

**MINUTES OF THE DEVELOPMENT COMMITTEE MEETING  
HELD 10 FEBRUARY, 2003, CIVIC CENTRE, OXLEY STREET  
CAMDEN – 5.30PM**

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**Present:** Cr Anderson (Deputy Mayor/Chairman), Cr Corrigan (Mayor), Cr Patterson, Cr Winn, Cr Batros, Cr Fekete, Cr McFadden, Cr Senise. Cr Campbell arrived during Public Addresses.

**Staff:** Acting General Manager (Director Works & Services), Director Governance & Outcomes, Director Development & Environment, Acting Director Works & Services (Manager Assets), Manager Community Services, Manager Outcomes, Senior Project Officer – Environmental Systems, Administration Officer.

**DEVELOPMENT COMMITTEE PUBLIC ADDRESSES**

Cr Corrigan informed Council the speaker is unavoidably detained.

**MOTION**

*Moved* Cr Corrigan, seconded Cr Winn that Mr Tacca be given the opportunity to speak when he arrives if the debate on Item 1 is not concluded.

DC009/03 THE MOTION WAS **CARRIED.**  
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**SUSPENSION OF STANDING ORDERS**

**MOTION**

*Moved* Cr Corrigan, seconded Cr Winn that Standing Orders be suspended to permit Public Addresses to be heard.

DC010/03 THE MOTION ON BEING PUT WAS **CARRIED.**  
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***(Mr Tacca addressed the Committee in relation to Item 1).***

**RESUMPTION OF STANDING ORDERS**

*Moved* Cr Corrigan, seconded Cr Winn that Standing Orders be resumed.

DC011/03 THE MOTION ON BEING PUT WAS **CARRIED.**  
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- 1. Review of Camden Structure Plan for the land generally known as the Central Hill Lands bounded by Camden Valley Way, the Local Government boundary with Campbelltown City Council and Turner Road**  
(File 4638 and 1200.1815)(Director Governance & Outcomes)

**Purpose of Report**

This report seeks to brief Council in respect of a review of the Structure Plan and suggest amendments to the Plan as it relates to the Central Hill Lands generally and some immediately adjoining lands. Further, it seeks endorsement to planning principles to apply to land within this location. The report also recommends specifications for the preparation of a Local Environmental Study for the rezoning of the El Caballo site and immediately adjoining land.

It should be noted that study area for the preparation of the Local Environmental Study includes a Council owned property. The property in question is currently under negotiation for sale to an adjoining owner.

**Background**

Council at its meeting held on the 14 October 2002 considered a report on a development/rezoning application lodged by the Medallist Group for the former El Caballo holding and some adjoining lands and resolved to prepare a Local Environmental Study and Draft Local Environmental Plan for the subject lands. In addition the Council resolved that such study and plan preparation occur in the context of a broader structure plan review for the lands known as the Central Hills generally.

**The Review Process**

A review of the Structure Plan has been carried out and has involved an extensive consultation process, particularly with property owners and authorities. All owners were invited to meet with Council staff to be advised of the proposed rezoning and to participate in a review of the planning provisions as they pertain to the Central Hill Lands and potentially impact upon their properties. Several fundamental principles for land situated in the Central Hills were outlined as owners were invited to detail their aspirations. In addition consultation with Campbelltown City Council as well as the Government agencies was also carried out.

A review of all of the current documentation including the Structure Plan and LEP 48 was also conducted.

**Camden Structure Plan**

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The Camden Structure Plan was adopted in July 2000 and reinforced the Central Hills as an important physical barrier between Camden and Campbelltown local government areas. Such area has long been held as having important scenic landscape qualities.

The Plan also highlighted the importance of remnant vegetation in the headwaters of the South Creek Catchment and identified opportunities for the conservation and embellishment of ecological corridors and integration with a broader corridor network.

The opportunities for rural residential and low density residential development were identified in the Structure Plan as a means of linking with the delivery of broader environmental and community outcomes.

Specifically, opportunities for rural cluster residential development were identified generically under the following circumstances:

- As clustered development on rural heritage properties;
- As clustered development in return for non development of environmentally sensitive areas;
- In return for vegetated corridors; and
- Where wholly compatible with specialist forms of agricultural activity.

**Existing Zoning**

The Central Hill Lands was zoned environmental protection in the mid 1970's and is currently zoned Environmental Protection Scenic 7 (d) under Local Environmental Plan No.48. The minimum area of subdivision and minimum area for the erection of a dwelling under such zoning is generally 40 hectares. It should be noted that an historic rural cluster development provision at the rate of one (1) dwelling per ten (10) hectares also exists under such zoning.

The prevailing zoning expressly seeks to preserve the scenic qualities of the area and in particular the open landscape. It also identifies opportunities for sensitively integrating tourist-orientated activities in such landscape.

The objectives of the existing zoning are stated as follows:

- (a) To protect and enhance those areas of particular scenic value and ensure that the land remains a rural

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environment providing visual contrast to urban development.

- (b) To maintain the visual amenity of prominent ridgelines.
- (c) To enable cluster housing and recreation and tourist orientated uses to be carried out if they are in keeping with the environmentally sensitive nature of the zone;  
and
- (d) To prevent development in geologically hazardous areas and escarpment areas.

**Consultation**

The consultation with the owners of lands within this area generally supported the review of the Structure Plan but also indicated support for the current zoning with the opportunity for development offsets for the maintenance and rehabilitation of remnant vegetation and the conservation of riparian areas. There was also obvious support for additional tourist and recreation land uses of an appropriate type (ie. Golf Courses) being located within this area to assist in the maintenance of the open landscape especially adjoining Camden Valley Way and provide an economic use for the land. There was some pressure for large scale comprehensive residential development. Most owners, however, supported the retention of the open landscape along Camden Valley Way and the conservation and rehabilitation of remnant vegetation within the area, subject to limited development opportunities.

Campbelltown Council staff indicated that there were no changes being considered to the Central Hills by Council in fact the non-urban break between Campbelltown and Camden and the maintenance of rural backdrop to Campbelltown was considered to be very important to Council and residents and was about to be reinforced in their scheduled strategic planning initiatives.

The consultation with Government agencies generally supported the planning principles prevailing over this land within the current LEP and Structure Plan. They also offered no objections to development that sensitively adds an extra dimension to the environment and local economy, provided it is well planned, sustainable and not ad hoc and does not take the form of wholesale residential development. There exists a general view that modest development schemes can be serviced, subject to infrastructure amplification charges being met. Setbacks and integration with the water supply canal were nominated as being sensitive issues and the application of water conservation measures encouraged.

Sydney Water and Sydney Catchment Authority were both interviewed.

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The RTA expressed a concern that Camden Valley Way and intersections and access to such road needed general upgrade and rationalisation and that any development would need to contribute to an overall upgrade program.

**Structure Plan Review**

In reviewing the Structure Plan as it relates to the Central Hills the general planning principles contained within the previous report to Council have been examined.

(a) Prevailing Principles Generally

General prevailing planning principles include:

- Preservation of the integrity of the Central Hill Lands as a significant buffer between Camden and Campbelltown local government areas.
- The scenic qualities of the subject lands as a generally open landscape shall be promoted with any built environment elements largely “subservient” to such landscape.
- Conservation and embellishment of prevailing biodiversity inclusive of promotion of vegetation corridors.
- Conservation of heritage qualities inclusive of sensitivity in respect of curtilages, cultural landscapes and views and vistas.
- Attempts to permanently forestall future comprehensive urbanisation of the lands.
- Appropriate management of access and impacts upon Camden Valley Way generally.
- Encouragement of development proposals which sensitively add an extra dimension to the LGA, particularly in terms of economic development/tourism or similar.

The importance of the principles, as they relate to the Central Hills have been reinforced in the review and should form the basis of any local environmental study undertaken for the rezoning of land within the Central Hills and any broader regional structure planning exercises.

The review has also supported the principal tenet of the Camden Structure Plan; namely, that of urban containment. The Central Hills provides a strong northeastern boundary to the urban areas of Camden and provides a significant non-urban buffer to Campbelltown. Any development considered in

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that area should ensure the maintenance of ridgelines in an undeveloped form and promote revegetation of ridgelines and riparian areas as a strong landscaped backdrop to the urban areas. Further, maintenance of the open landscape vista from Camden Valley Way shall be reinforced.

(b) Environmental Systems

The importance of environmental systems as an underpinning of the strategy is promoted by the prevailing Structure Plan. Those that have a significant impact on the Central Hill Lands and its future form are detailed briefly below and are considered to remain relevant:

- Integration of significant areas of remnant vegetation into local (and possibly regional) networks;
- Implementation of measures for the conservation, rehabilitation, restoration and on-going management of flora and fauna ;
- Elements of ecological conservation value such as native species and mature hollow-bearing trees shall be incorporated in development proposals and landscape programs;
- The concept of “trade-offs” should only be supported where clearly demonstrated community benefits accrue and where such cannot be achieved in any other fashion and are highly valued by the community; (consistent with the Draft Natural Assets Policy)
- Planning standards and development controls to promote ecologically sustainable development to control the potential adverse environmental impacts of agriculture, rural-residential development and residential release areas shall be implemented;
- Issues relating to salinity will need to be fully addressed in any future development proposals.

Prevailing environmental systems within the Central Hills clearly provide the basis for the identification of opportunities and constraints and provide a framework for any development proposals to be considered within this area. Proposals that deliver ecological and conservation outcomes (built, natural and indigenous) as well as sensitively adding an extra dimension to the Camden LGA, particularly in terms of economic development/tourism proposals, should be encouraged.

(c) Accessibility

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With respect to accessibility no changes to the Structure Plan are recommended although the traffic impact of any proposal will require careful consideration.

The Structure Plan currently promotes rural residential as a desirable form of development where significant community and/or environmental benefits can be derived and controls can be applied to mitigate against adverse environmental impacts. The consultation process has indicated that small modules of residential development of a higher density than that of rural/residential development may be required to ensure that the footprint and potential impact of development is minimised and to ensure better prospects of maintenance of environmentally sensitive areas, vegetated corridors and more intensive agricultural pursuits.

A map of the Structure Plan, which forms **Tabled Document “DC 1”**, identified notionally the areas of possible development. It identified possible urban/rural residential extension to the area now known as Manooka Valley. This project is at an advanced stage with regard to the rezoning of this land. The map also identified the Turner Road north area as a possible cluster of rural residential. Turner Road residents have liaised with Council with a view of having their land released for residential development. There is an opportunity for limited development in this location but will require offsets in the form of protection of the ridgeline and riparian areas as well as significant revegetation of those areas. Development opportunities are still considered to exist, but will require detailed investigation as to their potential nature and form.

The map also identified broad open space/vegetation corridors. Those corridors impact extensively on the Central Hill lands with a major east/west corridor located within the Marist Brothers property. This corridor provides a backdrop to the Smeaton Grange industrial area and Currans Hill residential area. The current Structure Plan does not propose urban development of the Marist Brothers property but does identify that opportunity may exist for a clustered rural-residential development that includes development of lands on the northern side of Turner Road. The nature and form of this development opportunity as mentioned above requires for more detailed investigation to establish.

The preliminary assessment that supported the Medallist proposal identified opportunities for cluster development adjacent to the Marist Brothers site. This together with the North Turner Road properties may provide the mechanism to obtain a substantive revegetated corridor through the Marist Brothers property for limited cluster development in conjunction with the Medallist and north Turner Road

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proposals. The major and exposed component of the Marist Brothers site would need to remain undeveloped/be revegetated. (Refer to Draft Natural Assets Policy and Cultural and Visual Landscape Study and plan on display at Council Meeting).

The detailed planning investigation for the Medallist proposal should also include a general assessment of the physical extent of any cluster of residential development as it affects adjoining land to ensure a consistent approach can be provided for any further investigation for possible development within the Marist Brother's Land

**“Raby” Property**

The Raby property is proximate to the Central Hills and is part of the head waters of Rileys Creek which originates in the adjoining Central Hills. The parameters for the Central Hills review included an examination of the context of the Raby property.

Apart from the direct natural systems linkages to the Central Hills and accessibility issues, the Raby holding does not constitute part of the Central Hills and should be considered on its own merits in the context of cultural and natural systems conservation, integration with surrounding rural residential lands and broader regional structure planning. Prospects for the ultimate development of Raby which does not prejudice the Central Hills planning objectives, exists.

**Conclusion**

The Camden Structure Plan provides a vision to the future. The Plan was established as a dynamic document that requires regular review. This review in respect of the Central Hills reinforced the strategic role of the Central Hills as a buffer area with limited development opportunities and major natural systems objectives. Further, it established additional planning principles to reinforce such role and outline parameters for development considerations.

With respect to the Structure Plan, as it affects the Central Hills, it is recommended that an addendum to the Structure Plan be prepared and placed on public exhibition. This addendum would maintain the open space/vegetation corridors on the map that supports the Structure Plan, list the planning principles adopted for the Central Hill Lands and identify the opportunity for limited residential clusters of development within the Central Hill Lands only when linked to:

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- the non-development and longer-term maintenance of environmentally and ecologically sensitive areas and corridors, vegetated corridors and
- maintains the scenic qualities of the Central Hill lands as a generally open landscape with any built environments largely “subservient” to such landscape and;
- that are of a form that sensitively adds an extra dimension to the Camden LGA particularly in terms of economic development and tourism or;
- are compatible with specialist forms of agricultural activity.

Specifications for the preparation of the Local Environmental Study for the rezoning of El Caballo site and adjoining lands have been prepared having regard to the recommendations of the review of the Structure Plan. A copy of the specification forms **Tabled Document “DC 2”**.

Recommended: That

- (i) Council adopt the following planning principles for the Central Hill Lands and include in an addendum to the Structure Plan:
  - (a) Preservation of the integrity of the Central Hill Lands as a significant buffer between Camden and Campbelltown local government areas.
  - (b) The scenic qualities of the subject lands as a generally open landscape shall be promoted with any built environment elements largely “subservient” to such landscape.
  - (c) Conservation and embellishment of prevailing biodiversity inclusive of promotion of vegetation corridors.
  - (d) Conservation of heritage qualities inclusive of sensitivity in respect of curtilages, cultural landscapes and views and vistas.
  - (e) Future comprehensive urbanisation of the lands be restricted by the development of significant recreational, cultural and natural assets in conjunction with limited residential opportunities.
  - (f) Appropriate management of access and impacts upon Camden Valley Way generally.

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- (g) Encouragement of development proposals which sensitively add an extra dimension to the LGA, particularly in terms of economic development/tourism.
- (ii) The Map attached to the Camden Structure Plan (refer **Tabled Document “DC 1”**, be amended by changing the reference to “possible cluster rural residential” north of Turner to low density urban.
- (iii) The addendum to the Structure Plan defines the Central Hill Lands as those lands located north of Turner Road, east of Camden Valley Way, west of the Local Government boundary with Campbelltown and northwest of Manooka Valley.
- (iv) The addendum to the Structure Plan include a statement that limited residential clusters of development are possible within the Central Hill Lands only when:

  - (a) linked to the non-development and embellishment and maintenance of environmentally and ecologically sensitive areas including vegetated corridors and the re-establishment of such corridors;
  - (b) the scenic qualities of the Central Hill lands are maintained as a generally open landscape, with any built environments largely “subservient” to such landscape and;
  - (c) with the exception of Turner Road North, development is of a nature that sensitively adds an extra dimension to the Camden LGA particularly in terms of economic development, tourism or social outcomes;
  - (d) are compatible and facilitate specialist sustainable forms of agricultural activity.
- (v) The Structure Plan addendum be placed on public exhibition for a period of 28 days.

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- (vi) Council adopt the Draft Specification which forms **Tabled Document “DC 2”**, as the basis of a Specification for the preparation of the Local Environmental Study for the El Caballo site and adjoining lands and refer it, upon finalisation, to PlanningNSW for their approval.
- (vii) A report be submitted to Council after the exhibition of the amended Structure Plan.

*Resolved on the Motion of Cr Corrigan, seconded Cr Winn that*

- (i) *Council adopt the following planning principles for the Central Hill Lands and include in an addendum to the Structure Plan:*
  - (a) *Preservation of the integrity of the Central Hill Lands as a significant buffer between Camden and Campbelltown local government areas.*
  - (b) *The scenic qualities of the subject lands as a generally open landscape shall be promoted with any built environment elements largely “subservient” to such landscape.*
  - (c) *Conservation and embellishment of prevailing biodiversity inclusive of promotion of vegetation corridors.*
  - (d) *Conservation of heritage qualities inclusive of sensitivity in respect of curtilages, cultural landscapes and views and vistas.*
  - (e) *Future comprehensive urbanisation of the lands be restricted by the development of significant recreational, cultural and natural assets in conjunction with limited residential opportunities.*
  - (f) *Appropriate management of access and impacts upon Camden Valley Way generally.*
  - (g) *Encouragement of development proposals which sensitively add an extra dimension to the LGA, particularly in terms of non-industrial economic development/tourism.*
- (ii) *The Map attached to the Camden Structure Plan (refer **Tabled Document “DC 1”**), be amended by changing the reference to “possible cluster rural residential” north of Turner to low density urban.*

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- (iii) *The addendum to the Structure Plan defines the Central Hill Lands as those lands located north of Turner Road, east of Camden Valley Way, west of the Local Government boundary with Campbelltown and northwest of Manooka Valley.*
- (iv) *The addendum to the Structure Plan include a statement that limited residential clusters of development are possible within the Central Hill Lands only when:*
  - (a) *linked to the non-development and embellishment and maintenance of environmentally and ecologically sensitive areas including vegetated corridors and the re-establishment of such corridors;*
  - (b) *the scenic qualities of the Central Hill lands are maintained as a generally open landscape, with any built environments largely “subservient” to such landscape and;*
  - (c) *with the exception of Turner Road North, development is of a nature that sensitively adds an extra dimension to the Camden LGA particularly in terms of non-industrial economic development, leisure, tourism or social outcomes;*
  - (d) *are compatible and facilitate specialist sustainable forms of agricultural activity.*
- (v) *The Structure Plan addendum be placed on public exhibition for a period of 28 days.*
- (vi) *Council adopt the Draft Specification which forms **Tabled Document “DC 2”**, as the basis of a Specification for the preparation of the Local Environmental Study for the El Caballo site and adjoining lands and refer it, upon finalisation, to PlanningNSW for their approval.*
- (vii) *A report be submitted to Council after the exhibition of the amended Structure Plan.*
- (viii) *The Structure Plan be placed before Campbelltown Council for consultation.*

DC012/03    *THE MOTION WAS **CARRIED.***

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*The Meeting closed at 6.14pm.*