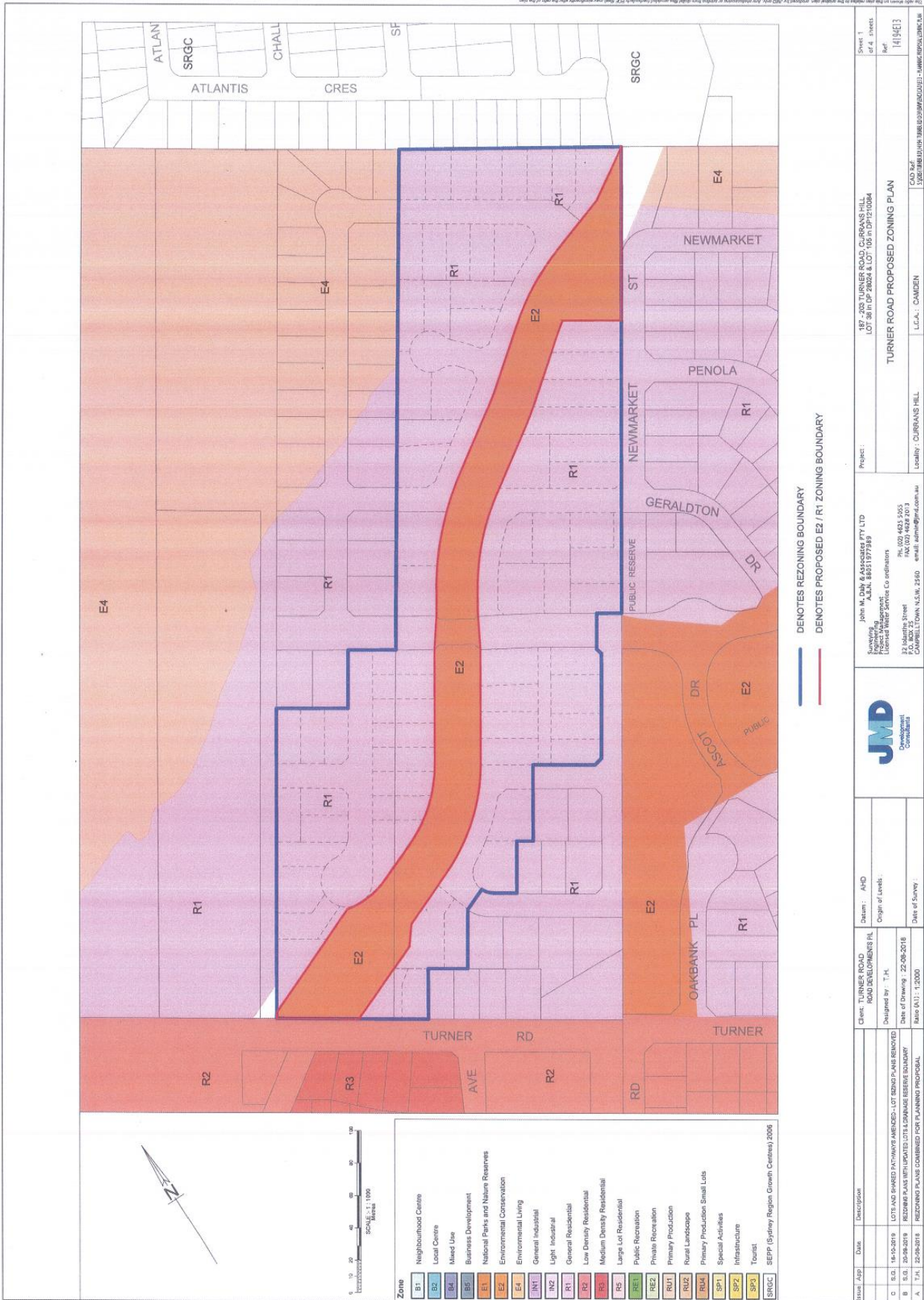
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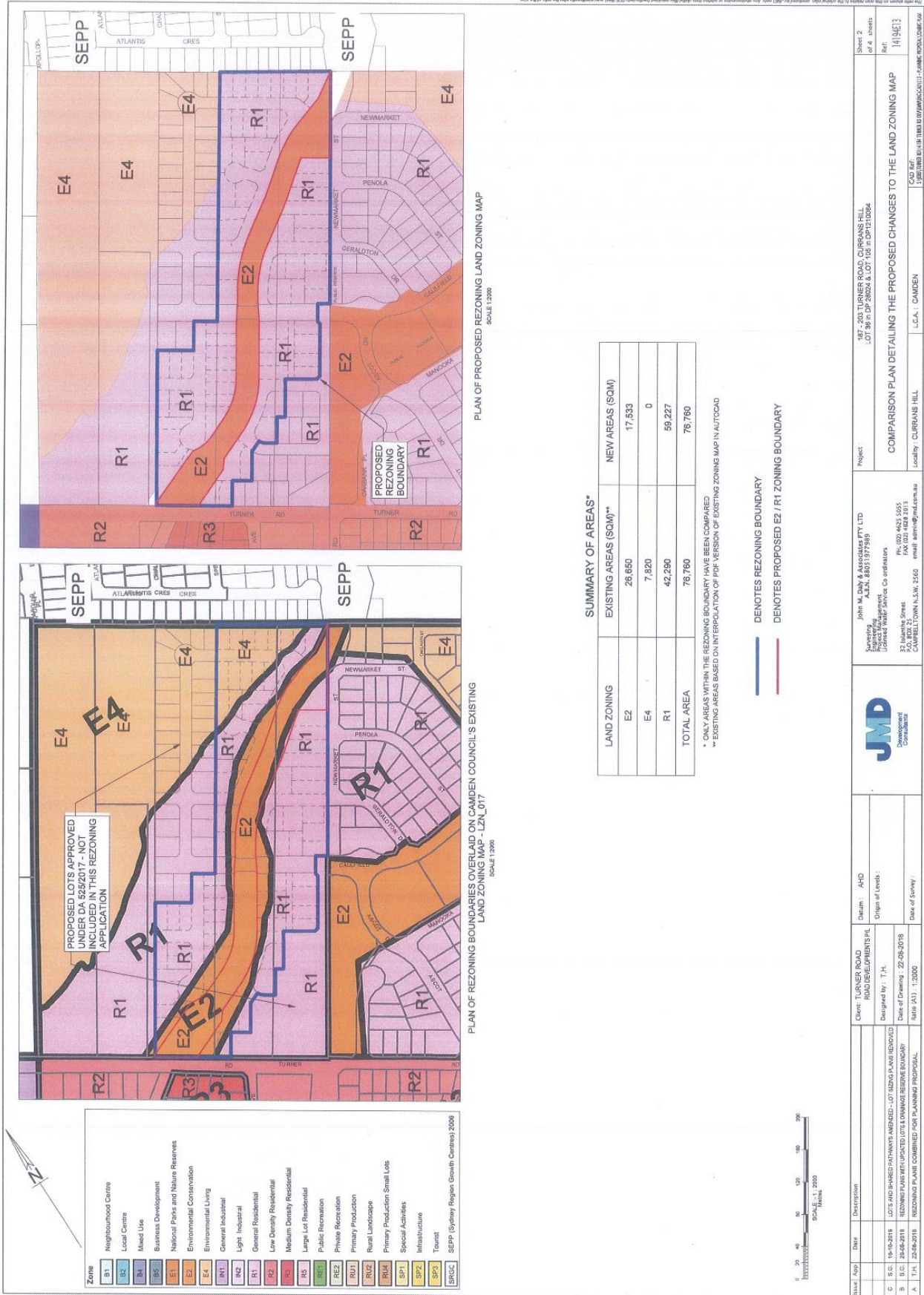
Attachment 1

Turner Road Planning Proposal Request - Currans Hill

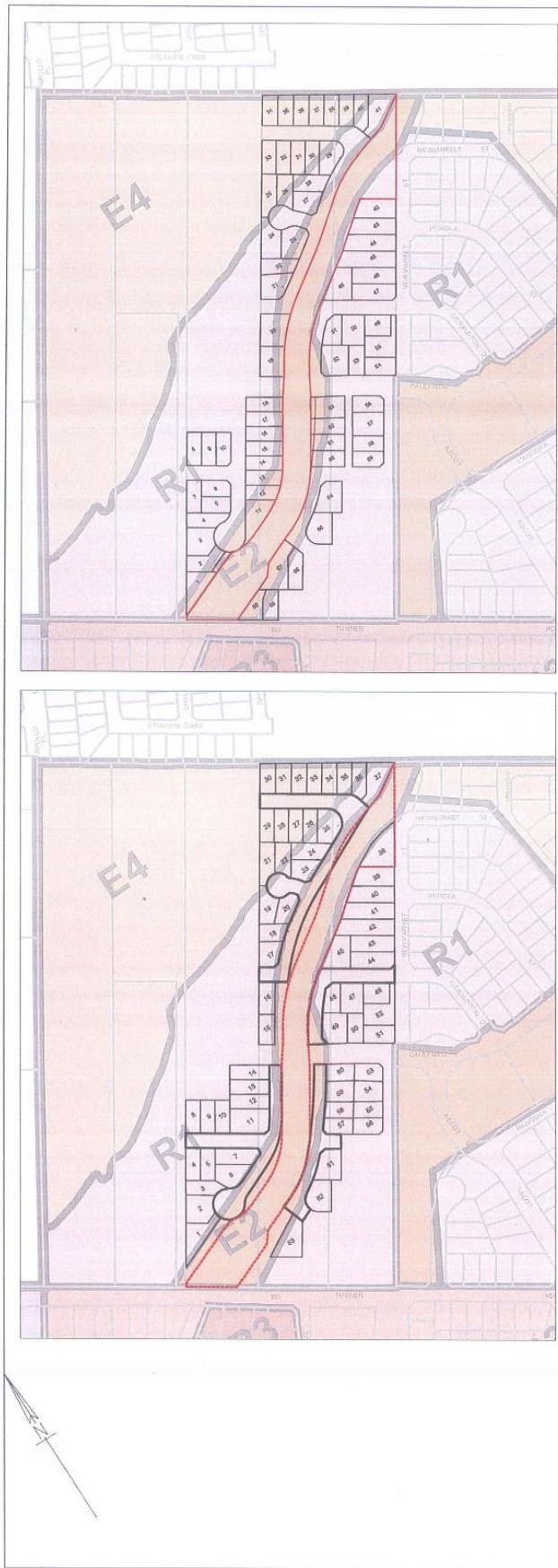
Annexure "A"

Zone Comparison Plans









PLAN OF POSSIBLE DEVELOPMENT LAYOUT OVERLAIN ON CAMDEN COUNCIL'S EXISTING LAND ZONING MAP - LZN_017
SCALE 1:2000

PLAN OF PROPOSED DEVELOPMENT LAYOUT OVERLAIN ON CAMDEN COUNCIL'S EXISTING LAND ZONING MAP - LZN_017
SCALE 1:2000

SUMMARY OF LOTS*

LOT TYPE	EXISTING ZONING	NEW AREAS (SQM)
SINGLE RESIDENTIAL LOT	E7	64
DUAL OCCUPANCY LOT	6	5
TOTAL No. OF LOTS	63	69

* ONLY AREAS WITHIN THE ZONING BOUNDARY HAVE BEEN COMPARED
 ** LOTS ARE BASED ON INTERPOLATION OF PDF VERSION OF EXISTING ZONING MAP IN AUTOCAD
 *** LOT TYPES ARE BASED ON THE ZONING MAP AND ARE SUBJECT TO ANY FUTURE PERMISSIBLE IN THE E2 ZONE WHILE STILL ACHIEVING A RIPPARIAN CORRIDOR THAT MEETS ALL GUIDELINES.

— DENOTES PROPOSED LOT LAYOUT
 — DENOTES PROPOSED E2 / R1 ZONING BOUNDARY

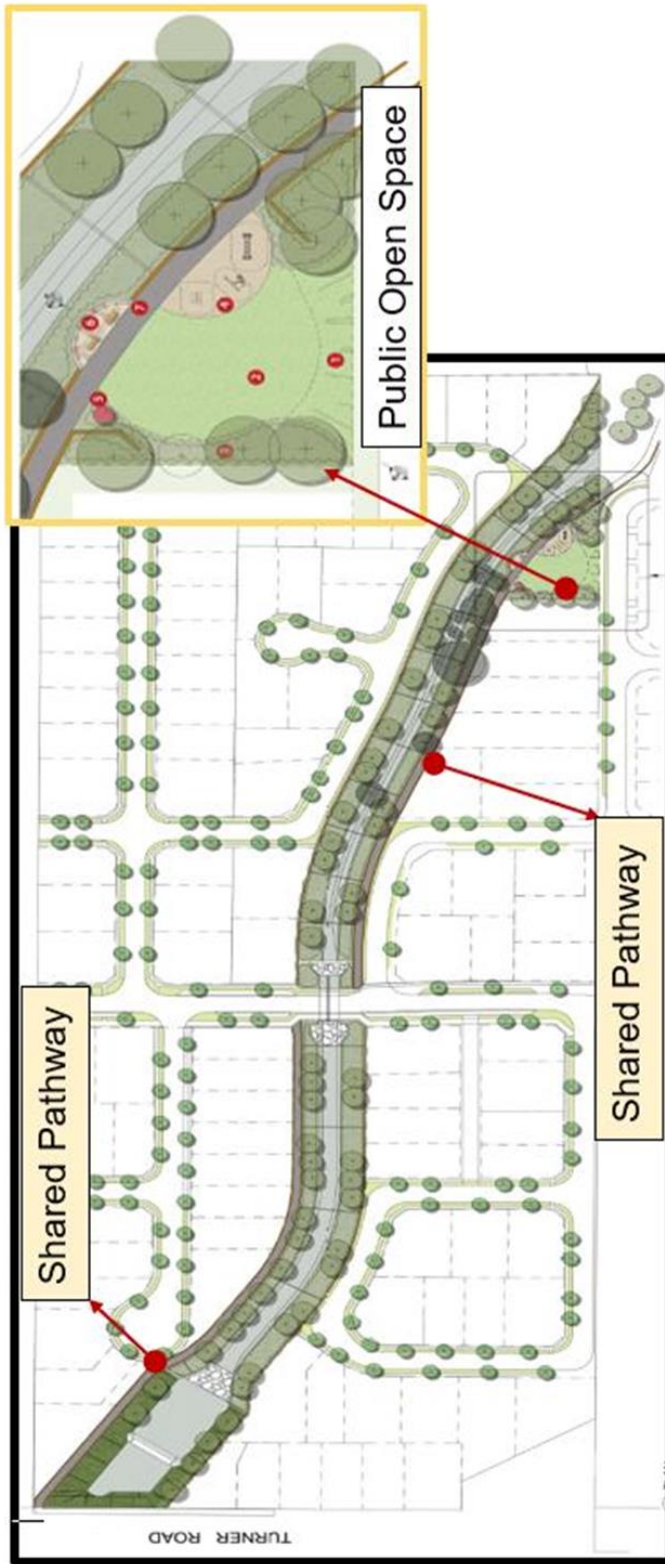


JMD CONSULTANTS 3/2 Adelaide Street CARROLLTON N.S.W. 2156 email: admin@jmd.com.au Phone: (02) 4622 5015 Fax: (02) 4622 2013	Client: TURNER ROAD ROAD DEVELOPMENT P/L Designed by: T.H. Date of Drawing: 22-08-2018 Scale: A1: 1:2000	Surveyor: John M. Doherty & Associates PTY LTD A.B.N. 8 805 937 7861 Project Management Robert West Service Co. Pty Ltd No. 1071 4522 5015 3/2 Adelaide Street CARROLLTON N.S.W. 2156 email: admin@jmd.com.au	Project: 187 - 203 TURNER ROAD, CURRANS HILL LOT 36 in DP 28224 & LOT 105 in DP 121084	Sheet 4 of 4 sheets Ref: 1119413
	Comparison Plan Comparing the Possible Lot Layouts for the Current Zoning and the Proposed Rezoning L.C.A. - CAMDEN Locality: CURRANS HILL L.C.A. - CAMDEN			

SPECIALIST STUDIES
187 TURNER ROAD

DOCUMENTS PROVIDED UNDER SEPARATE COVER

Indicative Layout – 187-191 Turner Road, Currans Hill



Assessment against Key Strategic Documents

Greater Sydney Region Plan

Great Sydney Region Plan		
Direction	Objective	Officer Comment
<u>Direction 4</u> Liveability- Housing the City	<i>Objective 10: Greater Housing Supply</i> <i>Objective 11: Housing is more diverse and affordable</i>	This proposal is consistent with these objectives as it provides ongoing housing supply and a more diverse range of housing types in the right location. The proposal seeks to provide an indicative total number of 69 residential lots on a site surrounded by existing and future residential development.
<u>Direction 6</u> Sustainability – A City in its landscape	<i>Objective 28: Scenic and cultural landscape are protected</i>	The proposal is consistent with this objective as the proposed development will occur in an area suitable for residential development. The proposal will not visually detract from any surrounding land use. The proposal seeks to preserve the existing Cumberland Plain Woodland vegetation community on site by including it in the E2 Environmental Conservation zoned corridor. The proposal also seeks to embellish and revegetate the riparian corridor that transects through the subject site.

Western City District Plan

Western City District Plan	
Planning Priority	Officer Comment
<u>Planning Priority W5</u> Providing housing supply, choice and affordability, with access to jobs and services	It is proposed to allow an indicative total number of 69 residential lots to increase housing supply and choice for the area. The proposed residential developments are close to existing and proposed infrastructure (e.g. regional roads and existing bus line), jobs and services.
<u>Planning Priority W16</u> Protecting and enhancing scenic and cultural landscape	The proposal will facilitate an indicative total number of 69 residential lots and will not detract from the integrity of the scenic and cultural landscape of the Manooka Valley precinct.

Assessment against Key Strategic Documents

Draft Camden Local Strategic planning Statement

Draft Camden Local Strategic Planning Statement	
Local Priorities	Officer Comments
<u>Liveability Priority L1</u> Providing housing choice and affordability for Camden's growing and changing population.	The proposal is consistent with this local priority, as it proposes to facilitate an indicative total number of 69 residential lots close to existing and proposed infrastructure (e.g. regional roads and existing bus line), jobs and services.
<u>Sustainability Priority S1</u> Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space.	The proposal is consistent with this priority. The proposed width of riparian corridor complies with the revised State Government riparian corridor guideline. And the proposal proposes to improve the accessibility and connectivity to the site from the surrounding open space by delivering shared pathways as part of a future Voluntary Planning Agreement.

Community Strategic Plan

Community Strategic Plan Strategy	Officer Comment
<u>Strategy 1.1</u> Ensure provision of appropriate urban development for sustainable growth in the Camden LGA	The proposal to facilitate an indicative total number of 69 residential lots on the site is suitable for residential development. The proposed residential lots will not generate significant impacts on the existing public infrastructure with projected traffic volume within the recommended environmental threshold as required by RMS at post development.
<u>Strategic 1.1.2</u> Manage and plan for a balance between population growth, urban development and environmental protection	The proposal seeks to allow an indicative total number of 69 residential lots on an existing site that is close to existing infrastructure and services. The proposal is consistent with this strategic direction, as it manages a balance between population growth, existing infrastructure and environmental value. In addition, the proposal seeks to preserve the remnant CPW vegetation on site via including it in the E2 Environmental Conservation zone boundary.



Camden Local Planning Panel

Closed Meeting Minutes
20 August 2019

Camden Council
Administration Centre
70 Central Avenue, Oran Park



PRESENT

Michael File (Expert Panel Member), Rachel Harrison (Expert Panel Member), Bill Rooney (Community Member – Central Ward).

APOLOGIES

Stuart McDonald (Chairperson) was absent from the meeting and provided an apology.

Due to the chair being absent it was determined by the Panel that Michael File assume the position of the Chairperson for the meeting.

ALSO IN ATTENDANCE

Director Planning & Environment, Manager Strategic Planning, Team Leader Land Use Planning, Team Leader Growth Areas, Strategic Planner, Strategic Planning Officer, Governance Officer – Panel and Committees.

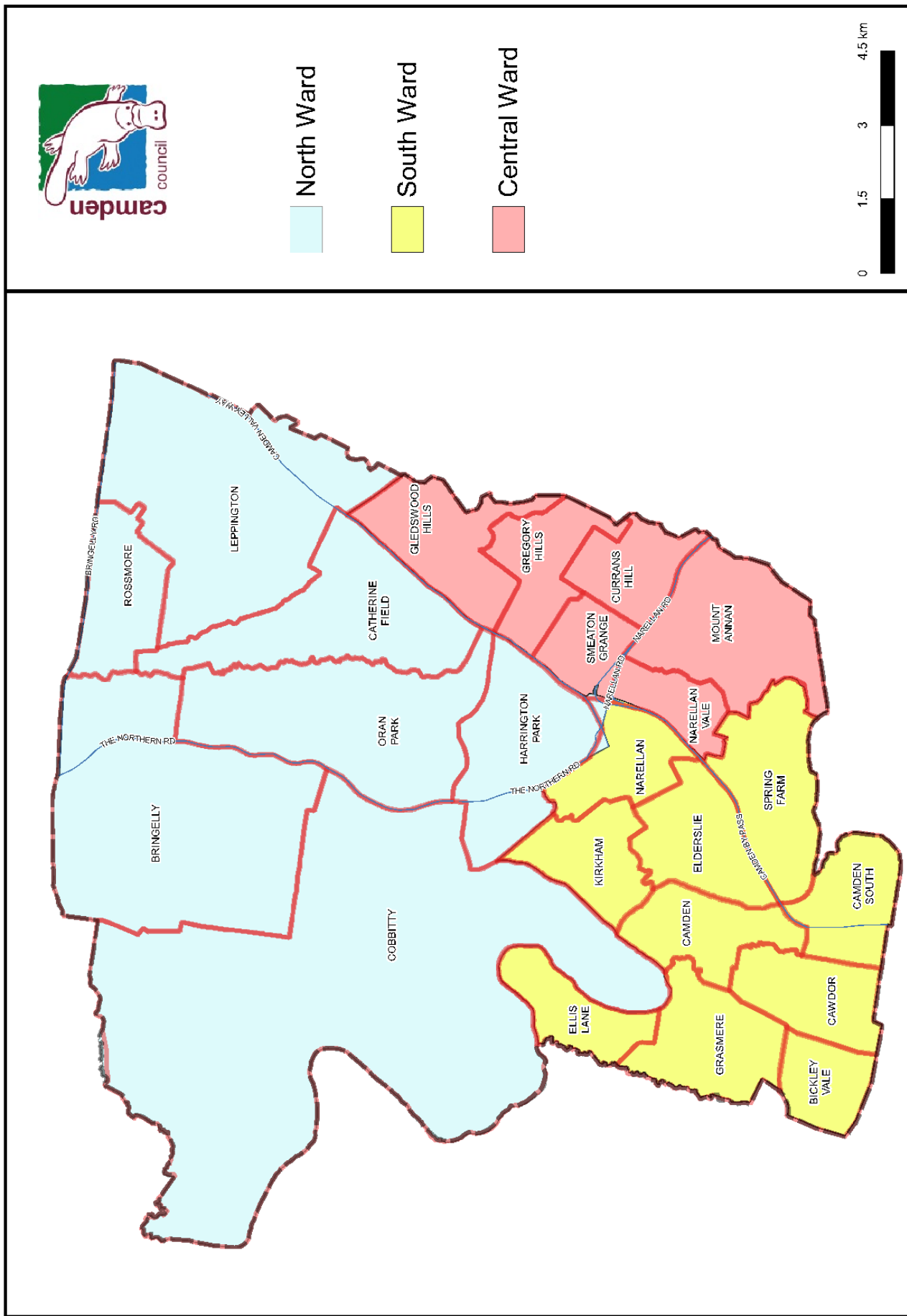
CCLPP02 187 & 191 TURNER ROAD CURRANS HILL PLANNING PROPOSAL**PANELS RECOMMENDATION**

The Camden Local Planning Panel has considered the draft Planning Proposal and is of the view that the proposal should not proceed to Gateway Determination as it fails to demonstrate strategic merit for the following reasons:

- Retention of the 500m² minimum lot size will add to the diversity of housing choice given the high prevalence of small lot housing in the locality.
- Retention of the existing E2 zone land is likely to have greater success in achieving Council's objective of an appropriate recreational outcome and future environmental values.

VOTING NUMBERS

The Panel voted 3-0 in favour of the recommendation.

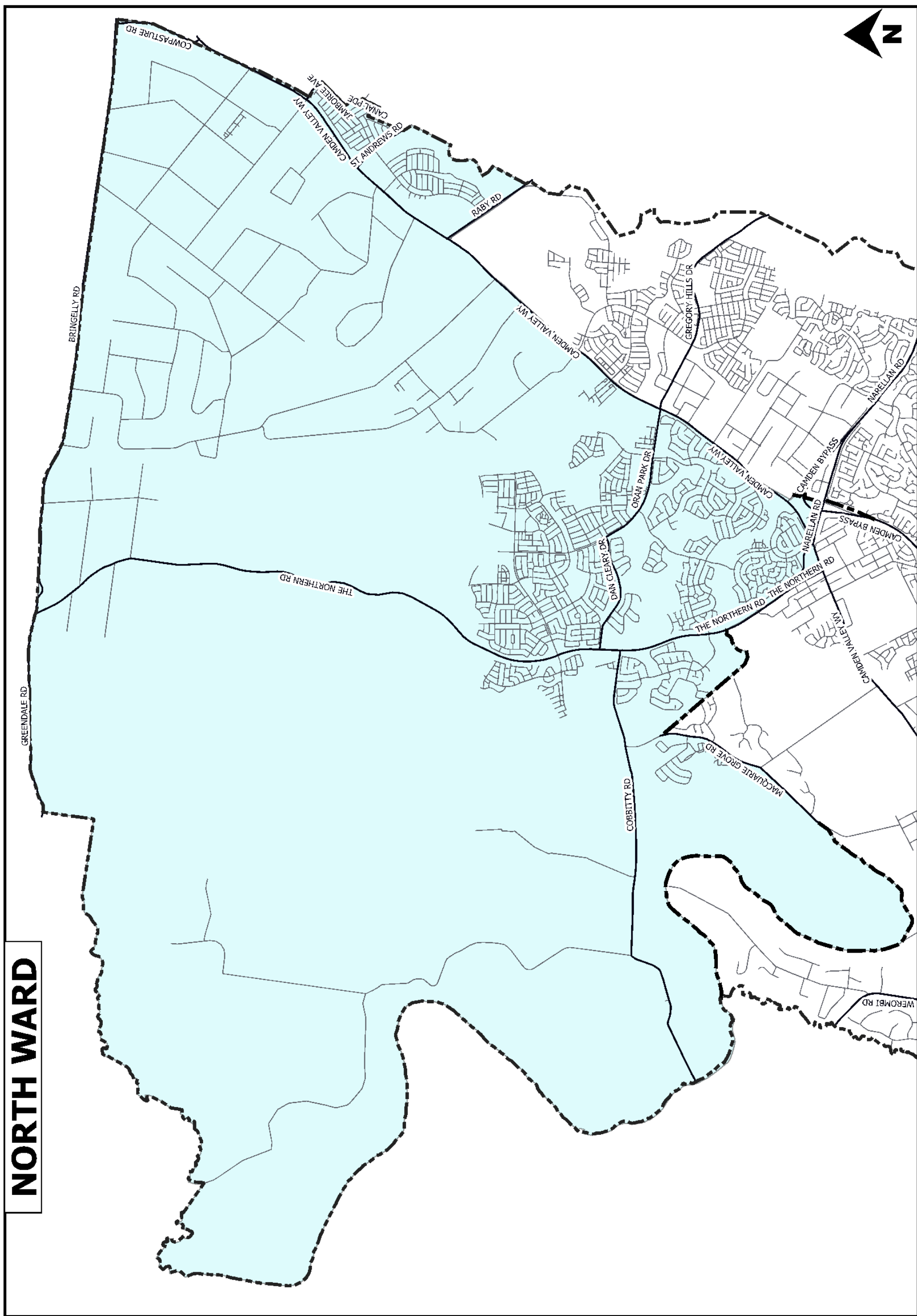


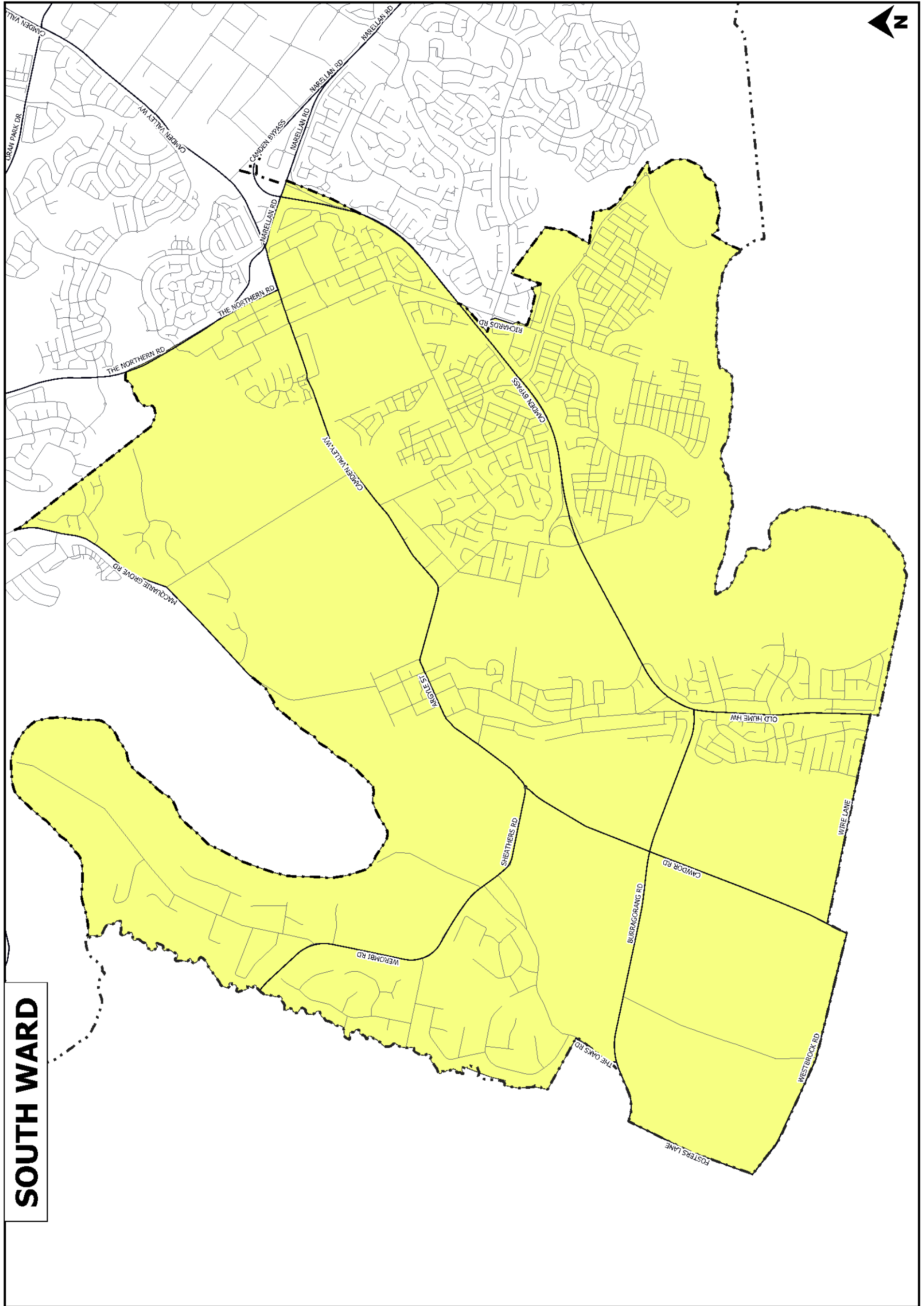
North Ward

South Ward

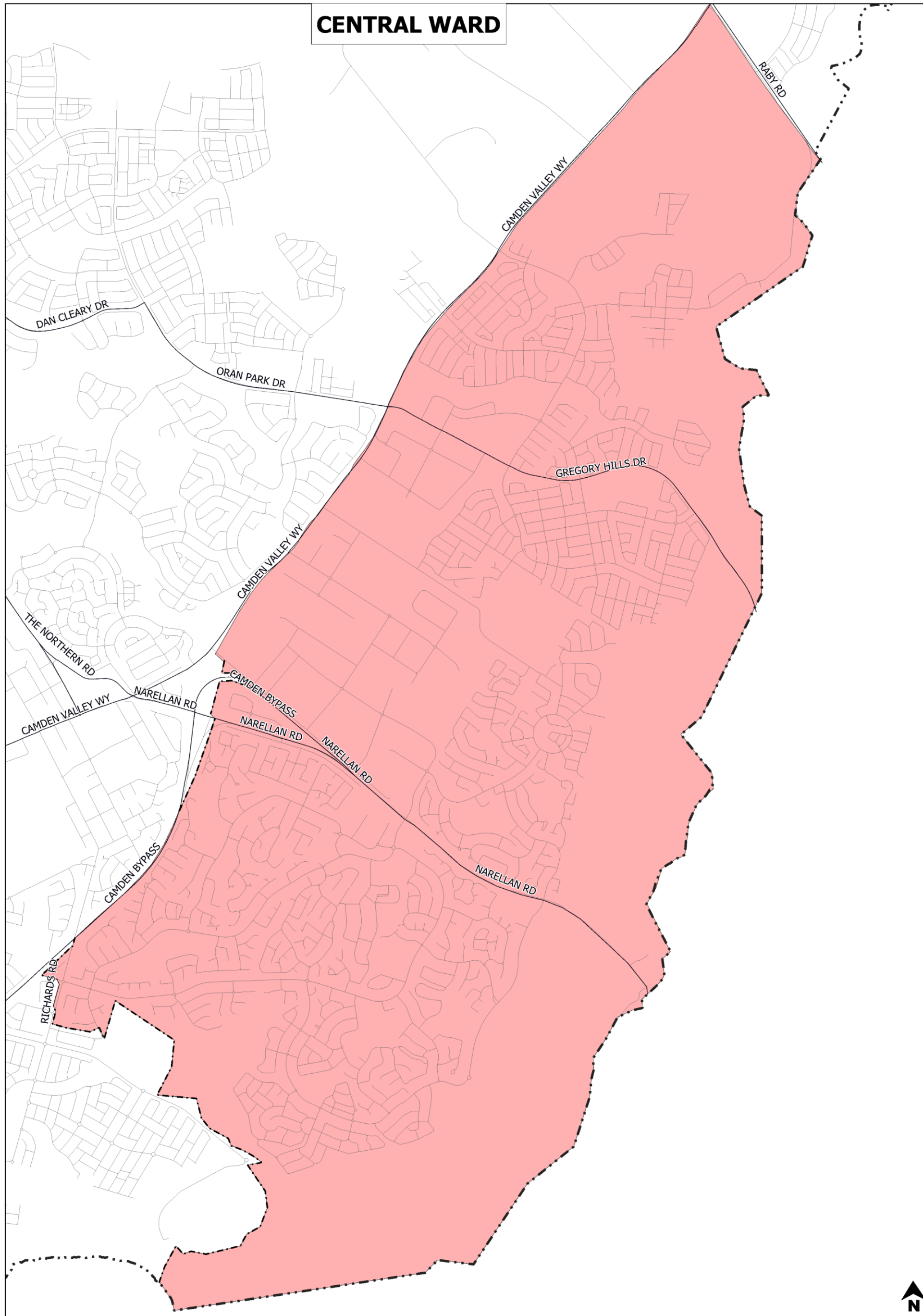
Central Ward







SOUTH WARD



APPENDIX:

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

**SUMMARY OF BUDGET REVIEW VARIATIONS GREATER THAN \$20,000
BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019**

Change In Vote		Totals		Description	Comments
Expense \$	Income \$	\$	\$		
1) Proposed Budget Variations					
Proposed variations to the 2019/20 Budget based on income received and expenditure payments to date are as follows:					
(200,000)		(200,000)		Transfer to Working Funds Reserve	As part of the adoption of the 2017/18 – 2020/21 Delivery Program Council resolved to use future funding from quarterly budget reviews as a funding source for the major projects to be delivered in the 2017/18 – 2020/21 Delivery Program. The funding required from quarterly budget reviews over the next four years was \$5.7 million, which provides a contingency should a budget review not realise \$500,000 over a nominated period. It is proposed to transfer \$200,000 from the September Quarterly Budget Review to the Working Funds Reserve for this purpose. The total amount transferred to reserve including this payment is \$4.2 million. Council remains on track to fully fund this program before March 2021, with \$1.5 million remaining to be funded.
	200,000		200,000	Container Deposit Scheme	A refund sharing agreement for a Container Deposit Scheme commenced on 1 April 2019 and will be in place until 2024. It is projected that additional income of \$200,000 is expected to be received in 2019/20.
(100,000)		(100,000)		Curry Reserve Embellishment	At the 2018/19 March Quarterly Budget Review Council endorsed the Curry Reserve embellishment works that included shade structures, seating, BBQ facilities, and additional pathways throughout the Reserve. The total funding required was \$350,000, \$250,000 was funded at the 2018/19 March Quarterly Budget Review and the balance of \$100,000 is being funded at the 2019/20 September Quarterly Budget Review.
100,000			100,000	Animal Holding Facility	There has been a decrease in the operating expenses for Council's animal holding facility. The operating expenditure in the 2019/20 budget was allocated when Council was exploring the option of relocating to Campbelltown. This allocation is no longer required.
				Variations under \$20,000	
(200,000)	200,000			Surplus / (Deficit) Proposed Budget Variations: 2019/20	
(200,000)	200,000			Surplus / (Deficit) - Net Impact of Variations: 2019/20	
* It should be noted where net increases or reductions have been shown within the main Council Report the income and expenditure column will not reconcile, as the two are separated within this attachment.					

APPENDIX:

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

**SUMMARY OF BUDGET REVIEW VARIATIONS GREATER THAN \$20,000
BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019**

Expense \$		Change In Vote Income \$		Totals \$	Description	Comments
2) Council Approved Budget Variations						
Since adopting the 2019/20 Budget, Council has authorised the following changes to the budget:						
(48,000)	48,000	-	-	-	Acceptance of Grant - Communities and Justice	Council Resolution -134/19
(100,000)	100,000	-	-	-	Acceptance of Grant - Roads and Maritime Services Active Transport Program 2019/20	Council Resolution -135/19
(1,600)	1,600	-	-	-	Acceptance of Grant -NSW Department of Communities and Justice	Council Resolution -192/19
(149,600)	149,600	-	-	-	Surplus / (Deficit) - Proposed Budget Variations September 2019/20 Review	
(149,600)	149,600	-	-	-	Surplus / (Deficit) - Council Approved Variations 2019/20	
3) Contra Adjustments						
Contra adjustments that have a NIL impact on Council's Budget:						
	(1,977,599)				Financial Assistance Grant	Financial Assistance Grant Partially Received in Advance in FY2018/19
	1,977,599				Financial Assistance Grant - Transfer from Reserves	
(86,700)	86,700				Waste and City Presentation Manager	
(40,000)	40,000				Waste Project Support Officer	
(103,000)					Team Leader (Recreation and Sport)	
(21,200)					Events Officer - 2 days	
(19,000)					Communication and Events Cadet	
(46,900)					Volunteer Co-ordinator	
190,100					Corporate Salaries	

Legend:
Expense Reduction - Positive figures, Expense Increase (Negative Figure)
Income Increase - Positive figures, Income Reduction (Negative Figure)

Legend:
Expense Reduction - Positive figures, Expense Increase (Negative Figure)
Income Increase - Positive figures, Income Reduction (Negative Figure)

Due to continued growth and the need to meet an ever increasing service demand additional staff are to be deployed in Planning and Environment, Sport, Community and Activation and Customer and Corporate Service areas. Waste Positions are funded from the Waste Reserve. Funding for other positions is provided by savings in Corporate Budgets.

APPENDIX:

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

**SUMMARY OF BUDGET REVIEW VARIATIONS GREATER THAN \$20,000
BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019**

Change In Vote		Totals		Description	Comments
Expense \$	Income \$	\$	\$		
(54,200)				Recreation Project Manager (Temporary position 12 months)	Temporary Recreation Planning Positions to support the development of Masterplans to inform future capital works. Partly funded from section 7.11 with the balance being funded from Corporate Savings
(37,900)				Sports and Facilities Liaison Officer (Temporary Position 12 months)	
	75,100			Transfer from Section 7.11 Reserve	
				Corporate Salaries	
(724,000)				Plant Replacement Program	Allocation of funds for the 2019/20 programmed replacement of plant. Funding is available in the plant replacement reserve.
	584,000			Transfer from Plant Replacement Reserve	
				Plant Sales	
150,000				Street Lighting Charges	Additional high priority tasks being undertaken - Floodlight Structural testing Buildings Cladding Risk assessment and Signs Audit
(150,000)				Asset Management Planning, Floodlight Structural Testing, Buildings Cladding Risk Assessment	
(22,000)				Blue Green Algae Testing	Additional funding is required for anticipated budget shortfall due to the increased number of sites required to be sampled following the handover of basins/lakes to Council and history of blue algae in these water bodies.
	22,000			Transfer from Stormwater Reserve	
(16,456)				Camden Youth Empowerment Project	Project is ongoing in 2019/20 funded from the balance of grant held in reserve
	16,456			Grant - Transfer from Reserve	
	(600,000)			City Deal Grant received in advance 18/19	City Deal Grant received in advance 18/19, held in reserve
	600,000			City Deal Grant - Transfer from Reserve	
	(800)			Naidoc Grant received in advance 18/19	Naidoc Grant received in advance 18/19, held in reserve
	800			Naidoc Grant - Transfer from Reserve	

APPENDIX:

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19**SUMMARY OF BUDGET REVIEW VARIATIONS GREATER THAN \$20,000
BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019**

Expense \$	Change In Vote		Totals \$	Description	Comments
	Income \$				
(112,000)			-	Narellan Town Centre Footpath	New footpaths in three locations in Narellan Town Centre (200m Elyard Street, 30m Queen Street and 70m Somerset Avenue). Sections of missing footpath in the town centre due to adjacent development not yet progressing (through which works could have potentially been delivered). Increasing levels of pedestrian traffic. Concerns about access raised by customers. Proposed that the project be implemented
(1,646)	112,000		-	Section 7.11 Developer Contributions - Transfer from Reserve	
			-	Road Safety Program	Road safety program funds held in reserve
	1,646		-	Road Safety Program - Transfer from Grant Reserve	
	350,000		-	Section 7.11 Developer Contributions - Interest on Investments	The balance of Council's Section 7.11 reserves has increased as a result of additional interest on investments.
(350,000)			-	Section 7.11 Developer Contributions - Transfer to Reserve	
(1,000)			-	Stockland Grant	Carer training to be funded from Grant held in reserve
	1,000		-	Stockland Grant - Transfer from Reserve	
(157,312)			-	Human Capital Management System	
30,000			-	WHS Proactive Initiatives Budget	Funding for the implementation of a new Human Capital Management System and the additional purchase of a volunteer access system.
38,221			-	Operational Licence cost savings	
	89,091		-	Transfer from Technology Improvements Reserve	Funding for General Ledger Restructuring and Webcasting System.
(176,390)			-	Technology Improvements Reserve	
	176,390		-	Transfer from Technology Improvements Reserve	Funding for the programmed replacement of computer hardware.
(300,000)			-	Technology Support & Infrastructure - Capital Expenses	
	300,000		-	Transfer from Technology Replacement Reserve	
(87,000)			-	Winterfest Event	Funding contribution towards cost of Winterfest event from budget savings on Camden Town Centre Upgrade project.
87,000			-	Camden Town Centre Stages 3 & 4 Works	
(1,994,383)	1,994,383		-	September 2019/20 Contra Adjustments	
(1,994,383)	1,994,383		-	Total Contra Variations 2019/20	

APPENDIX:

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

**SUMMARY OF BUDGET REVIEW VARIATIONS GREATER THAN \$20,000
BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019**

Expense \$	Change In Vote Income \$	Totals \$	Description	Comments
Reconciliation to 'September Review of the 2019/20 Budget'				
2018/19 Carried Forward Working Funds Balance		1,000,000		
2019/20 Adopted Budget Surplus	0			
Available Working Funds 01/07/19		1,000,000		
Less:				
Minimum Desired Level		(1,000,000)		
Total Funds Available	0		Total Available Working Funds as at 01/07/2019	
September Review			Significant Budget Variations	
			Council Approved Variations	
			Budget Contra Variations	
			Sub Total - September Review Variations	
			Total Available Working Funds as at 30/09/2019	



Camden Council

Quarterly Budget Review Statement

For the period ending 30 September 2019

Table of Contents

1. Income & Expenses Review Statement
2. Capital Budget Review Statement
3. Cash & Investments Budget Review Statement
4. Contracts Budget Review Statement
5. Consultancy & Legal Expenses Budget Review Statement
6. Key Performance Indicators Budget Review Statement
7. Annual Code of Conduct Report

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

INCOME & EXPENSE (BY ACTIVITY)

BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019

(\$000's)	Original Budget	Approved Changes				Revised Budget	Proposed Variations this Qtr	Notes	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRS	Sep QBRS	Dec QBRS					
Income										
Actively Managing Camden's Growth	11,968	1,250	30			13,248	350	1	13,598	2,349
Healthy Urban and Natural Environment	17,731	111				17,842			17,842	16,289
A Prosperous Economy	15	-				15			15	-
Effective and Sustainable Transport	1,314	334				1,648	2		1,650	840
An Enriched and Connected Community	9,458	-	26			9,484	1		9,485	2,459
Strong Local Leadership	70,122	-				70,122	200	2	70,322	59,523
Total Income from Continuing Operations	110,608	1,695	56			112,359	553		112,912	81,460
Expenses										
Actively Managing Camden's Growth	12,074	1,895	30			13,999			13,999	2,582
Healthy Urban and Natural Environment	31,454	454				31,908	(78)	3	31,830	5,648
A Prosperous Economy	1,224					1,224			1,224	172
Effective and Sustainable Transport	21,529	76				21,605	2		21,607	3,342
An Enriched and Connected Community	14,861	106	26			14,993	179	4	15,172	3,267
Strong Local Leadership	32,297	891				33,188	176	5	33,364	8,613
Total Expenses from Continuing Operations	113,439	3,422	56			116,917	279		117,196	23,624
Net Operating Result from Continuing Operations	(2,831)	(1,727)				(4,558)	274		(4,284)	57,836
Add:										
Capital Income	154,061	6,192	50			160,303			160,303	1,345
Non Cash Funded Depreciation	19,000	-				19,000			19,000	
Funds from the Sale of Assets	315	-				315	140		455	154
Loan Borrowings	3,000	-				3,000			3,000	
Transfer from Restricted Assets	21,643	24,708	50			46,401	1,374		47,775	10,827
	198,019	30,900	100			229,019	1,514		230,533	12,326
Less:										
Capital Purchases & Acquisitions	166,459	29,173	100			195,732	1,238		196,970	8,124
Borrowing Expense (Principal)	3,721	-				3,721			3,721	484
Transfer to Restricted Assets	25,008	-				25,008	550		25,558	10,448
	195,188	29,173	100			224,461	1,788		226,249	19,056
NET BUDGET POSITION SURPLUS/(DEFICIT)	-	-	-			-	-		-	51,106

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

INCOME & EXPENSE (BY ACTIVITY)

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	Actively Managing Camden's Growth - Increase in Income Additional interest income of \$350k is being achieved on section 7.11 balances.
2	Strong Local Leadership - Increase in Income Additional income of \$200k is anticipated to be received for the container deposit scheme.
3	Healthy Urban and Natural Environment - Decrease in Expense As part of Council reviewing its options for an animal pound additional funding for operational expenditure was provided for in the 2019/20 budget, this allocation is no longer required \$100k. Additional expenditure testing blue/green algae (\$22k).
4	An Enriched and Connected Community - Increase in Expense Temporary Recreation Planning Positions to support the development of Masterplans to inform future capital works that is funded from section 7.11 and Corporate salary savings (\$75k), additional funding for community events (\$87k) and minor variations (\$17k).
5	Strong Local Leadership - Increase in Expense Funding for the upgrades to Council corporate management system with funding provided from Council's Information Technology Reserve (\$176k).

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19**CAPITAL BUDGET****BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019**

(\$'000 s)	Original Budget	Approved Changes				Revised Budget	Proposed Variations this Ctr	Notes	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRs	Sep QBRs	Dec QBRs					
Capital Expenditure										
New Assets										
- Transport & Road Infrastructure	6,064	466				6,530	112	1	6,642	280
- Stormwater & Drainage	122					122			122	65
- Parks & Playgrounds	6,364	600				6,964	100	2	7,064	1,020
- Recreation & Community Facilities	4,654	7,060				11,714			11,714	1,495
- Plant & Equipment	130					130			130	-
- Council Properties	1,500	2,271				3,771			3,771	99
- Other										
New Assets (Works in Kind)										
- Transport & Road Infrastructure	52,644					52,644			52,644	
- Stormwater & Drainage	58,720					58,720			58,720	
- Parks & Playgrounds	20,697					20,697			20,697	
- Recreation & Community Facilities										
Renewal Assets (Replacement)										
- Transport & Road Infrastructure	8,439	9,165	100			17,704	(87)	3	17,617	2,171
- Stormwater & Drainage	55	1,290				1,345			1,345	-
- Parks & Playgrounds	1,973	5,430				7,403			7,403	345
- Recreation & Community Facilities	1,322	139				1,461			1,461	47
- Plant & Equipment	1,224					1,224	724	4	1,948	513
- Council Properties	50	847				897			897	41
- Information Technology Upgrades	406	801				1,207	389	5	1,596	194
- Other	2,095	1,104				3,199			3,199	1,089
Loan Repayments (Principal)	493					493			493	213
Total Capital Expenditure	166,952	29,173	100			196,225	1,238		197,463	7,572

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

CAPITAL BUDGET

BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019

(\$'000's)	Original Budget	Approved Changes				Revised Budget	Proposed Variations this Qtr	Notes	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRs	Sep QBRs	Dec QBRs					
Capital Funding										
Rates & Other United Funding	7,427	4,027				11,454	13	11,467	2,260	
Capital Grants & Contributions	10,691	8,151	50			18,892	112	19,004	374	
Reserves:										
- External Restrictions	8,642	14,194				22,836	-	22,836	3,205	
- Internal Restrictions	4,277	2,801	50			7,128	973	8,101	1,580	
New Loans	3,000					3,000		3,000		
Receipts from Sale of Assets										
- Plant & Equipment	154	-	-			154	140	294	153	
- Land & Buildings		-	-			-	-	-	-	
\$7.11 Works in Kind Income (Non Cash)	63,861	-	-			63,861	-	63,861		
Infrastructure Dedicated under s80A	68,900	-	-			68,900	-	68,900		
Total Capital Funding	166,952	29,173	100			196,225	1,238	197,463	7,572	
NET CAPITAL FUNDING - SURPLUS/(DEFICIT)										

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

CAPITAL BUDGET

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	<p>Transport & Road Infrastructure (New Assets) - Increase in Expense New footpaths in three locations in the Narellan Town Centre (200m Elyard Street, 30m Queen Street and 70m Somerset Avenue) (\$112k), funded from Section 7.11.</p>
2	<p>Parks & Playgrounds (New Assets) - Increase in Expense Balance of funding for Curry Reserve shade sails and landscape work (\$100k) as per council resolution - March 2019 Quarterly Budget Review.</p>
3	<p>Transport & Road Infrastructure (Replacement) - Decrease in Expense Savings on Camden Town Centre Upgrade project \$87k.</p>
4	<p>Plant and Equipment - Increase in Expense Allocation of funds for the 2019/20 programmed replacement of plant (\$724k) with funding from the Plant Replacement Reserve and Plant Sales.</p>
5	<p>Replacement Technology - Increase in Expense Funding for the programmed replacement of computer hardware (\$300k), funded from Information Technology Replacement Reserve. Funding for implementation of a new Human Capital Management System and the additional purchase of a volunteer access system (\$89k), funded from the Information Technology Improvement Reserve.</p>

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

CASH & INVESTMENTS

BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019

(\$'000)	Opening Balance	Approved Changes				Revised Budget	Proposed Variations this Qtr	Projected Year End Result	Actual YTD
		Revotes	Other than by OERS	Sep OERS	Mar OERS				
Externally Restricted⁽¹⁾									
Section 7.11 Developer Contributions	85,569	(12,802)	6,426		79,193	163	79,356	84,597	
Infrastructure Loan (Lodges Road)	3,611	(1,450)	(1,450)		2,161		2,161	3,611	
Domestic Waste Management	11,533	(1,585)			9,948	(127)	9,821	13,186	
Specific Purpose Grants	5,134	(2,587)	592		3,079	(2,547)	592	2,816	
Storm water Management Levy	38	(9)			29	(22)	7	815	
Other Restricted Contributions	19				19		19	19	
Total Externally Restricted	105,904	(16,983)	5,508		94,429	(2,538)	91,896	105,044	
(1) Funds that must be spent for a specific purpose									
Internally Restricted⁽²⁾									
Asset Renewal Reserve	251	(89)	43		205		205	294	
Camden Carparking	121				121		121	120	
Capital Works Reserve*	3,471	(1,470)	(50)		1,951		1,951	2,514	
Cemetery Improvements	723		154		877		877	837	
Central Administration Building	150	(44)	109		215		215	260	
Commercial Waste Management	381		154		535		535	406	
Council Elections	221		124		345		345	345	
Camden Regional Economic Taskforce Deposits, retentions and bonds	83		(83)		-		-	3	
Employee Leave Entitlements	14,197		378		14,197		14,197	14,994	
Employee Leave Entitlements	1,990				2,368		2,368	2,290	
Engineering Deposits	204		4		208		208	198	
Expenditure Revotes	2,155	3,056	(5,211)		-		-	4,234	
Family Day Care Reserve	49		9		58		58	49	
Infrastructure Loan Repayment Reserve	2,200		(2,200)		-		-	2,200	
Loan Purchase Reserve	-				-		-	-	
Plant Replacement Reserve	1,284		(42)		1,242		1,242	1,122	
Public Appeals Reserve	36				36		36	36	
Risk Management	318	(42)	31		307		307	318	
Section 355 Management Committees	766				766		766	766	
Stormwater Works (General Fund)	184				184		184	198	
Technology Improvements Reserve	923	(438)	79		564	(264)	300	924	
Technology Replacement Reserve	120		420		540	(300)	240	120	
Water Savings Action Plan	116		7		123		123	140	
Working Funds Surplus	706	(919)	(557)		(750)	200	(550)	742	
Other	369	(43)	(50)		276		276	464	
Total Internally Restricted	31,018	11	(6,661)		24,368	(364)	24,004	33,574	
(2) Funds that Council has earmarked for a specific purpose									

Camden Council

CASH & INVESTMENTS

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

(\$'000's)	Opening Balance	Approved Changes				Revised Budget	Proposed Variations this Qtr	Projected Year End Result	Actual YTD
		Revotes	Other than by QBRs	Sep QBRs	Dec QBRs				
Unrestricted (ie. available after the above Restrictions)	-	-	-	-	-	-	-	-	-
Total Cash & Investments	136,922	(16,972)	(1,153)	-	118,797	(2,897)	1,15,900	138,618	

* The uncommitted balance of the Capital Works Reserve will be \$313,617 if Council adopt the recommendation of this report
 * The uncommitted balance of the Asset Renewal Reserve will be \$204,427 if Council adopt the recommendation of this report.

Cash & Investments Statement

Investments have been invested in accordance with Council's Investment Policy.
 The Cash at Bank amount for this period has been reconciled to Council's physical Bank Statements. The date of completion of this bank reconciliation is 30/09/19

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

KEY PERFORMANCE INDICATORS

BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019

(\$000's)	Current Projection		Original Budget	Actuals	
	Amounts	Indicator		Prior Periods	
	19/20	19/20	19/20	18/19	17/18

Graphs

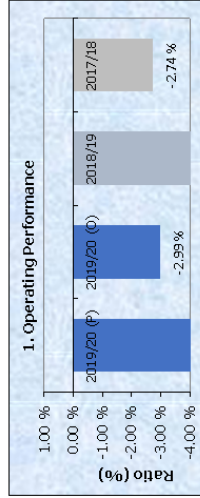
NSW Local Government Industry Key Performance Indicators (OLG):

1. Operating Performance

Operating Revenue (excl. Capital) - Operating Expenses	-4744	-4.29%	-2.99%	-13.55%	-2.74%
Operating Revenue (excl. Capital Grants & Contributions)	110703				

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

Benchmark: > 0.00%

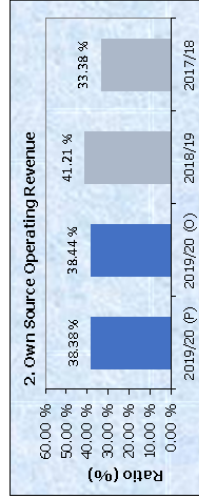


2. Own Source Operating Revenue

Operating Revenue (excl. ALL Grants & Contributions)	102126	38.38%	38.44%	41.21%	33.38%
Total Operating Revenue (incl. Capital Grants & Cont)	266075				

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

Benchmark: > 60.00%

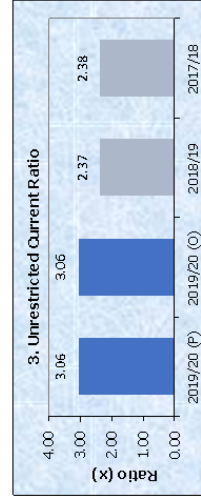


3. Unrestricted Current Ratio

Current Assets less all External Restrictions	43793	3.06	3.06	2.37	2.38
Current Liabilities less Specific Purpose Liabilities	14333				

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

Benchmark: > 1.5x



Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

KEY PERFORMANCE INDICATORS

BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019

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

4. Debt Service Cover Ratio					
Operating Result before Interest & Dep. exp (EBITDA)	16885	3.45	3.45	2.32	3.82
Principal Repayments + Borrowing Interest Costs	4896				

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

Benchmark: > 2x

5. Rates, Annual Charges, Interest & Extra Charges Outstanding					
Rates, Annual & Extra Charges Outstanding	2052	4.82 %	4.82 %	4.89 %	4.46 %
Rates, Annual & Extra Charges Collectible	42555				

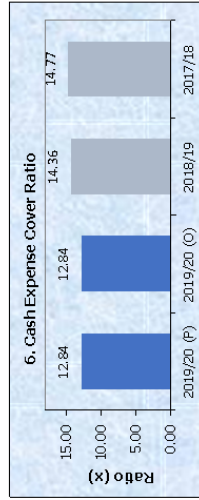
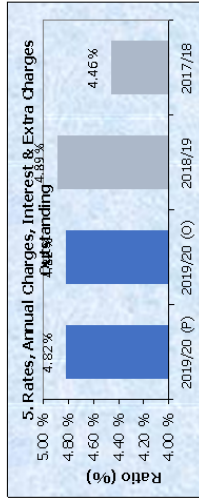
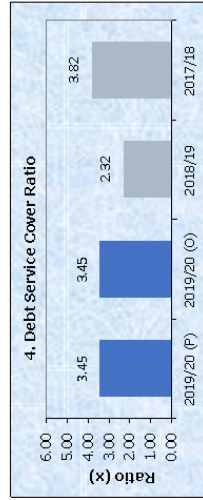
To assess the impact of uncollected rates and annual charges on Council's liquidity.

Benchmark: < 5% metro

6. Cash Expense Cover Ratio					
Current Year's Cash & Cash Equivalents (incl. Term Deposits)	108873	12.84	12.84	14.36	14.77
Operating & financing activities Cash Flow payments	101745				

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

Benchmark: > 3 mths



Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

KEY PERFORMANCE INDICATORS

BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019

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

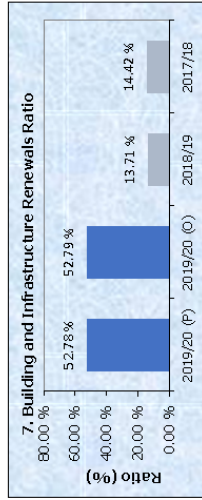
NSW Local Government Infrastructure Asset Performance Indicators (OLG):

7. Building and Infrastructure Renewals Ratio					
Asset Renewals (Building, Infrastructure & Other Structures)	10029	52.78 %	52.79 %	13.71 %	14.42 %
Depreciation, Amortisation & Impairment	19000				

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

Note: Depreciation is under review

Benchmark: >= 100.00%

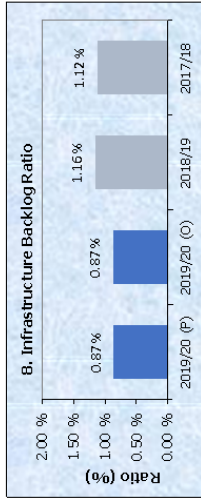


8. Infrastructure Backlog Ratio

Estimated cost to bring Assets to a satisfactory condition	9315				
Total value of Infrastructure, Building, Other Structures & depreciable Land Improvement Assets	1073720	0.87 %	0.87 %	1.16 %	1.12 %

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

Benchmark: < 2.00%

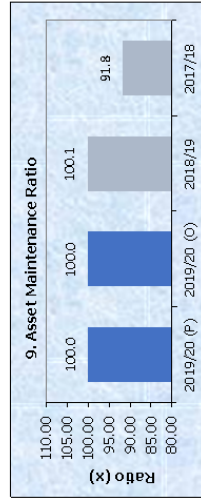


9. Asset Maintenance Ratio

Actual Asset Maintenance	4913	100.00	100.00	100.13	91.78
Required Asset Maintenance	4913				

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

Benchmark: > 100%



Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

KEY PERFORMANCE INDICATORS

BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019

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

NSW Local Government Infrastructure Asset Performance Indicators (OLG):

10. Cost to bring assets to agreed service level				
<i>Estimated cost to bring assets to an agreed service level set by Council</i>	9315	0.72 %	0.89 %	0.89 %
Gross replacement cost	1291787			

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

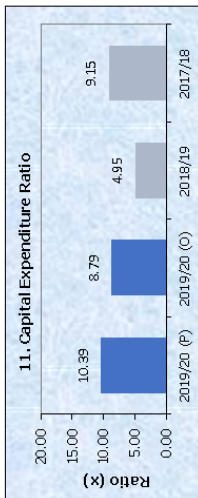
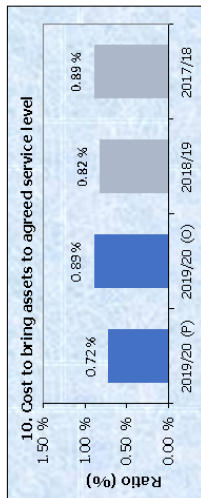
Benchmark has not been set

11. Capital Expenditure Ratio				
Annual Capital Expenditure	197471	10.39	8.79	4.95
Annual Depreciation	19000			9.15

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

Note: Depreciation is under review

Benchmark: > 1



Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

CONTRACTS**BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019**

Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted Y/N
Belmadar Pty Ltd	Construction of Catherine Park Community Centre and Sports Amenities	\$ 1,827,850	19/08/2019	12 months	Y
Statewide Civil Pty Ltd	Construction of a Shared Pathway at Herberts Hill, Elderslie	\$ 207,055	12/08/19	3 months	Y
GLG Greenlife Group	Parkland and Open Space Grass Cutting and Maintenance - Separable Portions A, F and G of Tender	\$ 1,339,302	14/10/19	2 Years with 1 year option to extend	Y
Summit Open Space Services	Parkland and Open Space Grass Cutting and Maintenance - Separable Portions B and E of Tender	\$ 426,164	14/10/2019	2 Years with 1 year option to extend	Y
Standby Forty Six Pty Ltd	Parkland and Open Space Grass Cutting and Maintenance - Separable Portions C and D of Tender	\$ 970,248	14/10/19	2 Years with 1 year option to extend	Y
Statewide Civil Pty Ltd	Kirkham Park BMX Facility Stage 1	\$ 1,397,418	16/09/19	5 Months	Y

Notes:

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

Camden Council

Quarterly Budget Review Statement
for the period 01/07/19 to 30/09/19

CONSULTANCY & LEGAL EXPENSES

BUDGET REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2019

Expense	YTD Expenditure	Budgeted Y/N
Consultancies	257,431	Y
Legal Fees	276,105	Y

Definition of a consultant:

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

Camden Council

Quarterly Budget Review Statement

Annual Code of Conduct Report

Camden Council's Code of Conduct provides a framework for minimum standards of conduct by all council officials, and is in line with the Office of Local Government's Model Code of Conduct. The current Code of Conduct incorporates provisions relating to complaint handling procedures and reporting requirements of the General Manager.

The Council is to provide the Division with a report containing the statistics referred to in (below) within 3 months of the end of September each year.

The complaints coordinator must arrange for the following statistics to be reported to the Council within 3 months of the end of September of each year setting out the following statistics:

- (a) the total number of code of conduct complaints made about Councillors and the General Manager under the code
- (b) the number of code of conduct complaints referred to a conduct reviewer;
- (c) the number of code of conduct complaints finalised by a conduct reviewer at the preliminary assessment stage and
- (d) the number of code of conduct complaints investigated by a conduct reviewer;
- (e) the number of code of conduct complaints investigated by a conduct review committee;
- (f) without identifying particular matters, the outcome of code of conduct complaints investigated by a conduct
- (g) the number of matters reviewed by the Office of Local Government and, without identifying particular matters, the
- (h) the total cost of dealing with code of conduct complaints made about Councillors and the General Manager in the

This information is set out in the table below:

No of Councillor/GM complaints	No of complaints referred to conduct reviewer	No of complaints finalised by conduct reviewer at preliminary stage and the outcome	No of complaints investigated by conduct reviewer
Nil	Nil	Nil	Nil

No of complaints investigated by conduct review committee	Outcome of complaints investigated by conduct reviewer or review committee	No of matters reviewed by the OLG and the outcome	Total cost of dealing with Councillor/GM complaints to September
Nil	N/A	Nil	Nil



**Investment Summary Report
October 2019**

Camden Council
Executive Summary - October 2019



Investment Holdings

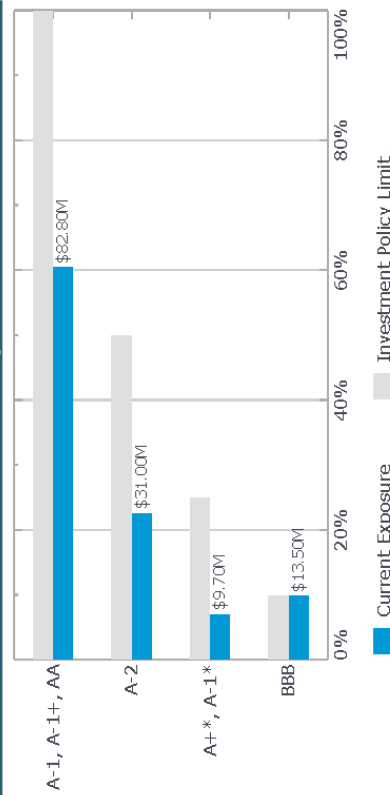
	Amount (\$)	Current Yield (%)
Cash	3,500,000.00	1.30
Term Deposit	133,500,000.00	2.44
	137,000,000.00	

Term to Maturity

	Amount (\$)	Policy Max
Between 0 and 1 Year	101,300,000	74% 100% ▼
Between 1 and 3 Years	24,000,000	18% 60% ▼
Between 3 and 5 Years	11,700,000	9% 30% ▼
	137,000,000	

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

Total Credit Exposure



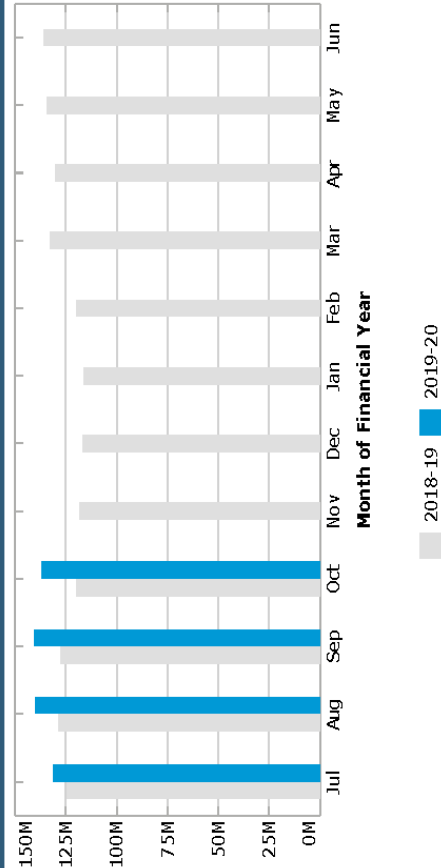
*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 25% of the total portfolio

Sources of Funds

	Amount (\$)
Section 7.11 Developer Contributions	85,681,256
Restricted Grant Income	2,034,358
Externally Restricted Reserves	17,484,967
Internally Restricted Reserves	18,637,448
Camden Regional Economic Taskforce	403,000
General Fund	12,758,971
Total Funds Invested	137,000,000

Council's investment portfolio has decreased by \$3.5m since the September reporting period. The decrease primarily relates to operational and capital expenditure in October.

Investment Portfolio Balance





Camden Council
Individual Institutional Exposures Report - October 2019

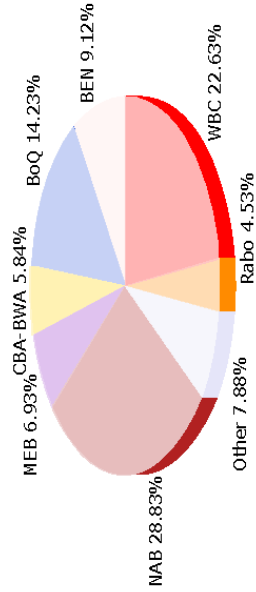
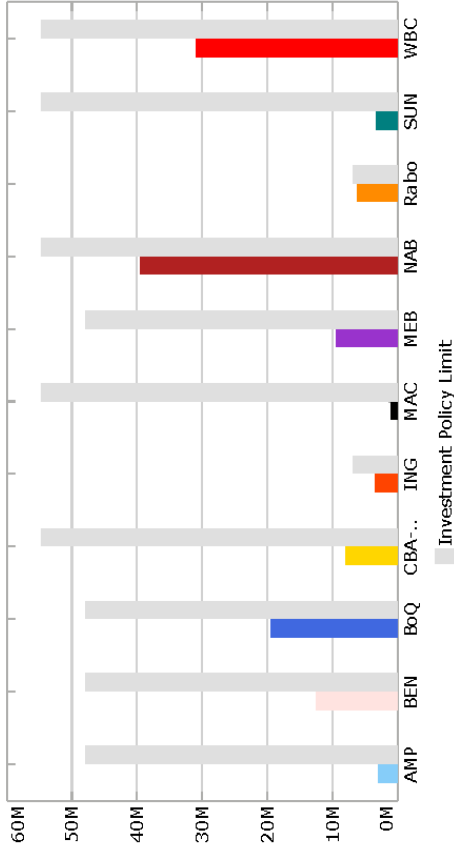
Individual Institutional Exposures

Parent Group	Exposure (\$M)	Credit Rating	Policy Limit	Actual	Capacity
AMP Bank	3.00M	A-2, BBB+	35.00%	2.19%	44.95M
Bank of Queensland	19.50M	A-2, BBB+	35.00%	14.23%	28.45M
Bendigo and Adelaide Bank	12.50M	A-2, BBB+	35.00%	9.12%	35.45M
Commonwealth Bank of Australia	8.00M	A-1+, AA-	40.00%	5.84%	46.80M
ING Bank Australia (Foreign Sub)	3.50M	A-1*, A+*	5.00%	2.55%	3.35M
Macquarie Bank	1.00M	A-1, A	40.00%	.73%	53.80M
Members Equity Bank	9.50M	A-2, BBB	35.00%	6.93%	38.45M
National Australia Bank	39.50M	A-1+, AA-	40.00%	28.83%	15.30M
Rabobank Aus (Foreign Sub)	6.20M	A-1*, A+*	5.00%	4.53%	.65M
Suncorp Bank	3.30M	A-1, A+	40.00%	2.41%	51.50M
Westpac Group	31.00M	A-1+, AA-	40.00%	22.63%	23.80M
	137.00M				

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

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

Individual Institutional Exposure Charts



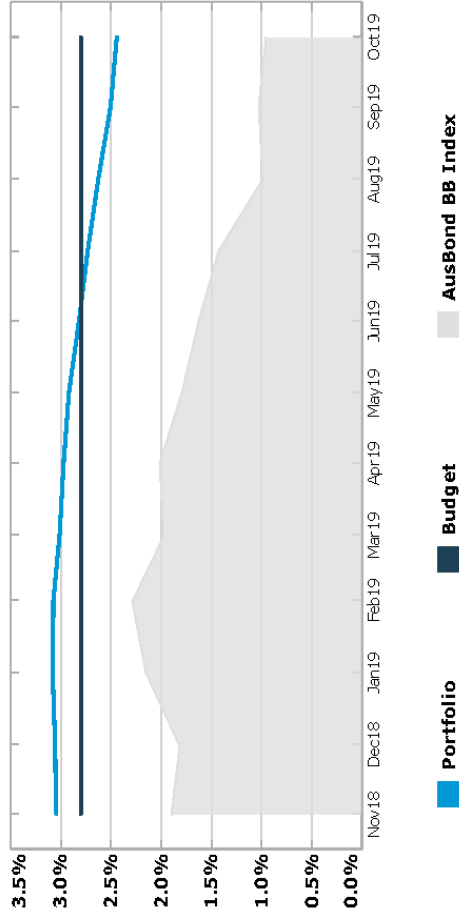
Camden Council
Performance Summary - October 2019



Interest Summary

Interest Summary as of October 2019	
Number of Investments	98
Average Days to Maturity	320
Weighted Portfolio Yield	2.44%
CBA Call Account	1.30%
Highest Rate	4.25%
Lowest Rate	1.61%
Budget Rate	2.80%
Average BBSW (30 Day)	0.91%
Average BBSW (90 Day)	0.87%
Average BBSW (180 Day)	0.98%
Official Cash Rate	0.75%
AusBond Bank Bill Index	0.95%

Investment Performance



Historical Performance Summary

	Portfolio	AusBond BB Index	Outperformance
Oct 2019	2.44%	0.95%	1.49%
Last 3 Months	2.53%	0.99%	1.54%
Last 6 Months	2.67%	1.30%	1.37%
Financial Year to Date	2.58%	1.10%	1.48%
Last 12 months	2.86%	1.65%	1.21%

Investment Performance

Council's portfolio returned 2.44%pa on a weighted average yield basis during October. This compares favourably with the Ausbond Bank Bill Index's return of 0.95%pa for the month.

Interest Received During the 2019/2020 Financial Year

	October	Cumulative	Original Budget	* Revised Budget
General Fund	\$9,242	\$359,437	\$1,450,000	\$1,350,000
Restricted	\$180,000	\$801,851	\$1,800,000	\$2,150,000
Total	\$275,242	\$1,161,288	\$3,250,000	\$3,500,000

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



Camden Council
Investment Holdings Report - October 2019

Cash Accounts						
Amount (\$)	Current Yield	Institution	Credit Rating	Amount (\$)	Deal No.	Reference
3,500,000.00	1.30%	Commonwealth Bank of Australia	A-1+	3,500,000.00	535548	
3,500,000.00				3,500,000.00		

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
4-Nov-19	1,000,000.00	2.55%	Suncorp Bank	A-1	29-Mar-19	1,015,160.27	537761	15,160.27	At Maturity	3207
6-Nov-19	1,000,000.00	2.43%	Rural Bank	A-2	7-May-19	1,011,850.41	537929	11,850.41	At Maturity	3218
11-Nov-19	2,000,000.00	2.43%	Rural Bank	A-2	9-May-19	2,023,434.52	537934	23,434.52	At Maturity	3219
13-Nov-19	1,000,000.00	2.43%	Rural Bank	A-2	10-May-19	1,011,650.68	537935	11,650.68	At Maturity	3220
18-Nov-19	500,000.00	2.43%	Rural Bank	A-2	13-May-19	505,725.48	537938	5,725.48	At Maturity	3221
18-Nov-19	500,000.00	2.35%	Bank of Queensland	A-2	13-May-19	505,536.99	537939	5,536.99	At Maturity	3222
20-Nov-19	1,500,000.00	2.43%	Rural Bank	A-2	17-May-19	1,516,776.99	537957	16,776.99	At Maturity	3223
25-Nov-19	1,000,000.00	2.90%	ING Bank (Australia)	A-1*	23-Nov-17	1,027,252.05	535985	27,252.05	Annually	3032
25-Nov-19	1,500,000.00	2.43%	Rural Bank	A-2	21-May-19	1,516,377.53	537962	16,377.53	At Maturity	3224
27-Nov-19	1,000,000.00	4.10%	Rabobank Australia	A-1*	27-Nov-14	1,038,079.45	535518	38,079.45	Annually	2760
27-Nov-19	2,000,000.00	2.88%	Rural Bank	A-2	23-Nov-17	2,054,128.22	535987	54,128.22	Annually	3033
27-Nov-19	1,500,000.00	2.35%	Suncorp Bank	A-1	23-May-19	1,515,645.21	537970	15,645.21	At Maturity	3225
2-Dec-19	1,500,000.00	2.90%	ING Bank (Australia)	A-1*	27-Nov-17	1,540,401.37	535996	40,401.37	Annually	3035
2-Dec-19	1,500,000.00	2.83%	Rural Bank	A-2	1-Dec-17	1,538,728.36	536020	38,728.36	Annually	3037
2-Dec-19	1,500,000.00	2.30%	ME Bank	A-2	24-May-19	1,515,217.81	537972	15,217.81	At Maturity	3226
4-Dec-19	1,500,000.00	4.25%	Bendigo and Adelaide Bank	A-2	28-Nov-14	1,559,034.25	535488	59,034.25	Annually	2762
9-Dec-19	1,500,000.00	2.25%	National Australia Bank	A-1+	28-May-19	1,514,517.12	537983	14,517.12	At Maturity	3227
11-Dec-19	1,500,000.00	4.00%	National Australia Bank	A-1+	16-Dec-14	1,552,438.36	535504	52,438.36	Annually	2766
16-Dec-19	1,000,000.00	2.25%	Bank of Queensland	A-2	29-May-19	1,009,616.44	537988	9,616.44	At Maturity	3228
16-Dec-19	1,800,000.00	2.21%	National Australia Bank	A-1+	31-May-19	1,816,783.89	537993	16,783.89	At Maturity	3229
18-Dec-19	2,500,000.00	2.28%	ME Bank	A-2	3-Jun-19	2,523,580.82	537998	23,580.82	At Maturity	3230

Camden Council

Investment Holdings Report - October 2019



Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
18-Dec-19	1,500,000.00	2.05%	National Australia Bank	A-1+	19-Jun-19	1,511,373.29	538049	11,373.29	At Maturity	3237
19-Dec-19	1,000,000.00	3.85%	Macquarie Bank	A-1	19-Dec-14	1,187,542.47	535503	187,542.47	At Maturity	2767
23-Dec-19	2,000,000.00	2.20%	National Australia Bank	A-1+	4-Jun-19	2,018,082.19	538001	18,082.19	At Maturity	3231
30-Dec-19	1,500,000.00	2.15%	Bank of Queensland	A-2	11-Jun-19	1,512,634.93	538022	12,634.93	At Maturity	3234
2-Jan-20	1,000,000.00	2.15%	Bank of Queensland	A-2	5-Jun-19	1,008,776.71	538008	8,776.71	At Maturity	3233
6-Jan-20	1,000,000.00	2.15%	Bank of Queensland	A-2	12-Jun-19	1,008,364.38	538033	8,364.38	At Maturity	3235
6-Jan-20	3,000,000.00	1.80%	Westpac Group	A-1+	30-Sep-19	3,004,734.25	538565	4,734.25	At Maturity	3277
8-Jan-20	1,500,000.00	2.05%	National Australia Bank	A-1+	17-Jun-19	1,511,541.78	538044	11,541.78	At Maturity	3236
13-Jan-20	1,000,000.00	2.05%	National Australia Bank	A-1+	19-Jun-19	1,007,582.19	538050	7,582.19	At Maturity	3238
15-Jan-20	1,500,000.00	2.10%	Bank of Queensland	A-2	24-Jun-19	1,511,219.18	538068	11,219.18	At Maturity	3239
20-Jan-20	1,000,000.00	2.00%	National Australia Bank	A-1+	26-Jun-19	1,007,013.70	538080	7,013.70	At Maturity	3240
22-Jan-20	1,500,000.00	2.00%	Bank of Queensland	A-2	3-Jul-19	1,509,945.21	538167	9,945.21	At Maturity	3245
28-Jan-20	1,500,000.00	1.90%	ME Bank	A-2	22-Jul-19	1,507,964.38	538324	7,964.38	At Maturity	3248
30-Jan-20	1,500,000.00	1.90%	National Australia Bank	A-1+	24-Jul-19	1,507,808.22	538335	7,808.22	At Maturity	3249
31-Jan-20	3,000,000.00	1.68%	Westpac Group	A-1+	31-Oct-19	3,000,138.08	538636	138.08	At Maturity	3285
2-Feb-20	1,000,000.00	3.90%	Westpac Group	A-1+	2-Feb-15	1,028,849.32	535537	28,849.32	Annually	2772
5-Feb-20	2,000,000.00	1.83%	National Australia Bank	A-1+	1-Aug-19	2,009,225.21	538351	9,225.21	At Maturity	3251
10-Feb-20	1,000,000.00	2.90%	ING Bank (Australia)	A-1*	8-Feb-18	1,021,134.25	536215	21,134.25	Annually	3065
12-Feb-20	1,500,000.00	1.80%	ME Bank	A-2	5-Aug-19	1,506,509.59	538365	6,509.59	At Maturity	3253
17-Feb-20	1,500,000.00	1.80%	National Australia Bank	A-1+	7-Aug-19	1,506,361.64	538372	6,361.64	At Maturity	3254
17-Feb-20	1,000,000.00	2.00%	AMP Bank	A-2	21-Aug-19	1,003,945.21	538409	3,945.21	At Maturity	3760
19-Feb-20	1,500,000.00	1.80%	National Australia Bank	A-1+	8-Aug-19	1,506,287.67	538378	6,287.67	At Maturity	3255
20-Feb-20	1,000,000.00	1.70%	National Australia Bank	A-1+	20-Aug-19	1,003,400.00	538400	3,400.00	At Maturity	3259
24-Feb-20	1,500,000.00	1.75%	National Australia Bank	A-1+	12-Aug-19	1,505,825.34	538384	5,825.34	At Maturity	3256
26-Feb-20	2,000,000.00	1.70%	National Australia Bank	A-1+	15-Aug-19	2,007,265.75	538393	7,265.75	At Maturity	3257
2-Mar-20	1,000,000.00	1.67%	ME Bank	A-2	26-Aug-19	1,003,065.48	538416	3,065.48	At Maturity	3261



Camden Council Investment Holdings Report - October 2019

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
4-Mar-20	1,500,000.00	1.65%	National Australia Bank	A-1+	28-Aug-19	1,504,407.53	538423	4,407.53	At Maturity	3262
9-Mar-20	1,500,000.00	1.65%	National Australia Bank	A-1+	28-Aug-19	1,504,407.53	538424	4,407.53	At Maturity	3263
11-Mar-20	2,000,000.00	1.65%	National Australia Bank	A-1+	29-Aug-19	2,005,786.30	538432	5,786.30	At Maturity	3264
16-Mar-20	1,500,000.00	1.63%	Commonwealth Bank of Australia	A-1+	2-Sep-19	1,504,019.18	538446	4,019.18	At Maturity	3265
18-Mar-20	1,500,000.00	1.63%	Commonwealth Bank of Australia	A-1+	2-Sep-19	1,504,019.18	538447	4,019.18	At Maturity	3266
23-Mar-20	1,500,000.00	1.62%	Commonwealth Bank of Australia	A-1+	2-Sep-19	1,503,994.52	538448	3,994.52	At Maturity	3267
25-Mar-20	1,000,000.00	1.70%	National Australia Bank	A-1+	5-Sep-19	1,002,654.79	538498	2,654.79	At Maturity	3268
30-Mar-20	1,000,000.00	1.72%	National Australia Bank	A-1+	10-Sep-19	1,002,450.41	538513	2,450.41	At Maturity	3269
1-Apr-20	700,000.00	1.75%	National Australia Bank	A-1+	16-Sep-19	701,543.84	538528	1,543.84	At Maturity	3270
1-Apr-20	800,000.00	1.70%	Suncorp Bank	A-1	16-Sep-19	801,713.97	538529	1,713.97	At Maturity	3271
6-Apr-20	1,000,000.00	1.92%	Westpac Group	A-1+	19-Sep-19	1,002,261.92	538537	2,261.92	At Maturity	3272
6-Apr-20	500,000.00	1.75%	Westpac Group	A-1+	27-Sep-19	500,839.04	538561	839.04	At Maturity	3275
8-Apr-20	1,000,000.00	1.75%	Westpac Group	A-1+	23-Sep-19	1,001,869.86	538554	1,869.86	At Maturity	3273
8-Apr-20	500,000.00	1.75%	Westpac Group	A-1+	27-Sep-19	500,839.04	538562	839.04	At Maturity	3276
13-Apr-20	1,500,000.00	1.75%	Westpac Group	A-1+	25-Sep-19	1,502,660.96	538558	2,660.96	At Maturity	3274
15-Apr-20	1,500,000.00	1.68%	Westpac Group	A-1+	2-Oct-19	1,502,071.23	538588	2,071.23	At Maturity	3278
20-Apr-20	1,000,000.00	1.63%	Westpac Group	A-1+	9-Oct-19	1,001,027.12	538618	1,027.12	At Maturity	3279
22-Apr-20	1,500,000.00	1.66%	Westpac Group	A-1+	14-Oct-19	1,501,227.95	538607	1,227.95	At Maturity	3280
27-Apr-20	1,000,000.00	1.66%	Westpac Group	A-1+	18-Oct-19	1,000,636.71	538619	636.71	At Maturity	3281
29-Apr-20	1,500,000.00	1.70%	Westpac Group	A-1+	24-Oct-19	1,500,558.90	538627	558.90	At Maturity	3282
4-May-20	1,500,000.00	1.73%	Westpac Group	A-1+	30-Oct-19	1,500,142.19	538631	142.19	At Maturity	3283
6-May-20	1,000,000.00	1.75%	Westpac Group	A-1+	31-Oct-19	1,000,047.95	538635	47.95	At Maturity	3284
1-Jul-20	1,500,000.00	1.95%	National Australia Bank	A-1+	1-Jul-19	1,509,856.85	538107	9,856.85	At Maturity	3243
29-Jul-20	1,500,000.00	1.85%	ME Bank	A-2	29-Jul-19	1,507,222.60	538340	7,222.60	At Maturity	3250
19-Aug-20	1,000,000.00	1.61%	National Australia Bank	A-1+	19-Aug-19	1,003,264.11	538397	3,264.11	At Maturity	3258
18-Jan-21	2,000,000.00	2.15%	AMP Bank	BBB+	15-Jul-19	2,012,841.10	538210	12,841.10	Annually	3247

Page 7 of 8.



Camden Council
Investment Holdings Report - October 2019

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
15-Mar-21	1,000,000.00	3.60%	Bank of Queensland	BBB+	15-Mar-17	1,022,783.56	535484	22,783.56	Annually	2958
29-Mar-21	1,500,000.00	2.65%	Bank of Queensland	BBB+	29-Mar-19	1,523,632.19	537758	23,632.19	Annually	3201
7-Apr-21	1,000,000.00	3.50%	Bank of Queensland	BBB+	3-Apr-17	1,020,328.77	535486	20,328.77	Annually	2963
17-May-21	1,000,000.00	3.10%	Westpac Group	AA-	16-May-17	1,006,539.73	535544	6,539.73	Quarterly	2975
23-Jun-21	1,500,000.00	2.05%	Bank of Queensland	BBB+	26-Jun-19	1,510,783.56	538081	10,783.56	Annually	3241
3-Aug-21	1,000,000.00	1.90%	Bank of Queensland	BBB+	2-Aug-19	1,004,736.99	538357	4,736.99	Annually	3252
1-Feb-22	1,000,000.00	3.60%	Westpac Group	AA-	1-Feb-17	1,009,073.97	535538	9,073.97	Quarterly	2936
2-Feb-22	1,500,000.00	3.57%	Westpac Group	AA-	2-Feb-17	1,513,350.82	535539	13,350.82	Quarterly	2937
10-Feb-22	1,000,000.00	3.56%	Westpac Group	AA-	10-Feb-17	1,007,900.27	535540	7,900.27	Quarterly	2938
15-Feb-22	1,500,000.00	3.75%	Bank of Queensland	BBB+	15-Feb-17	1,539,914.38	535547	39,914.38	Annually	2939
22-Feb-22	2,000,000.00	3.64%	Westpac Group	AA-	22-Feb-17	2,014,161.10	535541	14,161.10	Quarterly	2940
28-Feb-22	1,000,000.00	3.75%	Bank of Queensland	BBB+	27-Feb-17	1,025,376.71	535483	25,376.71	Annually	2946
28-Feb-22	1,000,000.00	3.55%	Westpac Group	AA-	28-Feb-17	1,006,321.92	535542	6,321.92	Quarterly	2950
1-Mar-22	1,000,000.00	3.58%	Westpac Group	AA-	1-Mar-17	1,005,884.93	535543	5,884.93	Quarterly	2952
3-Mar-22	1,000,000.00	3.60%	Westpac Group	AA-	3-Mar-17	1,005,819.18	535545	5,819.18	Quarterly	2954
9-Mar-22	1,000,000.00	3.61%	Westpac Group	AA-	9-Mar-17	1,005,241.92	535546	5,241.92	Quarterly	2956
23-Mar-22	500,000.00	3.80%	Bank of Queensland	BBB+	23-Mar-17	511,504.11	535485	11,504.11	Annually	2960
4-May-22	1,000,000.00	3.60%	Bank of Queensland	BBB+	8-May-17	1,017,457.53	535487	17,457.53	Annually	2971
27-Jun-22	1,500,000.00	2.10%	Bank of Queensland	BBB+	26-Jun-19	1,511,046.58	538082	11,046.58	Annually	3242
11-Dec-23	2,000,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	2,054,715.07	537431	54,715.07	Annually	3070
18-Dec-23	4,500,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	4,623,108.90	537432	123,108.90	Annually	3071
3-Jan-24	2,000,000.00	3.40%	Rabobank Australia	A+*	4-Jan-19	2,056,076.71	537443	56,076.71	Annually	3173
28-Feb-24	1,000,000.00	3.20%	Rabobank Australia	A+*	28-Feb-19	1,021,567.12	537586	21,567.12	Annually	3189
4-Mar-24	1,200,000.00	3.20%	Rabobank Australia	A+*	4-Mar-19	1,225,459.73	537601	25,459.73	Annually	3192
28-Mar-24	1,000,000.00	3.00%	Rabobank Australia	A+*	29-Mar-19	1,017,835.62	537765	17,835.62	Annually	3200
	133,500,000.00					135,071,512.79		1,571,512.79		



**BUSKING
POLICY
P4.0227.1**

BUSKING POLICY

DIVISION: Sport, Community and Activation
BRANCH: Economic Development and Activation
CATEGORY: 2

PART 1 - INTRODUCTION

1. BACKGROUND

- 1.1 Camden Local Government Area (LGA) is a vibrant and dynamic place, with a variety of distinctive public and open spaces. It has engaging retail and cultural precincts with a range of landscapes with unique attributes in urban, heritage and rural settings.
- 1.2 It is recognised that busking enhances the cultural richness and vibrancy of a local place providing entertainment and contributing to an inherent sense of safety and security for the community. Council acknowledges the valuable contribution that buskers make to the local culture and economy.
- 1.3 Camden LGA has a growing interest from local businesses and the community to support local musicians and live music in various venues in urban and open spaces and community events. A coordinated and strategic approach is required to support the increased level of requested activity.
- 1.4 Busking activity supports the initiatives of Council's Camden Town Centre Urban Design Framework and addresses issues that support activities as part of sustainable daytime and night time economies for social, cultural and economic outcomes.

2. OBJECTIVE

- 2.1 This policy provides a strategic approach to busking activities in the Camden LGA on Council approved sites.
- 2.2 The primary purpose of this policy is to provide a framework of guiding principles and decision-making criteria for buskers in the Camden LGA.

3. SCOPE

- 3.1 This policy applies to the approval and management of appropriate busking activity within Camden LGA on Council owned land.
- 3.2 This Policy outlines the considerations and criteria Council must consider when determining applications for busker registration approvals to operate within the Camden LGA.

4. DEFINITIONS

- 4.1 **Authorised person** is an appropriately delegated employee of Camden Council.
- 4.2 **Approved designated area** is a defined area of land approved by an authorised person. Land controlled by Council requires the approval of Council. This means that busking and other public performance activities on operational land such as footpaths and public plaza areas require the approval of Council.
- 4.3 **Busker** is a person who actively provides public performances in the public domain by dancing, singing, playing a musical instrument, reciting a story or poem, miming, puppetry, juggling or performing acts of a similar nature in exchange for a donation from members of the public.
- 4.4 **Busking** is the performance or making of an artwork, pavement art or activity by a busker in the public domain.
- 4.5 **General Busking Registration** is by application to Council issued under this Policy which allows a musician or artist wishing to busk or undertake pavement art.
- 4.6 **Pavement Art** is art that is drawn on to pavement as temporary public art, often ephemeral in nature, that can visually transform a pavement using easily removable drawing materials such as chalk and other approved material on paper, canvas or other removable surfaces.
- 4.7 **Pavement Art Registration** is by application that allows a suitably experienced artist to work in appropriate designed locations (upon application) within the boundaries of Camden LGA. This applies to artists actively engaged in artistic work which is either directly on the pavement using non-permanent art materials e.g chalk and other approved material on paper, canvas or other removable surfaces.
- 4.8 **Public domain** is space that is generally open and accessible to people including the pavement, streets, public squares, parks, outdoor and open spaces.
- 4.9 **Special Busking Permission** – an approval or permit that has been issued and approved by a relevant peak body (if relevant) for street performers, required if undertaking performances involving dangerous acts or using dangerous implements or materials.
- 4.10 **Street Performer** means an artist (musician, actor, painter etc) who performs in a public place, usually for donated money.

PART 2 - POLICY STATEMENT

5. PRINCIPLES

5.1 Council will use its best efforts to ensure busking activities are:

- Relevant to the vision and objectives of the Community Strategic Plan.
- Facilitated with a high degree of community engagement with community and local businesses.
- Carefully managed for equity and fairness to all in a mixed-use environment.
- Relevant and appropriate to the context of its site.
- Non-offensive.
- Safe and accessible for the public.
- Not having any potential adverse impacts with nearby businesses, properties or community members.
- Of minimum disruption to pedestrian traffic, conduct of businesses, community safety and public amenity or any other approved event or activity.
- Not to solicit funds or undertake the act of asking, seeking or requesting money or goods from members of the public.
- Not to use amplified music unless otherwise approved by Council.
- Fostering an environment that encourages and enables a range of high-quality busking activity to thrive in the Camden LGA.
- Consistent with current planning, heritage, safety and environmental policies and any applicable plans of management and legislation.

6. BUSKING REGISTRATION

- 6.1 Buskers must register with Council to receive a General Busking Registration. Anyone wishing to busk or undertake pavement art within Camden LGA must hold a valid registration from Council.
- 6.2 Buskers operate in accordance with their Council approval for activity in public spaces.
- 6.3 Individual buskers must clearly display a current busking registration during their activity. Registrations are not transferable.
- 6.4 Buskers under 18 years of age require a consent signed by a parent/guardian. It is recommended they are accompanied by a person 18 years old or over.
- 6.5 Buskers may receive approval to work throughout Camden LGA in areas designated by authorised Council staff for the purpose of Council endorsed events and/or partnership with Council supported special events and activations.
- 6.6 Pavement artists and street performers must register and receive General Busking Registration. Anyone wishing to undertake any of these activities within Camden LGA must hold a valid registration from Council.
- 6.7 Special Busking Permission for street performers may be an additional requirement for assessment and approval by a relevant peak body (if relevant) if

undertaking performances involving dangerous acts or using dangerous implements or materials.

7. BUSKING SITES

- 7.1 Busking is permitted on land where Camden Council is the land owner.
- 7.2 Busking activities are only permitted by Council in approved designated locations.
- 7.3 Council will use its best efforts to ensure that other relevant stakeholders involved in the provision of busking are informed of and abide by these principles.

8. OTHER BUSKING ACTIVITIES

Pavement Art

- 8.1 Pavement art is permitted on land where Camden Council is the land owner.
- 8.2 Material used is to be removable by water and is not to leave any residue or create a water pollution incident.
- 8.3 The art surface is to be a non-porous material, such as bitumen or concrete.
- 8.4 Any proposed material to be used in carrying out pavement art (whether wet or dry) must not be slippery or cause a public hazard, nuisance or offence.

9. REVIEW

- 9.1 It is recommended that the Policy be reviewed every two years with ongoing monitoring to inform future decision making on busking activity.

□ * * *

RELEVANT LEGISLATIVE INSTRUMENTS: *Section 68(a) of the Local Government Act 1993*
Protection of Environment Operations Act 1997
Protection of the Environment Operations (Noise Control) Regulation 2017

RELATED POLICIES, PLANS AND PROCEDURES: Camden Council's Community Strategic Plan (CSP) 2017
 Our Future Camden-Camden Town Centre Vision 2014
 Camden Town Centre Urban Design Framework 2018
 Camden LGA Destination Management Plan 2016
 Camden Local Environmental Plan (LEP) 2010
 Camden Development Control Plan (DCP) 2011

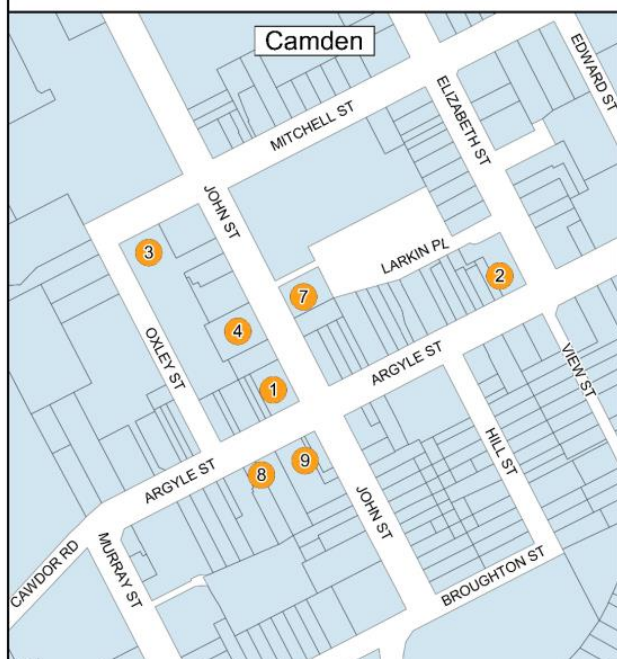
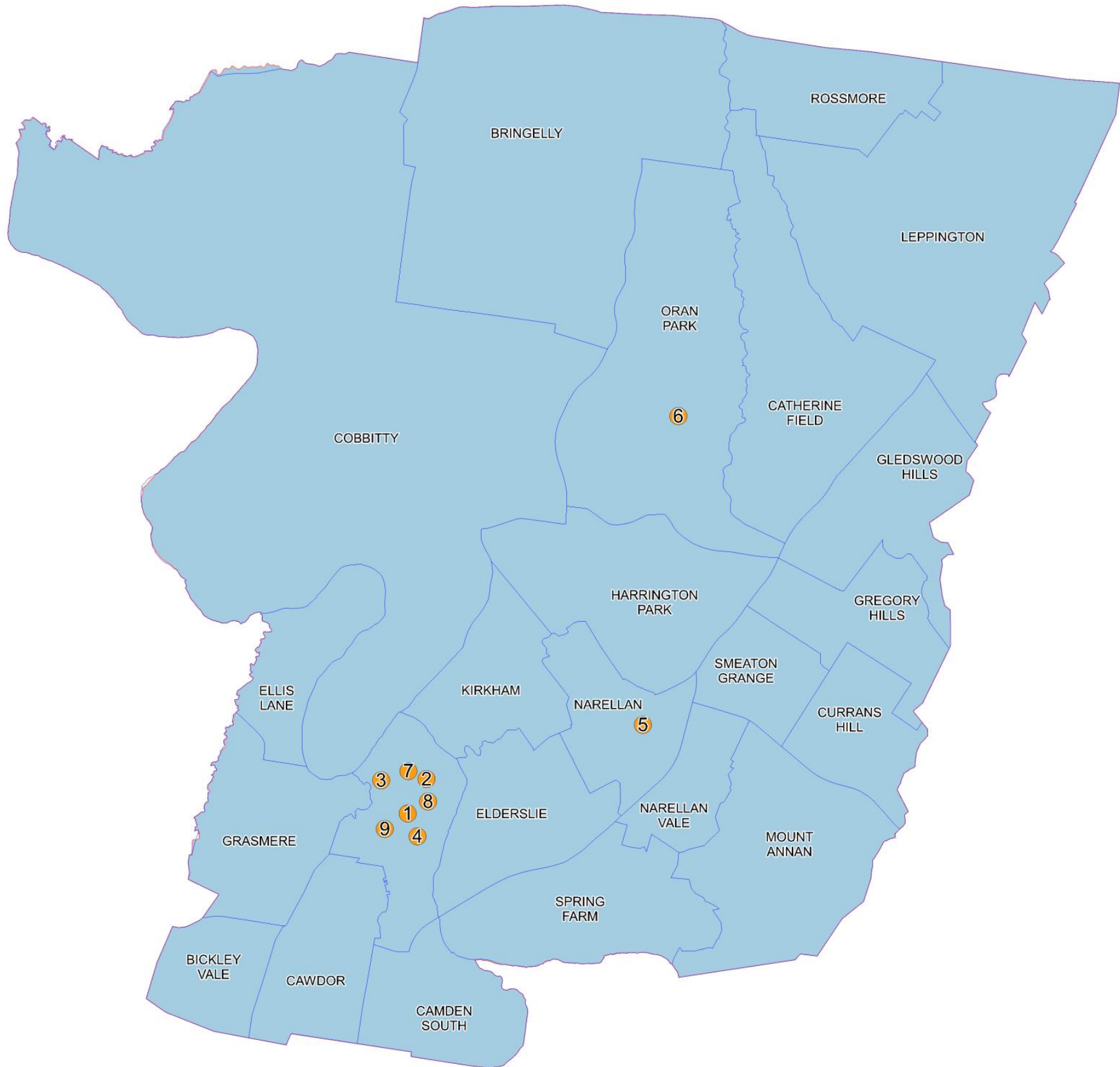
RESPONSIBLE DIRECTOR: Sport, Community and Activation

APPROVAL: General Manager through the Executive Leadership Group.

HISTORY:

Version	Approved by	Changes made	Date	EDMS Number
1	Council	New		

Camden Council Busking Sites



Proposed Busking Sites

- ① Pavement 125 Argyle St Camden
- ② Pavement 39 Argyle St Camden
- ③ Camden Civic Centre Cnr Mitchell & Oxley
- ④ Alan Baker Art Gallery Court Yard 37 John St Camden
- ⑤ Narellan Library Forecourt Elyard St Narellan
- ⑥ Oran Park Library Forecourt 72 Central Ave Oran Park
- ⑦ Camden Library 40 John St Camden
- ⑧ Pavement Outside Shopfront 146 Argyle St Camden
- ⑨ Pavement 164 Argyle St Camden





DEDICATION OF CONSTRAINED LANDS POLICY

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DEDICATION OF CONSTRAINED LANDS POLICY

DIVISION: CUSTOMER & CORPORATE STRATEGY

BRANCH: GROWTH & ADVOCACY

CATEGORY: 2

PART 1 - INTRODUCTION

1. BACKGROUND

- 1.1 There are currently lands identified for the purposes of environmental and/or infrastructure held in private ownership. Through the redevelopment of development sites, Developers may wish to dedicate these lands to Council.
- 1.2 This policy provides a framework for managing the dedication of these types of land, so that Council is not burdened unreasonably by the maintenance costs for environmental and hazard management purposes of these lands.
- 1.3 This policy consolidates Councils existing policies relating to the Dedication of Land Burdened by Utility Easements (Policy 1.19), and the Dedication of Riparian Corridors (Policy 1.18) Policies.

2. OBJECTIVE

- 2.1 To establish the requirements upon which Council will accept land to be dedicated for infrastructure or environmental purposes.
- 2.2 To ensure that only suitable land is dedicated that provides material public benefit to the community such as quality infrastructure, connectivity and other services.
- 2.3 To ensure Council is not burdened with high maintenance land or land with poor usability.
- 2.4 To encourage land owners and Developers to find the most appropriate and innovative use for land that is constrained.
- 2.5 To ensure that if the land has environmental constraints that the landowner/Developers are encouraged to protect and rehabilitate the land.
- 2.6 To ensure that lands to be dedicated to Council under this policy are provided with a source of funds for the on-going maintenance of these lands.

3. SCOPE

- 3.1 This policy applies to all land to be dedicated to Council for infrastructure or environmental purposes.

4. DEFINITIONS

- 4.1 Land to be dedicated to Council can be grouped into the following two (2) categories under this policy, which are:

4.1.1 Environmental Land

- For the purposes of this policy, *Environmental land* refers to riparian corridor land which is defined as waterfront land pursuant to the *Waterfront Management Act 2000*; or a riparian corridor defined under an adopted Waterfront Land Strategy.

4.1.2 Infrastructure Land

- For the purposes of this policy, *Infrastructure land* refers to land required for the provision of a utility that is restricting the use of the land and any land that may be required for the purposes of a Major Infrastructure Corridor.
- Infrastructure land generally refers to utility easements including but is not limited to electricity, gas, sewer and water easements.

PART 2 - POLICY STATEMENT

5. POLICY STATEMENT

- 5.1 Through the development of sites, Developers may wish to dedicate land to Council for environmental or infrastructure purposes. The Developer is required to demonstrate how the land will be used and its material public benefit to the community.
- 5.2 If Council accepts such land it is burdened with its maintenance. This policy establishes the process and terms associated with this land dedication.

6. REQUIREMENTS

The following terms and conditions will apply to all land covered under this policy that Camden Council may accept into public ownership.

- 6.1 The Developer must demonstrate Material Public Benefit and the design of the works must consider Council's guiding principles, policies and strategies such as the *Open Space Design Manual*. Developers must provide a supporting concept plan of the area and its proposed embellishments as part of the proposal to Council.
- 6.2 Council will also assess a proposal of material public benefit based on the following factors:
- The quality of the land and its interface with the urban environment;
 - The range of encumbrances restricting community use and enjoyment of the land;
 - Recognition of cultural landscapes;
 - Retention of significant view lines;
 - Protection of a significant environmental feature of the land;
 - Providing linkages between areas of open space that are unencumbered by the power easement at regular intervals along the easement corridor; and
 - Use for an appropriate community purpose, such as pedestrian connections, shared pathways, off-leash dog areas, lookouts/viewing platforms, active recreation spaces, natural play spaces, signage, public art, interpretative uses, technological uses and native places.
 - If the land is contaminated, as defined by cl. 7 of SEPP 55 – Remediation of Land, Council is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the land is to be used or developed. If the land requires remediation to make it suitable for the proposed use the remediation is to be completed prior to the use and be at the expense of the developer or owner.
- 6.3 The subject land and any proposed embellishments must be provided to Council at no cost and be to Council's satisfaction and implemented by way of a Planning Agreement in accordance with the *Environmental Planning and Assessment Act (EP&A Act 1979)*; or otherwise agreed to by Council.
- 6.4 In the case of Transmission Line and cable easements, the proponent must consult with Transgrid prior to lodging the development application and comply with any of their requirements in the development application.

- 6.5 The land will be landscaped or embellished in consultation with Council and in accordance with the requirements of the relevant authorities.
- 6.6 The land should be dedicated in a staged fashion corresponding with the staging of development adjacent to the easement corridor. Dedication will not be accepted despite the above provisions, until Council has access to the land;

Please note that acceptance of land in accordance with this policy will be at the sole discretion of Council and assessed on a case-by-case basis.

7. MAINTENANCE

- 7.1 The Developer will be required to undertake establishment works relating to the lands dedicated under this policy for a maintenance period agreed to with Council.
- 7.2 It is suggested that the Developer will be required to pay for maintenance costs of the land for a minimum period of five years from the date of practical completion of establishment works.
- 7.3 The design of all embellishments must ensure minimal on-going maintenance and management costs.
- 7.4 The Developer is to provide (in the approved Vegetation Management Plan and/or Draft Plan of Management (POM) for the land) a schedule of works with a cost estimate for all components of the works for the ongoing management and maintenance of the land. This should also include a Works-as-Executed plan and any associated warranties relating to the maintenance.

8. ENVIRONMENTAL LAND

- 8.1 The land will be landscaped in a manner that considers salinity impacts and minimises bushfire risk.
- 8.2 The ongoing use, management and maintenance of infrastructure and environmental land that is to be dedicated to Council shall be detailed in a draft POM, prepared by a suitably qualified person or organisation and lodged with Council for consideration, exhibition, and determination, prior to the dedication of the land to Council. All costs associated with the preparation of the draft POM shall be borne by the Developer. The draft POM is to conform to the requirements of the *Local Government Act 1993*.
- 8.3 Any environmental land proposed to be dedicated to Council must be designed, constructed and maintained in accordance with the relevant Vegetation Management Plan approved for the subject land and in accordance with all relevant conditions of development consent for works on the subject land.

9. INFRASTRUCTURE LAND

- 9.1 Camden Council encourages land owners and Developers to find the best and most innovative use of land burdened by a transmission easement having regard to the particular circumstances of each case.
- 9.2 Camden Council may accept land burdened by transmission easements as public open space only in accordance with the general terms and conditions outlined in this Policy, the requirements contained in Transgrids Easement Guidelines Third Party Development policy and any additional terms and conditions negotiated with respect to each particular case.
- 9.3 Council will make decisions on requests for transfer of land burdened by a transmission easement in a timely manner and in concert with the authority benefiting from the easement.
- 9.4 Council encourages Developers to consider use and ownership options for land burdened by transmission easements early in planning stages for development of the land and to put any proposals for dedication of such land to Council in a timely manner to enable decisions to be made at the appropriate times.

* * *

RELEVANT LEGISLATIVE INSTRUMENTS: *List any statutory provision that impose an obligation of Council in relation to the topic.*

RELATED POLICIES, PLANS AND PROCEDURES: Open Space Design Manual
Relevant Waterfront Land Strategies
Transgrid Easement Guidelines *for* Third Party Development

RESPONSIBLE DIRECTOR: Director Customer and Corporate Strategy,
Customer and Corporate Strategy

APPROVALS: ELG, Council

ATTACHMENTS: N/A

NEXT REVIEW DATE: July 2020

RECORD KEEPING NOTES: All records relating to the policy are to be recorded in TRIM in accordance with Council's Records Management Policy

HISTORY:

Issue	Approved by	Changes made	Date	TRIM Number
1	<i>Approved by General Manager</i>	<i>Nil</i>	<i>Inset date</i>	<i>Trim Number</i>
2	<i>Approved by General Manager</i>	<i>Minor amendments</i>	<i>Inset date</i>	<i>Trim Number</i>



DEDICATION OF RIPARIAN CORRIDORS POLICY 1.18

DEDICATION OF RIPARIAN CORRIDORS POLICY

DIVISION: DEVELOPMENT & HEALTH

PILLAR: MANAGING URBAN GROWTH; ENVIRONMENTAL SYSTEMS

FILE / BINDER: Council Policies

OBJECTIVE:

To establish the terms and conditions upon which Council will consider proposals to accept dedication of riparian corridor land to Council.

BACKGROUND:

The land covered by riparian corridors form important natural links through residential and employment lands. They protect water quality for aquatic life, provide habitat for animals, help to improve air quality and moderate local climate conditions. There are a number of options for the use and ownership of this land.

Public ownership of riparian corridors should not be considered the only option for development. A range of options should be considered, including: private ownership in the rear yards of residential properties; private ownership on the site of an appropriate development, such as a function centre; private ownership on larger lots capable of being used for environmental activities. Where appropriate and subject to satisfactorily demonstrating public benefit, riparian corridor land may be considered as an extension to existing or planned public open space.

Historically, Section 94 of the Environmental Planning and Assessment Act (EP&A Act) has enabled levies to be charged on developments to fund the acquisition and embellishment of riparian corridors by Councils. This mechanism ensured the environmental outcomes of preserving riparian corridors were achieved through public ownership and ongoing management. Recent changes to the EP&A Act have meant that this is no longer possible.

As a result, achievement of good environmental outcomes is no longer certain and further, where the corridors are not retained in single ownership (i.e. the corridors are to be subdivided into residential lots), the environmental outcomes are even less likely to be achieved. New and innovative solutions are required to be found to secure the environmental benefits of riparian corridors. However, in some circumstances, it may be that public ownership is the only option that will ensure good environmental outcomes.

POLICY STATEMENT:

Camden Council encourages land owners and developers to find the best and most innovative use of riparian corridor land having regard to the particular circumstances of each case.

DEDICATION OF RIPARIAN CORRIDORS
POLICY 1.18

Adopted by Council: 8 December 2009
Minute No: ORD301/09

Page 2 of 6

Camden Council may accept riparian corridor land as public open space only in accordance with the general terms and conditions outlined in this Policy and any additional terms and conditions negotiated with respect to each particular case.

Camden Council may accept riparian corridor land as public open space only where community and environmental benefits are adequately demonstrated, such as:

- Protection of significant environmental features of the land;
- Recognition of cultural landscapes;
- Retention of significant view lines;
- Use for an appropriate community purpose, such as a cycle/walkway, passive open space, environmental education, etc;
- Providing linkages between areas of open space that are unencumbered by the riparian corridor at regular intervals along the corridor.

Council will consider each request for transfer of riparian corridor land on a case by case basis. Council will make decisions on requests for transfer of riparian corridor land in a timely manner.

The onus will be on the proponent to demonstrate that any proposal to dedicate a riparian corridor to Council complies with this Policy, in particular with regard to demonstrating that the on-going costs and activities for Council of managing and maintaining the land will be minimal.

Council encourages proponents to consider use and ownership options for riparian corridor land early in planning stages for development of the land and to put any proposals for dedication of such land to Council in a timely manner to enable decisions to be made at the appropriate times.

RELEVANT LEGISLATION:	Environmental Planning and Assessment Act, 1979; Water Management Act, 2000
RELATED POLICIES:	Relevant Waterfront Land Strategies adopted from time to time.
DELEGATIONS:	N
SUSTAINABILITY ELEMENT:	Y
STAFF TRAINING REQUIRED?	N

NEXT REVIEW DATE: December 2012

PREVIOUS POLICY Nil

**DEDICATION OF RIPARIAN CORRIDORS
POLICY 1.18**

Adopted by Council: 8 December 2009
Minute No: ORD301/09

Page 3 of 6

1. APPLICATION OF POLICY

This policy applies to all land identified as a riparian corridor.

2. DEFINITION OF RIPARIAN CORRIDOR

For the purposes of this policy, a riparian corridor is defined as waterfront land pursuant to the Water Management Act, 2000.

In the case of the Oran Park and Turner Road Precincts of the South West Growth Centre, a riparian corridor is defined as waterfront land pursuant to the Oran Park and Turner Road Waterfront Land Strategy, July 2009.

3. POLICY REQUIREMENTS

3.1 PROCESS

Proponents shall consult with Camden Council and the Department of Environment, Climate Change and Water with regard to the use, embellishment, ownership and management of land that contains riparian corridors. However, where a Waterfront Land Strategy has been approved for the land, the proponent need only consult with Camden Council.

Possible uses and ownership of riparian corridor land shall be identified at an early stage of planning for the land. Where riparian corridor land is intended to be dedicated to Council as public open space or other public purpose, the Council shall be consulted. Planned development of land adjoining riparian corridors shall facilitate the possible uses and ownership identified.

Prior to the development of land containing a riparian corridor, the proponent shall put a proposal to Council in writing, identifying all riparian corridor land that is intended to be dedicated to Council. The proposal shall contain sufficient information to enable Council to make an informed decision about whether it will accept dedication of the land, including the nature of the land to be dedicated, the intended uses and embellishments of such land and the costs of maintaining such land into the future. The proposal shall address the Policy Statement and the general terms and conditions and other requirements outlined below.

Council shall advise proponents in writing whether it will accept the proposed dedication of riparian corridor land and the terms and conditions upon which dedication will be accepted.

3.2 GENERAL TERMS AND CONDITIONS

The following general terms and conditions will apply to all land affected by a riparian corridor that Camden Council accepts into public ownership:

DEDICATION OF RIPARIAN CORRIDORS POLICY 1.18

Adopted by Council: 8 December 2009
Minute No: ORD301/09

Page 4 of 6

- No Section 94 credits will be granted relating to the land or to any embellishments proposed upon the land (unless a portion of the land is approved for a use associated with a Section 94 facility, eg. open space, cycle way, road crossing, drainage);
- Development adjoining the corridor must be designed in accordance with Safer by Design principles (such as through the provision of perimeter roads, landscape design that maintains sight lines and lighting appropriate to the intended use);
- The developer will pay for the maintenance costs of the land for a minimum period of five years from the date of practical completion of the embellishment works, or such longer period as is required to achieve the outcomes stated in the Vegetation Management Plan (VMP) for the land. However, the land may be dedicated to Council at an earlier time, when it is agreed that the outcomes stated in the (VMP) for the land have been achieved (but no less than 2 years from the commencement of the maintenance period) subject to the continued funding of the minimum 5 year maintenance period by the developer;
- The land will be dedicated in a staged fashion corresponding with the staging of development adjacent to the riparian corridor; dedication will not be accepted despite the above provisions, until the adjoining land has been developed.
- The land will be landscaped in a manner that considers salinity impacts and minimises bushfire risk; and
- The land will be landscaped or otherwise embellished in consultation with Council and in a manner that will ensure minimal on-going maintenance and management costs and in accordance with the requirements of an approved Vegetation Management Plan for the land.

Note: The subject land and any proposed embellishments must be provided at no cost to Council as negotiated through a Voluntary Planning Agreement (VPA) process.

Note: Council may modify or add to the above general terms and conditions having regard to the circumstances of each case.

Note: Council encourages innovative management and maintenance solutions, including offers of joint or developer-funded maintenance for an appropriate period post dedication of land.

Note: Acceptance of land in accordance with this policy will be at the sole discretion of Council.

3.3 OTHER REQUIREMENTS

The ongoing use, management and maintenance of riparian corridors to be dedicated to Council shall be detailed in a Draft Plan of Management (POM), prepared by a suitably qualified person or organisation and lodged with Council for consideration, exhibition, and

determination, prior to the dedication of the land to Council. All costs associated with the preparation of the draft POM shall be borne by the proponent. The draft POM is to conform to the requirements of the Local Government Act, specifically Sections 36A to E and 36M (Natural Areas – Watercourse).

The proponent is to provide (in the approved Vegetation Management Plan and Draft Plan of Management for the land) a schedule of works with a cost estimates for all components of the works for the ongoing management and maintenance of the land.

Any riparian corridor proposed to be dedicated to Council must be designed, constructed and maintained in accordance with the relevant Vegetation Management Plan approved for the subject land and in accordance with all relevant conditions of development consent for works on the subject land.

In the case of the Oran Park and Turner Road Precincts, the riparian corridors must be designed and constructed in accordance with the Oran Park and Turner Road Waterfront Land Strategy, July 2009, the Oran Park and Turner Road Development Control Plans, any approved Vegetation Management Plan and all relevant conditions of development consent for works on the subject land.



**DEDICATION OF LAND
BURDENED BY
TRANSMISSION
EASEMENTS
POLICY 1.19**

DEDICATION OF LAND BURDENED BY TRANSMISSION EASEMENTS POLICY

DIVISION: PLANNING & ENVIRONMENTAL SERVICES

BRANCH: STRATEGIC PLANNING

PART 1 - INTRODUCTION

1. BACKGROUND

- 1.1 The land burdened by large power line easements can often be difficult to incorporate into an urban development, yet the provision of electricity is fundamental to allowing development to take place. There are a number of options for the use and ownership of this land.
- 1.2 Public ownership of land burdened by a transmission easement should not be considered the only option for development. A range of options should be considered, including: private ownership in the rear yards of residential properties; use of major roadways; private ownership on larger lots capable of being farmed or grazed; relocation of the transmission easement. Where appropriate and subject to satisfactorily demonstrating public benefit, land burdened by a transmission easement may be considered as an extension to existing or planned public open space.
- 1.3 Land burdened by a transmission easement is constrained by that easement, but it is not unusable land. Historically, land burdened by transmission easements has been considered as left-over land and the potential use of the land has not been maximised to the fullest extent possible. Innovative approaches to the use of the land should be encouraged so that the land is not sterilised nor separated from the surrounding community.

2. OBJECTIVE

- 2.1 To establish the terms and conditions upon which Council will consider proposals to accept dedication of land burdened by transmission easements to Council.

3. SCOPE

- 3.1 This policy applies to all land burdened by a transmission easement, as defined in this Policy.

4. DEFINITIONS

- 4.1 For the purposes of this policy, a transmission easement is an easement that contains a major power line, such as a 132kV power line and above. Smaller transmission easements shall generally be planned to follow public roads and may, in isolated cases, cross public open space, but only where they do not interfere with the proposed use of that open space. However, this policy will also apply to these smaller transmission easements, where undergrounding or alignment with roads is not feasible or appropriate.

DEDICATION OF LAND BURDENED BY EASEMENTS POLICY 1.19
Adopted by Council: 8 Dec 2009 ORD301/09
Reviewed: February 2014

Page 2 of 6

PART 2 - POLICY STATEMENT

5. POLICY STATEMENT

- 5.1 Camden Council encourages land owners and developers to find the best and most innovative use of land burdened by a transmission easement having regard to the particular circumstances of each case.
- 5.2 Camden Council may accept land burdened by transmission easements as public open space only in accordance with the general terms and conditions outlined in this Policy and any additional terms and conditions negotiated with respect to each particular case, and in accordance with the requirements of the relevant electricity authority.
- 5.3 Camden Council may accept land burdened by a transmission easement as public open space only where community and environmental benefits are adequately demonstrated, such as:
 - Recognition of cultural landscapes;
 - Retention of significant view lines;
 - Protection of a significant environmental feature of the land;
 - Use for an appropriate community purpose, such as a cycle/walkway, a dog off-leash area, car parking, native plant nursery, community garden, etc;
 - Providing linkages between areas of open space that are unencumbered by the power easement at regular intervals along the easement corridor.
- 5.4 Council will consider each request for transfer of land burdened by a transmission easement on a case by case basis. Council will make decisions on requests for transfer of land burdened by a transmission easement in a timely manner and in concert with the authority benefiting from the easement.
- 5.5 The onus will be on the proponent to demonstrate that any proposal to dedicate land burdened by a transmission easement to Council complies with this Policy, in particular with regard to demonstrating that the on-going costs and activities for Council of managing and maintaining the land will be minimal.
- 5.6 Council encourages proponents to consider use and ownership options for land burdened by transmission easements early in planning stages for development of the land and to put any proposals for dedication of such land to Council in a timely manner to enable decisions to be made at the appropriate times.

6. PROCESS

- 6.1 Proponents shall consult with Camden Council and the relevant energy companies with regard to the use, embellishment, ownership and management of land burdened by a transmission easement.

- 6.2 Possible uses and ownership of land burdened by transmission easements shall be identified at an early stage of planning for the land. Where land burdened by transmission easements is intended to be dedicated to Council as public open space or another public purpose, the Council and the relevant energy companies shall be consulted. Planned development of land adjoining transmission easements shall facilitate the possible uses and ownership identified.
- 6.3 Prior to development of land containing a transmission easement, the proponent shall put a proposal to Council in writing, identifying all land burdened by a transmission easement that is intended to be dedicated to Council. The proposal shall contain sufficient information to enable Council to make an informed decision about whether it will accept dedication of the land, including the nature of the land to be dedicated, the intended uses and embellishments of such land and the costs of maintaining such land into the future. The proposal shall be accompanied by advice from the energy company that it supports the intended use of the easement land and approve the proposed embellishments on the land. The proposal shall address the Policy Statement and the general terms and conditions and other requirements outlined below.
- 6.4 Council shall advise proponents in writing whether it will accept the proposed dedication of land burdened by a transmission easement and the terms and conditions upon which dedication will be accepted.

7. GENERAL TERMS AND CONDITIONS

- 7.1 The following terms and conditions will apply to all land burdened by a transmission easement that Camden Council accepts into public ownership:
- No Section 94 credits will be granted relating to the land or to any embellishments proposed upon the land (unless a portion of the land is approved for a use associated with a Section 94 facility, eg. car parking for a sports field, subject to the concurrence of the energy company).
 - The land will be additional to the normal open space requirements and will not be permitted to be used for the primary components of Section 94 facilities (i.e. not for sports fields or playgrounds, but it may be for car parking) and shall not reduce the total area of land to be dedicated under the plan.
 - Development adjoining the easement land must be designed in accordance with Safer by Design Principles (such as through the provision of perimeter roads, landscape design that maintains sight lines, lighting appropriate to the intended use and opportunities to provide passive surveillance).
 - The developer will pay for the maintenance costs of the land for a minimum period of five years from the date of practical completion of the embellishment works, or such longer period as is required to achieve the outcomes for the land. However, the land may be dedicated to Council at an earlier time, when it is agreed that the outcomes for the land have been achieved (but no less than 2 years from the commencement of the maintenance period) subject to the continued funding of the minimum 5 year maintenance period by the developer.
 - The land will be dedicated in a staged fashion corresponding with the staging of development adjacent to the easement corridor. Dedication

will not be accepted despite the above provisions, until the adjoining land has been developed.

- The land will be landscaped or otherwise embellished in consultation with Council and in accordance with the requirements of the relevant energy companies.
- The land will be landscaped in a manner that considers salinity impacts and minimises bushfire risk.
- The design of all embellishments must ensure minimal on-going maintenance and management costs.
- Drainage of the land is designed to Council's satisfaction and to ensure no detrimental impacts on any private property or useable open space land.

- 7.2 The subject land and any proposed embellishments must be provided at no cost to Council as negotiated through a Voluntary Planning Agreement (VPA) process.
- 7.3 Council may modify or add to the above general terms and conditions having regard to the circumstances of each case.
- 7.4 Council encourages innovative management and maintenance solutions, including offers of joint or developer-funded maintenance for an appropriate period post dedication of land.
- 7.5 Acceptance of land in accordance with this policy will be at the sole discretion of Council.

8. OTHER REQUIREMENTS

- 8.1 The ongoing use, management and maintenance of land burdened by transmission easements to be dedicated to Council shall be detailed in a Draft Plan of Management (POM), prepared by a suitably qualified person or organisation and lodged with Council for consideration, exhibition, and determination, prior to the dedication of the land to Council. All costs associated with the preparation of the draft POM shall be borne by the proponent. The draft POM is to conform to the relevant requirements of the Local Government Act.
- 8.2 The proponent is to provide (in the Draft Plan of Management for the land) a schedule of works with a cost estimate for all components of the works for the ongoing management and maintenance of the land.

* * *

RELEVANT LEGISLATION:	<i>Environmental Planning and Assessment Act 1979</i>
RELATED POLICIES AND PROCEDURES:	Guidelines issued by the relevant electricity authority from time to time.
RELEVANT CAMDEN 2040 KEY DIRECTION AND OBJECTIVE:	(eg. 6. Strong Local Leadership; 6.2 It is well governed)
RESPONSIBLE OFFICER:	Director Planning & Environmental Services
APPROVALS:	ELG, Council
NEXT REVIEW DATE:	July 2015
RECORD KEEPING NOTES:	
CONFIDENTIALITY/PRIVACY REQUIREMENTS:	Publicly available document – available on Council’s website.
HISTORY:	
LAST REVIEW:	February 2014 – re-formatted to comply with Uniform Policy Template. No changes to content.
PREVIOUS POLICY:	1.19 Dedication of Land Burdened by Easements Policy
ADOPTED:	8 December 2009
MINUTE:	ORD301/09



TREE MANAGEMENT POLICY

TREE MANAGEMENT POLICY

DIVISION: COMMUNITY ASSETS ~~SUSTAINABILITY~~

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BRANCH: OPEN SPACE ~~RECREATION~~ AND SUSTAINABILITY

PART 1 - INTRODUCTION

1. BACKGROUND

1.1 This policy relates to the management of trees located within public and private land.

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1.2 Camden has a rich diversity of natural, cultural and urban landscape settings.

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1.3 Natural areas including bushland remnants are typically found in riparian corridors, public reserves and in private land. Cultural landscapes are found in public and private ownership and reflect different historical phases of Camden's development while urban landscapes are generally associated with residential developments.

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1.3.1.4 Trees are important elements of the local that transform the amenity and provide aesthetics of the area, while providing environmental, cultural and economic benefits to the community. In the long term, trees create a sense of place and enhance the streetscape.

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1.3.1.5 Trees are vital environmental components providing tangible health, wellbeing. Some of the important environmental, social and economic benefits or ecoservices to the community. Other benefits trees provide, include but are not limited to:

- a) Climate resilience through shade and wind breaks. Increased sense of wellbeing within Communities
- b) Shade
- c) Deflecting strong winds
- d) Improving improved air quality by absorbing air pollutants
- e) Reducing soil erosion and run-off
- f) Habitat for local fauna
- g) Softening the built environment
- h) Reflecting natural and cultural values

1.3.1.6 Current and Projected urban growth will have having a transformative effect on the future shape and character of Camden LGA. There are many competing pressures on available land to accommodate varied and affordable housing, and service infrastructure is providing new challenges for establishing and provision of a green amenity.

1.4.1.7 Development density and reduced Placing a street tree in front of every residential lot size in most cases precludes upper canopy tree establishment on private land therefore is becoming increasingly the need for trees in the public domain, difficult to

~~achieve due to a combination of factors including reduced lot size, and narrow lot frontages. There is also less opportunity to establish upper canopy trees on private land making it even more important for trees to be installed on public land, it is a big challenge but one that can be done through good selection.~~

~~1.5.1.8 It is timely for Council to formally adopt a~~ This Tree Management Policy ~~provides a mechanism for to ensuring that~~ the values Camden residents place on its trees ~~is~~ are reflected through contemporary management and appropriate the use of tree species ~~with of~~ known qualities and performance ~~and that are relevant to~~ enhance urban, our natural and cultural heritage treescapes ~~and~~ vision for how Camden will look in the future.

2. OBJECTIVE

- 2.1 The objective of this policy is to provide guidelines to ensure consistency in the management of tree assets and tree selection within the Camden Local Government Area (LGA).
- 2.2 To provide an indicative species ~~palette-list~~ suitable for planting in public and private open space within Camden LGA.
- 2.3 To ensure the species ~~palette list~~ draws on our Camden's unique natural heritage and rich culturally historic landscapes ~~and the experience and input of dedicated groups and individuals.~~
- 2.4 To identify plant species not suitable for use on public land and not recommended for planting on private land within the Camden LGA.
- 2.5 To promote the Tree Management Policy as a resource to assist Landscape Architects, Developers, Public Authorities ~~(including Council)~~ and Residents to make informed decisions about tree selection.
- 2.6 To update and supplement the species ~~palette list~~ with new varieties that have proven characteristics and performance suited for use within Camden LGA.
- 2.7 To ensure that suitable trees are chosen for the ~~intended~~ location and managed appropriately.
- 2.8 To ensure trees located on private land are managed in accordance with relevant legislation, namely ~~Clause 5.9 of Camden Local Environmental Plan 2011~~ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and ~~Section B1.5 of Camden Development Control Plan 2011.~~
- 2.9 For Council, within the limitations of resources to:
- Manage, enhance and conserve the amenity of the streetscape and/or open space ~~trees;~~
 - Acknowledge trees as important components of the urban/rural landscape;
 - Ensure public trees are managed to best practices;
 - Meet Council and Community expectations;
- ~~within the limitations of Council's resources (excluding emergency works/storm damage).~~

3. SCOPE

- 3.1 This policy applies to all departments within Council and is a principle source for tree species to be used within Camden LGA.
- 3.2 Council encourages stakeholders, land owners, landscape architects and developers to incorporate the species palette endorsed by Council, where tree planting is proposed for public and private open space.

3.3 The Tree Management Policy is intended for use by:

- a) Camden Council employees and contractors – as a guide for the provision and management of street trees and trees within parks and reserves;
- b) Landowners and developers – To assist in the selection of tree species and understanding of Council's management of trees; and
- c) The Community – To foster better understanding of tree management.

4. DEFINITIONS

Community	Includes residents, businesses, schools, Camden Council staff, and visitors to the area;
Danger	Potential for a tree's imminent failure and collapse in full or part, posing an immediate risk of hazard to the safety of persons or damage to property;
Hazard	The threat of danger to persons or property from a tree or tree part resulting from changes in the physical condition, growing environment, or existing physical attributes of a tree;
Public Open Space	Open space in a public ownership that is usually accessible to the public, eg. Parks, bushland reserves, cemeteries;
Public Tree	A tree that is managed and owned by Council;
Tree Management	Planned protection, conservation, maintenance and enhancement of a population of trees;
Risk	The random or potentially foreseeable probability that a hazard will cause harm or damage <u>to people and infrastructure</u> ;
Urban Forest	A single or group of trees that stand within the urban environment.

PART 2 - POLICY STATEMENT

5. GUIDELINES FOR TREE MANAGEMENT – PUBLIC LAND

~~5.1 This policy has been developed to establish the framework for the management and maintenance of trees in streets, parks and reserves within the Camden LGA.~~

5.25.1 Council is committed to managing and maintaining public trees in accordance with best practices to ensure public safety minimise nuisance and benefit of the community. Trees constitute an important element to the amenity of Camden and are a considerable asset.

5.35.2 Develop management principles for public trees.

5.45.3 Manage public trees in accordance with Council's Tree Management Strategy (Public Land) ie, removal, replacement, identification of additional planting locations, etc.

5.55.4 Ensure all public tree management and maintenance practices are carried out in a safe manner.

5.65.5 Educate the community on the environmental and social benefits of trees.

5.75.6 Consult with the community on large tree management projects that have a significant or direct impact on the community.

5.85.7 Manage public trees that are of significant historic, cultural, commemorative or aesthetic importance and those that define the character of an area.

5.95.8 Recognise and preserve canopy cover and corridors and vistas.

5.105.9 Protect and enhance habitat and wildlife corridors in conjunction with Councils management of natural areas.

5.115.10 The Land and Environment Court (LEC), has published a tree dispute principle in [the case Barker v Kyriakides 2007 LEC 292](#) which states:

For people who live in urban environments, it is appropriate to expect that some degree of house exterior and grounds maintenance will be required in order to appreciate and retain the aesthetic and environmental benefits of having trees in such an urban environment. In particular, it is reasonable to expect people living in such an environment might need to clean the gutters and the surrounds of their houses on a regular basis.

The dropping of leaves, flowers, fruit, seeds or small elements of deadwood by urban trees ordinarily will not provide the basis for ordering removal of or intervention with an urban tree.

Council adopts and applies this principle.

5.125.11 Council acknowledges that it is excluded from the Trees (Disputes between Neighbours) Act 2006 as per section 4(2)(a), however will manage and coordinate works on public land as outlined in Council's Tree Management Strategy (Public Land) to ensure the best outcome is achieved for the community.

5.135.12 Tree management is a way of mitigating potential risks to property and the community due to interference with below or above ground infrastructure and/or other assets such as buildings or services, trees require effective and coordinated management to maximise their benefits to the community and the environment against their risks.

6. GUIDELINES FOR TREE PRESERVATION

6.1 ~~Prescribed trees or other~~ vegetation located on private property within Camden Local Government Area are protected by legislation. Detail on Camden's tree preservation controls are prescribed ~~under Clause 5.9 of Camden Local Environment Plan 2010 in the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and Camden Development Control Plan 2019.~~

6.2 A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation without first obtaining;

- (a) development consent, or
- (b) a permit granted by the Council

6.3 A tree or vegetation is prescribed as being any tree, sapling or shrub which meets or exceeds one of the following;

- (a) is 3 metres or more in height;
- (b) has a circumference of 300mm (100mm diameter) or more at a height of 1 metre above natural ground surface; or
- (c) has a branch span of 3 metres or more..

6.4 Some exemptions apply and are detailed under Section ~~B4-52.4~~ of Camden Development Control Plan ~~2011~~ 2019

~~(a)6-5~~ These controls are in place to provide criteria for permitting removal and appropriate ~~ongoing~~ management of prescribed trees and vegetation, establish exemptions that may apply under certain circumstances, ensure that stakeholders are notified where proposals involving tree removal are likely to impact on local amenity and ensure where appropriate tree removals are offset by replacement planting so that overtime there is no net loss of Camden's biomass.

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6.6 ~~Enquires concerning Tree Preservation can be directed to Council's Vegetation Management Officer~~

7. GUIDELINES FOR TREE SELECTION

7.1 The Tree Management Policy shall be used as the principle source for tree species to be used in Camden LGA.

7.2 Council encourages stakeholders, land owners, landscape architects and developers to incorporate the species espoused in the 'Tree and Landscape Species List' where tree planting is proposed for public and private open space.

- 7.3 The species will be selected for their suitability for specific application such as street trees or for open space.
- 7.4 Council will not approve the planting of street trees or tree planting on public land using tree species identified as not being suitable and will discourage private land owners from planting unsuitable trees.
- 7.5 The onus will be on the proponent to demonstrate that an alternate species can reliably perform within known constraints associated with the proposed use or intended location.
- 7.6 Council takes a whole of life approach to tree management and understands that trees need room to grow, will require formative pruning when young, that they may cause superficial damage to hard structures that have shorter lifespans like footpaths and guttering and that for many decades will not require any maintenance and then at some distant point in the future will need to be pruned or removed to allow for succession planting.

8. REVIEW

- 8.1 This policy is to be reviewed every four (4) years by Council, to ensure it aligns with Camden Council's vision and strategies.
- 8.2 Appendices to this policy including the 'Tree and Landscape Species List' will be reviewed on a regular basis and updated accordingly. All updates will be forwarded to Council's Executive Leadership Group (ELG) for approval and adoption.

9. APPENDICES

- A. Tree Management – Tree and Landscape Species List;
B. Tree Management – History of Camden Trees and Landscape.

* * *

RELEVANT LEGISLATION:

- a) Environment and Planning Assessment Act 1979
- b) [State Environmental Planning Policy \(Vegetation in Non-Rural Areas\) 2017](#)
- b)c) [Local Government Act 1993](#)
- c) ~~Environment Protection and Biodiversity Conservation Act 1999~~ [2016](#)
- d) ~~National Parks and Wildlife Act 1974~~
- e) Roads Act 1993

RELATED POLICIES AND PROCEDURES:

TREE MANAGEMENT POLICY
Adopted by Council: 24 February 2015

Page 8 of 9

- a) ~~Camden 2040~~ Community Strategic Plan
- b) ~~Camden Council Local Environmental Plan (LEP) 2010~~
- c) ~~Camden Council~~ Development Control Plan (DCP) 2014/2019
- d) Tree Management Strategy (Public Land)
- e) Local Biodiversity Strategy for Camden LGA
- f) Sydney Region Growth Centres State Environmental Planning Policy
- g) Camden Growth Centre Precincts Development Control Plan 2013
- h) Oran Park and Turner Road Development Control Plan

RESPONSIBLE OFFICER: Director Community ~~Assets~~ Infrastructure

APPROVALS Council

NEXT REVIEW DATE: ~~24 February 2019~~ September 2023

RECORD KEEPING NOTES: Appendix A – Tree and Landscape Species List;
Appendix B – History of Camden Trees and Landscape

CONFIDENTIALITY/PRIVACY REQUIREMENTS: List is available to the public and where available.



APPENDIX A

Tree and Landscape Species List

Camden Council

TABLE OF CONTENTS

RECOGNISED TREE SPECIES..... 1

NEW STREET TREE PLANTING..... 2

REPLACEMENT PLANTING..... 5

OPENS SPACE PLANTING..... 7

TREES SUITABLE UNDER POWERLINES..... 9

LANDSCAPE SPECIES OTHER THAN TREES..... [1140](#)

SALT TOLERANT TREES, SHRUBS AND GROUND COVERS..... [1443](#)

NOT ACCEPTABLE SPECIES FOR USE ON PUBLIC LAND AND NOT
RECOMMENDED FOR USE ON PRIVATE LAND..... [1514](#)

Camden Council

RECOGNISED TREE SPECIES

Trees and vegetation contribute to local amenity and help make our urban environment liveable by ameliorating climatic extremes, improving air quality, providing habitat, reducing erosion and salinity. Future development in the Camden LGA will place significant pressure on existing trees and space for new trees as available land becomes increasingly scarce. This subsection aims to prevent unnecessary tree and vegetation removal and poor tree and vegetation management.

This list is to provide an indicative species palette suitable for planting in public and private open space within Camden Local Government Area (LGA). This list is not limited to those recorded and should an alternative species be identified, the species must be suitable for the intended location and be approved by Councils officers.

The selection of street trees should have regard to the following but not limited to:

1. Utilities (Power/Gas/Water/Sewer/etc);
2. Street lighting;
3. Easements;
4. Driveways and bus stops;
5. Pedestrian crossings;
6. House frontages and set backs;
7. Lateral spread of subject species;
8. Road reserve widths and constraints;
9. Waste service collection
10. Vehicle line of sight; and
11. Cultural and heritage amenity.

Note: The heights and widths listed should be used as a guide and may differ in different situations.

Camden Council

NEW STREET TREE PLANTING

List Objective: All new street trees planted within Camden LGA are confined to the following list of tree species.

Application: Street tree selection is contingent upon potential site constraints. Not all trees listed below will be suitable for every situation. Where a variation to the list is proposed the onus will be on the proponent to demonstrate that an alternate species can reliably perform within known constraints associated with the proposed use and location.

Botanical Name	Common Name	Origin	Type	Height	Width
				In Metres	In Metres
		Native (N) Exotic (-E)	Deciduous (D) Evergreen (E)		
<i>Acer buergerianum</i>	Trident Maple	E	D	6m	6m
<i>Acer negundo</i> 'Sensation'	Box Elder Maple	E	D	9m	6m
<i>Acer palmatum</i> 'Senkaki'	Coral Bark Maple	E	D	6m	5m
<i>Acer rubrum</i> 'October Glory'	Red Maple	E	D	12m	9m
<i>Acmena smithii</i> 'Red Head'	Red Head Acmena	N	E	6m	2m
<i>Angophora hispida</i>	Dwarf Apple	N	E	7m	5m
<i>Brachychiton populneus</i> x <i>acerifolius</i> 'Jerilderie Red'	Jerilderie Red	N		8m	5m
<i>Brachychiton populneus</i>	Kurrajong	N*	E	12m	6m
<i>Brachychiton populneus</i> 'Bella Pink'	Bella Pink	N	E	9m	4m
<i>Brachychiton rupestris</i>	Bottle Tree	N	E	12m	7m
<i>Buckinghamia celsissima</i>	Ivory Curl Flower	N	E	7m	5m
<i>Calodendron capense</i>	Cape Chestnut	E	E	10m	8m
<i>Cercis canadensis</i> 'Forest Pansy'	Canadian Redbud	E	D	5m	5m
<i>Cercis chinensis</i> 'Avondale'	Chinese Redbud	E	D	3m	2m
<i>Ceretopetalum gummiferum</i>	NSW Xmas Bush	N	E	5m	3m
<i>Corymbia citriodora</i> 'Scentuous'	Lemon Scented Gum	N	E	7m	4m
<i>Corymbia ficifolia</i> cvs	Dwarf grafted varieties	N	E	5m	4m
<i>Cupaniopsis anarcardioides</i>	Tuckeroo	N	E	8m	6m
<i>Elaeocarpus eumundii</i>	Smooth-leaved Quandong	N	E	7m	4m
<i>Elaeocarpus reticulatus</i>	Blue Berry Ash	N	E	8m	4m
<i>Fraxinus griffithii</i>	Evergreen Ash	E	E	7m	6m
<i>Fraxinus pennsylvanica</i> 'Cimmaron'	Cimmaron	E	D	13m	8m
<i>Fraxinus pennsylvanica</i> 'Urbanite'	Urbanite	E	D	11m	8m
<i>Ginkgo biloba</i> 'Princeton Sentry'	narrow form Ginkgo	E	D	11m	5m
<i>Glochidion ferdinandi</i>	Cheese Tree	N	E	8m	6m

APPENDIX A - Tree and Landscape Species List

Page | 2

Camden Council

Botanical Name	Common Name	Origin Native (N) Exotic (-E)	Type Deciduous (D) Evergreen (E)	Height	Width
				In Metres	In Metres
<i>Gordonia axillaris</i>	Poached Egg Camellia	E	E	6m	5m
<i>Hymenoporum flavum</i>	Native Frangipani	N	E	8m	5m
<i>Lagerstroemia species</i>	Crepe Myrtle	E	D	7m	5m
<i>Lirodendron tulipifera</i>	Tulip Tree	E	D	12m	8m
<i>Lirodendron tulipifera</i> 'Fastigiatum'	Fastigate Form of Tulip Tree	E	D	12m	5m
<i>Liquidambar styraciflua</i>	Liquidambar	E	D	18m	12m
<i>Liquidambar styraciflua</i> 'Oakville Highlight'	Oakville Highlight	E	D	15m	4m
<i>Lophostemon confertus</i>	Brush Box	N	E	15m	10m
<i>Magnolia grandiflora</i> 'Exmouth'	Evergreen Magnolia 'Exmouth'	E	D & E	8m	6m
<i>Magnolia grandiflora</i> 'Kay Parris'	Dwarf Evergreen perfumed Magnolia	E	D & E	4m	3m
<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Evergreen Magnolia	E	D & E	6m	3m
<i>Magnolia grandiflora</i> 'Teddy Bear'	Dwarf Evergreen Magnolia	E	E	4m	3m
<i>Magnolia x soulangeana</i>	Tulip Magnolia	E	D	7m	4m
<i>Malus floribunda</i>	Japenese Crab Apple	E	D	5m	5m
<i>Malus ioensis</i> 'Plena'	Crab Apple	E	D	6m	4m
<i>Malus species</i>	Crab Apple	E	D	6m	5m
<i>Melaleuca decora</i>	White Cloud Tree	N	E	6m	3m
<i>Melaleuca linariifolia</i>	Snow In Summer	N	E	7m	5m
<i>Melaleuca styphelioides</i>	Prickly Paperbark	N	E	8m	5m
<i>Nyssa sylvatica</i>	Black Tupelo	E	D	11m	6m
<i>Nyssa sylvatica</i> 'Autumn Cascade'	Weeping Blackgum	E	D	4m	3m
<i>Parrotia persica</i>	Persian Witch Hazel	E	D	7m	5m
<i>Pistacia chinensis</i>	Pistacia Nut Tree	E	D	8m	6m
<i>Prunus cerasifera</i> 'Oakville Crimson Spire'	Flowering Plum	E	D	6m	2m
<i>Prunus cerasifera</i> 'nigra'	Flowering Plum	E	D	5m	4m
<i>Prunus x blireana</i>	Purple-leafed Plum	E	D	4m	4m
<i>Prunus species</i>	Flowering Plum	E	D	6m	4m
<i>Pyrus betulaeifolia</i> 'Southworth Dancer'	Flowering Pear	E	D	7m	4m
<i>Pyrus calleryana</i> 'Aristocrat'	Flowering Pear	E	D	11m	7m
<i>Pyrus calleryana</i> 'Bradford'	Bradford Pear	E	D	12m	9m
<i>Pyrus calleryana</i> 'Capital'	Flowering Pear	E	D	11m	3m
<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear	E	D	11m	6m

APPENDIX A - Tree and Landscape Species List

Page | 3

Camden Council

Botanical Name	Common Name	Origin	Type	Height	Width
		Native (N) Exotic (-E)	Deciduous (D) Evergreen (E)	In Metres	In Metres
<i>Pyrus calleryana</i> 'Edgedell'	Edgedell Pear	E	D	8m	6m
<i>Quercus palustris</i>	Pin Oak	E	D	15m	10m
<i>Quercus palustris</i> 'Pringreen'	Narrow Green Pillar	E	D	14m	3m
<i>Quercus robur</i>	English Oak	E	D	11m	11m
<i>Quercus robur</i> 'Fastigiata'	Fastigate Form of English Oak	E	D	13m	3m
<i>Syzygium australe</i> 'Pinnacle'	Narrow tall Syzygium	N	E	8m	6m
<i>Syzygium paniculatum</i>	Brush Cherry	N	E	8m	6m
<i>Syzygium smithii</i> 'Sublime'	Lilly Pilly	N	E	5m	3m
<i>Tristaniopsis laurina</i>	Water Gum	N	E	9m	7m
<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	N	E	9m	7m
<i>Ulmus americana</i> 'Princeton'	Princeton Elm	E	D	15m	10m
<i>Ulmus glabra</i> 'Lutescens'	Golden Elm	E	D	10m	12m
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	N	E	10m	8m
<i>Waterhousea floribunda</i> 'Green Avenue'	Waterhousea 'Green Avenue'	N	E	10m	8m
<i>Zelkova serrata</i>	Zelkova	E	D	9m	7m
<i>Zelkova serrata</i> 'Green Vase'	Wine Glass tree	E	D	9m	6m
<i>Zelkova serrata</i> 'Mushashino'	Fastigate form Zelkova	E	D	10m	6m
<i>Zelkova serrata</i> 'Golden Flame'	Zelkova Golden Flame	E	D	10m	9m

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Camden Council

REPLACEMENT PLANTING

List Objective: To list trees species for the replacement or infill planting in existing streetscapes to maintain continuity.

Application: Council's ~~Public Tree Management~~ Urban Tree and Landscape Officer has responsibility to assess and determine matters concerning replacement or infill street tree planting. Not all trees listed below will be suitable for every situation.

Botanical Name	Common Name	Origin	Type	Height		Width	
				In Metres	In Metres	In Metres	In Metres
		Native (N) Exotic (-E)	Deciduous (D) Evergreen (E)				
<i>Acer buergerianum</i>	Trident Maple	E	D	6m	6m	6m	6m
<i>Angophora hispida</i>	Dwarf Apple	N	E	7m	7m	7m	7m
<i>Backhousia citriodora</i>	Lemon-scented Myrtle	N	E	6m	4m	6m	4m
<i>Backhousia myrtifolia</i>	Cinnamon Myrtle	N*	E	5m	2m	5m	2m
<i>Buckinghamia celsissima</i>	Ivory Curt Flower	N	E	7m	5m	7m	5m
<i>Callistemon salignus</i>	White Bottlebrush	N*	E	9m	5m	9m	5m
<i>Callistemon viminalis</i>	Weeping Bottlebrush	N	E	8m	5m	8m	5m
<i>Calodendron capense</i>	Cape Chestnut	E	E	10m	8m	10m	8m
<i>Corymbia ficifolia</i>	Dwarf grafted varieties	N	E	5m	4m	5m	4m
<i>Corymbia maculata</i>	Spotted Gum	N*	E	20m	15m	20m	15m
<i>Corymbia citriodora</i>	Lemon-scented Gum	N	E	20m	18m	20m	18m
<i>Corymbia citriodora 'Scentuous'</i>	Lemon-scented Gum	N	E	7m	4m	7m	4m
<i>Cupaniopsis anarcardioides</i>	Tuckeroo	N	E	8m	6m	8m	6m
<i>Dais cotinifolia</i>	PomPom Tree	E	E	4m	4m	4m	4m
<i>Elaeocarpus eumundii</i>	Smoth-leaved Quandong	N	E	7m	4m	7m	4m
<i>Elaeocarpus reticulatus</i>	Blue Berry Ash	N	E	8m	4m	8m	4m
<i>Flindersia australis</i>	Australian Teak	N	E	20m	18m	20m	18m
<i>Fraxinus griffithii</i>	Flowering Ash	E	E	7m	6m	7m	6m
<i>Gordonia axillaris</i>	Fried Egg Plant	E	E	6m	5m	6m	5m
<i>Harpullia pendula</i>	Tulipwood	N	E	9m	5m	9m	5m
<i>Hymenosporum flavum</i>	Native Frangipani	N	E	8m	5m	8m	5m
<i>Jacaranda mimosifolia</i>	Jacaranda	E	D	12m	10m	12m	10m
<i>Lagerstroemia species</i>	Crepe Myrtle	E	D	7m	5m	7m	5m
<i>Liquidambar styraciflua</i>	Liquid Amber	E	D	15m	12m	15m	12m
<i>Liriodendron tulipifera</i>	Tulip Tree	E	D	12m	5m	12m	5m
<i>Lophostemon confertus</i>	Brush Box	N	E	15m	12m	15m	12m

APPENDIX A - Tree and Landscape Species List

Page | 5

Camden Council

Botanical Name	Common Name	Origin	Type	Height	Width
				In Metres	In Metres
		Native (N) Exotic (-E)	Deciduous (D) Evergreen (E)		
<i>Magnolia grandiflora</i> <i>Exmouth</i>	Magnolia Exmouth	E	D & E	8m	6m
<i>Malus</i> Species	Flowering Ornamental Fruit Varieties	E	D	6m	5m
<i>Nyssa sylvatica</i>	Black Tupelo	E	D	11m	6m
<i>Pistacia chinensis</i>	Chinese Pistachio	E	D	8m	6m
<i>Platanus orientalis</i> 'insularis'	Autumn Glory Plane	E	D	15m	10m
<i>Platanus orientalis</i> 'digitata'	Cut Leaf Plane Tree	E	D	15m	10m
<i>Populus alba</i>	Grey Poplar	E	D	15m	8m
<i>Populus nigra</i> 'italica'	Fastigiata Lombardy Poplar	E	D	20m	4m
<i>Prunus</i> Species	Flowering Ornamental Varieties	E	D	6m	4m
<i>Pyrus nivalis</i>	Snow Pear	E	D	8m	6m
<i>Pyrus calleryana</i> cvs	Flowering Ornamental Varieties	E	D	12m	9m
<i>Pyrus ussuriensis</i>	Manchurian Pear	E	D	9m	6m
<i>Quercus palustris</i>	Pin Oak	E	D	15m	10m
<i>Quercus palustris</i> 'Pringreen'	Narrow Green Pillar	E	D	14m	3m
<i>Sapium sebiferum</i>	Chinese Tallowwood	E	D	8m	8m
<i>Syzygium paniculatum</i>	Bush Cherry	N	E	8m	6
<i>Syzygium smithii</i>	Lilly Pilly	N	E	10m	8m
<i>Tilia cordata</i>	Small-Leaved Lime	E	D	12m	8m
<i>Tristaniopsis laurina</i>	Water Gum	N	E	9m	7m
<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	N	E	9m	7m
<i>Ulmus americana</i> 'Princeton'	Princeton Elm	E	D	15m	10m
<i>Ulmus glabra</i> 'lutescens'	Golden Elm	E	D	10m	12m
<i>Ulmus parvifolia</i>	Chinese Elm	E	D	12m	10m
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	N	E	10m	8m
<i>Zelkova serrata</i>	Zelkova	E	D	10m	4m

* Found in Cumberland Plain Woodland

Camden Council

OPEN SPACE PLANTING

List Objective: To provide a broad palate of large and unique trees that have an association with Camden's natural, cultural and commemorative history.

Application: The trees listed under open space are generally suitable to large unrestricted sites where large trees can grow as either single specimen trees or in groups to establish urban forests.

Botanical Name	Common Name	Origin Native (N) Exotic (-E)	Type Deciduous (D) Evergreen (E)	Height	Width
				In Metres	In Metres
<i>Agathis robusta</i>	Kauri Pine	N	E	18m	12m
<i>Angophora costata</i>	Sydney Red Gum	N	E	15m	12m
<i>Angophora floribunda</i>	Rough Barked Apple	N*	E	18m	15m
<i>Angophora subvelutina</i>	Broad Leaf Apple	N*	E	18m	14m
<i>Araucaria araucana</i>	Monkey Puzzle Tree	N	E	20m	15m
<i>Araucaria bidwillii</i>	Bunya Bunya Pine	N	E	30m	15m
<i>Araucaria cunninghamii</i>	Hoop Pine	N	E	25m	15m
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	N	D	15m	10m
<i>Brachychiton discolor</i>	Lacebark Kurragong	N	E	15m	10m
<i>Calodendron capense</i>	Cape Chestnut	E	E	10m	10m
<i>Carya illinoensis</i>	Pecan	E	D	25m	18m
<i>Cedrus atlantica</i>	Atlas Cedar	E	E	18m	12m
<i>Cedrus deodara</i>	Deodar Cedar	E	E	25m	18m
<i>Corymbia citrodora</i>	Lemon-Scented Gum	N	E	20m	18m
<i>Corymbia ficifolia cvs</i>	Flower Gum	N	E	5m	4m
<i>Corymbia maculata</i>	Spotted Gum	N*	E	20m	15m
<i>Cupressus funebris</i>	Funeral Cypress	E	E	15m	8m
<i>Eucalyptus amplifolia</i>	Cabbage Gum	N*	E	25m	15m
<i>Eucalyptus bauerana</i>	Blue Box	N*	E	20m	10m
<i>Eucalyptus benthamii</i>	Camden White Gum	N*	E	25m	12m
<i>Eucalyptus crebra</i>	Narrow Leaf Red Iron Bark	N*	E	18m	12m
<i>Eucalyptus fibrosa</i>	Broad Leaf Red Iron Bark	N	E	18m	12m
<i>Eucalyptus microcorys</i>	Tallow Wood	N	E	25m	15m

APPENDIX A - Tree and Landscape Species List

Page | 7

Camden Council

Botanical Name	Common Name	Origin	Type		Height	Width
			Deciduous (D) Evergreen (E)	In Metres	In Metres	
<i>Eucalyptus sideroxylon</i>	Red Ironbark	N*	E	15m	12m	
<i>Eucalyptus viminalis</i>	Ribbon Gum	N*	E	30m	18m	
<i>Ficus macrophylla</i>	Moreton Bay Fig	N	E	20m	25m	
<i>Ficus rubiginosa</i>	Port Jackson Fig	N	E	18m	15m	
<i>Flindersia australis</i>	Australian Teak	N	E	20m	18m	
<i>Ginkgo biloba</i>	Maidenhair Tree	E	D	11m	5m	
<i>Glochidion ferdinandi</i>	Cheese Tree	N	E	7m	5m	
<i>Jacaranda mimosifolia</i>	Jacaranda	E	D	12m	10m	
<i>Jubaea chilensis</i>	Chilean Wine Palm	E	E	15m	8m	
<i>Liriodendron tulipifera</i>	Tulip Tree	E	D	12m	5m	
<i>Livistona australis</i>	Cabbage Palm	N	E	15m	8m	
<i>Macadamia integrifolia</i>	Macadamia Nut Tree	N	E	10m	6m	
<i>Magnolia denudata</i>	Yulan Magnolia	E	D	7m	8m	
<i>Magnolia grandiflora</i>	Bull Bay Tree	E	E	15m	12m	
<i>Malus Species</i>	Flowering Ornamental Varieties	E	D	4m	3m	
<i>Phoenix canariensis</i>	Canary Island Date Palm	E	E	12m	8m	
<i>Pinus pinea</i>	Italian Stone Pine	E	E	15m	20m	
<i>Podocarpus elatus</i>	Illawarra Plum	N	E	15m	12m	
<i>Quercus coccinea</i>	Scarlet Oak	E	D	12m	8m	
<i>Quercus palustris</i>	Pin Oak	E	D	15m	10m	
<i>Quercus robur</i>	English Oak	E	D	11m	11m	
<i>Syzygium luehmannii</i>	Small Leaf Water Gum	N	E	8m	6m	
<i>Toona ciliata</i>	Red Cedar	N	D	15m	10m	
<i>Ulmus glabra 'Lutescens'</i>	Golden Elm	E	D	10m	12m	
<i>Ulmus parvifolia</i>	Chinese Elm	E	D	12m	10m	
<i>Washington robusta</i>	Mexican Fan Palm	E	E	18m	8m	
<i>Zelkova serrata</i>	Zelkova	E	D	12m	10m	

* Found in Cumberland Plain Woodland

Camden Council

TREES SUITABLE UNDER POWERLINES

List Objective: To provide a list of trees that can successfully grow under power lines within acceptable utility clearance.

Application: Council's ~~Public Tree Management-Urban Tree and Landscape~~ Officer has responsibility to assess and determine matters concerning tree planting under power lines.

Botanical Name	Common Name	Origin Native (N) Exotic (E)	Type	Height	Width
			Deciduous (D) Evergreen (E)	In Metres	In Metres
<i>Acer palmatum</i> 'Senkaki'	Coral Bark Maple	E	D	6m	5m
<i>Acmena smithii</i> 'Red Head'	Red Head Acmena	N	E	6m	2m
<i>Angophora hispida</i>	Dwarf Apple	N	E	7m	5m
<i>Buckinghamia celsissima</i>	Ivory Curl Flower	N	E	7m	5m
<i>Cercis canadensis</i> 'Forest Pansy'	Canadian Redbud	E	D	5m	5m
<i>Ceretopetalum gummiferum</i>	NSW Xmas Bush	N	E	5m	3m
<i>Corymbia ficifolia</i>	Dwarf grafted varieties	N	E	5m	4m
<i>Dais cotinifolia</i>	PomPom Tree	E	E	4m	4m
<i>Elaeocarpus reticulatus</i>	Blue Berry Ash	N	E	8m	4m
<i>Fraxinus griffithii</i>	Evergreen Ash	E	E	7m	6m
<i>Gordonia axillaris</i>	Poached Egg Camellia	E	E	6m	5m
<i>Lagerstroemia species</i>	Crepe Myrtle	E	D	7m	5m
<i>Laurus nobilis</i>	Bay Laurel	E	E	4m	3m
<i>Magnolia grandiflora</i> 'Kay Parris'	Dwarf Evergreen perfumed Magnolia	E	D & E	4m	3m
<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Evergreen Magnolia	E	D & E	6m	3m
<i>Malus Species</i>	Flowering Ornamental Fruit Varieties	E	D	6m	5m
<i>Melaleuca decora</i>	White Cloud Tree	N	E	6m	3m
<i>Melaleuca linariifolia</i>	Snow In Summer	N	E	7m	5m
<i>Melaleuca styphelioides</i>	Prickly Paperbark	N	E	8m	5m
<i>Nyssa sylvatica</i> 'Autumn Cascade'	Weeping Blackgum	E	D	4m	3m
<i>Prunus species</i>	Flowering Ornamental Fruit Varieties	E	D	6m	4m
<i>Pyrus betulaefolia</i> 'Southworth Dance'	Flowering Pear	E	D	7m	4m

APPENDIX A - Tree and Landscape Species List

Page | 9

Camden Council

Botanical Name	Common Name	Origin	Type	Height	Width
		Native (N) Exotic (E)	Deciduous (D) Evergreen (E)	In Metres	In Metres
<i>Pyrus calleryana</i> 'Edgedell'	Flowering Pear	E	D	8m	6m
<i>Syzygium australe</i> 'Pinnacle'	Narrow tall Syzygium	N	E	8m	6m

Camden Council

LANDSCAPE SPECIES OTHER THAN TREES

List Objective: To provide a general list of Shrubs and Ground Covers and Climbers that are suited to a range of Landscape applications within Camden

Application: Unrestricted. Specialist advice is required when making selection. Where a plant name refers to "varieties" or "Spp" this means there are many cultivars or special.

Botanical Name	Common Name
Hedges	
<i>Buxus varieties</i>	Buxus
<i>Brunfelsia varieties</i>	Yesterday Today Tomorrow
<i>Camellia sasanqua varieties</i>	Camellia
<i>Loropetalum chinensis varieties</i>	Chinese fringe flower
<i>Luculia grandiflora</i>	White Luculia
<i>Luculia pinceana</i>	Pink Spice
<i>Michelia figo</i>	Port Wine Magnolia
<i>Michelia yunnanensis</i>	Scented Pearl Magnolia
<i>Murraya varieties</i>	Orange Jasmine
<i>Nandina varieties</i>	Sacred Bamboo
<i>Photonia x fraseri 'Little Red Robin'</i>	Photinia
<i>Viburnum odoratissimum</i>	Sweet Viburnum
Shrubs	
<i>Acmena varieties</i>	Lilly Pilly
<i>Banksia spp</i>	Banksia
<i>Brunfelsia - grandifolia/maliformis/pauciflora/dwarf varieties</i>	Yesterday Today Tomorrow
<i>Callistemon spp</i>	Bottle Brush
<i>Cordyline fruticosa</i>	Cordyline
<i>Crinum pedunculatum</i>	Crinum Lilly
<i>Dodonaea varieties</i>	Hopbush
<i>Doryanthes excelsa</i>	Gymea lily
<i>Eremophila varieties</i>	Emu Bush
<i>Erica varieties</i>	Winter heath
<i>Corymbia ficifolia cvs.</i>	Flower Gum
<i>Gordonia axillaris</i>	Fried Egg Plant
<i>Grevillea shrubs - eg 'Spinebill'</i>	Grevillea
<i>Ixora chinensis</i>	Prince of Orange
<i>Indigofera australis</i>	Australian Indigo
<i>Leptospermum species</i>	Tea Tree
<i>Loropetalum chinensis</i>	Chinese fringe flower

APPENDIX A - Tree and Landscape Species List

Page | 11

Camden Council

Botanical Name	Common Name
<i>Luculia grandaiflora</i>	White Luculia
<i>Luculia pinceana</i>	Pink Spice
<i>Magnolia grandifolia</i> 'Little Gem'	Magnolia
<i>Magnolia stellata</i>	Star Magnolia
<i>Melaleuca</i> 'Revolution Gold'	Revolution Gold
<i>Michelia figo</i>	Port Wine Magnolia
<i>Michelia Yunnanensis</i>	Scented Pearl Magnolia
<i>Myoporum montanum</i>	Western Boobialla
<i>Photonia</i> 'Red Robin'	Photonia
<i>Pieris japonica</i>	Japanese pieris
<i>Viburnum</i> varieties, eg <i>odoralissimum</i>	Sweet Vibumun
<i>Syzygium</i> spp.	Lilly Pilly
Climbers	
<i>Clematis aristate</i>	Old Man's Beard
<i>Gelsemium sempervirens</i>	Carolina Jasmine
<i>Jasminum</i> spp.	Jasmine
<i>Hardenbergia violacea</i>	Native Sarsoparilla
<i>Kennedia rubicunda</i>	Dusky Coral Pea
<i>Mandevilla</i> spp	Mandevilla
<i>Pandorea jasminoides</i>	Bower of Beauty
<i>Trachelospermum jasminoides</i>	Star Jasmine
Ground Covers	
<i>Acacia cognate</i> eg 'Mini Cog' & 'Limelight'	Wattle
<i>Anigozanthos</i> "Bush Gems - varieties, eg <i>Bush Haze</i> , <i>Bush Ranger</i>	Kangaroo Paw
<i>Dianella caerulea</i>	Blue Flax Lily
<i>Dichondra repens</i>	Kidney Grass
<i>Convolvulus mauritanicus</i>	Ground Blue-convolvulus
<i>Goodenia hederacea</i>	Goodenia
<i>Hardenbergia violacea</i>	Native Sarsoparilla
<i>Kniphofia</i> "Maid of Orleans"	Torch Flower
<i>Melaleuca pentagona</i> 'Little Penta'	Honey Myrtle
<i>Myoporum parvifolium</i>	Creeping boobialla
<i>Plectranthus parviflorus</i>	Cockspur Flower
<i>Rhodanthe anthemoides</i>	Rhodanthe
<i>Scaevola aemula</i>	Fan-flower
<i>Sedum sempervirens</i>	Hens and Chicks
Herbs	
<i>Dianella</i> spp	Flax Lilly
<i>Eremophila debilis</i> (syn. <i>Myoporum debile</i>)	Myoporum

APPENDIX A - Tree and Landscape Species List

Page | 12

Camden Council

Botanical Name	Common Name
<i>Lomandra spp (eg Tanika or Nyalla)</i>	Basket Grass
<i>Plectranthus parvifolius</i>	Cockspur Flower
<i>Pennisetum alopecureoides</i>	Fountain Grass
<i>Scaevola albidia</i>	Fan-flower
Grasses	
<i>Carex appressa</i>	Tall Sedge
<i>Danthonia racemosa</i>	Wallaby Grass
<i>Dianella varieties Imperata cylindrical</i>	Flax Lilly
<i>Lomandra varieties incl 'Tanika' 'Nyalla' etc</i>	Basket Grass
<i>Sorghum leiocladum</i>	Wild Sorghum
<i>Themeda australis</i>	Kangaroo Grass

Camden Council

SALT TOLERANT TREES, SHRUBS AND GROUND COVERS

List Objective: To provide a list of trees, shrubs and groundcovers with known performance in saline conditions

Application: Specialist advice is required when determining site salinity and which of species are suitable.

Botanical Name	Common Name
Trees	
<i>Angophora subvelutina</i>	Broad Leaf Apple
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Eucalyptus amplifolia</i>	Cabbage Gum
<i>Eucalyptus fibrosa</i>	Broad Leaf Ironbark
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Eucalyptus moluccana</i>	Grey Box
<i>Casuarina glauca</i>	Swamp Oak
<i>Casuarina cunninghamiana</i>	River Oak
<i>Melaleuca decora</i>	White Cloud Tree
<i>Melaleuca linariifolia</i>	Snow storm in Summer
<i>Melaleuca styphelioides</i>	Prickly leaf Paperbark
<i>Metrosideros excelsa</i>	NZ Christmas Tree
Shrubs	
<i>Banksia ericifolia</i>	Heath Banksia
<i>Banksia speciosa</i>	Showy Banksia
<i>Banksia spinulosa</i>	Hairpin Banksia
<i>Indigofera australis</i>	Australian Indigo
<i>Melaleuca thymifolia</i>	Thyme Honey Myrtle
<i>Melaleuca nodosa</i>	Ball Honey Myrtle
<i>Myoporum floribundum</i>	Boobialla
Ground Covers	
<i>Hardenbergia violacea</i>	Native Sarsaparilla
<i>Myoporum parvifolium</i>	Creeping Boobialla
<i>Cynodon dactylon</i>	Bermuda Grass

Camden Council

NOT ACCEPTABLE SPECIES FOR USE ON PUBLIC LAND AND NOT RECOMMENDED FOR USE ON PRIVATE LAND

List Objective: To provide a list of trees that Council will not use or approve on Public land and does not recommend to be used on private land. This list excludes established species.

Application: Nil on Public Land, not recommended on Private Land. Council will not approve the planting of tree species identified as not being suitable.

Botanical Name	Common Name
<i>Cinnamomum camphora</i>	Camphor Laurel
<i>Gleditsia triacanthos</i>	Honey locust
<i>Lantana camara</i>	Lantana
<i>Ligustrum lucidum</i>	Broad Leaved Privet
<i>Ligustrum sinense</i>	Small Leaved Privet
<i>Olea Europaea var. Africana</i>	Wild Olive
<i>Robinia pseudocacia</i>	Robinia
<i>Syagrus rhomanzofianum</i>	Cocos Palm



APPENDIX B

History of Camden Trees and Landscape

Camden Council

Table of Contents

BACKGROUND TO THE LISTS1

The Original Landscape 1

 1. Cumberland Plain Woodland.....1

 2 Tall River flat Forests and Swamps1

 3 Vine Scrub (Dry Rain Forest) 2

The Impact of European Settlement.....2

 4 The Camden District2

 5 The Nepean River3

The Cultural Landscape5

 6 Rural Beginnings and the Development of Camden.....5

 7 The Landscapes of Colonial Rural Estates6

Community Planting Schemes9

Camden Council

BACKGROUND TO THE LISTS

1. The Original Landscape

Plant communities grow in response to soil, topography and climatic conditions. The Camden local government area extends over an area of 206 square kilometres within the central southern part of the Cumberland Plain. Bringelly Shales dominate the area, forming landscape of low undulating hills with steeper hillier sections to the north of Cobbitty and along the southern boundary to Wollondilly Shire. These areas are interspersed with extensive alluvial plains along the Nepean River and its tributaries, and narrower flats along the upper tributaries of South Creek. Sandy Tertiary alluvials also occur in the Elderslie area. The Nepean River, the major drainage catchment of the Cumberland Plain, runs through the south-western corner of the LGA and continues to delineate parts of the western and southern boundary with Wollondilly Shire.

1.1. Cumberland Plain Woodland

This once extensive Cumberland Plain Woodland was originally the major vegetation type of this area. It was characterised by the dominant **Grey Box** (*Eucalyptus moluccana*), **Forest Red Gum** (*Eucalyptus tereticornis*), **Narrow-leaved Ironbark** (*Eucalyptus crebra*), **Broad-leaved Apple** (*Angophora subvelutina*), **Thin-leaved Stringybark** (*Eucalyptus eugenioides*) and **Cabbage Gum** (*Eucalyptus amplifolia*). The **Narrow-leaved Ironbark** favoured the drier hills and terraces and occurred in almost pure stands in some locations (eg South Camden area), while Cabbage Gum dominated the periodically waterlogged soils of the floodplains. The **Kurrajong** (*Brachychiton populneum*) and **Port Jackson Pine** (*Callitris rhomboidea*) were important components, particularly on the drier hill tops of this area. The only known occurrence of the **Spotted Gum** (*Eucalyptus maculata*) in Camden is an isolated mature stand on the steeper, hilly country of 'Roseneath', north of Cobbitty.

The fertile soils of the Bringelly Shales supported a rich natural pasture dominated by **Kangaroo Grass** (*Themeda australis*) which was quickly exploited by the new European settlers. Patches of understorey shrubs included **Blackthorn** (*Bursaria spinosa*), **Native Indigo** (*Indigofera australis*), (*Myoporum montanum*) and (*Olearia viscidula*).

1.2. Tall River flat Forests and Swamps

A diverse range of Riparian or Tall River flat Forest species would have occurred along the immediate margins of the river and its tributaries, i.e. along the riverbank associated swales, anabranches and the levee banks. This association contained a 25 – 30 metre high, co dominant canopy of **Forest Red Gum** (*Eucalyptus tereticornis*), **Manna Gum** (*Eucalyptus viminalis*), **Blue Box** (*Eucalyptus baueriana*), **River Peppermint** (*Eucalyptus elata*), **Broad-leaved Apple** (*Angophora subvelutina*), **Rough-barked Apple** (*Angophora floribunda*) and **River Oak** (*Casuarina cunninghamiana*). Some of the older trees would certainly have been of massive proportions.

The rare **Camden White Gum** (*Eucalyptus benthamii*), known from the Bent's Basin area to the north, may also have originally occurred in numbers along stretches of the river within

Page | 1

Camden Council

Camden. It was Sir William Macarthur who first brought this distinctive tree to the attention of the eminent Victorian botanist, Ferdinand von Mueller.

Rain forest trees, such as **White Cedar** (*Melia azedarach*) (once known locally as Hawkesbury Cedar), **Brush Kurrajong** (*Commersonia fraseri*) and **Sandpaper Fig** (*Ficus coronata*) also occurred along the riverbanks. The shrub understorey would have contained a mixture of mesic species, with rain forest affinities, such as **Tree Violet** (*Hymenanthera dentata*), **Hairy Calodendron** (*Calodendron tomentosum*) and **Corkwood** (*Duboisia myoporoides*). Vines and creepers such as **Wonga Vine** (*Pandorea pandorana*) and **Tape Vine** (*Stephania japonica*), would have combined with these shrubs to create closed vine thickets in some places. These fertile, moist areas were the first to be cleared for agriculture and very little of this community remains.

Freshwater wetland communities also occurred along the river and its tributary creeks along the floodplains but have now largely been cleared and drained. The wetland communities ranged from large swamps and billabongs of permanent standing water to generally waterlogged areas of periodic inundation. Emergent reedland of (*Elaeocharis sphacelata*) and **Cumbungi** (*Typha orientalis*) typically flanked the shallower waters surrounding these swamps. The reedland was followed by a waterlogged zone of (*Juncus spp.*) dominated rushland and beyond this tall shrubland thickets of **Swamp Oak** (*Casuarina glauca*) and **Prickly Paperbark** (*Melaleuca styphelioides*), which graded into seasonally waterlogged woodland of **Cabbage Gum** (*Eucalyptus amplifolia*).

1.3. Vine Scrub (Dry Rain Forest)

Isolated pockets of remnant dry vine scrub, a dry rain forest vegetation type, also may have occurred sporadically in this district, particularly south of Camden in the Razorback Range. Of particular importance to Camden is an area known as the 'Native Vineyard', a small isolated patch of vine scrub north of Cobbitty. The area was first reported by the Paramatta botanist William Woolls in 1867. He recorded a number of rare species which were found nowhere else in the Western Sydney area, including **Native Holly** (*Alchornea ilicifolia*), **Native Cascarilla** (*Croton verreauxii*) and (*Sicyos australis*). These are now believed to be extinct at this site, however a number of species with rain forest affinities still persist, including **Whalebone Tree** (*Streblus brunonianus*), **Broad-leaved Brush Wilga** (*Geijera latifolia*) and **Red Olive Plum** (*Cassine australis*). (Benson & McDougall, 1991). Refer to Listing 'The Native Vineyard'.

Together these vegetation associations would have formed a vast and interrelated ecosystem of immense diversity and character.

2. The Impact of European Settlement

2.1. The Camden District

Since European settlement in the late 1790's, the Camden district has undergone enormous changes with most of the indigenous vegetation being cleared, fragmented and modified. Grazing of livestock and pasture enrichment has been the primary land use over this period. Furthermore, timber getting, cultivation and the introduction of exotic plants, the removal of the aboriginal population and subsequent changes in fire regimes, quarrying of coal, sand and

Camden Council

soil, road construction and urban expansion have all made an enormous impact on the original natural ecosystem.

The most obvious changes have been the replacement of the original mature communities of vegetation by regrowth woodland, the fragmentation of these relatively immature communities into small and often isolated remnants and the introduction of weed species into these communities (Terry & Morgan, 1991). Local and regional extinction of both plant and animal species has occurred, some of which as recently as the 1960's. The Camden area contains about 250 native species of plants, of which 113 are now considered as vulnerable (Benson & McDougall, 1991). Perhaps the one lasting impression is the pace of change which saw the transformation of this district from a vast unexplored wilderness at the end of the 18th century to established rural and urban landscape today.

In spite of all the changes brought upon the pre-European landscape, many areas still contain significant vestiges of the original vegetation, albeit in a modified and somewhat fragmented form. These remnants owe their survival to a number of historic factors including the establishment of larger early land grants, the pattern of clearing leases, the proximity to transport corridors, the type of agricultural development, the presence of competitive exotic plants and conservation efforts of the time.

Environmental factors such as poor saline soils in some low-lying floodplain areas and the steeper hilly country of the north western sector would have limited the commercial viability of these areas and subsequently reduced the level of clearing and modification. The degree of disturbance and clearing, alterations to drainage, nutrient enrichment, altered fire regimes, location within the sub drainage catchment and the impact of weed introductions have all played a role in determining the quality and viability of these remnant communities.

Community and family interests also played an important role in conserving and protecting significant vegetation, such as Mrs Macarthur-Onslow's interest in protecting the **Narrow-leaved Ironbarks** (*Eucalyptus crebra*) at 'Macarthur Park', Camden. There was also widespread interest in certain local native specimens for ornamental and curiosity value as well as fodder trees in times of drought, such as **Kurrajongs** (*Brachychiton populneum*). Ironically, the Macarthur family also introduced many exotic plants to this area and a number of these have now become major weed species which compete aggressively against native remnant plant communities.

2.2. The Nepean River

In 1819, Quoy described the great contrast from Cumberland Plain woodlands to tall river flat forest of the Nepean River:

... up till then we had met with but poorly watered soil, only a portion of which seemed capable of cultivation, but on either side of the Nepean we saw unfold level country, where the trees were gigantic, and though numerous, growing far enough apart to leave spaces where many grasses grew, forming a magnificent meadow. (Burton, 1992).

The rich agricultural lands surrounding the Nepean River, its tributaries and associated floodplains were the focus of early development and have received the greatest level of modification and environmental degradation. The first 100 years of the colony was a period of

Camden Council

immense agricultural expansion in the wake of the timber getters. Early records indicate that timber was cleared and harvested from the banks of streams and rivers with little regard to bank stability, erosion and siltation. Often land owners pushed cleared timber directly into the rivers to remove it from farmland.

There were few restrictions placed over logging activities, however by 1826, only four years after opening the country westward of the Nepean River, most of the alluvial land had been cleared and was being cultivated. River banks were undermined and collapsing into the river, while felled trees impeded water flow, leading to significant changes to the river channels and siltation. The introduction and spread of exotic weed species further compounded these problems. Water quality was becoming an issue as early as 1844. Nevertheless, environmental change and degradation continued unabated throughout the 19th and 20th centuries (Recher & Hutchings, 1992).

Remnant pockets of mature tall river flat forest and immature regrowth are still present to varying degrees along the river today, however its future viability is severely threatened by the alteration to the natural flow regime and competition from introduced exotic species. The remnant tall river flat forest in many sections of the river has been reduced to individual mature specimens standing above a dense understorey of exotic and invasive species. The river banks still contain some venerable old specimen trees from the original tall forest, occasionally up to 30 metres in height. The more common species include **Forest Red Gum** (*Eucalyptus tereticornis*), **River Peppermint** (*Eucalyptus elata*), **Broad-leaved Apple** (*Angophora subvelutina*), **Rough-barked Apple** (*Angophora floribunda*) and **River Oak** (*Casuarina cunninghamiana*), the **River Peppermint** (*Eucalyptus elata*) is most commonly found as young regrowth coppices, rather than as single old specimens. The **Manna Gums** (*Eucalyptus viminalis*), with their distinctive white bark and the small rough barked **Blue Box** (*Eucalyptus baueriana*) are generally rare, with a more sporadic distribution than the other listed tree species.

Weed species, which now dominate much of the banks of the Nepean River and its tributaries include **Honey-Locust** (*Gleditsia triacanthos*), **Hackberry** (*Celtis occidentalis*), **Broad-leaved Privet** (*Ligustrum lucidum*), **Box Elder** (*Acer negundo*) and **Wild Olive** (*Olea africana*). In the 1830's Sir William Macarthur introduced some of these exotic species as hedge plants to the gardens, paddocks and arboretum at 'Camden Park'. These exotics later become garden escapes, freely colonising the riverbanks of the Nepean River and its tributaries and spreading throughout the district. Although these naturalised exotic plants compete aggressively against native remnant vegetation and prevent regeneration, they now play a vital role in mechanical stabilisation of the riverbanks in many areas. Furthermore, these trees are now a pivotal element in the cultural landscape of Camden and the Nepean River. Their presence in many places is indeed visually significant and evocative of the rural qualities of this district. A balanced and integrated weed management strategy is now needed; one which recognises the values of both remnant indigenous vegetation and the naturalised exotic plants which make up this landscape.

Camden Council

3. The Cultural Landscape

3.1. Rural Beginnings and the Development of Camden

The Macarthur name is synonymous with the early development of this district. '*Camden Park*' was originally established on an area of 2000 hectares, granted to John Macarthur in 1805, on the fertile soils adjacent to the Nepean River. Since the 1790's the area had been known as '*the Cowpastures*', after the Colony's domesticated cattle had strayed from Sydney Cove and were some years later discovered in far greater numbers, here running wild. The richness of the area, which had been indicated by the cattle's preference, had created considerable interest within the Colony. John Macarthur's original grant was later increased to more than 3000 hectares through the acquisition of Walter Davidson's '*Belmont*' and the area known as '*North Camden*'.

A whole new cultural landscape evolved from these beginnings and in the process totally altered the pre-existing landscape forever. The colony of New South Wales was entering a new period of consolidation from penal settlement towards a free society. As wealth was created, gardens and estates were increasingly used to signify a new permanence, attempting to emulate the grand gardens of Europe. Although being devoid of an aristocracy or fashion makers and provincial in nature, gardens were developed by borrowing on the traditions of the English Landscape School and European romanticism. Both were well established in Europe at the time New South Wales was founded and provided the main influence for garden design in these early years.

The landscape approach was generally to modify and enhance the standard of life in the colony. The built environment reflected the differences in community origins within the Counties, together with the cultural and artistic differences of London and abroad. These influences were displayed in the elaboration of workmanship, historic details and use of materials. Likewise, the landscape reflected local differences in approach and the fashions which dictate European thinking.

In 1812 a Government order was given, prohibiting anyone from crossing the Nepean River, with the exemption of members of the Macarthur and Davidson family and their servants. This prohibition was aimed at preserving the herd of cattle on '*the Cowpastures*' the order operated for ten years, effectively restricting all other grants to the eastern side of the Nepean River and focusing on the area between Prospect and Camden. The major land grants of '*Macquarie Grove*', '*Wivenhoe*' (now '*Mater Dei*'), '*Kirkham*' (now '*Camelot*'), '*Denbigh*', '*Harrington Park*' and '*Nonnorrah*' (later '*Maryland*') were all taken up between the years of 1812-1815.

By the time of opening of the country westward of the Nepean River in 1822 and the building of the Cowpastures Bridge at Camden in 1826, there was already growing settlements in the vicinity of Narellan and Elderslie, in the form of homesteads and huts, saw pits and loggers' camps, blacksmiths' forges, brickfields, mills, stores and grog shops (Proudfoot, 1990). Experienced agriculturalists and tradesmen were also in high demand from the owners of the various large estates. A rapid expansion of the population followed, and many clearing leases were taken up in the Camden area during this period.

In 1836 plans were drawn for the township of Camden, one of the first 'private' towns in the colony. An ordered rectilinear layout, and the regulation hierarchy of streets (Argyle and John Streets are slightly wider) and basic town block dimensions were adopted. The town was to

Camden Council

be located on an alluvial ridge, immediately west of the Nepean River on the 'North Camden' section of the Macarthur estate. Following the death of John Macarthur, his sons James and William advocated strongly for the town development and were closely involved in the establishment of many of its public buildings, including St John's Anglican Church and Rectory on the hill and allotments for the Catholic and Presbyterian churches. The population however, grew slowly after this time and there was a major [set back setback](#) to the town's growth in the 1860's as a result of the increasing rust problems in wheat (Proudfoot 1990).

3.2. The Landscapes of Colonial Rural Estates

The size and scale of rural estates contrasted with the intensive town centre development. 'Camden Park', the earliest and one of the largest estates in the district, continued to be the focus of agricultural, horticultural and pastoral development in the colony. Consequently, the 'Home Farm (Belgenny Homestead)' on the 'Camden Park' estate retained its importance as a centre in its own right, containing workmen's cottages, stables, blacksmiths, storage barns and maintenance sheds. In addition to the many agricultural and pastoral innovations and experimentation on the estate, Sir William, his brother James and their mother Elizabeth Macarthur had a special interest in horticulture. The 'Camden Park Nursery' was established in the 1830's and its first commercial plant catalogue released in 1843. Francis Ferguson, a former employee of Sir William Macarthur at the 'Camden Park Nursery' also established a further nursery in this district. The 'Ferguson's Australia Nursery', known on the original deeds as the 'Old Nursery' was located about one kilometre west of Camden.

By the mid 19th century, large gardens complemented a number of fine estates in the district. During the latter part of the 19th century, the romanticism in garden design was fused with the order of French neo classicism, the Italianate School and many other influences. Furthermore, these many competing design influences merged with the broader interest of collecting and borrowing on a diverse range of plants, made more accessible by the growth of the empire and improvements in communication. These new directions created the gardenesque movement which was marked by an eclectic mix of styles and collections of botanic curiosities from around the world.

Significantly, it was the native rain forest trees which captured the greatest interest, providing visual relief from the grey greens of the surrounding Eucalypt dominated woodlands. Following in the wake of the Red Cedar cutters, botanists and seed collectors brought to commercial nurseries, a wide range of lush densely foliated trees from the native rain forests of the Illawarra and further a field along the New South Wales north coast and Queensland coastal areas.

Commonly cultivated rain forest trees included the **Silky Oak** (*Grevillea robusta*), **Illawarra Flame Tree** (*Brachychiton acerifolia*), **White Cedar** (*Melia azedarach*), **Blackbean** (*Castanospermum australe*) and the **Firewheel Tree** (*Stenocarpus sinuatus*). Other significant and rare specimen rain forest plantings include stunted **Macadamia Nut Trees** (*Macadamia integrifolia*) and **Tuckeroo** (*Cupaniopsis anacardioides*). These ornamental and exotic looking trees provided a link with the colony's heritage and the green memory of European trees as well as evoking the romanticism of a lush [antipodeansantipodean's](#) paradise. Although there are still remnants of these species in early gardens, many rain forest trees were not suited to

Camden Council

the dryness and the frosts experienced in this district, thus planting palettes had to be modified.

The exotic and hardy ornamental **Chinese Elms** (*Ulmus parvifolia*), **Pepper Trees** (*Schinus ariera*), **Jacarandas** (*Jacaranda mimosifolia*), **Hackberry** (*Celtis occidentalis*), **Pencil Pines** (*Cupressus sempervirens*), **Funeral Cypress** (*Cupressus funebris*) and other **Cypresses** (*Cupressus spp.* and *Thuja sp.*) and the native, locally occurring **Kurrajong** (*Brachychiton populneum*) remain the most common sub dominants, ornamental species in this district. The ornamental, smooth barked **Lemon-scented Gum** (*Eucalyptus citriodora*), although not indigenous to this area, was a favoured native Eucalypt species in these early planting schemes.

Other less common species included the Carob Bean (*Ceratonia siliqua*), **London Plan Tree** (*Platanus hybrida*), **English Oak** (*Quercus robur*), **Holm Oak** (*Quercus ilex*), **Sweet Osmanthus** (*Osmanthus fragrans*), **Common Holly** (*Ilex aquifolium*) and **Norfolk Island Hibiscus** (*Lagunaria patersonia*). Windbreak and hedgerow plantings were dominated by **Lombardy Poplars** (*Populus nigra 'italica'*) and **Cottonwood Poplars** (*Populus deltoides*) as well as species which have become naturalised such as **Wild Olives** (*Olea africana*), Honey-locust (*Gleditsia triacanthos*) and **Large-leaved Privet** (*Ligustrum lucidum*). The ornamental **Osage Orange** (*Maclura pomifera*) was another, somewhat rare, hedgerow planting.

The tall, emergent **Bunya Pine** (*Araucaria bidwillii*) and **Hoop Pine** (*Araucaria cunninghamii*) from the drier rain forests of the Bunya Mountains and parts of the north coast of NSW and Queensland proved to be particularly suitable tree species. These native pines with their imposing scale, bold symmetry and distinctive dense green foliage, were planted on the hill top sites around the homesteads and villas of the grand estates, thus visually locating these buildings from a great distance. These species, more than any other, set a definitive grand character to these 19th century landscapes. In coastal Sydney, these pines were usually planted in association with massive **Moreton Bay Figs** (*Ficus macrophylla*) and other Fig species, however these are rare in this district, usually stunted and in poor condition. Similarly, the **Norfolk Island Pine** (*Araucaria heterophylla*), historically the most common component of these Araucaria plantings in Sydney and along the coast, is notably absent from most of these local planting schemes. In response to the drier climate and colder winter nights, hardy exotic pines such as **Monterey Pine** (*Pinus radiata*), **Stone Pine** (*Pinus pinea*) and **Loblolly Pine** (*Pinus taeda*) were planted as co dominants to the Araucarias.

Palms continue this early exotic theme and later reinforced through further palm plantings after the First World War. The tall, exotic **Washington Palm** (*Washingtonia robusta*) is a component of many historic plantings around homesteads in this district. This palm was favoured over the **Cabbage Palm** (*Livistona australis*), a native of the coastal rain forests, as it proved to be a more hardy palm to drought and frost. Nevertheless, Camden contains some rare and significant plantings of the Cabbage Palm. Furthermore, the **Chilean Wine Palm** (*Jubaea chilensis*), a very rarely planted palm in Sydney, is of great botanical significance to Camden. They appear to be first connected with Sir William Macarthur and form a significant component of many historic plantings in the area.

Many of the larger 19th century estates display a number of common thematic elements and similarities in the planting palette and landscape layout. The homestead or villa was usually located on a commanding hill top position with panoramic views of the surrounding country

Camden Council

side. There were often two sets of gates, firstly to the outer paddocks and secondly to the inner gardens surrounding the residence. The very hardy and long lived **Century Plant** (*Agave americana*) was used in early schemes, as a dramatic accent plant at the entrance to properties (eg Cawdor Road).

The inner gardens around the residence were delineated by hedgerow or windbreak plantings, ranging from shrubs to tall trees. These plantings nowadays are commonly a random mixture of naturalised species, however on some properties it appears that only one species was used or two species, planted alternately to provide a mixed deciduous/evergreen hedgerow (eg 'Burnham Grove'). The gates, posts and immediate fences were generally constructed in timber, though wrought iron gates and brick masonry piers have been used in some instances (eg 'Camelot'). A gatehouse or gate keeper's lodge may have also been located adjacent to the entry gates (eg 'Maryland').

Typically, on entering the inner garden area, a curving gravel driveway first leads the visitor through an unkempt 'wilderness' area of tangled tree canopies, shrubs and vines before reaching a circular turn around and drop off point, adjacent to the main entry of the house. This focal area usually opens out to a formal, flat lawn, bordered by tree plantings and garden beds. It contrasts sharply with the previous plantings and is generally the most highly maintained of all landscaped areas.

A 'wilderness' area was typical of many of the larger estate plantings (Refer to 'Denbigh', 'Maryland', 'Camelot', 'Gledswood', the Macarthur Cemetery at 'Camden Park' and substantially modified at 'Harrington Park'). These are magnificent cloistered, mysterious and eerie landscapes. They are located quite close to the homestead and contain a variety of 'wild' shrubs, hedgerow plants and vines, dominated by species now considered weeds. These areas form a vegetative buffer or extended windbreak planting to the house. **Wild Olives** (*Olea africana*) often dominate the understorey, with their tangled canopies interconnecting over the driveway, creating a 'gothic' landscape composition.

Low clipped formal hedges often lined the driveway edges through the 'wilderness' and onto the formal gardens but now many of these are overgrown. Typical formal hedging plants included **Sky Flower** (*Duranta repens*), **Cape Honeysuckle** (*Tecomaria capensis*) and **Cape Plumbago** (*Plumbago auriculata*). The groundcovers, *Agapanthus (Agapanthus orientalis)* and **Kaffir Lily** (*Clivia miniata*) were also commonly used as border plants in these areas and the formal gardens. The formal garden beds contained an eclectic mix of ornamental trees, fruit/orchard trees, shrubs, rose beds and perennial borders in the gardenesque style. These plants were set within rigid geometric or curvilinear pathways, often bordered by low hedge plants. Most of these original formal estate gardens require intensive maintenance and replanting by trained horticulturists. Consequently, many gardens have fallen into disrepair over time as maintenance has been reduced. More recent and unsympathetic plantings have sometimes blurred the impact and original design intent. 'Gledswood', 'Denbigh', Belgenny Homestead at 'Camden Park' and 'Burnham Grove' are notable exceptions, displaying sensitive approaches to landscape maintenance and design for these gardens.

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4. Community Planting Schemes

In parallel with the development of large estates and gardens during the late 19th century, a tradition of public parks, gardens and street tree planting was also established, ensuring public access to open spaces for recreation and embellishment of the town centre. Similarly, ecclesiastical plantings associated with church yards and cemeteries continue the same palette of plants as the rural estates. In particular, **Pencil Pines** (*Cupressus sempervirens*), **Funeral Cypress** (*Cupressus funebris*) and other **Cypresses** (*Cupressus spp. and Thuja sp.*) are emphasised in these schemes.

Commemorative plantings, associated with important people in the community and events, such as the World Wars earlier this century, were often featured in these public landscapes (eg *Camden Hospital grounds* and memorial avenue plantings along the Hume Highway). The elevated site of '*Macarthur Park*', Camden, is an outstanding important element in this park scheme. The '*Onslow Park (Showground)*' is a further example of the strong links with the surrounding rural landscape (Refer to Listings). Landscaping of these areas followed from the models for the larger estates and botanic gardens. The species used in these public schemes were often identical to those used on the rural estates. Thus, the parkland and streetscapes of Camden have in many ways continued to complement the plantings which have characterised rural private estates. This has significantly added to the depth of these cultural and historic plantings throughout the district and created a strong cohesive landscape quality.

Photographs dating from 1896 and 1906 show John Street with mature street tree plantings of **Monterey Pines** (*Pinus radiata*) and **Pepper Trees** (*Schinus areira*). Each tree was protected from the ravages of wandering livestock by a heavy timber guard. By 1923 however, records show that a recommendation was made to remove the large Pepper Trees as a result of root damage to neighbouring properties and services. The Monterey Pines also disappeared. New planting schemes replaced many of these earlier trees however the species selected have not been recorded. Nevertheless, many of the street trees throughout Camden town centre and Elderslie still retain close links with historic rural plantings (Refer to Listings). For example, the **Jacaranda** (*Jacaranda mimosifolia*) remains a pivotal element in these street planting schemes while the major entry/exit points to Camden retain the important rural windbreak species, **Lombardy Poplar** (*Populus nigra var. italica*).

Importantly, the substantial plantings of **Liquidambar** (*Liquidambar styraciflua*) along Camden Valley Way, near the Cowpastures Bridge is a good example of recent sensitive cultural plantings, which in time will reinforce the quality of deciduous historic plantings in this district. This deciduous species, with its autumn foliage of bright reds and oranges, will provide a magnificent visual and seasonal display, against the backdrop of hedgerows and other Lombardy Poplar and Southern Cottonwood 'escapes' along the roadside.

Unfortunately, the older street tree plantings are more often in contrast with recent suburban plantings. The increasing suburban development of the local government area has reflected a particular period of interest in the use of native Australian species, particularly Eucalyptus **She-Oaks** (*Casuarina spp.*). This planting palette gained wide support in the early 70's and has only in recent years been supplanted by greater interest in the use of local indigenous species and ornamental exotics. These are trends and styles which have characterised the history of this landscape, however the pattern of developing suburban growth is systematically erasing all vestiges of both the remnant vegetation and the rural cultural plantings of Camden.

Camden Council

Residential development in the suburbs of South Camden (Elizabeth Macarthur Estate), Elderslie and Narellan, as well as the estates of Currans Hill, Mount Annan and Grasmere all reflect these changes. Notwithstanding this, there are some fine native street plantings (eg Bruchhauser Estate, Elderslie), but the **Tallowwoods** (*Eucalyptus microcorys*) here are an alien Australian species. These native trees from the NSW north coast have no relevance to the historic or remnant native landscapes of Camden. Similarly, the magnificent woodland remnants in Elizabeth Macarthur Estate, dominated by the **Narrow-leaved Ironbark** (*Eucalyptus crebra*), are slowly being fragmented and replaced with other ornamental trees. The streets have been planted with similar but generic Australian species, such as the ubiquitous **Narrow-leaved Peppermint** (*Eucalyptus nicholii*) and the more ornamental **Pink Flowering Mugga Ironbark** (*Eucalyptus sideroxylon* var. *rosea*). An indigenous and truly distinctive heritage landscape is thus degraded and devalued.

Over recent years the use of local native species has come to the fore and many local plant nurseries now stock local indigenous plant species.

It is equally important to recognise the heritage values of the original remnant vegetation as it is the culturally and historically significant planting since settlement. The remnant vegetation is a major component in establishing the landscape context and the local identity of this area. Furthermore, the district's landscape quality is drawn largely from its rural background and history. Landscape quality is derived from the sum of these factors; it is the balance between the natural remnant vegetation and the cultural landscape. The two are intrinsically intertwined and both are threatened landscapes within the context of suburban development. (Camden Significant Tree & Landscape Register 1993 & 2007)



Figure A – A photograph of St John's Anglican Church, Camden taken by 1896 shows that a pair of **Forest Red Gums** (*Eucalyptus tereticornis*) (right), remnants of the original woodland, were large specimens even at this time. The same trees are still thriving on the site. One large **Pencil Pine** (*Cupressus sempervirens*) remains from this planted group in front of the church.

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The immature **Monterey Pines** (*Pinus radiator*) (left) were possibly removed at a ~~later~~ date.

Photo taken by Kerry & Co. courtesy of Camden Historical Society



Figure B – A photograph taken at possibly the same time as Figure A, shows John Street, Camden looking south towards the hill and St John's Anglican Church. During the 1890's the street was planted with a mixed avenue of **Pepper Trees** (*Schinus areira*), **Monterey Pines** (*Pinus radiator*) and possibly another unidentified species. Each tree was protected from the ravages of wandering livestock by a heavy timber guard.

Photo taken by Kerry & Co. courtesy of Camden Historical Society

4.1. Present-day Tree Planting

Tree planting in Camden is currently being driven by development and urban growth. This growth generates opportunities for tree planting in new riparian and bush conservation areas, public open space, infill private and commercial development, public authority infrastructure projects (RMS, State Rail), Council works program and private residential tree planting.

Tree planting generally falls into one of several categories of planting;

- street tree planting i.e. new residential street
- group tree planting i.e. pocket park
- tree planting within landscaping i.e. child care centre, industrial complex, road reserve (Camden Valley Way dual carriageway project)
- mass planting i.e. conservation areas

Each year Council is responsible for the planting of a considerable number of trees as either infill street tree planting in existing urban areas, conservation areas and parkland embellishment however the majority of tree planting currently undertaken within the LGA is carried out by others.

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Council is the consenting authority and has final say on the type and location of almost all new trees planting. Where Council does not have final say, for example State projects the Council nevertheless is provided opportunity to comment on the suitability of proposed trees and landscaping on areas to be developed. By making these lists of suitable trees available to the community it is envisaged that tree planting will be conducted in a more informed way.

With many thousands of trees currently being planted and with many more thousands to be planted in the near future suitable tree selection has never been more important.

The second half of this document is divided into a series of lists containing tree species deemed to be suitable for use in particular situations. The title of each list describes the intended purpose and application of the species to be used. For example, the street tree planting list is the list of trees that a developer is confined to choose from where street tree planting is concerned. The replacement or infill street tree planting list differs slightly to the street tree list in that it contains species that the Council would not approve in a new streetscape but will use in an existing streetscape to maintain continuity and uniformity.

The remaining sections are ~~self-evident~~ self-evident in name and are more of a resource to be drawn upon where site constraints, or where specific site objectives need to be met. For instance, a site may have a salt issue or there maybe existing overhead power lines.

Many tree species appear in multiply lists because their characteristics and performance is suited to a range of situations.

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CULTURALLY SIGNIFICANT SPECIES

List Objective: To provide a complete list of trees recognised as significant and reflective of Camden's natural, cultural and commemorative history.

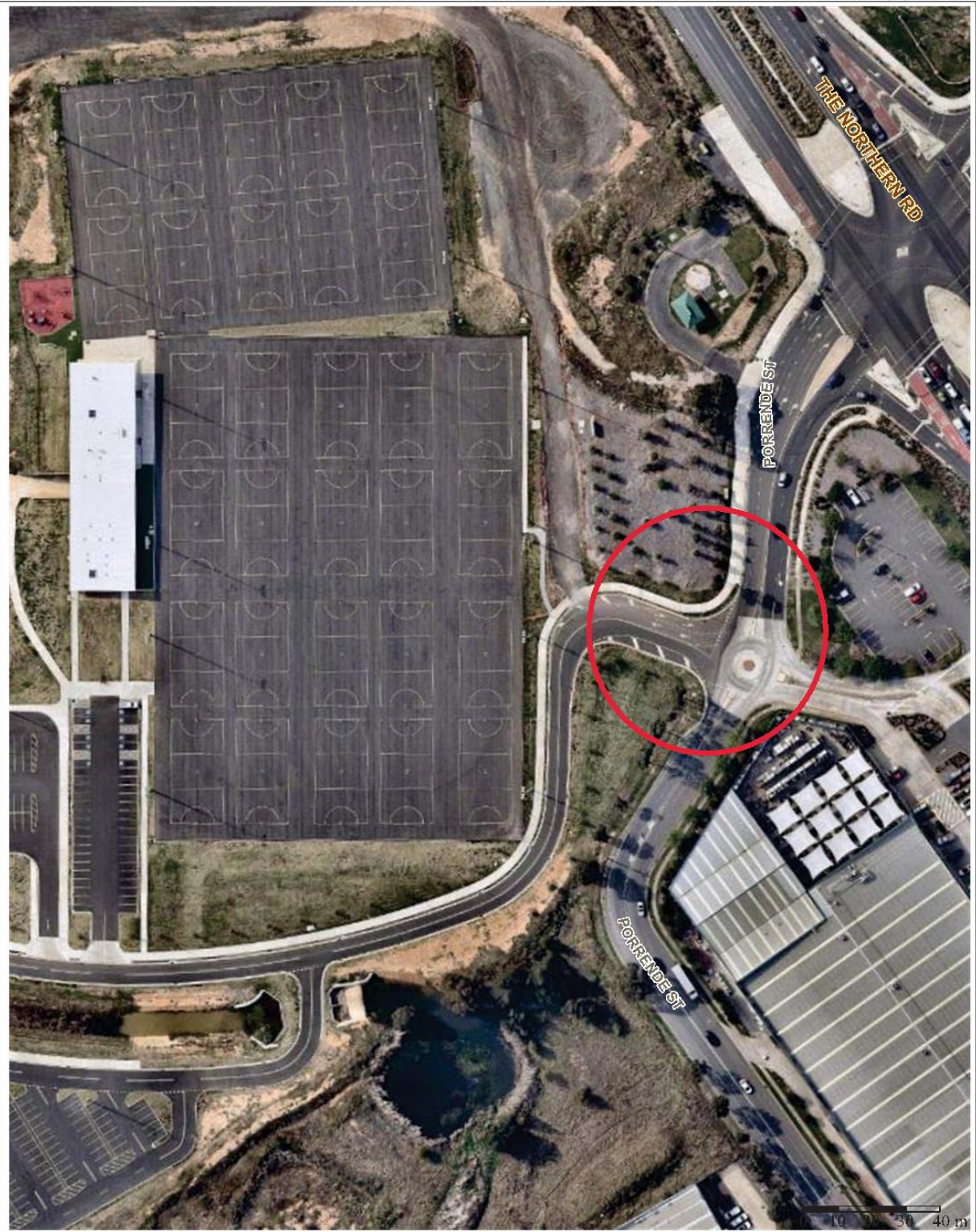
Application: The list of significant trees and vegetation is a list of trees that mark different periods of Camden's development since settlement. Many of the species are only suited to large open spaces. Many of the trees are now considered weed species and their use is discouraged. Specialist advice is required before selecting trees from this list.

Botanical Name	Common Name
<i>Acacia parramattensis</i>	Green Wattle
<i>Acer negundo</i>	Box Elder
<i>Adiantum aethiopicum</i>	Maidenhair Fern
<i>Agapanthus orientalis</i>	Agapanthus
<i>Agathis robusta</i>	Kauri Pine
<i>Agave americana</i>	Century Plant
<i>Alectryon subcinereus</i>	Wild Quince
<i>Angophora costata</i>	Sydney Pink Gum
<i>Angophora floribunda</i>	Rough-barked Apple
<i>Angophora subvelutina</i>	Broad-leaved Apple
<i>Araucaria bidwillii</i>	Bunya Pine
<i>Araucaria cunninghamii</i>	Hoop Pine
<i>Araucaria heterophylla</i>	Norfolk Island Pine
<i>Arbutus unedo</i>	Irish Strawberry Tree
<i>Arecastum romanzoffianum</i>	Queen Palm
<i>Bambusa sp.</i>	Giant Bamboo
<i>Banksia integrifolia</i>	Coastal Banksia
<i>Brachychiton acerifolium</i>	Illawarra Flame Tree
<i>Brachychiton discolor</i>	Lacebarks
<i>Brachychiton populneum</i>	Kurajong
<i>Brachychiton rupestre</i>	Queensland Bottle Tree
<i>Callitris rhomboidea</i>	Port Jackson Pine
<i>Calodendron capense</i>	Cape Chestnut
<i>Calodendron tomentosum</i>	Hairy Calodendron
<i>Camellia spp.</i>	Camellias
<i>Carya illinoensis</i>	Pecans
<i>Cassine australis</i>	Red Olive Plum
<i>Castanospermum australe</i>	Blackbean
<i>Casuarina cunninghamiana</i>	River Oak
<i>Casuarina glauca</i>	Swamp Oak
<i>Cedrus atlantica</i>	Atlantic Cedar
<i>Cedrus deodara</i>	Deodar Cedar
<i>Celtis australis</i>	Nettle Tree
<i>Celtis occidentalis</i>	Hackberry
<i>Certonia siliqua</i>	Carob Tree

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Botanical Name	Common Name	
<i>Ilex aquifolium</i>	Common Holly	Formatted: Font: Italic
<i>Jacaranda mimosifolia</i>	Jacaranda	Formatted: Font: Italic
<i>Jubaea chilensis</i>	Chilean Wine Palms	Formatted: Font: Italic
<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	Formatted: Font: Italic
<i>Laurus nobilis</i>	Sweet Bays	Formatted: Font: Italic
<i>Ligustrum lucidum</i>	Large-leaved Privet	Formatted: Font: Italic
<i>Ligustrum sinensis</i>	Small-leaved Privet	Formatted: Font: Italic
<i>Liquidamber styraciflua</i>	Liquidamber	Formatted: Font: Italic
<i>Liriodendron tulipifera</i>	Tulip Tree	Formatted: Font: Italic
<i>Livistona australis</i>	Cabbage Palms	Formatted: Font: Italic
<i>Lophostemon confertus</i>	Brush Box	Formatted: Font: Italic
<i>Macadamia integrifolia</i>	Macadamia Nut Tree	Formatted: Font: Italic
<i>Maclura pomifera</i>	Osage Orange	Formatted: Font: Italic
<i>Macrozamia communis</i>	Burrawangs	Formatted: Font: Italic
<i>Magnolia grandiflora</i>	Bull Bay Magnolia	Formatted: Font: Italic
<i>Malus sylvestris</i>	Apple Tree	Formatted: Font: Italic
<i>Melaleuca sp.</i>	Paperbark	Formatted: Font: Italic
<i>Melaleuca styphelioides</i>	Prickly Paperbark	Formatted: Font: Italic
<i>Melia azedarach</i>	White Cedar	Formatted: Font: Italic
<i>Morus alba</i>	Mulberry	Formatted: Font: Italic
<i>Nerium oleander</i>	Oleander	Formatted: Font: Italic
<i>Olea Africana</i>	Wild Olive	Formatted: Font: Italic
<i>Osmanthus fragrans</i>	Sweet Osmanthus	Formatted: Font: Italic
<i>Pandorea pandorana</i>	Wonga Vine	Formatted: Font: Italic
<i>Pellaea falcata</i>	Sickle Fern	Formatted: Font: Italic
<i>Phoenix canariensis</i>	Canary Island Date Palm	Formatted: Font: Italic
<i>Phoenix dactylifera</i>	Date Palm	Formatted: Font: Italic
<i>Phoenix reclinata</i>	Senegal Date Palm	Formatted: Font: Italic
<i>Phoenix rupicola</i>	Cliff Date Palm	Formatted: Font: Italic
<i>Photinia serratifolia</i>	Chinese Hawthorn	Formatted: Font: Italic
<i>Pinus pinea</i>	Stone Pine	Formatted: Font: Italic
<i>Pinus ponderosa</i>	Western Yellow Pine	Formatted: Font: Italic
<i>Pinus radiata</i>	Monterey Pine	Formatted: Font: Italic
<i>Pinus taeda</i>	Loblolly Pine	Formatted: Font: Italic
<i>Platanus x hybrida</i>	London Plane Tree	Formatted: Font: Italic
<i>Plumbago auriculata</i>	Cape Plumbago	Formatted: Font: Italic
<i>Podocarpus elatus</i>	Plum Pine	Formatted: Font: Italic
<i>Populus alba</i>	White Poplar	Formatted: Font: Italic
<i>Populus deltoides</i>	Cottonwood Poplars	Formatted: Font: Italic
<i>Populus nigra 'italica'</i>	Lombardy Poplars	Formatted: Font: Italic
<i>Prunus sp.</i>	Flowering Plum	Formatted: Font: Italic
<i>Quercus ilex</i>	Holm Oak	Formatted: Font: Italic
<i>Quercus palustris</i>	Pin Oak	Formatted: Font: Italic
<i>Quercus robur</i>	English Oak	Formatted: Font: Italic

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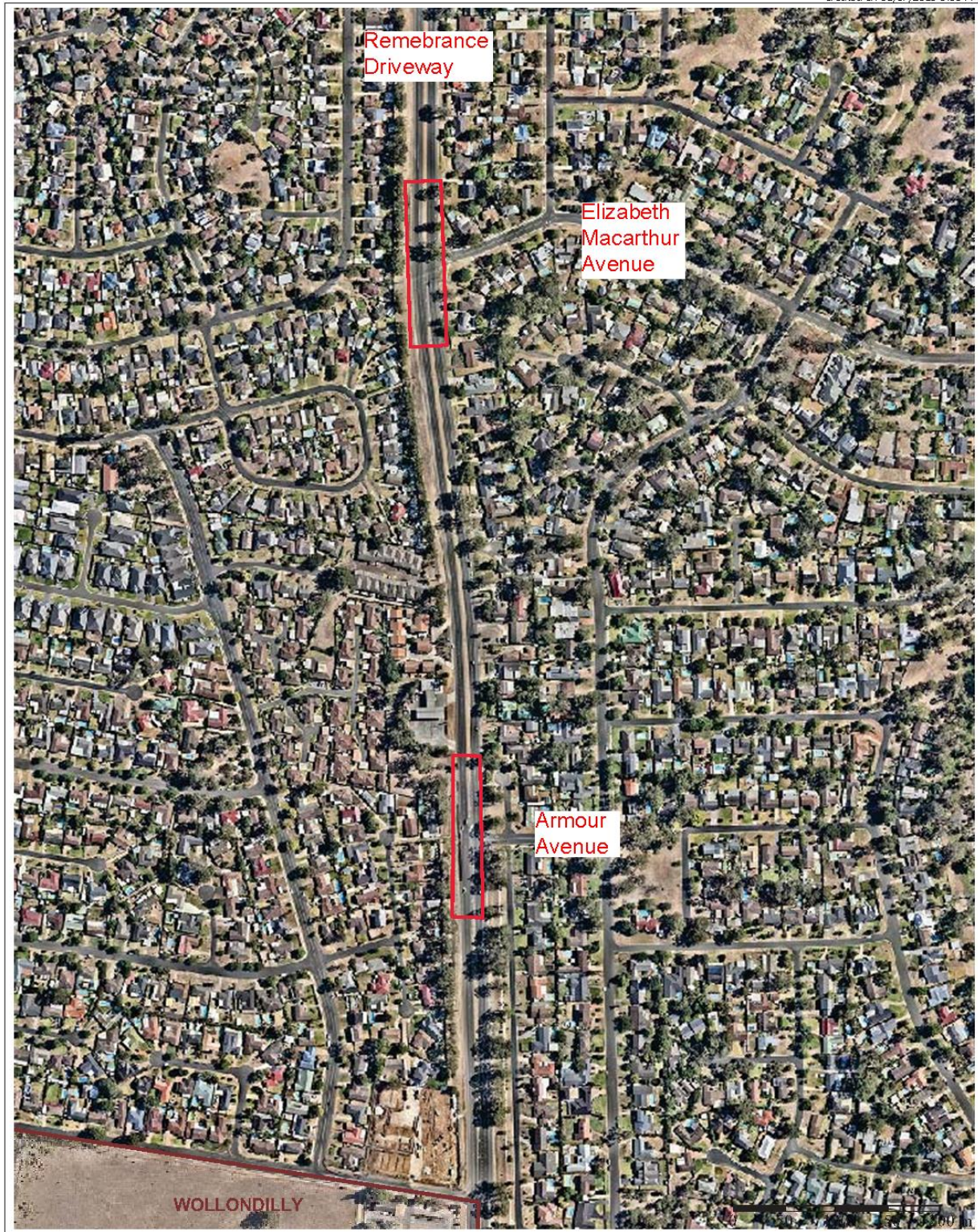
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Subject Site

Remembrance Driveway -
 Intersections with Elizabeth Macarthur
 Avenue and Armour Avenue

Map Scale: 1:5000
 Projection: GDA94 / MGA zone 56
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2019/2020 Community Small Grants PROGRAM GUIDELINES

INFORMATION ABOUT THE PROGRAM

Council recognises and values the strengths of the Camden community, including the strong sense of belonging, demonstrated through participation in a range of community and cultural activities. Council aims to draw on these strengths and provide support to assist them to continue to grow. Council acknowledges the important role of community organisations in developing projects and coordinating and managing funded activities which help to further develop these strengths in the community.

The funding and support are also mechanisms for Council to further the aims identified in Council's social, cultural, economic and environmental plans and policies and applications are assessed against these policies and broad Council objectives and plans as identified in Camden Council's Strategic Plan.

The Community Small Grants Program provides funding of up to \$6,500 per project to support work the done by local community organisations based in or providing events or services for, the Camden Local Government Area.

The Community Small Grants Program is open for application annually.

ELIGIBILITY CRITERIA

To be eligible for funding, an organisation must:

- Be not-for-profit; or
- Be a registered charity
- Be an incorporated body or be auspiced (sponsored) by an incorporated body;
- Offer a project in the Camden LGA, or primarily for the Camden community (minimum of 75% participants from the LGA);
- Acquit any previous Camden Council grants (excluding Community Small Grants held within the prior 12 month period) and have no outstanding debts to Council.

INELIGIBILITY

Council does not provide grants for:

- Projects that duplicate existing services or programs;
- Projects that do not meet the identified priority needs;
- Projects that directly contravene existing Council policy;
- Projects previously funded.

GRANT CATEGORIES

Grants are available in the following categories:

Minor Works

Projects which enhance community infrastructure (excluding Council owned premises) by aiding in the development of facilities, improvements or maintenance to existing facilities. Grant applications must not be requesting more than fifty percent of the total cost of the project for an amount over \$6500 and applicants must show evidence of where other project funds will be sourced. No projects over a total cost of \$13 000 will be considered. Any buildings subject to heritage approval must have prior approval for the grant to be considered. Any projects subject to DA approval are the responsibility of the applicant and proof of lodgement and approval should be included with the application. DA fees must not be part of the funding request.

Note: If applying under the minor works category, it is essential that permission be sought from the owners of the building or facilities prior to lodgement of an application. Please provide evidence of approval with your application.

Culture and Inclusiveness

Projects involving events or activities that foster Camden's cultural and community identity and activities that supports an accessible, diverse and inclusive range of community building including artwork, performance, writing and other cultural activities.

Health & Community Well Being

Projects which support access to physical and social resources to promote quality of life and create an inclusive and cohesive community.

Sport and Recreation

Programs which increase or maintain participation within sport and recreation as well as projects which improve the quality, education/training, safety or range of participation.

CRITERIA FOR FUNDING

Council will consider all applications and determine successful requests in line with its operational plan and budget with all applications to be assessed on their merit.

The following criteria will form the basis of assessment (although projects will not necessarily have to meet all criteria to be successful):

- demonstrate a considerable benefit to the community;
- establish new and innovative community projects or programs;
- demonstrate coordination with other groups in the community;
- show evidence of community support;
- demonstrate an ability to manage the project through allocation, effective planning, clear goals and evaluation processes;
- address local issues by attempting to meet a community need or short coming;
- show the contribution of the organisation applying to the project or activity through cash, in-kind or volunteer support; and
- demonstrate the organisation's ability to manage and deliver community or cultural services and not become dependent on ongoing financial assistance from Council.

CAMDEN COMMUNITY STRATEGIC PLAN

The Community Strategic Plan represents the partnership between Council, Federal and State Government agencies, local businesses, local community organisations and residents to deliver for the community.

All partners have a valuable and unique role to play.

The Community Strategic Plan is the community's plan for the Camden Local Government Area (LGA).

Camden Council encourages you to be a part of this journey, to deliver an exciting future for our beautiful and thriving Camden LGA.

Key Direction 5, 'An Enriched and Connected Community'

"An enriched and connected community involves arts and culture, community safety, healthy lifestyles and community health. In addition, the community is further enriched through learning, access to information and recreation and leisure to build social capital and cohesion."

Key Direction 5 Strategies

The outcomes for an enriched and connected community will be achieved through a focus on the following.

- 5.1.1 Foster strong, cohesive, healthy and safe communities
- 5.1.2 Build partnerships with local community organisations and groups in the delivery of services to a diverse community across the Camden LGA
- 5.1.3 Facilitate community connections, inclusion, resilience and sense of belonging through the provision and support of a broad range of events and activities

APPLICATION PROCESS

A panel of Council Officers will assess applications against the eligibility criteria and a report will be presented to Council providing recommendations and project ranking on which applications should be considered for funding.

Once funding has been endorsed by Council, all applicants, successful and unsuccessful, will be advised of Council's decision as soon as practical.

Successful applicants will be invited to a cheque presentation ceremony. Details will be provided closer to the date.

MANAGING THE GRANT

Successful applicants will be required to sign a funding agreement and provide a tax invoice if they are registered for GST.

The following conditions apply to all financial assistance allocated through the program;

- to use the funds only for the purpose approved;
- to notify Council and seek approval for any changes to the project for which assistance has been approved. If the project is cancelled or modified without approval, Council reserves the right to seek full reimbursement of Funds. Successful applicants shall finalise the project

within 12 months of notification from Council or with approval within 18 months of notification. If the project is not finalised within this time all unspent monies may be requested to be returned to Council.;

- should the project exceed the budgeted amount, applicants will be required to meet any additional costs; and
- to ensure acknowledgement of Council is included in all promotional material and/or publications relating to the project.

Successful applicants shall undertake an acquittal process when the project is finalised and provide Council with:

- A completed evaluation form and written report;
- financial statements/invoices; and
- a copy of any promotional/media material, booklets etc.

within the agreed timeframe.

HOW TO APPLY

Written applications must be submitted using the application form available online on Council's website.

Grants will be open from Thursday 1st August 2019 until Saturday 31st August COB.

Incomplete application forms, early (before the 1st August), incomplete paperwork accompanying the grant application or late applications will not be considered.

SUPPORTING DOCUMENTATION

In addition to the application form, submissions must include:

- Copy of Certificate of Incorporation or registered charity status.
- Copy of your organisation's (or auspicing organisation's) last audited balance sheet
- Copy of ABN/ACN and GST registration confirmation from the Australian Taxation Office
- Evidence of current public liability insurance
- Copy of two detailed quotes for minor works projects or equipment purchase.
- Copy of DA approval for minor works projects (if applicable)

INFORMATION SESSIONS

Applicants are strongly encouraged to attend a Community Small Grant information session to obtain more details on the grant program and to discuss project ideas with Council Officers.

Sessions will be held in Camden Council's Administration Building, 70 Central Ave, Oran Park:

- Thursday 18th July 10:00am or 5:30pm.

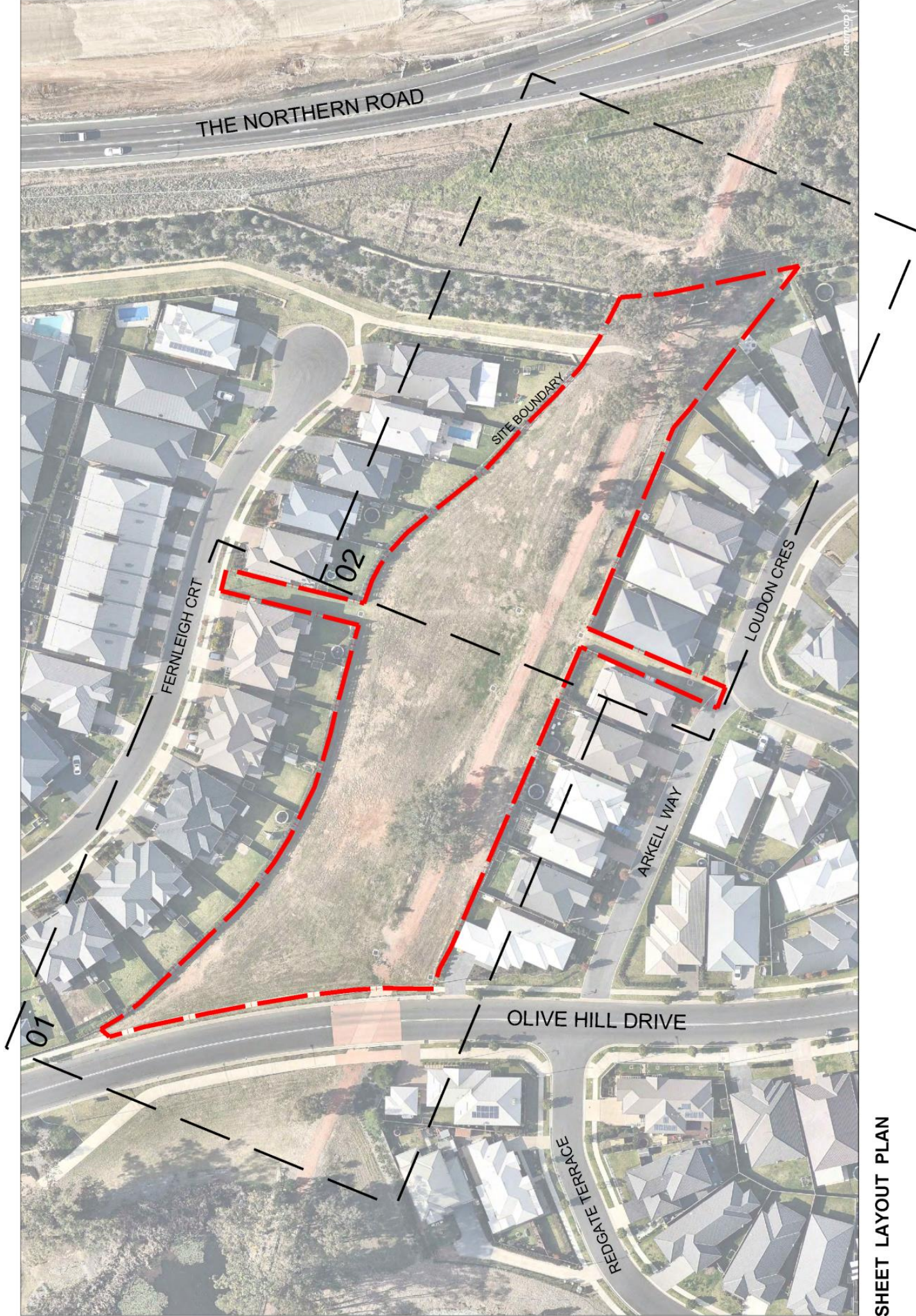
For registration for either information session, please call (02) 4654 7777

FURTHER INFORMATION

For further enquiries please email grants@camden.nsw.gov.au

DRAWING LIST

SHEET TITLE	SHEET NO.
COVER SHEET	LA 000
FURNITURE AND GENERAL ARRANGEMENTS PLAN	LA 101 - 102
MATERIAL AND FINISHES PLAN	LA 201 - 202
SETOUT PLAN	LA 301 - 302
PLANTING SCHEDULE	LA 400
PLANTING PLAN	LA 401 - 404
TREE PLAN	LA 451 - 452
LEVELS AND DRAINAGE PLAN	LA 501 - 502
SECTIONS	LA 601 - 604
HARDSCAPE DETAILS	LA 901 - LA 906 LA 908 - LA 913
SOFTSCAPE DETAILS	LA 951



SHEET LAYOUT PLAN

ARCADIAN HILLS - PASSIVE PARK
OLIVE HILL DRIVE, COBBITTY NSW



REVISION	DATE	DESCRIPTION
A	16/07/2019	PRELIMINARY REVIEW
B	26/09/2019	ISSUED FOR REVIEW
C	02/09/2019	ISSUED FOR REVIEW
D	10/09/2019	ISSUED FOR REVIEW
E	13/09/2019	ISSUED FOR APPROVAL
F	24/09/2019	ISSUED FOR TENDER
G		

DRAWN	DESIGNED	CHECKED	APPROVALS
SS	SS	TV	TECHNICAL LEADER
SS	SS	TV	MANAGER ASSETS & DESIGN SERVICES
SS	SS	TV	
SS	SS	TV	
SS	SS	TV	
SS	SS	TV	

CONSULTANTS
GLOCOM STRUCTURAL
SUITE 201, 18/19 FORT ROAD
LINDFIELD NSW 2070
ARCHITECTURAL DESIGNER

PROJECT
Arcadian Hills Passive Park
Olive Hill Drive, Cobbitty

SHEET TITLE
Cover Sheet and Sheet Layout Plan

NOTES
1. DO NOT SCALE DRAWINGS OR DIMENSIONS FROM DRAWINGS.
2. ALL SERVICES ARE SHOWN APPROXIMATELY ONLY. ALL SERVICES TO BE CHECKED FOR ACCURACY AND LOCATION PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE GIVEN UNLESS OTHERWISE STATED. DIMENSIONS TO FACE UNLESS OTHERWISE STATED.
4. CONSULT ALL APPLICABLE STANDARDS AND REGULATIONS PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS TO FACE UNLESS OTHERWISE STATED.
6. DIMENSIONS TO FACE UNLESS OTHERWISE STATED.
7. DIMENSIONS TO FACE UNLESS OTHERWISE STATED.
8. DIMENSIONS TO FACE UNLESS OTHERWISE STATED.
9. DIMENSIONS TO FACE UNLESS OTHERWISE STATED.
10. DIMENSIONS TO FACE UNLESS OTHERWISE STATED.

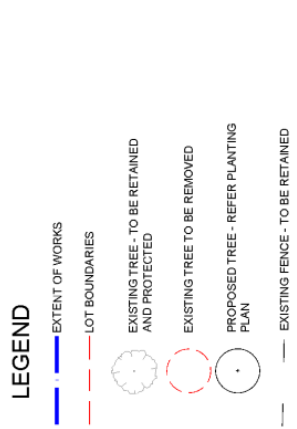
SCALE
SCALE 1:200 @ A1
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SCALE 1:800 @ A3
SCALE 1:1600 @ A4

DATUM
13/03/2019
ORIGIN
502030

JOB No.
LA-000

SHEET No.
LA-000

FOR TENDER



FINISHES MATERIALS

SYM	TYPE	NOTES
CO1A	1.5m WIDE CONCRETE TYPE 1A - CONCRETE	REFER TO DETAIL 02LA-901 AND SPECIFICATION
CO1B	TRAFFICABLE CONCRETE TYPE 1B - CONCRETE	REFER TO DETAIL 02LA-901 AND SPECIFICATION
CO2A	CONCRETE TYPE 2A - CONCRETE	REFER TO DETAIL 02LA-901 AND SPECIFICATION
CO2B	4.0m WIDE CONCRETE TYPE 2B - CONCRETE	REFER TO DETAIL 02LA-901 AND SPECIFICATION
CO3	1.5m WIDE CONCRETE TYPE 3 - CONCRETE	REFER TO DETAIL 02LA-901 AND SPECIFICATION
CO4	EXISTING CONCRETE TO BE RETAINED	EXISTING CONCRETE TO BE RETAINED
DG1	DECO GRANITE TYPE 1 - GRANITE	REFER TO DETAIL 02LA-901 AND SPECIFICATION
CT1	CRUSHED BRICK TERRACOTTA TYPE 1	EXISTING CRUSHED BRICK TERRACOTTA FROM DRIVEWAY REUSED AND RELAYED.
CT2	CRUSHED BRICK TERRACOTTA TYPE 2	EXISTING CRUSHED BRICK TERRACOTTA TO BE RETAINED TO THE EXISTING DRIVEWAY
WT1	WALL TYPE 1 - SANDSTONE BLOCK WALL 1	REFER TO DETAIL 01LA-908 AND SPECIFICATION
WT2	WALL TYPE 2 - SANDSTONE BLOCK WALL 2	EXISTING SANDSTONE BLOCK RELOCATED REFER TO DETAIL 02LA-908 AND SPECIFICATION
WT3	WALL TYPE 3 - EXISTING WALL	EXISTING WALL TO BE RETAINED AND PROTECTED
PT1	DRAINAGE PIT - SURROUNDING SURF TO BE RETAINED AND PROTECTED	EXISTING DRAINAGE PIT AND SURROUNDING SURF TO BE RETAINED AND PROTECTED
MU1	MULCH - RUBBER	REFER TO DETAIL 02LA-908 AND SPECIFICATION
SF1	SOFTFALL - SURROUNDING PUBLIC ART	REFER TO DETAIL 02LA-908 AND SPECIFICATION
GB1	GARDEN BED 1 - PROPOSED	REFER PLANTING PLAN, DETAIL 02LA-904 AND SPECIFICATION
GB2	GARDEN BED 2 - EXISTING	EXISTING GARDEN BED AND PLANTING TO BE RETAINED AND PROTECTED
TF1	TURF TYPE 1 - PROPOSED TURF	REFER DETAIL 02LA-904 AND SPECIFICATION
TF2	TURF TYPE 2 - REQUIRED TURF	TURF MADE GOOD WHERE REQUIRED REFER DETAIL 02LA-904 AND SPECIFICATION

FINISHES & SETOUT NOTES

- For the detailed treatment of paving adjoining the works seek direction from the superintendent before proceeding
- For further information on materials and edges refer Specification

EDGES

SYM DESCRIPTION
CE Concrete Edge - Refer 02LA-901 & Schedule

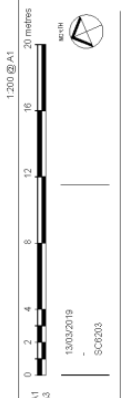
FURNITURE & FIXTURES NOTES

- For detailed installation information of furniture and fixtures refer manufacturers instruction or custom detail
- Principal contractor to liaise with the superintendent prior to installation - as specified
- Principal contractor to liaise with the superintendent and all service providers to determine most appropriate method for construction around service infrastructure as required.

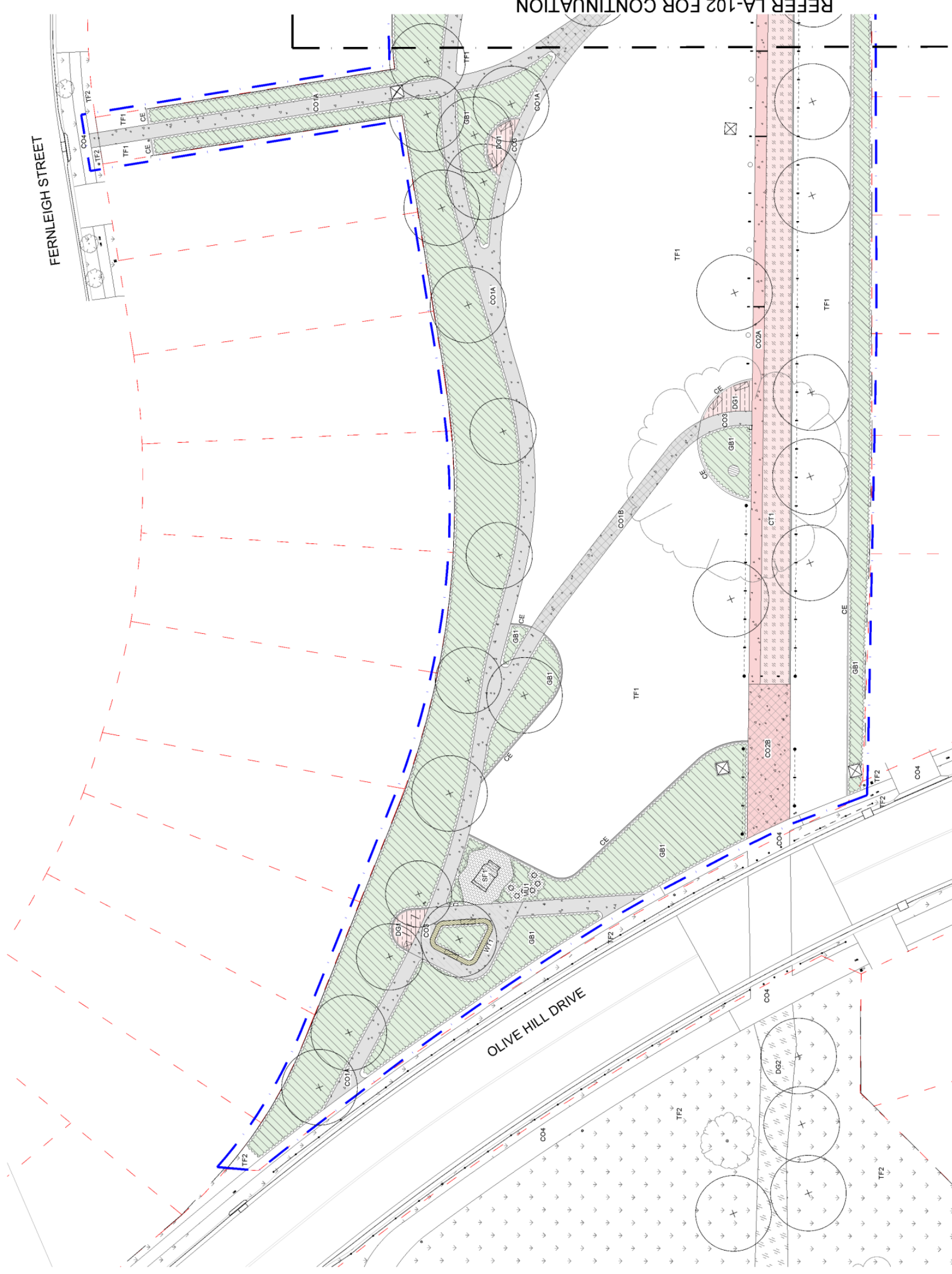
DEMOLITION NOTES

- all trees unless otherwise specified, all work near trees to be supervised by arborist. Work near trees is generally considered to be work within the tpz and structural root zone. This may vary depending on the tree and input from an arborist to clarify this may be required at the discretion of the Principal contractor to liaise with the superintendent and all service providers to determine most appropriate method for construction around service infrastructure as required.

FOR TENDER



LA-201



REFER LA-102 FOR CONTINUATION

NOTES

- ALL WORKS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- ALL SERVICES ARE SHOWN AT APPROXIMATE LOCATIONS ONLY. ALL SERVICES TO BE CHECKED FOR DEPTH AND LOCATION PRIOR TO ANY EXCAVATION WORK.
- ALL UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS ONLY. ALL UTILITIES TO BE CHECKED FOR DEPTH AND LOCATION PRIOR TO ANY EXCAVATION WORK.
- REPORTS AND DRAWINGS IN THESE PLANS ARE FOR INFORMATION ONLY. ALL RESIDENTIAL DEVELOPMENTS MUST BE APPROVED BY THE LOCAL COUNCIL PRIOR TO COMMENCEMENT OF WORK.
- CONFORM ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED.

THESE DESIGN PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF CAMDEN COUNCIL AND SHALL REMAIN THE PROPERTY OF CAMDEN COUNCIL. NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF CAMDEN COUNCIL.

PROJECT
Arcadian Hills Passive Park
Olive Hill Drive, Cobbley

CONSULTANTS
GILSON STRUCTURAL
ENGINEERS & ARCHITECTS
10/11-13/15 OLIVE HILL DRIVE
LEWISVILLE, VIC 3089
STRUCTURAL ENGINEER

APPROVALS
TEAM LEADER
MANAGER ASSETS & DESIGN SERVICES

SHEET TITLE
Material and Finishes Plan - West

REVISION

REVISION	DATE	DESCRIPTION
A	24/03/2019	ISSUED FOR REVIEW
B	02/04/2019	ISSUED FOR REVIEW
C	10/05/2019	ISSUED FOR REVIEW
D	13/06/2019	ISSUED FOR APPROVAL
E	24/06/2019	ISSUED FOR TENDER
F		
G		

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PROJECT
Arcadian Hills Passive Park
Olive Hill Drive, Cobbley

CONSULTANTS
GILSON STRUCTURAL
ENGINEERS & ARCHITECTS
10/11-13/15 OLIVE HILL DRIVE
LEWISVILLE, VIC 3089
STRUCTURAL ENGINEER

APPROVALS
TEAM LEADER
MANAGER ASSETS & DESIGN SERVICES



LEGEND

- EXTENT OF WORKS
- LOT BOUNDARIES
- EXISTING TREE - TO BE RETAINED AND PROTECTED
- EXISTING TREE - TO BE REMOVED
- PROPOSED TREE - REFER PLANTING PLAN
- EXISTING FENCE - TO BE RETAINED

FINISHES MATERIALS

SYM	TYPE	NOTES
CO1A	1.5m WIDE CONCRETE TYPE 1A - CONCRETE	REFER TO DETAIL 02LA-901 AND SPECIFICATION
CO1B	TRAFFICABLE CONCRETE TYPE 1B - CONCRETE	REFER TO DETAIL 02LA-901 AND SPECIFICATION
CO2A	CONCRETE TYPE 2A - CONCRETE	REFER TO DETAIL 06LA-901 AND SPECIFICATION
CO2B	400mm WIDE CONCRETE TYPE 2B - CONCRETE	REFER TO DETAIL 02LA-901 AND SPECIFICATION
CO3	1.5m WIDE CONCRETE TYPE 3 - CONCRETE	REFER TO DETAIL 06LA-901 AND SPECIFICATION
CO4	CONCRETE TYPE 4 - CONCRETE	EXISTING CONCRETE TO BE RETAINED
DG1	DECO GRANITE PROPOSED	REFER TO DETAIL 02LA-901 AND SPECIFICATION
CT1	CRUSHED BRICK/ TERRACOTTA TYPE 1	EXISTING CRUSHED BRICK/ TERRACOTTA FROM DRIVEWAY REUSED AND RELAYED.
CT2	CRUSHED BRICK/ TERRACOTTA TYPE 2 - EXISTING	EXISTING CRUSHED BRICK/ TERRACOTTA TO BE RETAINED AND LEFT AS IS
WT1	WALL TYPE 1 - SANDSTONE BLOCK WALL 1	REFER TO DETAIL 04LA-906 AND SPECIFICATION
WT2	WALL TYPE 2 - SANDSTONE BLOCK WALL 2	EXISTING SANDSTONE BLOCK WALL TO BE RETAINED AND PROTECTED
WT3	WALL TYPE 3 - EXISTING WALL	EXISTING WALL TO BE RETAINED AND PROTECTED
PT1	EXISTING DRIVEWAY PIT AND SURROUNDINGS TO BE REPAIRED AND PROTECTED	EXISTING DRIVEWAY PIT AND SURROUNDINGS TO BE REPAIRED AND PROTECTED
MU1	MULCH - SURROUNDINGS	REFER TO DETAIL 04LA-906 AND SPECIFICATION
SF1	RUBBER SOFTFALL - SURROUNDING PUBLIC ART	REFER TO DETAIL 04LA-906 AND SPECIFICATION
GB1	GARDEN BED 1 - PROPOSED	REFER PLANTING PLAN, DETAIL 02LA-904 AND SPECIFICATION
GB2	GARDEN BED 2 - EXISTING	EXISTING GARDEN BED AND PLANTING TO BE RETAINED AND PROTECTED
TF1	TURF TYPE 1 - PROPOSED TURF	REFER DETAIL 02LA-904 AND SPECIFICATION
TF2	TURF TYPE 2 - RETAINED TURF	TURF MADE GOOD WHERE REQUIRED. REFER DETAIL 02LA-904 AND SPECIFICATION

- FINISHES & SETOUT NOTES**
- For the detailed treatment of paving adjoining the works seek direction from the superintendent before proceeding
 - For further information on materials and edges refer Specification

EDGES

SYM	DESCRIPTION
CE	Concrete Edge - Refer 02LA-901 & Schedule

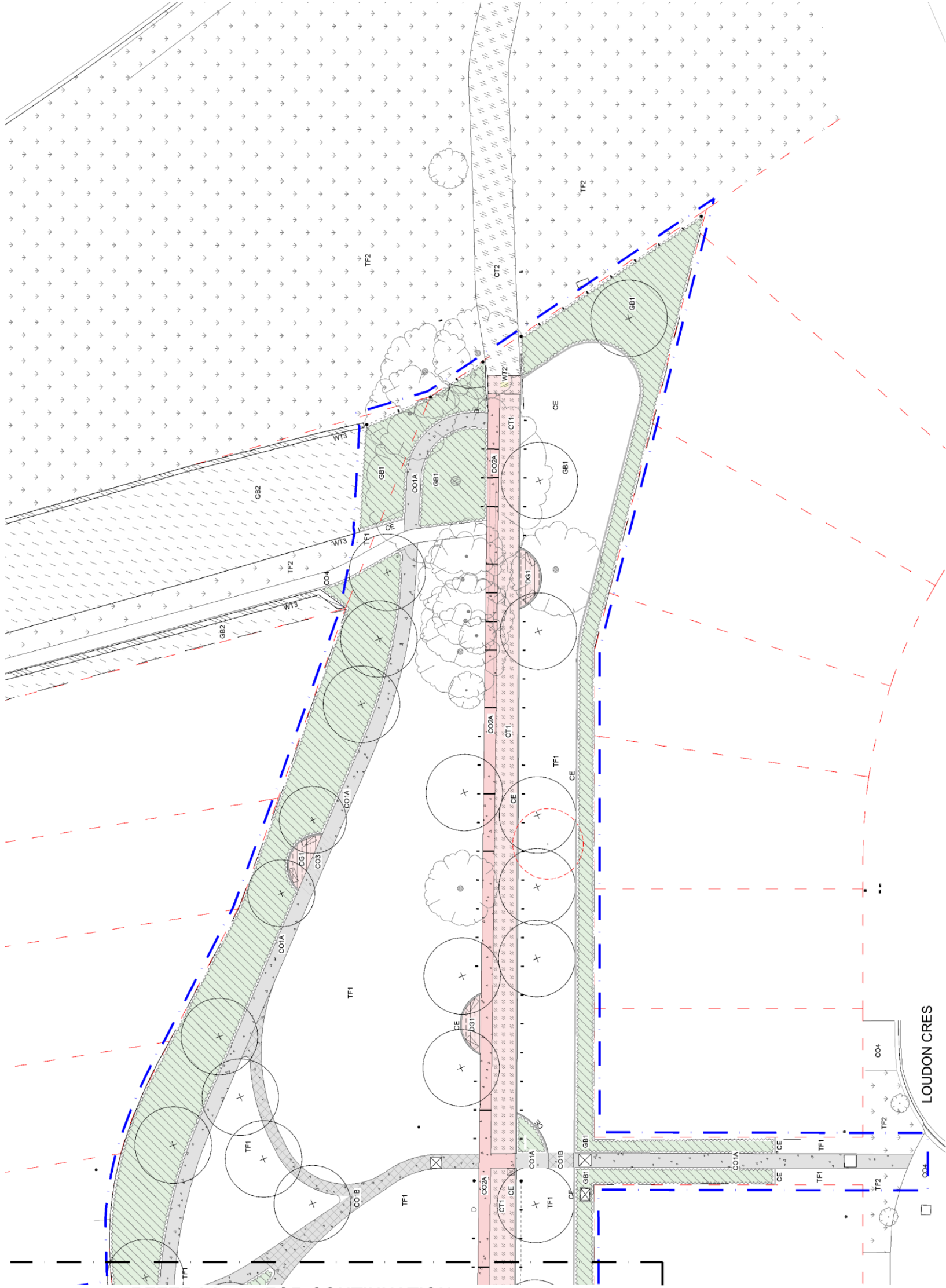
FURNITURE & FIXTURES NOTES

- For detailed installation information of furniture and fixtures refer manufacturers instruction or custom detail
- Principal contractor to liaise with the superintendent prior to installation - prior to installation
- Setout of furniture & edges to be confirmed by the superintendent on site

DEMOLITION NOTES

- Retain and protect all trees unless otherwise specified. All work near trees to be supervised by arborist. Work near trees is generally considered to be work within the tpz and structural root zone. This may vary depending on the tree and input from the arborist to clarify this may be required at the discretion of the Principal contractor to liaise with the superintendent and all service providers to determine most appropriate method for construction around service infrastructure as required.

FOR TENDER



REFER LA-101 FOR CONTINUATION

NOTES

- DO NOT SCALE DIMENSIONS OR DIMENSIONS ON DRAWINGS.
- ALL SERVICES ARE SHOWN APPROXIMATELY ONLY. ALL SERVICES TO BE CHECKED FOR ACCURACY BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REPORTS AND DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND DRAWINGS PRIOR TO COMMENCEMENT OF WORKS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DRAWINGS PRIOR TO COMMENCEMENT OF WORKS.

SCALE

SCALE 1:200 @ A1
SCALE 1:400 @ A2

DATUM
ORIGN
JOB NO
SHEET NO

PROJECT

Arcadian Hills Passive Park
Olive Hill Drive, Cobbley

CONSULTANTS

GILSON STRUCTURAL
SUITE 20, 1821P ARDRI ROAD
MURFRESBURG, NSW 2888
ARCHITECTURAL UNIT

APPROVALS

TEAM LEADER
MANAGER ASSETS & DESIGN SERVICES

REVISION	DATE	DESCRIPTION	ISSUED FOR REVIEW	ISSUED FOR APPROVAL	ISSUED FOR TENDER
A	16/07/2019	PRELIMINARY REVIEW	SS	SS	SS
B	26/08/2019	ISSUED FOR REVIEW	SS	SS	SS
C	02/09/2019	ISSUED FOR REVIEW	SS	SS	SS
D	10/09/2019	ISSUED FOR REVIEW	SS	SS	SS
E	13/09/2019	ISSUED FOR REVIEW	SS	SS	SS
F	24/09/2019	ISSUED FOR APPROVAL	SS	SS	SS
G	30/09/2019	ISSUED FOR TENDER	SS	SS	SS





Camden Council Minutes

**Audit, Risk and Improvement Committee
Meeting**
7 August 2019

**Executive Boardroom
Camden Council
Administration Building
70 Central Avenue
Oran Park
4:30PM**



AUDIT, RISK AND IMPROVEMENT COMMITTEE

TABLE OF CONTENTS - AUDIT, RISK AND IMPROVEMENT COMMITTEE

Voting Members present:	3
Attendees:	3
Invitees:	3
BUS01 Apologies.....	3
BUS02 Declaration Of Interest.....	4
BUS03 Minutes To The 22 May 2019 Audit, Risk And Improvement Committee Meeting.....	4
BUS04 Contributions Plan Review Internal Audit Report	5
BUS05 Top Inherent Risks.....	5
BUS06 External Audit Update.....	6
BUS07 Project 24 - Regional Domestic Waste Processing And Disposal Tender - Risk Register And Update.....	7
BUS08 Audit Report Recommendations - Implementation Status Update - June 2019.....	7
BUS09 Internal Audit Strategy And Internal Audit Plan	8
BUS10 Fraud And Corruption Prevention Plan Implementation Strategy And Code Of Conduct Update.....	9
BUS12 Audit Office Reports Gap Analysis - June 2019	10
BUS13 Internal Audit Plan Status Update	10
BUS14 Work Health And Safety Update - January To June 2019.....	10
BUS15 Governance Information Report - 30 June 2019	11
BUS16 Business Continuity Planning Update	11
BUS17 Checklist Of Compliance With Committee Requirements	12
BUS11 General Business	12
 <i>Confidential Item</i>	
CC01 Other Audit And Risk Related Matters	13

Voting Members present:

John Gordon	Independent Member (Chair)
Elizabeth Gavey	Independent Member
Bruce Hanrahan	Independent Member
Cr Michael Morrison	Camden Council Councillor
Cr Paul Farrow	Camden Council Councillor (arrived 4:40PM)

Attendees:

Internal Audit Coordinator
Risk Management Officer
Manager Governance and Risk
Chief Financial Officer

Invitees:

Director Planning and Environment
Director Customer and Corporate Strategy
Director Sport, Community and Recreation
Caroline Karakatsanis Audit Office of NSW (External Auditor) (via teleconference)
(departed 6:51PM)
Internal Audit Analyst
Acting Manager Growth and Advocacy (arrived 4:37PM, departed 5:12PM)
Manager Statutory Planning (departed 5:46PM)
Manager Waste and Compliance (arrived 5:25PM, departed 6:09PM)
Team Leader Waste (arrived 5:25PM, departed 6:09PM)
Mr Jeremy Elman (RSM) (arrived 4:37PM, departed 5:12PM)
Mr Aamir Hasan (RSM) (arrived 4:37PM, departed 5:12PM)

Apologies:

General Manager
Director Community Assets

Meeting opened 4:32PM

BUS01 Apologies**RECOMMENDED**

That leave of absence be granted.

DECISION

There were no leave of absences for this meeting

BUS02 Declaration Of InterestRECOMMENDED

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

DISCUSSION

No declaration outside of those previously advised and tabled at the meeting were made.

DECISION

There are no Audit, Risk and Improvement Committee declarations to be noted.

BUS03 Minutes To The 22 May 2019 Audit, Risk And Improvement Committee MeetingRECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. approve the minutes to the 22 May 2019 Audit, Risk and Improvement Committee meeting;
- ii. note the status of actions included in the actions list.

DISCUSSION

The Committee asked whether the assurance map had been circulated as advised in the actions list. The Internal Audit Coordinator advised it has been completed, but not yet circulated and will be e-mailed to Committee members post meeting.

The Committee discussed and agreed there would be sufficient time to have a presentation on the Long Term Financial Plan at the financial statements Committee meeting scheduled for 30 September 2019.

DECISION

The Audit, Risk and Improvement Committee:

- i. approved the minutes to the 22 May 2019 Audit, Risk and Improvement Committee meeting;
- ii. noted the status of actions included in the actions list.

Moved: Ms Gavey
Seconded: Mr Hanrahan

BUS04 Contributions Plan Review Internal Audit ReportRECOMMENDED

That the Audit, Risk and Improvement Committee note the Contributions Plan Review Internal Audit Report.

DISCUSSION

Mr Elman from RSM introduced himself and Mr Hasan before highlighting each finding from the Contributions Plan Review internal audit.

For each finding the Acting Manager Growth and Advocacy advised Council's approach to addressing the recommended actions.

The Committee asked if a further stage of the review was to take stock of the assets Council has received against what was requested in the plans/agreements to ensure Council received assets of the type and quality expected. The Acting Manager Growth and Advocacy confirmed that the work in progress to address recommendations from the Voluntary Planning Agreements and Works in Kind Agreements audit addresses this.

The Committee asked whether recruitment of staff in this specialist area was difficult. The Acting Manager Growth and Advocacy advised the process in relation to recruitment of this area.

The Committee thanked RSM for the report and management for their response to the recommendations made.

DECISION

The Audit, Risk and Improvement Committee noted the Contributions Plan Review Internal Audit Report.

Mr Elman, Mr Hasan and the Acting Manager Growth and Advocacy departed the meeting.

BUS05 Top Inherent RisksRECOMMENDED

That the Audit, Risk and Improvement Committee note the update on Council's top inherent risks.

DISCUSSION

The Committee asked whether climate change as a separate risk was considered. The Director Customer and Corporate Strategy advised that although not specifically mentioned as a separate risk, there is a strategic risk SR18 for growth causing unforeseen environmental impacts.

The Committee thanked Council for the additional information provided on controls and residual risks prior to the meeting.

DECISION

The Audit, Risk and Improvement Committee noted the update on Council's top inherent risks.

BUS06 External Audit Update

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. note the Management Letter on the Interim Phase of the audit for the year ended 30 June 2019;
- ii. note the performance audit of the pre-lodgement and lodgement stages of Councils development application process.

DISCUSSION

Ms Karakatsanis outlined the findings from the interim audit work undertaken to date highlighting that there was no extreme or high risk findings.

The recommendations were discussed along with the responses from Council to address the risks raised. An update on the recommendations from the prior year's management letter was also provided.

Ms Karakatsanis advised that the performance audit program for 2019-20 and beyond was on the Audit Office website and the topics for this year were credit cards, developer contributions and procurement. As Council has already been the subject of a performance audit it was unlikely they would be selected for a further specific review.

The Manager Statutory Planning presented the performance audit report and Council's response to the performance audit findings.

The Committee asked the Manager Statutory Planning to explain how Council's pre-DA meeting process works and this information was provided. The Committee also acknowledged that Council has agreed to assess the costs versus benefits of a clearing house to confirm if current processes are effective.

The Committee highlighted that the statistics for Camden Council appeared to be good. The Committee commented that Camden Council's response to the report clearly demonstrates how Camden differs from other Councils.

DECISION

The Audit, Risk and Improvement Committee:

- i. noted the Management Letter on the Interim Phase of the audit for the year ended 30 June 2019;
- ii. noted the performance audit of the pre-lodgement and lodgement stages of Councils development application process and Council's response.

The Manager Statutory Planning departed the meeting.

BUS07 Project 24 - Regional Domestic Waste Processing And Disposal Tender - Risk Register And UpdateRECOMMENDED

That the Audit, Risk and Improvement Committee note the Project 24 update and Risk Register.

DISCUSSION

The Manager Waste and Compliance provided an outline of the project and its current status. The Committee were advised that the management of Project 24 was transferred to Camden Council in April 2019. The Team Leader Waste discussed the highest rated risks and how they could be best managed.

The Committee asked about the legal and probity team being engaged. It was advised that O'Connor Marsden (OCM) was engaged as probity adviser and Maddocks was engaged as legal representation. The scope of the probity advice was also discussed.

The Committee requested a workshop be scheduled to look at the Request for Tender and contract progression at the appropriate time. It was suggested all participating Council Audit, Risk and Improvement Committees meet together. However, conflicts of interest in this regard may need to be considered where some Committee members sit on more than one Council's Committee. It was requested this be considered by the Project Control Group and participating Councils and advise of the outcome.

The Committee asked if Council had endorsed the Memorandum of Understanding (MOU). The Manager Waste and Compliance advised that the General Managers of each Council had signed the MOU and that the Council resolution to approve the recommended tenderer and their approach will go to each participating Council for resolution at the stage of awarding the tender.

DECISION

The Audit, Risk and Improvement Committee:

- i. noted the Project 24 update and Risk Register
- ii. requested a workshop on the project progress and proposed Request for Tender be provided at the appropriate time
- iii. requested Council consider the appropriateness of all participating Council's Audit, Risk and Improvement Committee's being briefed collectively or separately on recommendation ii above.

The Manager Waste and Compliance and Team Leader Waste left the meeting.

BUS08 Audit Report Recommendations - Implementation Status Update - June 2019RECOMMENDED

That the Audit, Risk and Improvement Committee note the Implementation Status Update for 30 June 2019.

DISCUSSION

The Internal Audit Coordinator informed the Committee of the large volume of recommendations that have been completed since the last meeting and this was acknowledged by The Committee.

The Committee asked for feedback from the Directors on the scheduling of audits and the feedback provided was positive.

The Committee requested an ageing of the not yet due audit recommendations be provided to future meetings if possible to allow easier oversight of when recommendations are scheduled. It was requested that a pie chart to visually demonstrate the validation of audit recommendations also be considered once more verification had occurred.

DECISION

The Audit, Risk and Improvement Committee:

- i. Noted the Implementation Status Update for 30 June 2019;
- ii. Requested a graph showing the number of recommendations due by month in future reports.

BUS09 Internal Audit Strategy And Internal Audit Plan

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. approve the revised Internal Audit Strategy;
- ii. approve the new three year rolling Internal Audit Plan covering the period 1 August 2019 to 30 June 2022.

DISCUSSION

The Internal Audit Coordinator discussed the Internal Audit Strategy and provided an overview of the changes.

The Committee asked if the risks have been aligned with those reported in BUS05 and included in the risk registers to ensure consistency. It was confirmed they were consistent.

The Committee requested the Internal audit client/satisfaction performance measure be changed from a 'positive results' measure to a rating of greater than 3.5 (if the rating is out of 5 for example) to allow monitoring of how positive the feedback is. The Committee also requested the recommendations agreed to by management be included as a performance measure.

The Committee requested that Continuous Professional Development training be included in the Plan or Strategy and that a performance measure for meeting the

professional development requirements be included.

The Committee also suggested the methodology and assessment criteria for outsourced contractors be included given the number of outsourced audits undertaken. The Internal Audit Coordinator advised that staff profiles will also be included as discussed prior to the meeting.

The Committee agreed that the strategy be recirculated (post the above changes) and endorsed out of session.

The Internal Audit Coordinator outlined the new Internal Audit Plan the process for its development, and reasons for inclusions/exclusions.

The Internal Audit Coordinator also advised of the intention to review the internal audit function via benchmarking and other means. The review is intended to be completed by December 2019 and reported to the Committee at its first meeting of 2020. It was advised that the outcome of this review may impact the current Plan.

The Committee requested the excluded list includes when these areas were last audited and that their risk rating be included.

The Committee also suggested adding a column in the audit program to categorise the types of audit (for example compliance, operational, high level review etc) and that each type of audit be briefly described in a key).

DECISION

The Audit, Risk and Improvement Committee:

- i. requested amendments to the revised Internal Audit Strategy as discussed be made and circulated to the Committee out of session for endorsement;
- ii. approved the three year program of audits covering the period 1 August 2019 to 30 June 2022;
- iii. requested amendments to the Internal Audit Plan as discussed be made and circulated to the Committee out of session for endorsement.

BUS10 Fraud And Corruption Prevention Plan Implementation Strategy And Code Of Conduct Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the update on the Fraud and Corruption Prevention Plan Implementation Strategy and information on Code of Conduct training.

DISCUSSION

The Manager Governance and Risk provided an update on the status of rolling out the Fraud and Corruption Prevention Plan and Strategy. It was highlighted that specific fraud training for finance staff is being developed to further tailor the fraud training to specific areas.

It was also advised that 100% of staff had now received the Code of Conduct refresher training.

DECISION

The Audit, Risk and Improvement Committee noted the update on the Fraud and Corruption Prevention Plan Implementation Strategy and information on Code of Conduct training.

BUS12 Audit Office Reports Gap Analysis - June 2019

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Audit Office Reports Gap Analysis and Action Plan as at 30 June 2019.

DISCUSSION

The Committee commended the work on the gap analysis as being of a high standard Ms Karakatsanis also highlighted that the analysis was robust.

The Committee requested that a regular item be included on the agenda to list any Audit Office reports released and whether they apply to Council. It was not expected that a detailed gap analysis be undertaken on all Audit Office reports, but that a determination be made and reported to the Committee, on whether such an analysis is required.

DECISION

The Audit, Risk and Improvement Committee:

- i. noted the Audit Office Reports Gap Analysis and Action Plan as at 30 June 2019;
- ii. requested a periodic item be included on the agenda to list any Audit office reports released and their application to Camden Council.

BUS13 Internal Audit Plan Status Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Internal Audit Plan Status Update.

DISCUSSION

The Internal Audit Coordinator provided an update on the status of the Internal Audit Plan as well as advising that a contractor had now been engaged for the asset management audit.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Internal Audit Plan Status Update.

BUS14 Work Health And Safety Update - January To June 2019

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Work Health and Safety Update.

DISCUSSION

The Committee asked whether data was kept of WHS accidents/incidents with major contractors to assist with appropriate contractor management. This question was taken on notice and will be responded to at a future meeting.

DECISION

The Audit, Risk and Improvement Committee:

- i. noted the Work Health and Safety Update
- ii. requested advice on whether Council maintains statistics on WHS incidents with its major contractors.

BUS15 Governance Information Report - 30 June 2019

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Governance Information Report as at 30 June 2019.

DISCUSSION

The Committee asked whether a bar chart could be included for categorisation of complaints. It was advised this would be examined and included in the next update where possible.

DECISION

The Audit, Risk and Improvement Committee:

- i. noted the Governance Information Report as at 30 June 2019
- ii. requested a bar chart showing the category of complaints be include in future Governance Information Reports where possible.

BUS16 Business Continuity Planning Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the update on Council's Business Continuity Plan.

DISCUSSION

The Committee asked how long since Business Continuity was tested. The Manager of Governance and Risk advised the last testing was a year or so ago.

The Committee asked if information penetration testing was conducted annually. Council's Internal Audit Coordinator advised that a Vulnerability Scan audit had been conducted two years ago and a cyber security audit was included on the Internal Audit

Plan. It would be confirmed and advised if any further testing was undertaken with Council's Chief Information Officer.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the update on Council's Business Continuity Plan.

BUS17 Checklist Of Compliance With Committee Requirements

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Checklist for Compliance with Committee requirements.

DISCUSSION

The Committee requested that the item regarding the update on the discussion paper be deferred as the discussion paper has not yet been released. The Internal Audit Coordinator agreed to move it to the December meeting subject to the paper from the Office of Local Government being released.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Checklist for Compliance with Committee requirements.

BUS11 General Business

RECOMMENDED

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

DISCUSSION

The Committee asked about Council's policy on roundup. The Director of Sport, Community and Recreation advised Council has ceased purchasing roundup pending completion of an investigation into alternate products. On completion of this review a decision regarding the future use of roundup will be made.

The Committee asked about Council's exposure with cladding. The Director Planning and Environment advised that only Council owned buildings are within Council's responsibility. The Chief Financial Officer explained that an external consultant has been engaged to review all Council buildings.

The Committee asked about Council's approach to buildings in their Local Government Area they do not own and suggested considering whether a proactive approach to following up on identified buildings with flammable cladding should be undertaken to ensure the appropriate testing has been performed. The Committee asked what Council's liability was in respect of this. The question was taken on notice and will be looked at for Council's liability and whether notice to remedy orders are required.

The Committee asked about future buildings and how we will monitor use of

appropriate materials. The Director Planning and Environment advised that this form of flammable cladding is no longer legal and will not be approved for future developments.

The Committee asked whether Declarations of Interest made by Committee members would be included on Council's website. The Manager Governance and Risk advised that this has not yet been mandated and as such there is no intention to include this information on Council's website.

DECISION

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

The Manager Governance and Risk, Risk Management Officer, Chief Information Officer, Director Sport, Community and Recreation and Director Customer and Corporate Strategy departed the meeting.

CC01 Other Audit And Risk Related Matters

RECOMMENDED

That the Audit, Risk and Improvement Committee note the other audit and risk related matters.

DISCUSSION

The Internal Audit Coordinator outlined the content of the report.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the other audit and risk related matters.

Meeting Closed: 7:25PM

Next Meeting:

The next meeting of the Audit, Risk and Improvement Committee is scheduled for 30 September 2019 at the Oran Park Executive Board Room, commencing at 10.00 am.

Confirmed as a complete and accurate record of the meeting.

John A. Gordon
ARIC Chair