



## **Camden Residential Strategy 2008**

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## **References**

Camden Housing Market Assessment (City Futures Centre, 2007)  
Camden Infrastructure Capacity Analysis (Cityscape planning+projects, 2007)  
Drivers of Change in Residential Development (Cityscape planning+projects, 2007)  
Metropolitan Strategy  
Camden Residential Strategy (Current), 1997  
Various information has been supplied by Council Staff. Specialist consultants have only been used when specialist information was not available in Council.

## **Executive Summary**

The Camden Local Government Area is set to undergo significant growth over the next 30 or so years. This level of growth will provide real challenges for Council and the community. When planning for this growth, Council should endeavour to ensure that the needs and desires of the existing and future community are understood and considered. Council will also need to ensure that the potentially competing demands of growth and the protection of those things that are valuable to Camden are balanced.

The Camden Residential Strategy 2008 provides a step towards the successful achievement of this challenge.

The Camden Residential Strategy 2008 will guide the form and character of housing in Camden into the future. Since the previous Residential Strategy for Camden, undertaken in 1997, many significant changes have occurred, including population growth, growth in commercial and retail centres and changes in household make-up. Other matters that influence residential planning have also changed, including changes in planning concepts and principles and changes in the market response to housing.

As a result of these changes, the 1997 Residential Strategy is no longer relevant to Camden. In order for Camden to respond to and guide the continued growth of Camden over the next decade, a new Residential Strategy is required. Therefore, this Residential Strategy considers how Camden has changed since 1997, outlines the challenges facing Camden now and into the future and responds to these challenges.

C The Camden Residential Strategy 2008 is structured as follows:

Chapter 1 gives a brief overview of what a Residential Strategy is and why Camden needs a new Residential Strategy.

Chapter 2 provides a brief snapshot of Camden, looking at its geography and its people. Each suburb or group of suburbs is outlined in its own section with a summary of its development in terms of subdivision pattern and housing types and the demographics of the area. A population and market snapshot is provided for each area.

Chapter 3 looks at the issues facing Camden now and into the future. The projected population growth in Camden is outlined in detail and the issues that result from that growth are discussed. Issues raised by the community and their vision for the future are identified along with discussion on those issues that are driving current and future changes. Means to achieve the community's vision in a manner that takes into account those drivers of change are provided.

Chapter 4 outlines the 2008 Statutory Framework at a State and local level. Recommendations relating to future improvements to local strategies and controls have been developed.

Chapter 5 looks at a number of issues facing Camden now and into the future. These issues are: Transport; Economics; the Environment; Community Development; Community Facilities

and Infrastructure. For each issue, a set of proposed recommendations are provided in response to the challenges that Camden will face.

Chapter 6 studies the Camden Housing Market and the Drivers of Residential Change in Camden. The Housing Market is viewed for Camden as a whole and for three types of places in Camden, being older suburbs, rural areas and recent release areas. The Drivers of Change that are discussed are household characteristics, housing preferences, housing lifecycles, market dynamics and affordability and interventional change.

Chapter 7 outlines a new model for change. There is a brief discussion on the reason for change and looking at existing models of change. The second part of this chapter outlines the new model for change in a systematic way and provides pictorial examples of new types of housing forms.

Chapter 8 lists the recommendations of the Strategy.

## **1. Introduction**

### **1.1 *What is a Residential Strategy?***

A Residential Strategy is a guiding document for Council to assist in the preparation of appropriate residential development controls that balance the objectives of providing greater housing choice with the protection of the sensitive qualities of the local area. A Residential Strategy also helps guide the amendment of local planning documents in order for local areas to contribute to the achievement of metropolitan planning and environmental objectives.

### **1.2 *Why is a Residential Strategy Required?***

A Residential Strategy is required to demonstrate how Council is planning its residential areas in the context of metropolitan residential targets and local social, economic and environmental objectives.

A Residential Strategy helps Council to: create dynamic and diverse local communities; understand major environmental management issues; improve the quality of living areas; improve public spaces and provide a basis for economic development and infrastructure provision.

A Residential Strategy also helps to inform developers and property owners of the types of residential development that Council prefers in appropriate locations in the Camden LGA.

### **1.3 *What is in place now?***

The current Camden Residential Strategy was adopted in January 1997 (the 1997 Strategy) in response to State Government initiatives to set the residential 'blue print' for Metropolitan Sydney. The driving principle underpinning the Government's initiatives was urban consolidation with a local flavour.

The 1997 Strategy comprises a review of relevant literature of the day in regard to housing; an analysis of the controls, policies and guidelines applying to residential development; extensive consultation with housing and development industry representatives and public authorities; identification of key issues and strategies relevant to Camden; a review of the prevailing approvals process; and a review of DCP 58 Residential Development. It made recommendations in relation to the location of further residential development opportunities, strategies to promote alternative housing forms and the review of residential development controls and processes.

### **1.4 *Why develop a new Residential Strategy?***

Many of the residential development opportunities identified in the current residential strategy have either been implemented or are reflected in existing and proposed planning documents. In addition, the release of a new Metropolitan Strategy for Sydney in 2005, and a draft Sub-

regional Strategy for South West Sydney in late 2007 renders the current Residential Strategy out of date. The State Government's plan to release 55,000 residential lots in Camden as part of the South West Growth Centre further highlights the changing housing climate in Camden. A new Residential Strategy is required to reflect current metropolitan planning objectives and to respond to changing local circumstances.

## **2. Snapshot of Camden**

### **2.1 *The Geography of Camden***

Camden is located in the south-western region of Sydney and contains a mix of agricultural land, country villages and residential areas, with associated commercial and industrial development. The Camden Local Government Area (LGA) is 201 km<sup>2</sup> in size.

Campbelltown LGA borders Camden to the east, with the City of Campbelltown being the nearest regional centre to Camden. The local government area of Liverpool is to the north and Wollondilly LGA is to the south and west of Camden.

Significant heritage assets remain in Camden to provide evidence of its history. Further, significant cultural landscapes, including the floodplains and hills, continue to be used for agriculture and serve as a reminder of Camden's agricultural past.

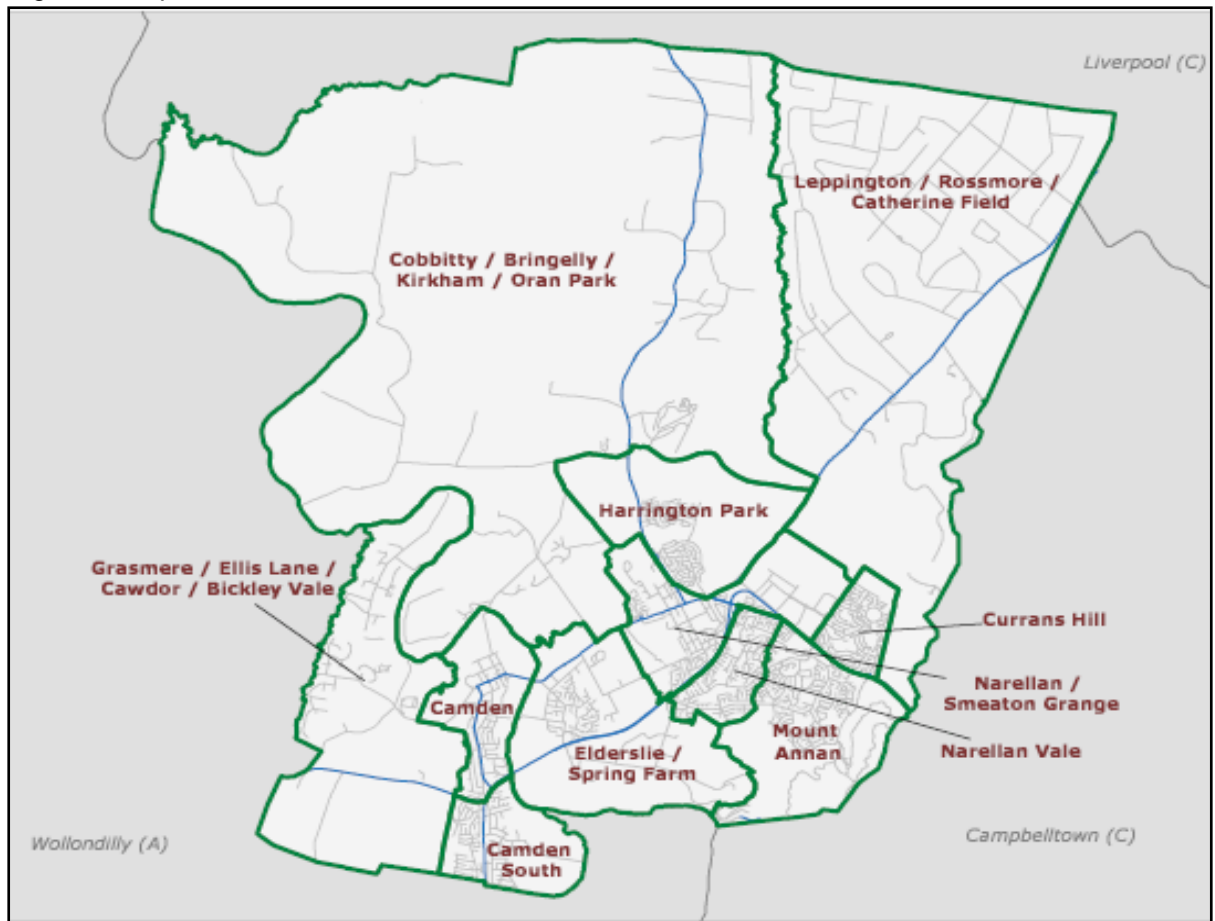
Camden also has an important natural environment, with remnant pockets of the endangered ecological communities of Cumberland Plain Woodland, Sydney Coastal River Flat Forest, Dry Rainforest and Elderslie Banksia Scrub, along with a number of other threatened species and communities. The environment of Camden is dominated by the floodplains of the Nepean River and South Creek and their tributaries and by important landforms such as the Central Hills, Crear Hills and Cobbitty Hills.

Camden has also seen fast growing residential areas over the last few decades. The rate of growth in Camden will continue to be rapid as the South West Growth Centre (SWGC) is developed. This development will have impacts on Camden's current environment and will need to be planned and managed carefully.

Over the next thirty years, this continued growth will see Camden move from a predominantly rural and rural residential character to a more residential and urban character. The SWGC covers a large proportion of Camden's existing rural-residential and small-scale agricultural areas.

Figure 1 provides a map of Camden identifying the boundaries of individual and groups of suburbs that are further discussed in this Chapter.

Figure 1: Map of Camden LGA



## **2.2 The People of Camden**

Camden has grown rapidly in the last decade, with an increase in residents from 26,736 in 1991 to 50,950 in 2006 and to an estimated 51,717 by December 2007 (Camden Council estimate December 2007). Most of the growth has been in the suburbs in the south east of the LGA between the township of Camden and Campbelltown (Harrington Park, Mount Annan, Narellan Vale and Currans Hill).

Much of this growth in population has been through natural increase and strong in-migration associated with the sequencing of new release areas. Most of the in-migration is from neighbouring LGAs, particularly Campbelltown. 6% annual growth rates were seen between 1996 and 2001. While these rates have fallen back since 2001 they still remain higher than the metropolitan average.

While there is a young age profile in the LGA, this masks differing age profiles in individual suburbs. Generally, the older suburbs and rural areas have older age profiles. The younger age profile of the new release areas is a result of the high proportion of young families moving in. With the continued development of new release areas, the profile of residents will age relatively slowly. However, despite the continued young age profile, the actual number of elderly in the LGA will continue to grow.

Camden's income profile is higher than that of the neighbouring LGAs of Campbelltown and Wollondilly, and is also higher than the Sydney average. This high income profile reflects strong workforce participation rates and full-time employment.

### **Population Snapshot (2006 Census)**

- Total population (estimate) – 50,950
- Average household size – 3.01 persons per household
- Number of dwellings – 16,969
- Overall younger age structure than Sydney average due to high proportion of young families
- Different age structure between old and new suburbs
- Low unemployment rate
- Higher average incomes than Sydney average and other WSROC and MACROC areas.

### **Market Snapshot (City Futures, Camden Housing Market Assessment, 2007)**

- Strong population growth will continue across Camden LGA
- Low levels of outright ownership – high proportion of mortgages
- High percentage of single dwellings (87%)
- Low proportion of public housing
- Low proportion of rental accommodation
- Low proportion of medium and higher density housing.

### 2.3 The Economy of Camden

Camden's economy can be understood from an assessment of the jobs available in Camden and the profile of the people who work in Camden. In 2006, there were 14,289 people working in Camden. 48.7% of these workers were residents of Camden, while the remainder lived outside of Camden and traveled here for work. Table 1 shows where the people who work in Camden come from.

Table 1: Top 10 LGAs of residence for workers in the Camden Council area, 2006

Rank	Local Government Area	Number	Percent (%)
1	Camden	6,958	48.7
2	Campbelltown	2,639	18.5
3	Wollondilly	2,170	15.2
4	Liverpool	617	4.3
5	Penrith	248	1.7
6	Fairfield	225	1.6
7	Wollongong	203	1.4
8	Wingecarribee	188	1.3
9	Sutherland Shire	117	0.8
10	Blacktown	100	0.7
	Other areas	824	5.8
	Total workers in the Camden Council area	14,289	100.0

As can be seen from Table 1, the majority of workers in Camden either live in Camden or in neighbouring local government areas. Very few people travel long distances to come to work in Camden.

In 2006, the most common industries employing people in Camden were Retail Trade (17.3%), Education and Training (10.5%), Health Care and Social Assistance (10.2%), Manufacturing (9.3%) Construction (8.8%) and Accommodation and Food Services (7.4%). This demonstrates that Camden's employment profile is largely made up of retail and service industries, with high proportions of manufacturing and construction activities as well.

The most common occupations held by workers in Camden in 2006 were Professionals (16.2%), Technicians and Trade Workers (15.6%), Clerical and Administrative Workers (14.0%), Managers (12.4%) and Sales Workers (12.1%). While this demonstrates there are a range of jobs available in Camden, this range is predominantly in those specific industries identified above. A wider range of industry in Camden would see the range of jobs increase over time.

While 48.7% of the jobs in Camden in 2006 are filled by Camden residents, it is important to note that only 28.1% of Camden residents work in Camden. Table 2 shows where Camden residents work.

Table 2: Top 10 Local Government Areas of employment for Camden residents, 2006

Rank	Local Government Area	Number	Percent (%)
1	Camden (A)	6,958	28.1
2	Campbelltown (C)	4,187	16.9
3	Liverpool (C)	2,337	9.4
4	Sydney (C)	1,449	5.9
5	Bankstown (C)	983	4.0
6	Fairfield (C)	957	3.9
7	Wollondilly (A)	575	2.3
8	Parramatta (C)	567	2.3
9	Blacktown (C)	494	2.0
10	Holroyd (C)	392	1.6
	Other areas	5,856	23.7
	Total employed residents in the Camden Council area	24,755	

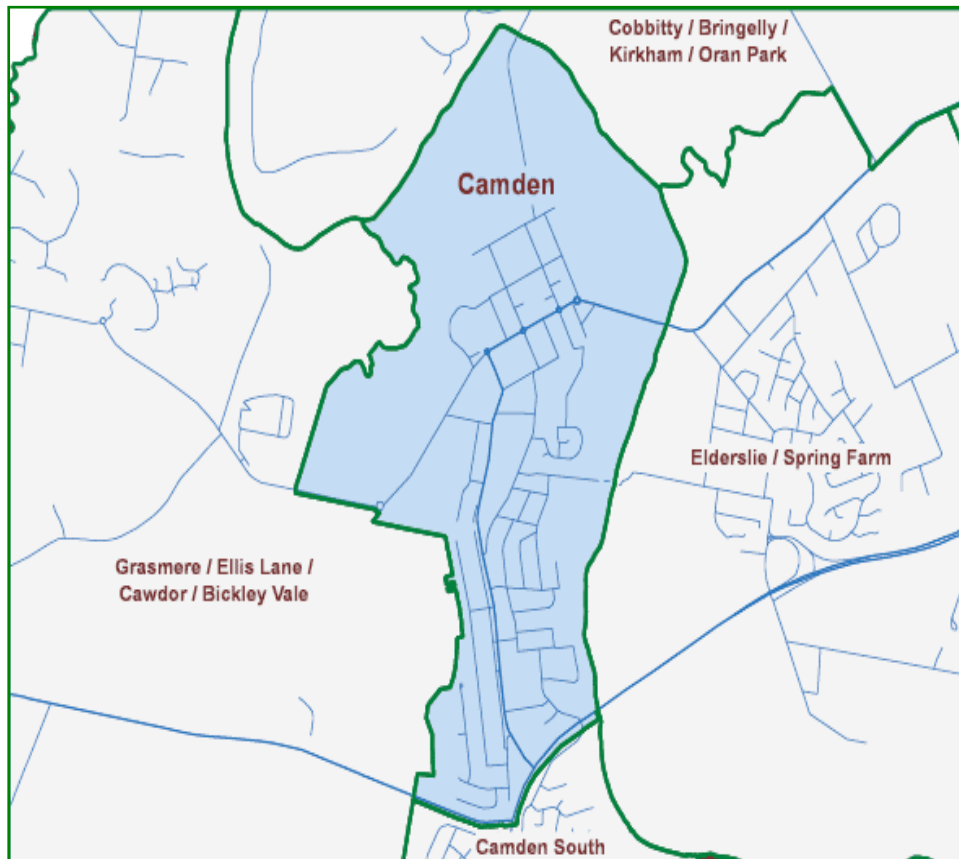
As can be seen from Table 2, just over half of Camden's residents either work in Camden or in neighbouring LGAs. The remaining workers travel to more distant parts of Sydney. The journey to work statistics demonstrate that the majority of these residents who work outside of Camden, travel by car. The resultant impacts on traffic volumes, car ownership, time spent traveling, for example, have consequences for resident's lifestyles, household budgets and the environment.

In the following section there is a short overview of individual or groups of suburbs – looking in a little more detail at local demographics and housing types.

## 2.4 Neighbourhoods of Camden

### 2.4.1 Camden Township

Figure 2: Map of Camden Township



The Camden Township covers an area of 449ha and within a bend of the Nepean River and is generally surrounded by the river's floodplain. Residential development in Camden commenced in the late 19<sup>th</sup> Century with colonial workers cottages and stately Victorian homes surrounding the main street. As Camden grew, new residential areas spread along the ridgeline to the south in a narrow band bounded on both sides by floodplain.

The Camden Township showcases quintessential elements of 19<sup>th</sup> and 20<sup>th</sup> Century European development in New South Wales, with a modified grid pattern and wide streets. Argyle Street has the role of the 'main street' of the Camden Township. A number of historically significant buildings are located in the township, which is often referred to as the 'Cultural Heart' of the LGA. John Street, which crosses Argyle Street in the centre of town provides the civic activities and focus for Camden.

Compared to the whole Camden LGA, the Camden Township has an older age structure and a high proportion of low income households, reflecting lower workforce participation rates.

Major features of the area include the Nepean River, The Camden Bicentennial Equestrian Park, the Camden Town Farm, Onslow Park, Rotary Cowpasture Reserve, Curry Reserve and the Nepean River Shareway (Cycleway/Pedestrian walkway); and numerous heritage buildings of local, state and national significance.

Redevelopment opportunities in Camden Town include the Camden High School site and higher density residential development on the fringes of the township.

**Population Snapshot (2006 Census)**

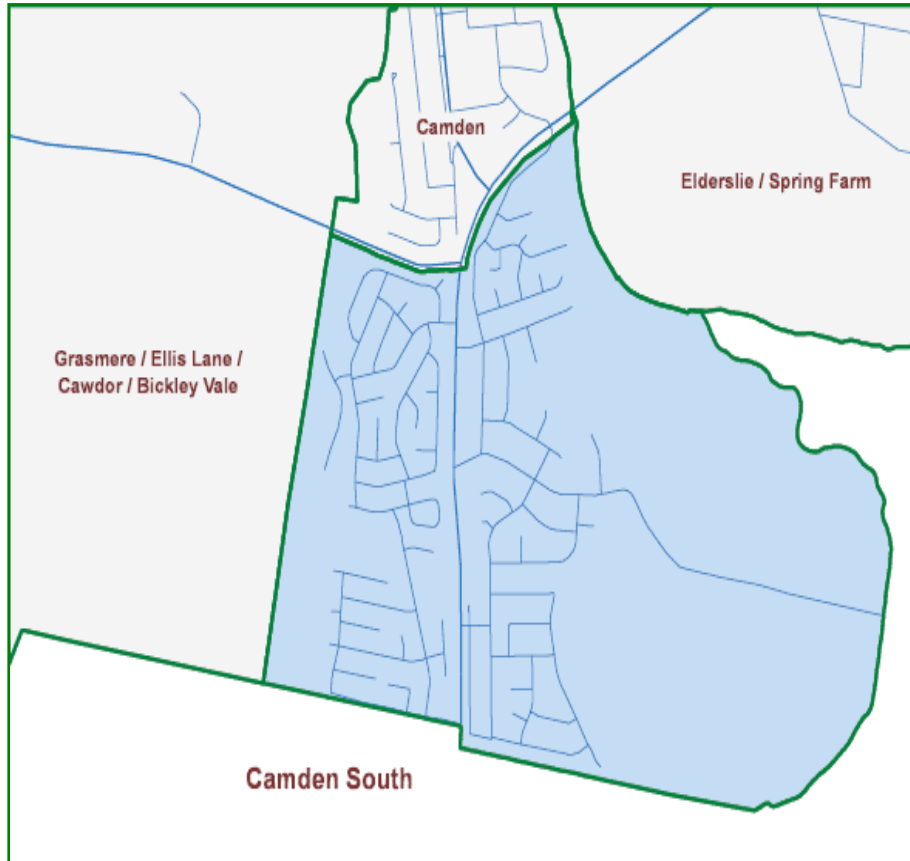
- Total population – 3,178
- Average household size – 2.34 persons per household
- Number of dwellings – 1,382
- Older age structure
- Population likely to remain stable (some increase due to higher densities near town centre, with some decrease due to fewer persons per household as families mature).

**Market Snapshot (City Futures, Camden Housing Market Assessment,2007)**

- Minimal new building activity, building activity focused on extensions and improvements.
- More diverse range of property available in terms of age and quality, ranging from 19 Century terraces and cottages and a few multi-unit developments.
- Relatively high number of private renters but lower than Sydney average.
- Relatively high proportion of public housing compared to other parts of Camden.

### 2.3.2 Camden South

Figure 3: Map of Camden South



Camden South covers an area of 423ha and is located south of Camden Town. Camden South is largely reflective of traditional residential development spanning a period of approximately three decades from the 1960s to the 1990s, although initial development dates from the post war era. Camden South developed following the ridge line south along the Old Hume Highway between the floodplains of the Nepean River and Matakil Creek. Because of the topography and the flood plain, the road pattern varied from the grid pattern, but maintained a level of interconnectedness.

There has been a decrease in population of approximately 14% between 1996 and 2006 as a result of a slight reduction in the number of households in the area and a decrease in the average number of persons living in each dwelling.

The age structure is characterised by mature and older families, with a relatively high proportion of high school age children and children in their late teens, and parents in their late 40s and 50s'. As these families have aged in-situ towards retirement, the number of families in the highest income brackets have decreased.

Major features of the area include the Elizabeth Macarthur Reserve, the Ron Dine Memorial Reserve and Belgenny Farm.

**Population Snapshot (2006 Census)**

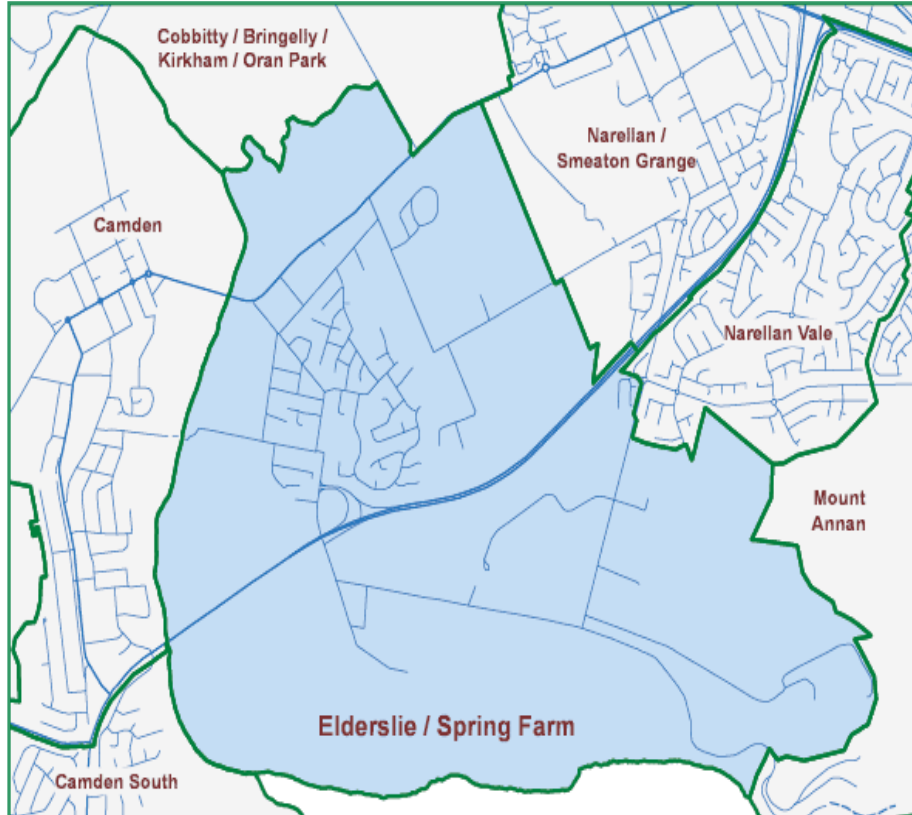
- Total population – 4,291
- Average household size – 2.76 persons per household
- Number of dwellings – 1,625
- Age structure is characterised by mature and older families.
- Population likely to remain stable (some increase due to higher densities in appropriate locations, with some decrease due to fewer persons per household as families mature).

**Market Snapshot (City Futures, Camden Housing Market Assessment, 2007)**

- High levels of outright house ownership.
- Minimal new building activity, building activity focused on extensions and improvements.

### 2.3.3 Elderslie/Spring Farm

Figure 4: Map of Elderslie/Spring Farm



Elderslie and Spring Farm covers an area of 1139ha and are located east of Camden Town. The existing residential areas of Elderslie and Spring Farm are two of the older neighbourhoods in Camden. The pattern of development is similar to other older areas in Camden with a mixture of modified grid patterns and curvilinear streets with some cul-de-sacs.

Significant growth will occur in the next few years as the remaining areas of Elderslie and Spring Farm are released for residential development. This new residential growth will likely result in changes to the demographic make-up of Elderslie and Spring Farm. It is anticipated that the age profile will become younger and the proportion of households in higher income brackets will increase.

The new areas of Elderslie and Spring Farm have been masterplanned and the focus of these plans are on maintaining bush corridors, employing water sensitive urban design principles and designing a street layout that is permeable and conducive to walking, cycling, and public transport.

Major features of this suburb include Gundangarra Reserve, Kirkham Park, River Reserve, the Nepean River and the Camden Estate Winery.

**Population Snapshot** (2006 Census)

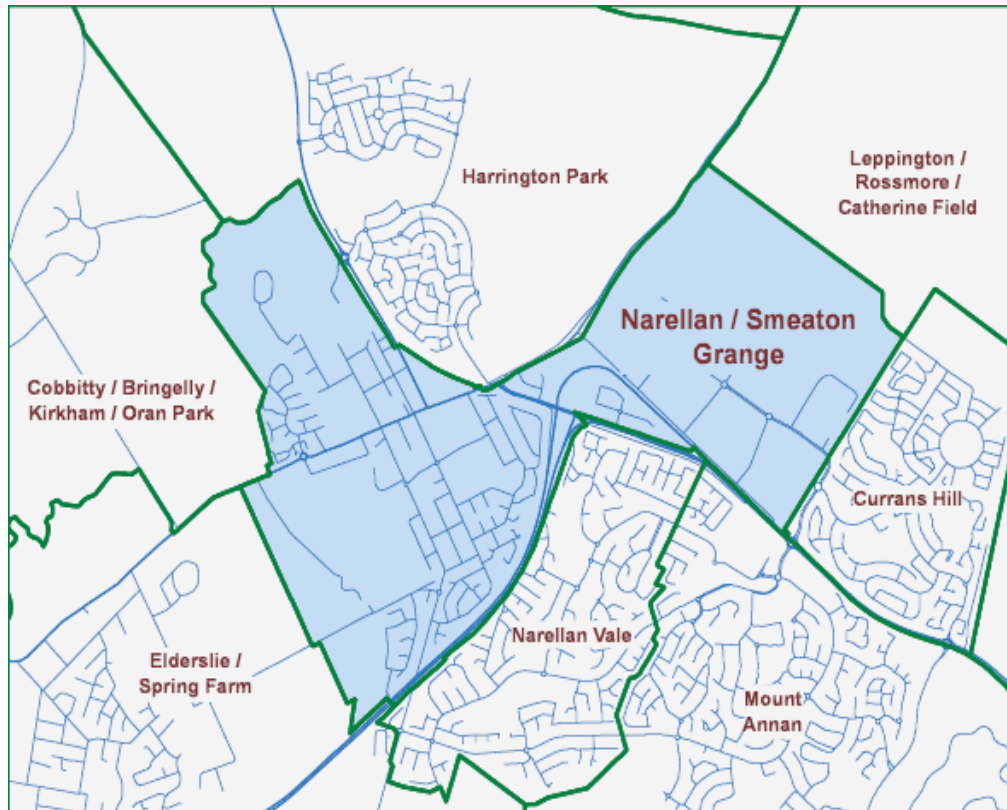
- Total population – 2,924
- Average Household size – 2.68 persons per household
- Number of dwellings – 1,150
- Older age profile.
- Population to increase significantly. Age profile to become younger as young families move into new developments.

**Market Snapshot** (City Futures, Camden Housing Market Assessment, 2007)

- Higher percentage of rental properties than Camden average
- Higher percentage of outright ownership than Camden average.

### 2.3.4 Narellan/Smeaton Grange

Figure 5: Map of Narellan/Smeaton Grange



Narellan and Smeaton Grange cover an area of 695ha. Narellan was one of the early towns of the LGA and has experienced residential development over the last 20 years. Smeaton Grange is the major industrial area in Camden and the Narellan Industrial Area is also located in this suburb. The Narellan Town Centre has grown to be a significant retail centre in Camden.

Early residential development in Narellan was based on a grid pattern modified by topography. There is a more diverse range of property available in terms of age and quality than in the newer release areas. Properties available range from 19<sup>th</sup> Century cottages to fibro and weatherboard homes with some multi-unit housing developments.

The area is characterised by an older age structure and a relatively high proportion of lower income households commensurate with this older profile and a relatively high proportion of public housing. There has been a decrease in population of approximately 8% between 1996 and 2006 as a result of a decline in the average number of people living in each dwelling.

Major features include Narellan Town Centre, Camden Golf Course (including the heritage listed Studley Park House), the Struggletown heritage precinct, and the Narellan administration office and depots of Camden Council. The recent development of the Narellan

Library and the adjacent town park and urban forest have added to the character and attraction of Narellan.

Further development of the Narellan Town Centre, in particular the cinema complex currently under construction and future higher density residential developments adjacent to the Town Centre will further add to the diversity and functionality of Narellan.

**Population Snapshot** (2006 Census)

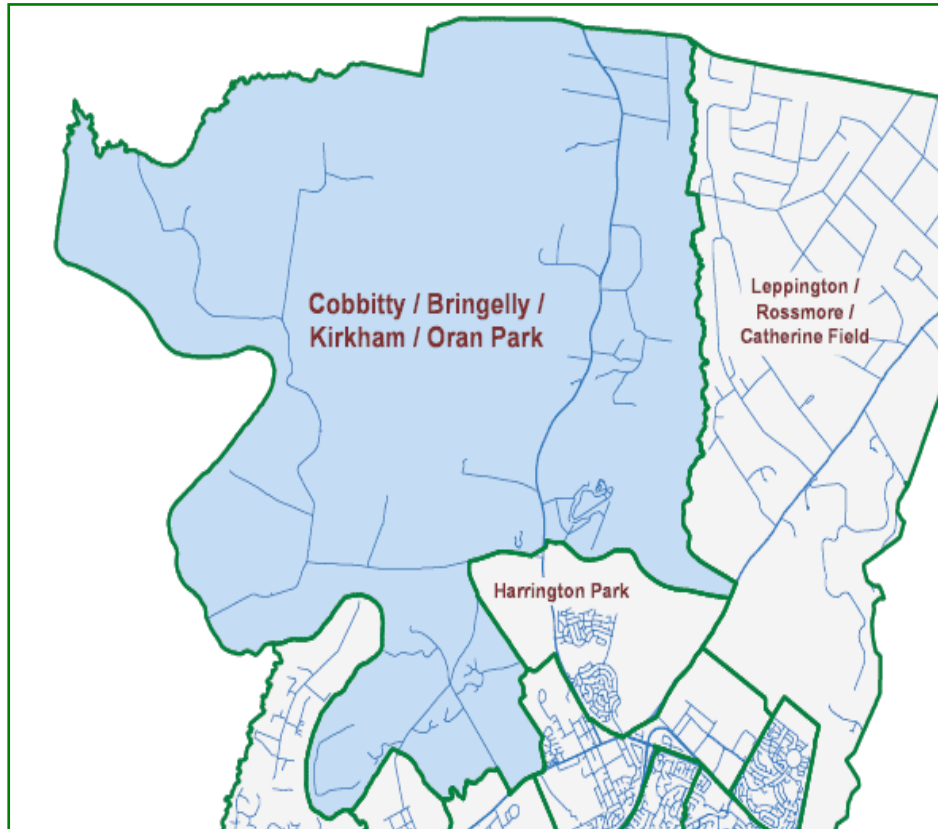
- Total population – 3,515
- Average household size – 2.81 persons per household)
- Number of dwellings – 1,272
- Population likely to increase due to higher densities near the Town Centre.

**Market Snapshot** (City Futures, Camden's Housing Market Assessment, 2007)

- Relatively high proportion of public housing
- Diverse range of property available in terms of age and quality.

### 2.3.5 Cobbitty/Bringelly/ Kirkham/Oran Park

Figure 6: Map of Cobbitty/Bringelly/Kirkham/Oran Park



This rural and semi-rural area covering 9,172ha in the north-west of the LGA is dominated by farming and rural based activities. There are also areas of lower density residential living in Kirkham, Cobbitty and Bringelly.

This area has experienced a stable population between 1996 and 2006, however the population will significantly increase once development begins in the South West Growth Centre.

There are relatively high proportions of both low and high income households in this area, likely reflecting the two distinct communities of established farming families and the more recent influx of families buying large residential lots in a rural environment.

This area has a slightly older age profile with maturing families with children in high school. This age profile will change with the development of land for residential development in the South West Growth Centre.

Major features of the area are Camden Airport, University of Sydney Farms at Cobbitty and the Oran Park Motor Raceway. The significant heritage properties of Denbigh, Maryland, Oran Park House and other heritage buildings in the Cobbitty Village are located in this area.

The floodplain of the Nepean River and the views to the Cobbitty Hills from surrounding areas are also important features of this area.

Within this area is the Oran Park Precinct, which was one of the first precincts of the South West Growth Centre to be released. Oran Park will change from a rural environment to an urban environment over the next fifteen to twenty years. This suburb will house 7,500 new dwellings and incorporate 17 hectares of employment land.

**Population Snapshot (2006 Census)**

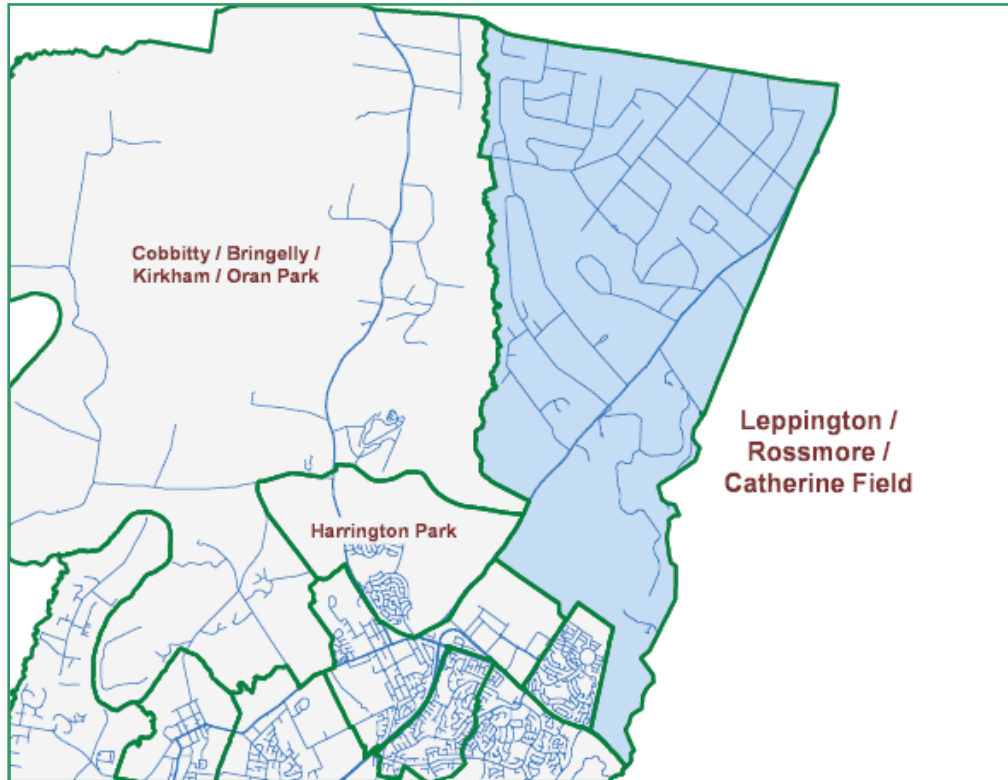
- Total population – 1,893
- Average household size – 3.29 persons per household
- Number of dwellings – 591
- Age structure is characterised by maturing families with children of high school age.
- Population to increase significantly due to the South West Growth Centre. Age profile to become younger as young families move into new developments.

**Market Snapshot (City Futures, Camden's Housing Market Assessment, 2007)**

- Levels of outright ownership are high
- Limited public housing available
- Average levels of private rental.

### 2.3.6 Leppington /Rossmore/Catherine Field

Figure 7: Map of Leppington/Rossmore/Catherine Field



This area is a rural and semi rural area in the north east of Camden covering an area of 4,500ha. It is predominantly a low density residential area with some farming and other rural based activities, particularly market gardening and poultry farming. This land use will slowly change as the South West Growth Centre develops.

This area has seen an increase in population of approximately 6% between 1996 and 2006 as a result of continued rural residential subdivision, notably in the Catherine Fields village area. However the population will significantly increase once development begins in the South West Growth Centre.

Like the Cobbitty/Bringelly/Kirkham/Oran Park group of suburbs, there are relatively high proportions of both low and high income households in this area. This income range is more likely a result of the relatively high proportions of both old and young families, rather than the distinction between farming and residential families.

Major features of the area include the heritage assets of Raby and Gledswood, Camden Valley Golf Resort and Camden Lakeside Golf Course, and Rossmore and Catherine Field Reserves.

Within this area is the Turner Road Precinct which is one of the first precincts of the South West Growth Centre to be released. The Turner Road Precinct will change from an essentially

rural environment to an urban environment over the next ten to fifteen years housing 4,000 new dwellings and incorporating 87 hectares of employment land.

**Population Snapshot** (2006 Census)

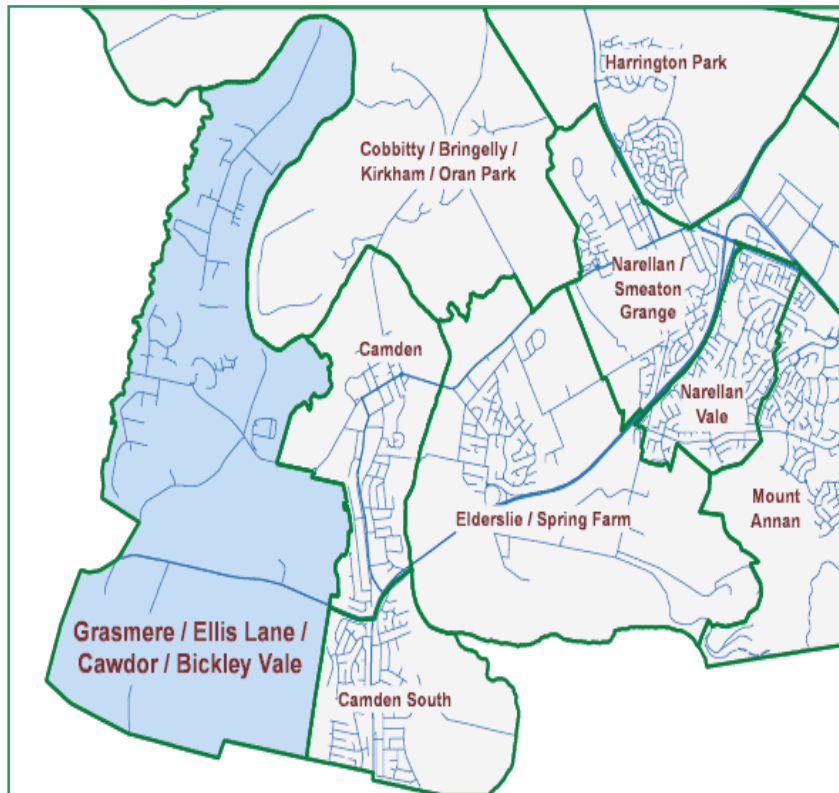
- Total population – 4,788
- Average household size – 3.14 persons per household
- Number of dwellings – 1,582
- Slightly older age profile with children of high school age.
- Population to increase significantly due to the South West Growth Centre. Age profile to become younger as young families move into new developments.

**Market Snapshot** (City Futures, Camden's Housing Market Assessment, 2007)

- Levels of outright ownership are high
- Limited public housing available
- Average levels of private rental.

### 2.3.7 Grasmere/Ellis Lane/Cawdor/Bickley Vale

Figure 8: Map of Grasmere/Ellis Lane/Cawdor/Bickley Vale



This rural and semi rural area covers an area of 1,661ha south west of Camden Town. The population is concentrated in low density residential areas of Ellis Lane and Grasmere.

There has been an increase in population of approximately 21% (almost 400 new residents) from 1996 to 2006 as a result of the continued development of low density residential housing in Grasmere.

The income and employment profiles of this area are like other rural areas of Camden with relatively high proportions of both low and high incomes. This is likely reflecting the two distinct communities of established farming families and the more recent influx of families buying large residential lots in a rural environment.

Major features of this area are Carrington Centennial Hospital and Retirement Village and the floodplain of the Nepean River and Matahil Creek.

#### Population Snapshot (2006 Census)

- Total population – 2,287
- Average household size – 2.84 persons per household
- Number of dwellings – 770

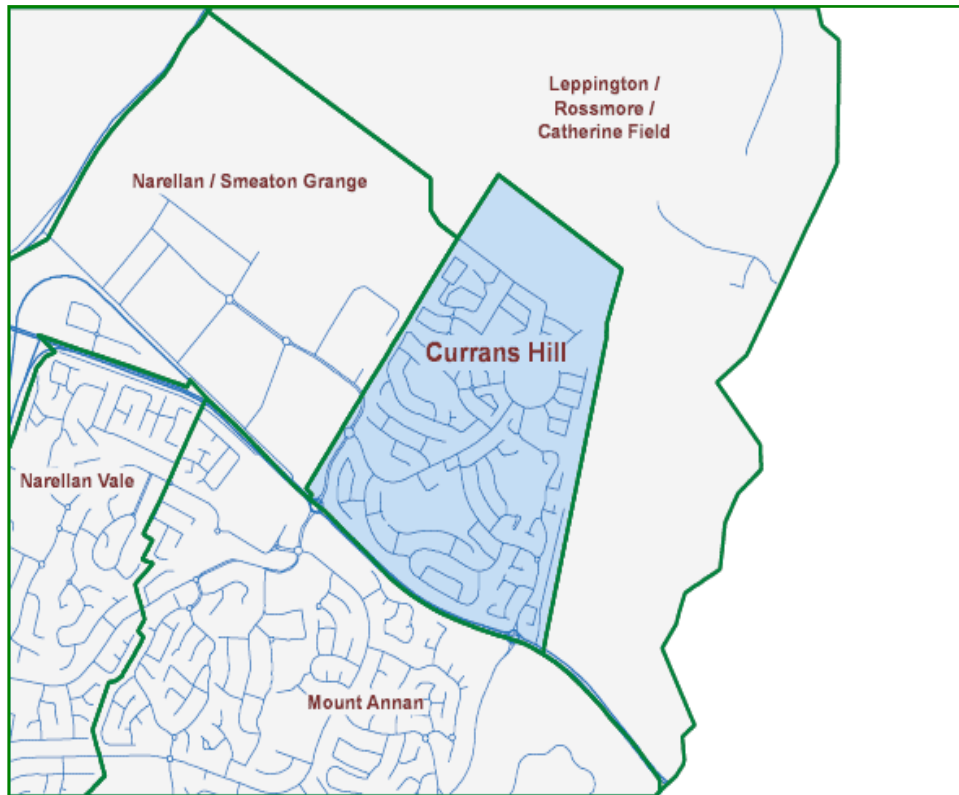
- Slightly older age profile than some areas, with maturing families with children of high school age.
- Population likely to increase slightly.

**Market Snapshot** (City Futures, Camden's Housing Market Assessment, 2007)

- Levels of outright ownership very high.
- Limited public housing with the exception of very low levels seen in rural areas to the west of Camden.
- Average levels of private renting.

### 2.3.8 Currans Hill

Figure 9: Map of Currans Hill



Currans Hills covers an area of 208ha and is located north east of Camden Town. The area was predominantly developed in the 1990's with later development in the northern parts of the suburb.

The Currans Hill suburb exhibits a subdivision style commonly used throughout the 1980s and 90s, with a curvilinear street pattern, cul-de-sacs and smaller lots. An extension of Currans Hill to the north has been planned to accommodate approximately 400 new dwellings. This areas is known as Manooka Valley.

There has been a significant increase in population of more than 150% between 1996 and 2006 as a result of new residential development over this period.

The area has significant local reserves that are connected with cycleways and walking paths. Major features of the area include Jack Nash Reserve and Elizabeth Throsby Reserve.

#### Population Snapshot (2006 Census)

- Total population – 4,813
- Average household size – 3.03 persons per household
- Number of dwellings – 1,667

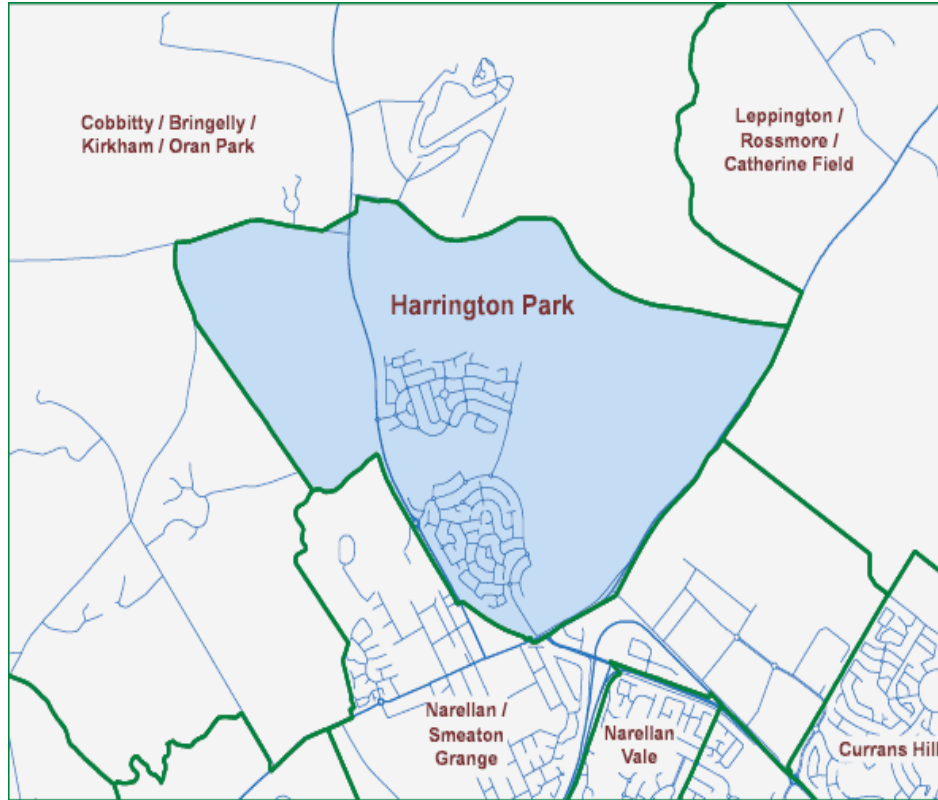
- Age profile of young couples and young families
- Population to continue to increase with the development of Manooka Valley.

**Market Snapshot** (City Futures, Camden's Housing Market Assessment, 2007)

- Some medium density provision with semi-detached housing
- Little outright ownership – more than two thirds paying off mortgages.
- Highest proportion of private renters of all the new suburbs.

### 2.3.9 Harrington Park

Figure 10: Map of Harrington Park



Harrington Park covers an area of 806ha located north of Narellan. Harrington Park was developed predominantly in the late 1990s and growth has continued to the present day.

Harrington Park is a comprehensively masterplanned estate providing a diversity of residential accommodation styled on the village model. The area is designed to have a range of housing types, from traditional separate dwellings to comprehensively planned medium density clusters to large lot executive lifestyle housing.

The subdivision style of Stage 1 is one commonly used throughout the 1980s and 1990s of curvilinear street pattern, cul-de-sacs and small lots, with more contemporary built forms. Stage 2 will have larger lots and a more connected street pattern.

The population of Harrington Park has increased by over 1000% from 1996 to 2006 as a result of the large number of new dwellings developed in that period. The population will continue to increase over the next few years as the remaining lots are developed in Harrington Park Stage 1 and as Harrington Park Stage 2 is developed. Like other new release areas the community comprises of young couples and young families, with high workforce participation and low unemployment rates.

The area has a significant local creek and floodplain system with cycleways and walking paths that connect to residential areas. Major features of this area are the heritage properties of Harrington Park Homestead and Orielton, the Struggletown heritage precinct, the Crear Hills, the Narellan Creek floodplain and numerous parks and reserves.

**Population Snapshot (2006 Census)**

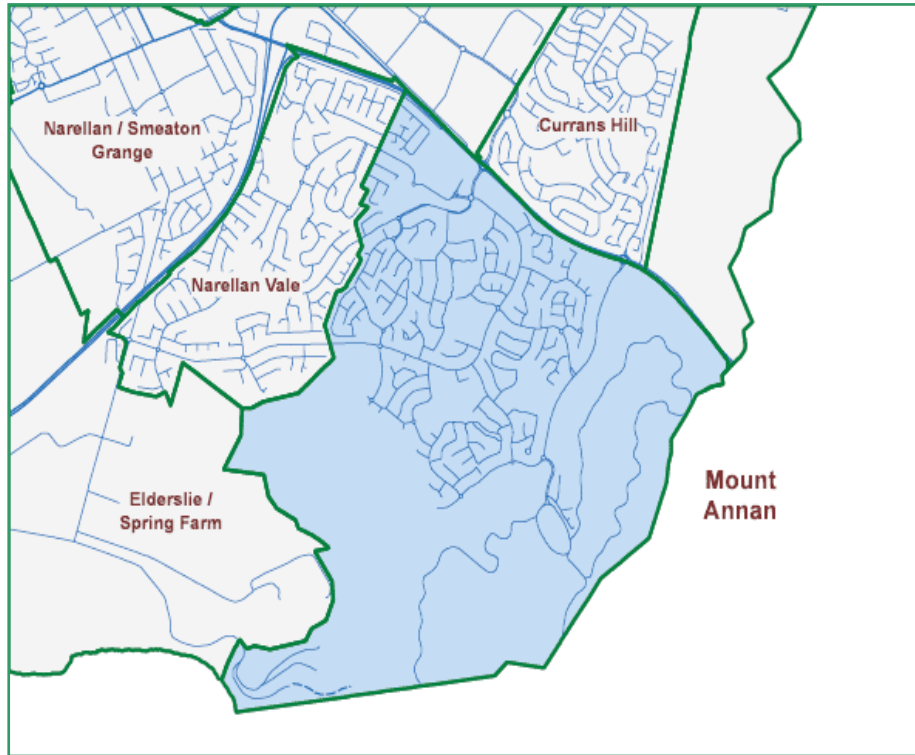
- Total population – 6,001
- Average household size – 3.34 persons per household
- Number of dwellings – 1,898
- Age profile is that of young couples and young families.
- Population to continue to increase with the development of Harrington Park Stage 2.

**Market Snapshot (City Futures, Camden's Housing Market Assessment, 2007)**

- Little outright ownership – most paying off mortgages
- Average proportion of private renters
- 99% of dwellings are separate houses

### 2.3.10 Mount Annan

Figure 11: Map of Mount Annan



The suburb of Mount Annan covers an area of 833ha and was developed predominantly in the early to late 1990s.

The area is typical of other new release areas in the LGA with masterplanned neighbourhoods, a curvilinear street pattern, cul-de-sacs and smaller lots. An extension of Mount Annan to the south is currently being developed.

Housing development has been diverse in nature, although traditional single dwellings are the dominant form. While there are currently a small scattering of alternative housing forms, the focus of alternative housing forms and higher densities is planned for currently vacant land adjacent to the Mount Annan District Centre.

There has been a significant increase in population of more than 165% between 1996 and 2006 as a result of new dwellings being added to the area and a slight increase in the average number of persons in each dwelling. Like other new suburbs, the community comprises of young couples and young families, with high workforce participation and low unemployment rates.

Major features of the area are Mount Annan Botanic Gardens, William Howe Reserve, Lake Annan, the Mount Annan Leisure Centre and the Mount Annan District Centre.

**Population Snapshot** (2006 Census)

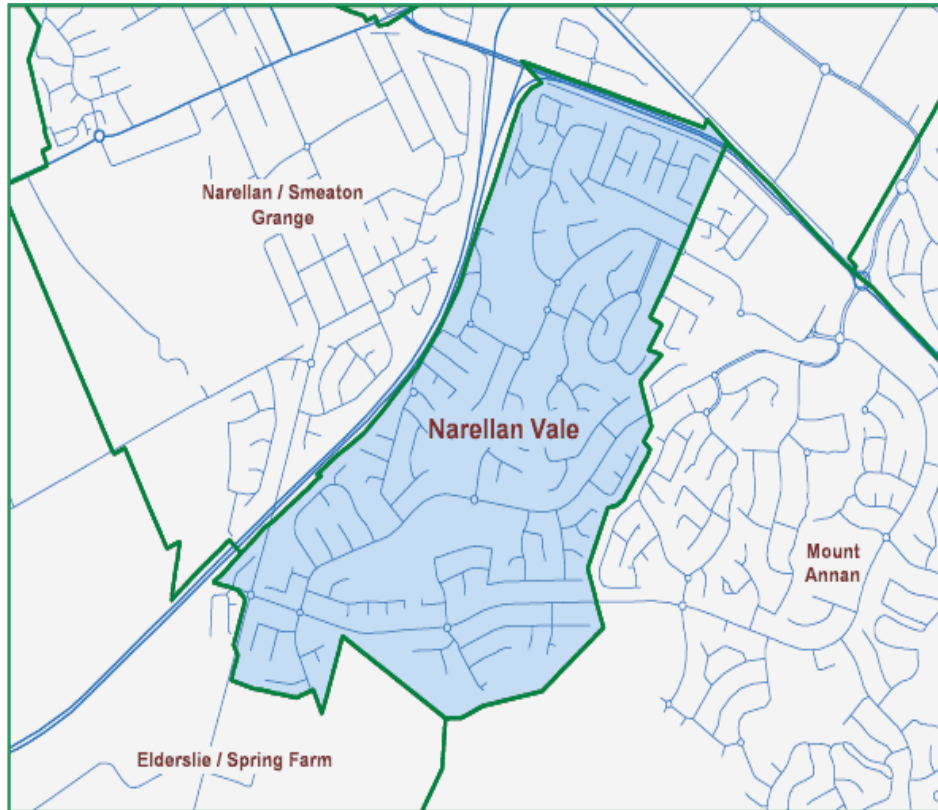
- Total population – 8,751
- Average household size – 3.28 persons per household
- Number of dwellings – 2,733
- Age profile of young couples and young families.
- Population to continue to increase with the development of Mount Annan South and further residential development around the Mount Annan District Centre.

**Market Snapshot** (City Futures, Camden's Housing Market Assessment, 2007)

- Lower levels than Camden average of outright ownership
- Average proportion of private renters

### 2.3.11 Narellan Vale

Figure 12: Map of Narellan Vale



Narellan Vale covers an area of 250ha. The area was developed in the 1980s and 1990s and as in Currans Hill and Mount Annan the predominant housing form is single detached dwellings, with a small scattering of alternative housing forms throughout the suburb.

The area is typical of other new release areas in the LGA with masterplanned neighbourhoods, a curvilinear street pattern, cul-de-sacs and smaller lots.

The community comprises of young couples and young families, with high workforce participation and low unemployment rates. There has been an increase in population of approximately 107% between 1996 and 2006 as a result of significant numbers of new dwellings being developed.

Major features of the area include William Howe Regional Park, Liquidamber Reserve and Elizabeth Macarthur High School.

**Population Snapshot** (2006 Census)

- Total population – 6,911
- Average household size – 3.11 persons per household
- Number of dwellings – 2,293
- Age profile of young couples and young families.
- Population likely to remain stable.

**Market Snapshot** (City Futures, Camden's Housing Market Assessment, 2007)

- Some medium density provision with semi-detached housing
- Lower levels than Camden average of outright ownership
- Average proportion of private renters.

## 2.4 How have we changed since 1997?

This section provides a comparison between the 1996 and 2006 overall population, age profile, family composition, change in employment and car use.

### Population Growth

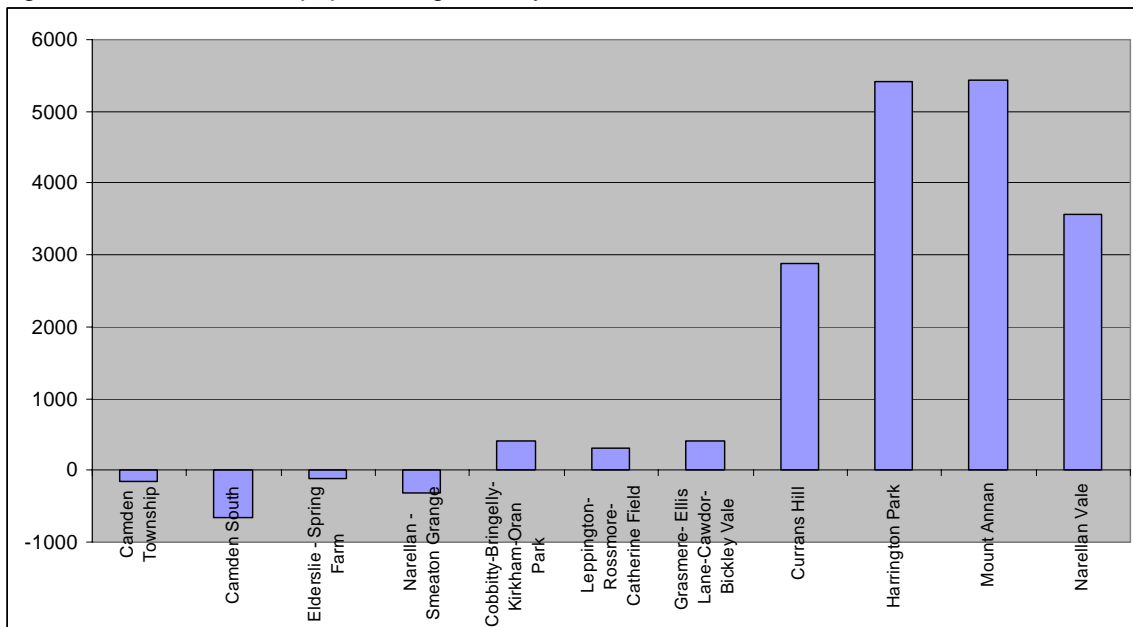
Camden’s population has grown markedly since 1996 and this is illustrated in Table 3. Table 1 shows actual, estimated and projected population over 3 decades.

Table 3: Camden population (actual, estimated and projected) by year

	1996 (Census)	2001 (Census)	2006 (Census)	2007 (estimate)	2031 (projected)
<b>Camden LGA</b>	<b>33,076</b>	<b>45,454</b>	<b>50,950</b>	<b>51,717</b>	<b>233,949</b>

Figure 13 shows which suburbs the growth from 2001 to 2006 has occurred in. The new release areas of Currans Hill, Harrington Park, Mount Annan and Narellan Vale have shown the greatest population growth over the last decade. Some of the older suburbs and rural areas have had a decrease in population.

Figure 13: Camden population growth by suburb, 2001 to 2006



### Age Profile

In 1996 the age profile of the Camden LGA was younger than the Sydney average. However, there were marked differences between suburbs in Camden. The newer suburbs tended to have an even younger profile than the Camden average, while the older more established suburbs had higher proportions of older families. The rural suburbs exhibited higher proportions of people aged over 50.

In 2006, Camden maintained a younger age profile than the Sydney average. The suburbs also continued to display differences however the extent of these differences were smaller than in 1996. The newer suburbs continued to have a younger age profile than the Camden average, however the proportion of children aged under 4 decreased significantly from 1996 as families matured. In both the older suburbs and the rural suburbs, the proportions of older people increased markedly.

Figure 14 demonstrates the age profile differences between the newer, older and rural suburbs in Camden compared to the Camden LGA and the Sydney average. Narellan Vale represents the newer suburbs, Camden South the older suburbs and Leppington the rural suburbs.

Figure 14: Age Profiles of Select Suburbs in Camden compared to Sydney, 2006

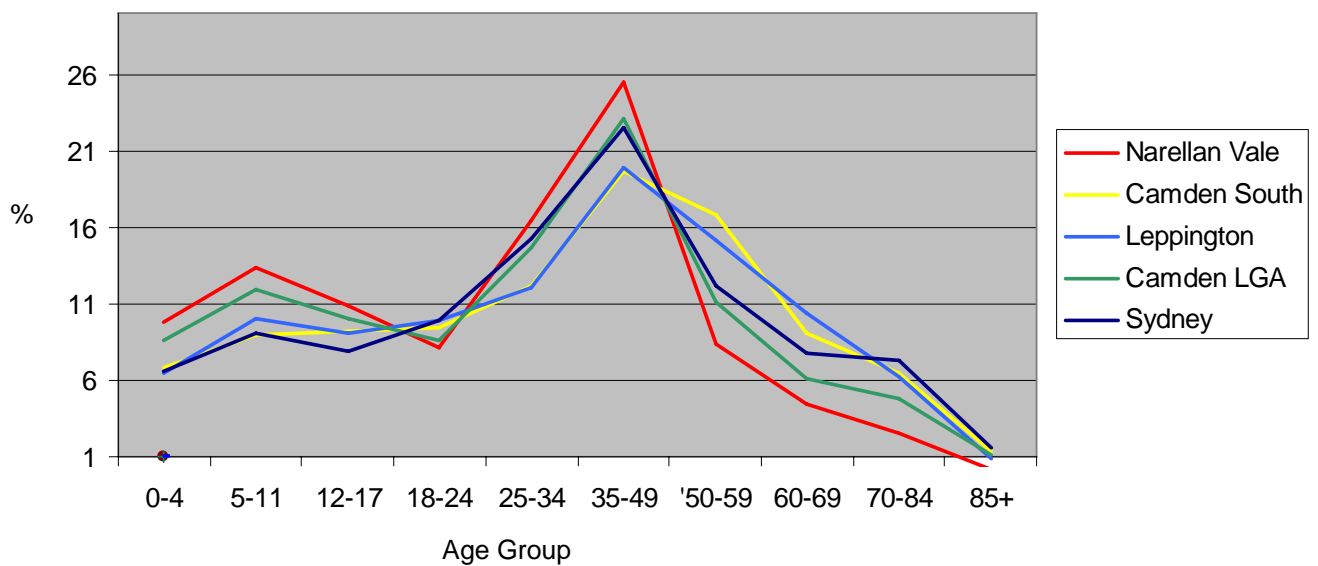
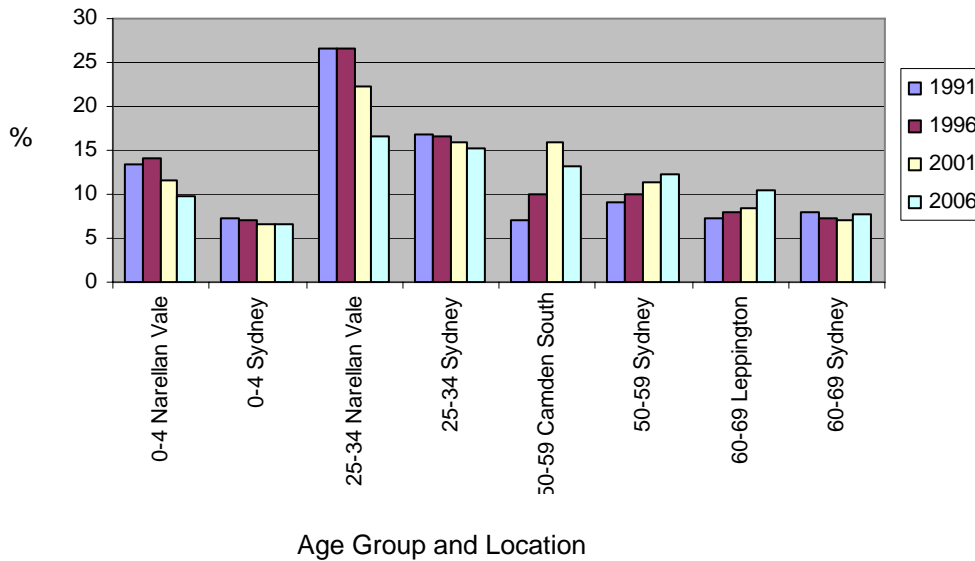


Figure 15 demonstrates some of the more significant differences between Camden suburbs and the Sydney average age profiles and the trends from 1991 to 2006. Of note is the large decrease in proportion of 25-34 year olds in the newer suburbs from 1996 to 2006, where the proportion in Sydney remained relatively stable over the same period. This and the other trends demonstrate that the age profile in Camden as a whole is becoming more normalized compared to the Sydney average and this trend will likely continue into the future. However, should the South West Growth Centre attract large numbers of young families, this trend may stall in the short to medium term.

Figure 15: Age Profile Trends in Select Suburbs compared to Sydney, 1991 to 2006



*Family Composition*

In 1996 Camden had a more traditional pattern of family composition. Two-parent families were the largest representation (58.7%) and couples without children (29%) were also relatively common. The proportion of two-parent families in Camden was higher than the Sydney average, while the proportion of couples without children was lower than the Sydney average. The proportion of one-parent families in Camden (11.2%) and lone person households (13.9%) were markedly lower than the Sydney averages.

In 2006 Camden maintained a traditional pattern of family composition despite a relatively small decline in the proportion of two-parent families (56.6%). Couples without children (28.5%) also declined by a very small proportion. However, the proportion of two-parent families in Camden remained higher than the Sydney average, and the proportion of couples without children remained lower than the Sydney average. The proportion of one-parent families in Camden increased but remained marginally lower than the Sydney average. The proportion of lone person households decreased while the Sydney average increased.

*Employment (Industry)*

In 1996, the main industry sectors Camden residents were employed in were: manufacturing (14.3%); retail trade (14.1 %), construction (9.1%), health and community services (8.5%), property and business services (8.2%) and education (8%). With the exception of health and community services and property and business services, the proportion of Camden residents employed in these industries is higher than the Sydney average.

In 2006 the highest employing industries remained the same, though the order changed. Retail services is now the highest employer of Camden residents (15.4%) while manufacturing declined to 13.2%. The health and community services and property and business services also increased their employment proportion. Participation in the agricultural, forestry and fishing industries decreased since 1996 from 3.4% to 1.4%. The employment dominance of the retail and manufacturing industries for Camden residents increased from 1996 to 2006.

*Employment (Occupation)*

In 1996, the main occupations held by Camden residents were: Intermediate Clerical, Sales and Service Workers (17.4%); Tradespersons and Related Workers (15.3%), Professionals (15.2%); Intermediate Production and Transport Workers (10.4%) and Associate Professionals (10.4%). Compared to the Sydney average, the Sales, service, trades and transport occupations were higher in Camden while the professional occupations were lower than the Sydney averages.

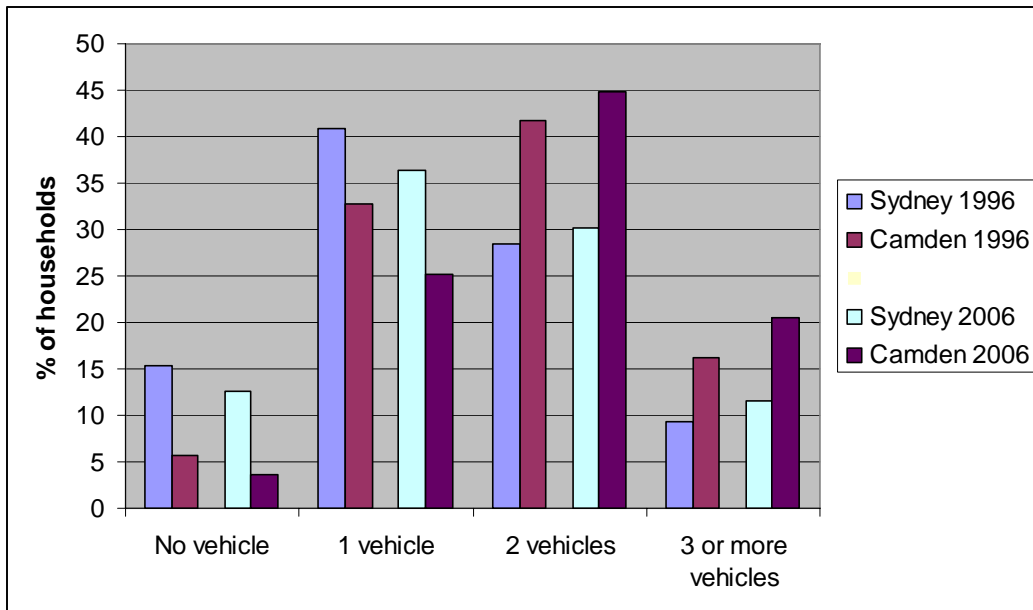
In 2006, the main occupations held by Camden residents remained the same. However, the proportion of the professional occupations increased to be now marginally more common than trade occupations. The proportion of Camden residents employed as professionals decreased compared to the Sydney average, while the proportion of Camden residents employed as associate professionals increased compared to the Sydney average.

*Car Use*

In 1996, car ownership in Camden was considerably higher than the Sydney average. With Camden's increasing population and no appreciable difference in public transport, car ownership from 1996 to 2006 increased. At the same time, the proportion of households with no vehicle continued to decrease.

Figure 16 demonstrates the rate of car ownership in Camden from 1996 to 2006 compared to the Sydney average.

Figure 16: Car ownership in Camden LGA compared to Sydney, 1996 to 2006



## **2.5 How has Planning Changed?**

A number of new initiatives and changes to planning practice have influenced the way new residential areas and housing have been planned and developed. The principal ones that have influenced Camden are outlined below.

### *Subdivision Patterns*

Subdivision styles have changed over the last decade. A subdivision style commonly used throughout the 1980's and 90's was that of a curvilinear street pattern and cul-de-sacs. These types of estates, while providing interesting and safe streetscapes, lack legibility and accessibility. Subdivision styles are now tending to use a modified grid style pattern. This type of subdivision allows greater legibility and accessibility.

Residential estates are now being more comprehensively masterplanned, providing a diversity of residential accommodation styled on the village model. These estates commonly have a number of alternative housing types, from small scale integrated developments to executive style large lot living opportunities.

### *Safer By Design*

The Safer by Design program commenced in NSW in the early 1990's. The program is a co-operative initiative involving the NSW Police, local councils, government departments and key private sector organisations. The aim of the program is to ensure that development application proposals are routinely assessed for crime risk, and that preventable risk is reduced before the development is approved. Across New South Wales, various Councils have recognised the importance of designing areas to minimise crime risk and accordingly have adopted appropriate development control plans.

### *Active and Healthy Communities*

A NSW Government initiative, recognising that active living provides health benefits for the individual, is the Premiers Council for Active Living (PCAL). A key initiative of PCAL is information on Designing Places for Active Living.

In the past many built environments have encouraged sedentary lifestyles and car dependence and the resultant environmental impacts such as the greenhouse effect, air pollution and noise pollution. The PCAL initiative of 'Designing Places for Active Living' aims to link into the policies and processes associated with the Sydney Metropolitan Strategy and the Subregional Strategies and provide guidance in designing areas that encourage active living.

### *Environmental Sustainability*

BASIX (the Building Sustainability Index) was introduced as part of the NSW planning System in 2005 and has been progressively rolled out over the last two years. It is a web-based planning tool that measures the potential performance of new residential dwellings against sustainability indices.

BASIX requires all new homes in NSW to use up to 40% less potable water and produce up to 40% fewer greenhouse gas emissions than the average home. Since October 2006 BASIX has applied to major alterations and additions of existing homes.

Other aspects of environmental sustainability, such as access to sunlight and natural ventilation are now common elements of Council development control plans for residential development.

### *Housing forms*

Over the last decade in the outer suburbs of Sydney, housing product has tended to be dominated by large houses with four or more bedrooms, several living spaces and bathrooms. This type of house has become known as the “McMansion”. These houses have often been built on smaller sized lots resulting in a decrease in private outdoor open space areas. The squeezing of these large houses on smaller lots has sometimes been at the expense of achieving energy efficiency outcomes. For example, the lack of eaves on some of these houses has led to a greater need for air conditioning.

Fortunately, the McMansion has not become dominant in Camden’s new release areas due to strong design control both by developers and Council. While larger houses are being built, the designs have been generally more suited to Camden’s character and climate.

Alternative forms of housing are starting to be tested in the Camden market, including modern terrace style housing with studio apartments over rear garages. Smaller housing forms are being developed in and around Camden Town and planning is progressing for apartment style housing close to the Narellan Town Centre.

### *Water Sensitive Urban Design and Riparian Corridors*

Water quality has become more important as a planning outcome over the last decade. A range of water sensitive urban design (WSUD) practices have been developed over this time and various examples can be seen in Camden’s new residential areas. Technology improvements and experiences with existing WSUD examples have seen the responses to this issue continually evolve and improve.

State Environmental Agencies are now requiring new urban developments to comply with set criteria for water quality outcomes. This has led to a stronger focus on maintaining natural water systems through residential areas. The protection and enhancement of natural riparian corridors is now a common practice.

### *Focus on Centres and Public Transport Nodes*

For a long time, State Planning Agencies have focused their urban development policies on urban consolidation and strengthening existing centres. This is reinforced in the latest strategic planning position of the NSW Government as stated in the current Metropolitan Strategy, released in 2006. However, prior to the current Metropolitan Strategy, urban consolidation was being experienced right across the metropolitan areas and was not limited to places proximate to centres. The current strategy directs urban consolidation outcomes to locations proximate to centres and in particular centres with good public transport services and other facilities and services.

*Housing Mix and Adaptable Housing*

A more recent principle driving new residential development is the provision of housing that suits the entire life cycle of residents. This encourages and facilitates people being able to move to alternative housing forms as they need them within the same area.

While the housing mix principle is recognised as an important issue in Camden and is beginning to be represented within planning documents, such as the Narellan LEP and the Oran Park and Turner Road Development Control Plans, the market has not yet delivered a housing mix in any significant way. As the need for greater lifecycle housing choices in Camden grows and as housing affordability becomes more of a concern, the market will begin to respond to planning efforts to facilitate a greater mix of housing.

With regard to adaptable housing, Camden Council currently has no relevant planning provisions. Further consideration should be given, when reviewing planning documents, to the introduction of provisions that require a proportion of housing to be designed as adaptable housing.

## **2.6 How has the Market Changed?**

A study was commissioned by Council to review the housing market in Camden. This study, undertaken by City Futures and called "Camden's Housing Market Assessment, 2007" is provided in full in Appendix 2 to this document. A summary of the issues raised in the study are provided below.

Over the last decade, the Camden housing market was primarily shaped by its role as an entry or 'step up' market for working households and families. It has therefore been influenced by interest rate movements and the economic/labour market trends. During periods of low interest rates, the take up of new residential areas was strong. In the current, higher interest rate environment, take up is relatively slow.

Camden's housing market trends have largely been the same as metropolitan trends in terms of housing price, rent levels and activity in recent years. There was significant growth in housing prices in Camden from late 2003 to early 2004. Since that time median prices have fallen approximately 10%.

However, the median prices in Camden still reflect a price premium in relation to neighbouring local government areas. This reflects the composition of stock of larger family homes, and a more favorable image of Camden. Entry housing prices remain high especially in comparison to Campbelltown, but also the Sydney average.

The private rental market in Camden has been more stable over the same period, as it has been more aligned with the standard of living/CPI increase. There was some upward pressure in 2006 but this was relatively small. However, there is some evidence that rental prices will rise over the next few years.

As discussed in the previous section, the market has not yet delivered a significant level of alternative housing forms in Camden to date. This limited supply of alternative housing and in particular smaller housing forms, has made the Camden housing market relatively inaccessible in terms of renting or purchasing, particularly for many young single people and young families.

In response to the above, the City Future's study recognises that it is important that strategies regarding housing affordability promote the delivery of a range of housing product in appropriate locations and also recognise the importance of market dynamics on housing affordability. This relates not only to accessing home ownership, but also the demands for alternative housing forms and tenures as people move through different housing opportunities at different life stages.

### 3. The Future of Camden

#### 3.1 What do we know?

The Camden Local Government Area will continue to grow over the next couple of decades. Table 4 lists the current and future areas of growth and their projected population.

Table 4. Growth areas and projected population

<b>Land Zoned for Residential Purposes</b>	<b>Projected Number of Lots</b>	<b>Projected Number of People</b>
Elderslie	1,918	<b>6,060</b>
Harrington Park	600	<b>1,860</b>
Harrington Grove	1,150	<b>3,565</b>
Harrington Park South	180	<b>593</b>
Manooka Valley	400	<b>1,240</b>
Mater Dei	210	<b>651</b>
Mount Annan South	445	<b>1,380</b>
Narellan	147	<b>456</b>
Narellan Vale, Mount Annan and Currans Hill	155	<b>481</b>
Spring Farm	3,747	<b>11,616</b>
Oran Park	7,541	<b>21,470</b>
Turner Road	4,020	<b>12,266</b>
<b>Sub Total</b>	<b>20,153</b>	61,638
<b>Land Proposed to be Rezoned for Residential Purposes</b>		
Central Hills	870	<b>2,780</b>
<b>Sub Total</b>	<b>870</b>	2,780
<b>Growth Centres Precincts (not yet released)</b>		
Bringelly	2,000	<b>5,600</b>
Catherine Fields	8,000	<b>22,400</b>
Catherine Fields North	9,500	<b>26,600</b>
East Leppington	300	<b>840</b>
Leppington North	3,000	<b>8,400</b>
Leppington South	12,000	<b>33,600</b>
Lowes Creek	2,000	<b>5,600</b>
Marylands	9,000	<b>25,200</b>
Rossmore	4,500	<b>12,600</b>
<b>Sub Total</b>	<b>50,300</b>	140,840
<b>TOTAL</b>	<b>71,323</b>	205,258

In addition to the projected growth in lots and population, there are a number of trends and changes in population structure and household structure that are likely to continue in the future. There are also planning directions that we know will influence the future of Camden. The remaining parts of this section summarises the planning directions, community desires and population trends.

### **3.2 What issues do we face?**

Since 1997, a number of trends and issues have emerged that will have implications for the future of Camden. Chapters 4 and 5 provide detailed discussion of the issues facing Camden in the future. These issues are summarized below:

#### *State Government Directions*

In recent years, the State Government has released a number of new or updated planning strategies that define the directions for Metropolitan Sydney. These include the State Plan, Metropolitan Strategy, Subregional Strategies, the Metropolitan Development Program, and the South West Growth Centre. Chapter 4 outlines each of these new directions and discusses how they have informed this residential strategy.

#### *Affordability*

For a number of reasons, including limited supply of Greenfield housing lots, increasing interest rates and other market conditions, housing affordability has become a significant issue across Sydney. One way housing affordability can be improved is to release more land for housing. However, affordability is a complex issue that will not completely be answered by the release of greenfield sites. Chapter 5.7 provides further discussion on the issue of affordable housing and recommends strategies appropriate to the Camden housing market.

#### *Ongoing Change in Housing Demographics*

Many changes that have occurred over the last decade are likely to continue into the future. In addition, some common demographic trends across Sydney that have not yet been evidenced in Camden are likely to become more prominent as Camden's existing urban areas mature. For example, while most households will continue to be occupied by families, the number of people per household is likely to decline. In addition, while the age profile of Camden is likely to remain young as new families move into new housing estates, the number of older persons will also continue to increase.

An understanding of these trends into the future will help to plan for the right kind of housing in the right locations. The trends point to the need for an increased diversity of housing types. Family homes will still be needed however other forms of housing for first home buyers, single people and the elderly will be needed.

#### *Continued growth*

The South West Growth Centre (SWGC) will provide approximately 54,000 new households in the Camden LGA. Other parts of Camden will also experience residential growth of approximately 9000 dwellings that is already planned for. This planned growth in Camden (excluding growth in the SWGC) will meet the targets set by the State Government for Camden.

#### *Reducing lot sizes*

As land becomes increasingly scarce and residential density targets continue to increase in order to promote public transport use, lot sizes have progressively been decreasing over the last ten years. This trend is likely to continue. Smaller lot sizes also address the need for providing a different type of housing for the changing structure of households and the changing demographics of the area. However, with smaller lots, it is imperative to manage the design and amenity impacts of the higher densities that result.

*Increasing traffic*

Despite improvements in the road and public transport networks associated with planned residential growth over the next 30 years, Camden is likely to face increasing traffic congestion. Planning needs to be responsive to this issue for environmental and amenity reasons. Chapter 5.1 provides further discussion on this issue.

*Infrastructure capacity*

With the expected residential growth over the next 30 years planners and developers need to be mindful of infrastructure capacity and plan for any amplifications or augmentations. Refer to Chapter 5.6 for further discussion.

*Changing Structure of the Economy*

The Subregional Strategy identifies the need for further white collar jobs in the area. The area is changing from an agricultural based economy to that of a service and retail based economy. The future planning for Camden needs to ensure an appropriate mix of jobs are provided to cater to the skills base of existing and future residents. Refer to Chapter 5.2 for further discussion on this issue.

### **3.3 What are the community desires?**

Change is inevitable with the projected growth in population. In order to manage this growth appropriately there needs to be a comprehensive understanding of what values the community attaches to Camden.

There are three main documents that shed light on community attitudes regarding Camden's future. These documents are: Camden 2025, which outlines a vision for Camden; the Camden Structure Plan 2000 and the Structure Plan Register of Community Consultation 1998, which provides a range of focus group comments about Camden; and the Camden Community Plan 2004-2008.

Community attitudes to Camden's future outlined in these documents are a series of statements about how the community sees itself in the future and can be summarized under the headings of: land use; built form; access to facilities and services; natural environments; amenity; and economy.

#### *Land Use*

The community sees its rural landscape and lifestyle as being retained and improved regardless of the fast urban growth taking place. The community sees its landscape as independent but with interconnected and complementary places and urban villages that retain their sense of identity and community.

The community wants a well planned place, where infrastructure is in place, views and landscapes are retained, one acre blocks are maintained and the area continues to be unique and not simply an extension of Sydney.

#### *Built Form*

The community sees the development of high quality buildings that compliment traditional environments as essential. This would include innovative but sympathetic housing design covering a variety of housing types to cater for a diverse community. Affordable housing is also seen as essential.

Heritage in Camden should be valued, protected and enhanced. New buildings should respect and relate to existing heritage buildings. Faux heritage should be avoided.

#### *Access to Facilities, Services and Information*

Of high importance to the Camden community is the accessibility of a range of services, facilities and information. The community is concerned not only with accessibility within Camden but also to the Sydney region.

An important element of this is the availability of good roads and affordable public transport.

#### *The Natural Environment*

The community sees the protection of the natural environment as crucial to Camden and its identity. Camden's environment includes the floodplain; the ridgelines; the Nepean River; the remnant Cumberland Plain Woodlands; and the bushland along the cycle tracks and flood plains. In addition, the community wants residents to be well informed and proactive in relation to energy efficiency and environmental preservation issues.

Also essential for the community is the improvement of air and water quality.

*Amenity*

Camden residents would like buffer zones between the urban and rural areas to minimize conflict. The quality of the environment is an attribute that attracts people to Camden. Residents see well maintained community spaces and good amenities as contributing to a good environment.

*Economy*

Camden's economic base should be broad, providing employment for people who live locally. There should be incentives for industry to locate in Camden and programs to facilitate the establishment of niche markets.

However, the community continues to see rural activities as vital to the local economy and local employment, and to the quality of the landscape and the area's social and cultural mix. Therefore, continued rural activities should be supported.

### **3.4 What are the drivers of change?**

The issues facing Camden into the future, as outlined in Chapter 3.2 above, will contribute to ongoing change within Camden. However, there are a number of fundamental issues that will drive the direction of change. In addition to changing household characteristics (discussed in Chapter 3.2) housing preferences, housing lifecycles, market dynamics and affordability are seen as the key drivers of change.

Further discussion on the drivers of residential development is contained in Chapter 6.

#### *Housing Preferences*

Housing purchase decisions are driven by internal and external space needs, cultural expectations, location and the availability of facilities, as well as by security for long-term investment. Our housing preferences are also driven by the way we use our homes. Home spaces have become more flexible and more people now require space for home offices and entertainment.

#### *Lifecycle of Housing*

Dwellings require ongoing renewal. This can be in the form of minor alterations up to larger-scale additions or 'knock down and rebuilds'. The nature of renewal in an area is often determined by the age of the housing stock and the alternative options available in the local area. In some of the older parts of Camden, there have been limited 'knock down and rebuilds' in recent years. This reflects the availability of development land and the cost of new land and housing relative to rebuilding. In some areas, planning issues such as heritage have also determined the nature of the renewal. For example, in the Camden township and surrounds, there have been significant numbers of alterations and additions, reflecting the heritage issues and suggesting a willingness to invest in-situ.

Housing renewal will have impacts on the locality and it is not uncommon for renewal projects to increase as a result of individual projects in the same local area. The cumulative impacts of renewal need to be considered. Even minor changes can have flow on impacts in the local street.

#### *Market Dynamics and Affordability*

Housing markets typically have boom and bust cycles driven by supply and demand, employment and labour market health and interest rates. These factors have impacts on the type of development and the pace at which it occurs.

Housing affordability is both a driver and an outcome of market dynamics as urban change tends to increase in growing markets. At present, the relative affordability of new 'greenfield' development limits the market for alternatives and their viability. However, increasing land values in the 'greenfield' areas may improve both market viability and demand for alternative forms including medium density housing. Further discussion on the housing market is contained in Chapter 6.

**3.5    *How do we get where we want to be?***

Having discussed and understood the factors that are leading to growth and change in Camden, and considering the future desired character of Camden as described by residents, the fundamental question for the residential strategy is: How do we get there?

How do we plan for the population growth, ensuring that the desires of the current community are retained and the needs of future communities are met. How do we balance potentially competing demands and issues? How do we plan for a quadrupling of the Camden population while at the same time retain significant rural landscapes and agricultural activities. These are real challenges facing Camden for the next 30 years.

One important way we do this is to understand and plan with knowledge of the housing market and drivers of change. We can also do this by defining those specific elements of Camden that are fundamental to maintaining the desired character and then planning to protect those elements prior to planning for development. We can work with State Government Agencies and community groups to implement State, Metropolitan and Sub-regional strategies that promote the outcomes we desire.

These are the principles that underpin the recommendations contained in this Strategy and that will drive the actions that will follow. The following Chapters in this Strategy address the specific issues that need to be understood in order to best plan residential areas and outline a set of recommendations that will allow this to occur.

## **4. Statutory Framework**

### **4.1 State Level Statutory Framework**

#### **4.1.1 Metropolitan Strategy 2005**

The Metropolitan Strategy is a blue print for the future of Sydney over the next 30 years. The Housing Strategy component of the Metropolitan Strategy contains a set of objectives and initiatives focusing on: ensuring an adequate supply of land and sites for residential development; planning for a housing mix near jobs, transport and services; renewing local centres; improving housing affordability; and improving the quality of new development and urban renewal.

Actions in the Metropolitan Strategy that are relevant to Camden's Review of its Residential Strategy are:

- Incorporation of affordable housing considerations and mechanisms into planning strategies and instruments;
- Focusing housing development in centres and near transport;
- Rezoning greenfield areas to increase housing supply in Sydney, in particular land in the South West Growth Centre;
- Assessing proposed land release areas against sustainability criteria and infrastructure funding mechanisms; and
- Ensuring new housing meets the BASIX environmental sustainability requirements.

The Metropolitan Strategy will be supported by Subregional Strategies for the various subregions across Sydney. Councils will be required to ensure local strategies, plans and policies are consistent with the Metropolitan and Subregional Strategies.

#### **4.1.2 Draft South West Subregional Strategy 2007**

The first step in the Metropolitan Strategy process has been subregional planning in collaboration with local government and in consultation with the community and industry. At the time of preparing this Strategy, a Draft Subregional Strategy for the South West Region of Sydney had been developed and exhibited for public comment. The Draft South West Subregional Strategy provides a target of 155,000 new dwellings to be provided in the subregion over the next 30 years. This target is made up of 100,000 new dwellings in the South West Growth Centre and 55,000 new dwellings in existing urban areas or land that has already been identified for residential development.

In Camden, the target for new dwellings in existing or planned residential areas, excluding the South West Growth Centre, is 10,274. The current planning program for Camden and the taking up of development opportunities provided within existing zoning will achieve this residential target.

The Draft Subregional Strategy also requires Councils to ensure that a mix of housing types are accommodated in new development areas in locations close to centres with good public transport.

Actions in the Sub-regional Strategy that are relevant to Camden's Review of its Residential Strategy are:

- Council should work with the Department of Primary Industry and the Mine Subsidence Board to develop subsidence guidelines that will permit higher urban densities around the centres of Narellan and Mount Annan.
- Camden Local Government Area should retain a distinct edge to urban areas where it borders rural land.
- Application of sustainable criteria for new urban development
- Plan for increased housing capacity targets in existing areas
- Camden Council to complete its Residential Strategy and continue to identify opportunities for infill development.
- Provision of self care housing for seniors and people with a disability
- Provision of a mix of housing
- State Government to work with Councils to identify suitable locations for affordable housing projects, including housing close to employment, transport and services.
- Renew local centres to improve economic viability and amenity.
- Improve the design quality of new development and urban renewal.

#### **4.1.3 The Metropolitan Development Program**

The Metropolitan Development Program (MDP) is a NSW Government initiative and is the key program for managing land and housing supply, and assisting infrastructure coordination.

The program's aim is to assist in the coordination of funding, servicing and development of all new residential projects in the Sydney region, including urban consolidation and greenfield release areas. The program is rolled forward annually forecasting the next 15 years in terms of development. The MDP also provides a framework to assist Councils in identifying potential sites for future residential development.

#### **4.1.4 The South West Growth Centre (SWGC)**

The SWGC is one of two growth centres in Western Sydney to accommodate 35% of the population growth of Sydney over the next 30 years. The SWGC principally covers land in the Camden and Liverpool Local Government Areas. As mentioned above, within Camden approximately 55,000 new dwellings will be provided within the South West growth Centre.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP) is the planning instrument that defines the future planning outcomes in the Growth Centres. In December 2007, the Growth Centres SEPP was amended to incorporate zones and development standards for the Oran Park and Turner Road Precincts of the SWGC. As further precincts are released the Growth Centres SEPP will be further amended. The Growth Centres Commission is the State Government Agency responsible for implementing the Growth Centres SEPP, however in the future it is likely that the provisions of

the Growth Centres SEPP relating to land in Camden will be transferred into Camden's Local Environmental Plan.

#### **4.1.5 Housing for Seniors or People with a Disability**

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the Seniors Living SEPP) provides development standards for housing for seniors or people with a disability. The purpose of the Seniors Living SEPP is to encourage the provision of housing which meets the needs of seniors or people with a disability. It aims to increase the supply and diversity of such residences, to make efficient use of existing infrastructure and services and be of good design.

The Seniors Living SEPP includes design principles that should be followed to achieve a built form that responds to the characteristics of the site. Where a proposed development adjoins land zoned for urban purposes, the Seniors Living SEPP requires applicants to provide support services for seniors or people with a disability.

#### **4.1.6 Design Quality of Residential Flat Development**

State Environmental Planning Policy No.65 – Design Quality of Residential Flat Buildings (SEPP 65) aims to improve the design quality of residential flat development in NSW. The Residential Flat Building SEPP includes a set of design quality principles to provide a guide to good design and the means of evaluating the merit of proposed solutions. These principles are: Context; Scale; Built Form; Density; Resource; Energy and Water Efficiency; Landscape; Amenity; Social Dimensions; Aesthetics.

#### **4.1.7 Retention of Low Cost Accommodation**

State Environmental Planning Policy No. 10 – Retention of Low Cost Accommodation (SEPP 10) provides a mechanism for the retention of low cost accommodation. For the purposes of the policy, low rental residential buildings are boarding houses, hostels, and residential flat buildings containing low rental dwellings.

SEPP 10 prevents low cost rental accommodation from being removed from the housing market.

## **4.2 Camden Residential Controls**

### **4.2.1 Local Environmental Plans (LEPs)**

Camden has a number of LEPs guiding development in specific areas of the LGA. Over 2007 and 2008 there has been a process of consolidation of all the existing LEPs into one comprehensive LEP using the State Government standard LEP instrument.

### **4.2.2 Development Control Plans (DCPs)**

In 2006, Camden consolidated all of its DCPs into one. Prior to this, residential development in Camden was controlled either by DCP No. 58 *Residential Development* or by site specific DCPs that were designed for particular developments.

The objectives of the Residential Chapter of the 2006 DCP are to:

- Manage urban development – orderly growth; minimum environmental stress; landscapes retained; sustainable communities; rural and town cultures conserved; sense of place maintained.
- Equitable and easy access to facilities, services, and infrastructure
- Ensure appropriate environmental systems – protection and restoration of rivers and their habitats and recreation opportunities; minimal impacts on air quality; preservation of biological diversity; preserve and enhance visual, cultural and scenic landscape qualities; minimal level of household, commercial and industrial waste; minimal impacts of increasing noise.

Some forms of residential development can be exempt or complying development. For example, decks, awnings, internal alterations and re-cladding of external walls is exempt development if it complies with Council's requirements. These types of development do not need any form of approval. The construction of single or two storey dwellings may be complying development subject to compliance with Council's requirements. Complying development must be certified by an Accredited Certifier.

### **4.3 Recommendations**

In relation to the State level statutory framework, it is recommended that Council in the development of local strategies, ensure the directions espoused in the Metropolitan Strategy and the South West Subregional Strategy (when completed) are addressed. This residential strategy is one example of a local strategy that responds to the State directions.

In relation to Camden's residential controls, it is considered that the existing aims and objectives are comprehensive and accord with the State level strategic objectives and directions. Further, the current process of developing a comprehensive LEP for Camden is in accordance with the requirements of the State Government.

Following the adoption of the comprehensive LEP, it will be necessary to commence a review of the 2006 DCP to ensure the controls are appropriate and effective. In addition, the DCP review should focus on changes that would assist in rationalising development controls to assist in streamlining the development assessment process. One issue relevant to this review is the removal of variations in controls between 'like' places within the LGA. For example, road width standards and setback controls are often different in suburbs across Camden. A review of the exempt and complying development provisions is also needed to provide greater opportunities for development to use this more streamlined process.

Further, a program for on-going review is essential to ensure that the controls keep pace with industry changes and policy renewal. Regular updating is needed to allow for the control of development in a progressive manner and to respond to changes in circumstances.

In addition to the above, Council should consider the development of a "good design manual" with pictorial examples of development forms and types that should be encouraged in appropriate locations in the Camden LGA.

Beyond the controls, Council's processes of implementation may need further review. Council's Development Branch recently undertook a review of all of the business processes associated with its work. Chief among these is the process used to assess Development Applications and Part 4A Certificates, such as Construction Certificates and Compliance Certificates.

Further review of Council's process could include:

- Development of checklists for all types of Development Applications to assist Customer Service and Assessment.
- Development of standard conditions of consent for different development types.

## **5. Issues and Responses**

Residential areas are places where we live, play and, for some of us, work. They are places we travel into, out of and within. There are natural and built environments in and around our residential areas. They contain local shops, parks, community facilities, schools and other places and activities associated with our lifestyle.

The interaction of all of these things is what provides our residential areas with energy, with activity and sometimes with problems. This section looks at all of these issues in relation to housing policy and provides recommendations for future actions to improve residential areas and minimise conflicts between the various issues.

### **5.1 Transport**

#### **5.1.1 Background**

The Camden LGA experienced rapid population growth throughout the 1990s. During this period of growth, transport infrastructure in Camden was road based and focused on the private car. Public transport was limited to a private bus service focused on getting children to school and commuters to the railway stations at Campbelltown and Macarthur.

The form of development that was taking place and the infrastructure being built did not support the public transport service. Suburbs were designed to reduce through traffic, streets were curvilinear and had minimal connections, cul-de-sacs and roundabouts were popular. Arterial roads also had minimal connections, forcing local traffic to rely on one or two connections, spreading congestion into the suburbs. Despite growing congestion levels, Camden residents were made more reliant on their private cars. Public transport services were also caught up in the congestion with out any level of priority.. As a result, car ownership in Camden is the highest in Sydney with 65.5% of households owning two or more cars in 2006.

The new suburbs were also designed in such a manner that walking and cycling opportunities were restricted. Distances to local shops were significant for many residents and connections to local shops for those living nearby were not direct.

The combination of these factors has led to Camden being a car dominated community, with high rates of car ownership, car use and congestion levels and low rates of public transport use, compared to other parts of Sydney.

#### **5.1.2 Camden's Transport Behaviour and Facts**

- Car reliant population – 94% travel to work by car.
- Camden is transport disadvantaged. The 'Transport and Social Disadvantage in Western Sydney' study found that 61.7% of the population of Camden are in a transport disadvantaged area. Transport disadvantage can result in increasing social

exclusion for certain elements of the community. This suggests that public transport services need improvement and that future development opportunities should be found near frequent public transport services.

- Extremely high car use on weekends – lower levels of bus use and walking on weekends may suggest these modes of transport are specific to education and employment activities.
- Higher vehicle kilometres travelled daily per person compared to the Sydney average.
- Increasing congestion on some local roads. This is a particular concern for rural roads that are not designed or constructed for high levels of traffic.
- Significantly more travel by train than bus – indicates that residents are more likely to travel by car to Campbelltown or Macarthur stations than to catch a bus.
- Majority of trips are within the region – only 5.9% of Camden residents work in the Sydney CBD. This has implications for future supply of public transport, which needs to fit more closely with the needs of potential users from this region.
- Public transport services are principally buses. The major public transport provider (Busways) is a private bus company. Occasional services operate between Camden and Picton by Picton Buslines. A two-hourly service exists between Camden and Liverpool by Busabout.

### **5.1.3 Previous Strategies to Address Transport and Land Use Issues**

#### *The 1997 Residential Strategy*

The 1997 Residential Strategy briefly looked at the transport context of Camden and proposed some strategies to promote improved transport provision in line with continued urban growth.

Of particular importance was the acknowledgement that there are ‘environmental limitations to Camden’s growth in the absence of direct access to the City Rail network’. At the time of writing the 1997 Residential Strategy, two new urban releases were being proposed, at Elderslie and Spring Farm. Council took the position that these developments would be unsustainable without improved public transport services being provided.

Other strategies identified in the 1997 Residential Strategy were:

- Planning must continue to foster a more efficient network of bus routes.
- Increased housing densities should be focused upon such bus routes.
- Potential for a new rail link from Glenfield, through Leppington, Rossmore and Bringelly to a possible future Sydney airport at Badgery’s Creek.
- Provision of a comprehensive network of cycleways and walkways in new release areas and along identified regional routes.

#### *Accessible Camden 2001*

By 2001, little had changed in relation to Camden’s transport picture. By this time, detailed planning for the new urban releases at Spring Farm and Elderslie was underway. The population of Camden continued to grow as the already approved new releases around Narellan (Narellan Vale, Mount Annan, Currans Hill) neared completion.

The Council resolved to prepare an Integrated Land Use and Transport Strategy for Camden to bring together the various transport strategy directions into a comprehensive plan. This plan was called *Accessible Camden*.

Accessible Camden proved to be a defining moment in Council's lobbying activities for improved public transport services as it set out a very strong Council position that no further urban development should be allowed in Camden without adequate transport provision.

This led to a decision by the NSW State Government to impose a levy on the development of Elderslie and Spring Farm, raising funds that would be used to undertake a number of transport initiatives outlined in *Accessible Camden*. Such strategies included:

- Provision of traffic signals at two roundabouts on Narellan Road, with bus priority measures (works now complete);
- Extension of Narellan Road to the Northern Road (works completed); and
- Improvements to Macarthur Railway Station and interchange (Not commenced in mid 2008).

Other transport measures identified in the "Interim Land Release Contribution Policy Memorandum of Understanding" that were not prioritised were:

- Public transport information and promotion measures;
- Additional bus priority measures;
- Spring Farm Link Road conversion from collector to arterial road;
- Narellan Road upgrade;
- Intersections on the southern section of Camden Valley Way
- Camden By-Pass extension to Camden Valley Way.

These other measures have not yet been progressed as of mid 2008, as there is still work to be done to complete the prioritised measures.

#### *Camden Campbelltown Integrated Transport Strategy*

In early 2007, both Camden and Campbelltown Councils adopted an Integrated Transport Strategy for the region. This strategy brings together the various transport studies and strategies affecting the region and focuses on the concept of transport integration, including the integration of land use planning and transport objectives.

The Integrated Transport Strategy details the primary, secondary and tertiary strategies to be implemented in Camden and Campbelltown across the five key themes of Land Use, Road Network, Parking, Public Transport and Walking and Cycling.

In relation to integrating land use and transport objectives, the following primary and secondary strategies were outlined in the Integrated Transport Strategy:

- Finalise the Subregional Planning Strategy in partnership with other Councils and the State Government;
- Encourage greater employment within the region through appropriate zoning and promotion;
- Investigate existing accessibility in public transport and services to identify suitable areas for transit oriented development;

- Establish cooperative arrangements between local Councils and the Department of Planning for planning, funding and prioritising infrastructure improvements, particularly for the South West Growth Centre.
- Provide input into regional and subregional planning strategies to (1) locate new land releases around the “Quality Public Transport Network” and (2) reserve necessary public transport corridors prior to land releases.

The term “Quality Public Transport Network” referred to above is a concept defined in the Integrated Transport Strategy for a high frequency regional public transport route with services every fifteen minutes for at least 18 hours per day.

#### **5.1.4 Recommendations**

- That Council, in relation to the Camden Campbelltown Integrated Transport Strategy, prepare an implementation plan, in particular having regard for the strategies relating to integrating land use and transport.
- That Council, upon completion of the South West Subregional Strategy, review existing and proposed local transport, land use and employment strategies to ensure the subregional strategies can be delivered.
- That Council establish or review partnerships with adjoining Councils and relevant State Agencies to provide a framework for the implementation of subregional transport strategies.
- That Council, in planning for major new residential developments, prioritise sustainable transport outcomes. An appropriate package of measures should be prepared by the developer and delivered early in the development to avoid a car dependent culture. The measures could include:
  - Information kits – providing walking, cycling and public transport information.
  - Creation of pedestrian network within sites, also providing accessibility to external network, public transport services and other land uses.
  - Cycle connectivity between sites and any regional network.
  - Signage along cycleways/walkways showing connectivity.
  - Cycle parking at recreation, tourist, commercial and employment sites.
  - Updated public transport information at bus stops.
  - Early provision of bus and rail services.
- That Council ensure in its planning documents that higher density residential developments are located in close proximity to centres or public transport routes/nodes.
- That Council, where redevelopment opportunities in residential areas exist, give consideration to a street pattern that promotes direct and legible access to public transport and local services.

## **5.2 Economic Issues**

### **5.2.1 Background**

Camden's economic structure is a response in part to the location and zoning of land for employment and the expansion of residential development into agricultural areas. In the past Camden has been a working country town and its economy was a more traditional rural one. Over time, as rural land has been replaced by residential land in some parts of Camden, the structure of the economy has broadened to a greater mix, with a strong commercial and industrial base. In other parts of Camden, agricultural activities have continued and remain important to the Camden economy.

Over the next few decades, as further rural land is replaced by urban development in the South West Growth Centre, Camden's economy will continue to broaden and the commercial and industrial sectors will become the major components of the economy. As this change continues, the nature of jobs provided in Camden will need to keep pace with the skills base in the area. In particular, a strong emphasis will need to be placed on attracting highly skilled jobs to the Camden area. However, an appropriate mix of industries will be required to ensure adequate employment opportunities for all Camden residents.

Planning for new industrial and commercial areas in Camden will need to have regard to the interface issues between the employment and residential areas. Issues such as noise, traffic, visual amenity and the environment will need to be considered. Access to future employment lands will be a critical factor in their success, particularly in relation to access to the arterial road network, including the F5, M5 and M7.

### **5.2.2 Camden's Employment Facts**

#### *Existing employment lands*

Employment lands can be grouped into retail centres and industrial land. Currently industrial zoned land in Camden consists of:

- Camden 2.85ha;
- Narellan 40.94ha;
- Smeaton Grange 230 ha

Currently retail floor space in Camden is primarily located at:

- Argyle Street, Camden
- Narellan Town Centre
- Mt Annan Market Place
- Harrington Park Village Centre

There are also a handful of Neighbourhood Business zones within the LGA that provide small pockets of employment.

*Future employment lands*

- Glenlee – 186 ha (includes land in both Camden and Campbelltown LGAs)
- Oran Park – Employment 17 ha; Retail 65,000m<sup>2</sup> with additional commercial and mixed use development.
- Turner Road – Employment 96 ha; Retail 18,500m<sup>2</sup> with an additional 40,000m<sup>2</sup> of bulky goods development.
- Elderslie Release Area and Spring Farm may provide some retail floor space within village centres, providing a small amount of employment.

*Future employment lands – South West Growth Centre*

The Draft South West Subregional Strategy identified a target of 89,000 new jobs in South West Sydney by 2031. Significant amounts of land will be needed to be set aside for employment activities to accommodate these new jobs.

The NSW Government has released ‘Employment Lands for Sydney Action Plan’ which addresses future employment land needs in metropolitan Sydney. This Plan provides for the Employment Lands Taskforce to oversee the implementation of an Employment Lands Development Program to plan for and monitor the future release of employment lands.

The South West Growth Centre Structure Plan identifies major employment lands in the area, including at Badgery’s Creek; Lowes Creek; Maryland; Kemps Creek and Turner Road. Staging of release of these lands is critical to the supply of the right type of employment that will match the needs of residents moving into the area and the overall market supply.

Precinct planning for the Oran Park and Turner Road Precincts in the South West Growth Centre identified the need for a total of 100 hectares of employment land and a total of 70,048m<sup>2</sup> of retail floor space to meet the demand generated by the two precincts up to 2031. The approved plans for Oran Park and Turner Road provide sufficient employment land and retail centres to meet this need.

### **5.2.3 Previous Economic Strategies**

*South West Employment Lands Strategy 2003*

The strategy was prepared for Liverpool, Campbelltown and Camden Councils and provides indicative demand for employment land based on population growth and industry led demand. It also provides criteria for identifying suitable sites for future employment lands and investigates some possible sites. The Strategy provides recommendations for Councils to consider in the implementation of its findings.

A range of findings for various employment lands are contained in the Strategy. There are also some specific findings relating to home-based work, including the following:

- Home-based employment is a growing factor to consider. It is particularly common in rural residential areas, but is becoming more common in all residential areas.

However there are no specific or purpose designed 'villages' for live/work units in the local area.

- Live/work villages are a real estate solution to economic and employment trends to cater for the growth in home-based businesses with the typical building forms – the typical unit is a terrace or row house with direct street frontage. This type of development would likely be premature in the current market condition, but may be a form of development that will occur in the future. When the need for such development arises, it should be located close to centres and public transport. A draft amendment to the Camden DCP incorporates live/work controls for Slade Street Narellan.

*Metropolitan Strategy – Economy and Employment Strategy for Sydney 2005*

The purpose of this strategy is to identify where employment lands will be located and how the government can work with industry and the community to ensure there is sufficient serviced land for employment in a timely fashion.

Actions outlined in the Metropolitan Strategy include:

- Improve opportunities and access to jobs for disadvantaged;
- Embed skills development in major redevelopment projects;
- Increase integration of employment and housing markets;
- Ensure Local Environmental Plans zone for mix of housing types across Sydney to ensure diversity in the supply of local labour.

*MACROC Industrial Land Report, 2006*

In 2006, the Macarthur Region Organisation of Councils (MACROC) commissioned a study to look at the available remaining land in the Macarthur Region, including the Liverpool LGA, for industrial development and to identify possible future lands for employment.

The report identified that there was 93.8ha of vacant industrial land in Camden at the time of the study. The bulk of this vacant land was in Smeaton Grange. The report also stated that the average uptake of industrial land in the South West region of Sydney historically has been 50ha per annum. However, this is likely to increase to 60 to 80 hectares to 2008 and 70 to 100 hectares from 2008 onwards. The report recommended that the supply of industrial land in the South West should be maintained at 80ha per annum to accommodate future growth.

The report looked at future opportunities for industrial land and identified Glenlee in Camden as having potential for further investigation. It was also noted that other than Glenlee, there appears to be limited opportunities for industrial land in the area outside the SWGC.

*HILL PDA Employment Prospects for South West Sydney report, 2008*

In 2008, the Macarthur Region Organisation of Councils (MACROC) commissioned a study in response to employment targets in the Metropolitan Strategy and the South West Subregional Strategy. While population in the South West is likely to growth by 23%, the South West Subregional Strategy has a target of only 13% growth in local employment.

The report looked at factors that appeared to be leading the South West into such poor future local employment prospects in an attempt to find mechanisms that would reverse this trend.. A

set of mechanisms were identified for the realisation of employment goals believed to be both realistic and effective in raising the prospects of the South West to a more acceptable level.

#### **5.2.4 Recommendations**

- That Council encourage and facilitate a mix of employment opportunities by supporting MACROC initiatives relating to attracting industry to the South-West and by ensuring appropriate zoned land for employment opportunities in accessible locations.
- That Council encourage and facilitate the provision of highly skilled jobs in the Camden area to ensure that job provision matches the local skills-base, by supporting MACROC initiatives and lobbying the State Government for appropriate investment in infrastructure.
- That Council ensure its development control plan requires adaptable built forms to facilitate appropriate spaces for a mix of employment opportunities, including work from home opportunities.
- That Council encourage the provision of appropriate technologies in community spaces to improve access to technology for local home-based businesses.
- That Council, promote a supply of employment land at approximately 80 hectares per annum to accommodate future growth.
- That Council consider the development of a program to monitor the supply and demand of employment land.
- That Council encourage the appropriate staging of employment land to ensure the supply of jobs matches the supply of housing.
- That, in planning new employment areas, Council have regard to the interface issues between employment and residential areas.
- That Council promote the protection of rural lands, to encourage the ongoing viability of agricultural activities and support industries in the Camden area.

### **5.3 Environmental Issues**

The purpose of this section is to describe the existing environment in Camden, outline existing environmental strategies and procedures as they relate to residential development and analyse the impact of such strategies on opportunities for residential development in Camden.

Important environmental issues within Camden are: contamination; salinity; noise; odour; air quality; erosion and sediment control; flooding; vegetation and fauna; waterways and water quality; energy efficiency; and water reuse and recycling. While all of these issues are important considerations in assessing the appropriateness of development proposals, it is understood that successful outcomes are achieved when a range of individual uses are managed in a balanced and pragmatic manner.

#### **5.3.1 Contamination**

##### *The Issue*

Land contamination is most often the result of past uses. It can arise from activities that took place on or adjacent to a site. It could be the result of improper chemical handling or disposal practices, accidental spillage or leakages of chemicals during manufacturing or storage, a by-product of a particular land use such as agriculture, the underground storage of petrol tanks, gas works and other hazardous type of industry. Contamination could also include activities not directly related to the site; for example, from diffuse sources such as polluted ground water migrating under a site or dust settling out from industrial emissions. Land contamination may preclude or impede later development of a site for a particular land use.

Council recognises that the prevention and management of contamination is of paramount importance to ensure that changes to land uses will not increase the risk to health or the environment. In accordance with legislation, Council must consider whether a site is suitable or can be made suitable for the proposed use prior to any consent being granted.

##### *Facts*

There have been numerous contamination investigations conducted on land proposed for re-zoning that have identified the presence of contamination. In all cases, where contamination has been identified that exceed health or environmental based criteria, development on the affected land has not been allowed to continue until the land has been remediated or made suitable for the proposed use.

Council adopted a *Management of Contaminated Lands Policy* in 2002. The Policy was reviewed in 2007 and an amended Policy was adopted in February 2008.

##### *Recommendation*

- That Council monitor the implementation of the amended Management of Contaminated Lands Policy over the coming years and the policy be further reviewed as required.

### 5.3.2 Salinity

#### *The Issue*

Salt is a natural part of the landscape in Western Sydney and is found in the Wianamatta shale, soils and the shallow groundwater of the region. Salts are also deposited on the ground by rain. As water evaporates small deposits of salt are left behind in the soil or ground.

Salinity can develop naturally, but where the landscape has been cleared for agricultural purposes or disturbed by urban development and the construction of roads, houses and drainage has created expanses of hard surfaces, the flow and quantity of both water and salt through the environment can change.

Over time the salts can concentrate to a level where they are detrimental to soils, bricks, concrete and metal structures. Consequently, this has led to damage to roads, buildings and houses, underground pipes (both concrete and metal), paving, concrete structures and their metal reinforcing. Furthermore, salinity can be harmful to vegetation affecting gardens, lawns and sport playing fields.

In urban areas there are many additional sources of water to dissolve and move salts. These include leaking water, stormwater and sewer pipes, leaking pools, septic tanks and water from over-watering of lawns, gardens, parks and sporting fields.

#### *Facts*

Numerous salinity investigations have been conducted on land proposed for rezoning that has identified the presence of salinity. In all cases, where salinity has been identified as aggressive to construction materials, a salinity management plan has been required to be implemented or conditions have been included in development consents relating to the type of construction materials to be used.

To assist Council and the community to address the issue of salinity in the Camden Local Government Area, in 2004 Council adopted a policy called *Building in Salinity Prone Environments*. The Policy facilitates the implementation of specific measures, which are designed to minimise the risk of salt damage on building materials used in the construction of buildings.

Council also requires a Salinity Report in relation to all residential subdivisions and these are assessed in accordance with Department of Land and Water Conservation Site investigations for Urban Salinity. The Salinity Report will identify whether a Salinity Management Plan is required for that development.

#### *Recommendations*

- That Council continue to implement the *Building in Salinity Prone Environments Policy*. The implementation of the Policy should be monitored over the coming years and reviewed as required.
- That Council continue to require Salinity Reports for all residential subdivisions and Salinity Management Plans (where required).
- That Council keep up to date with new and improving technologies relating to salinity.

### 5.3.3 Noise

#### *The Issue*

Noise is often defined as unwanted sound. It can cause annoyance, speech and sleep interference, a decrease in concentration and reduction in efficiency, physiological disturbance and hearing loss. These effects range from minor to very serious depending on the level and type of noise, duration of the noise and the person's sensitivity.

There is great variation between individuals in their response to noise generally and to noise of any particular frequency characteristics. For this reason the control of noise is difficult, as a noise nuisance to one person may not be a nuisance to another person in the same environment.

#### *Facts*

In 2001 and 2006, Council conducted ambient noise surveys of the LGA. These surveys have enabled Council to get an overview on how development in the area has impacted on the existing acoustic environment.

To assist in the control of noise, in June 2008, Council adopted an *Environmental Noise Policy*. This policy provides guidelines for the submission of acoustic reports for proposed developments within the LGA which may be detrimentally affected by noise or have the potential to generate noise that may unreasonably and detrimentally impact on the local acoustic amenity.

Where new residential developments are impacted by noise from a recognised noise source, such as major roads or industry, an acoustic assessment is required to be carried out. Assessments may look at the impact of new and proposed roads, internal and external amenity and the measures to mitigate adverse noise impacts. The assessments are to be carried out in accordance with Council's Environmental Noise Policy.

#### *Recommendations*

- That Council monitor the implementation of the *Environmental Noise Policy* and review the policy as required.
- That Council continue to undertake ambient noise surveys on a five-yearly basis to monitor any changes in background noise levels.

### 5.3.4 Odour

#### *The Issue*

Odour is a significant issue within the Camden Local Government Area. As a significant amount of agricultural and semi-rural land exists within Camden, odour concerns are an ongoing issue. Many existing and proposed residential areas are in close proximity to agricultural land.

Odour can be created by a number of potential sources within agricultural areas. Potential sources of odour include the use and storage of fertilizers (particularly manure-based fertilizers) and various animals including poultry and cattle grazing. Intensive agriculture has the potential to generate a significant amount of odour.

New residential development and the rezoning of rural land are particular cases where the impact of odour can be significant and the consideration of odour is important. It can be more difficult to minimise the impact of odour on residential areas than that of other impacts such as noise where noise barriers and other attenuation measures can be used. The identification of potential sources of odour, prior to new residential development occurring is very important for this reason.

*Facts*

Significant odour sources in the LGA are generally from agricultural activities. Council needs to consider the potentially competing interests of ongoing lawful rural activities and planned residential development. Residential areas need to be located at appropriate distances from the odour sources. However, management techniques and odour reducing technologies can be used to help alleviate odour problems at the source.

When assessing new development proposals in close proximity to a known odour source, Council uses the Department of Environment and Climate Change's *Assessment and Management of Odour from Stationary Sources in NSW Technical Framework 2006* as a guide. Where odour assessments are required, such assessments must be undertaken in accordance with this guideline.

*Recommendations*

- That Council manage the competing interests of lawful rural activities and planned residential development in order to achieve a balanced planning outcome.
- That Council keep up to date with new technologies and techniques to minimise odour in order to protect residential areas from offensive odour.

**5.3.5 Air Quality**

*The Issue*

There is a strong relationship between air quality issues and development. Population growth has the potential to increase emissions from commercial and domestic sources and from vehicles. Air shed modelling shows that development in one part of the Sydney Basin can affect other parts of the Basin. Therefore, strong emission controls need to be continually monitored and any new controls implemented in a timely fashion across the entire Sydney Basin.

*Facts*

In 1998, the NSW State Government released the *Action for Air* strategy to outline a range of strategies to improve air quality across the metropolitan region of Sydney. The strategy includes actions relating to improving transport choices, cleaner fuels, reducing industrial emissions and how individuals can assist at home and at work.

To address the issue of local air quality, Council has adopted in various development control plans a range of measures, including landscaping requirements, energy efficiency guidelines and in certain locations, a prohibition on wood-fired heaters.

The landscaping controls address both environmental amenity and environmental quality. Vegetation indirectly has a positive effect as a 'sink' for air-borne emissions. The energy efficiency controls encourage natural solar access and ventilation, minimising the need for mechanical air conditioning. Preventing wood-fired heaters can substantially reduce the local contribution to air pollution.

In 1999, the *Camden 2025 Strategic Plan* recognized that poor air quality in the region was a major issue and attributed it to increasing private vehicle usage and the growing industrial sector. Three actions were put forward as a way to reduce the number of high and medium pollution days in the region, as follows:

1. Develop and implement a local air quality management plan which is consistent with the *Action for Air* strategy
2. Reduce greenhouse gas omissions through increasing energy efficiency (which includes identifying the nature and extent of emissive activities;
3. Lobby State Government to upgrade air quality monitoring in Camden.

To date, Council's focus has been on actions relating to energy efficiency.

#### *Recommendations*

- That Council review the need to develop a local air quality management plan having regard to the regional nature of air quality issues.
- That Council continue to require energy efficiency improvements in new residential development and adopt new technologies as they emerge.
- That Council continue to lobby State Government for local air quality monitoring and actions to improve the regional air quality issues.

### **5.3.6 Erosion and Sediment Control**

#### *The Issue*

Construction disturbs soil and creates dust and runoff. Run-off from a development site travels into the gutters and drains to the natural waterway system and eventually ends up at the bottom of a river, lake or the sea.

A single building block may seem insignificant, however it can lose up to four truckloads of soil in one major storm, and when you add all the building sites in a region, this can amount to a large quantity of soil being removed from development sites to the bottom of rivers, lakes or the sea.

#### *Facts*

Sedimentation and erosion is controlled under the provisions of the *Protection of the Environment Operations (POEO) Act* which came into force on July 1999.

The POEO Act focuses on environmental management, and places the responsibility on the owners, builders, landscapers and all contractors to ensure they are aware of the provisions of the Act. The Act also makes them directly responsible for preventing sediment and construction wastewater leaving a development site.

In 2001, Council adopted an *Erosion and Sediment Control Policy* to develop, implement and enforce a uniform set of soil conservation planning and management standards for all forms of private and public development in the Camden Local Government Area. In addition, Council has provisions in the *Camden Development Control Plan 2006* to give more weight to the policy. The Policy requires developers to submit Erosion and Sediment Control Plans (ESCP) or Soil and Water Management Plans (SWMP) with development applications. These plans are the key to managing erosion and sediment on development sites. Where circumstances change during construction, Council may require erosion and sediment control measures in addition to those measures specified in the plan.

*Recommendations*

- That Council continue to implement the *Erosion and Sediment Control Policy*. The implementation of the Policy should be monitored over the coming years and reviewed as required.
- That Council keep up to date with new and improving technologies relating to soil and water management.

### **5.3.7 Flooding**

*The Issue*

The Nepean River flows through the Camden LGA and a significant amount of land is part of the Nepean River flood plain. Flood prone land is generally defined as land under the 1% Annual Exceedence Probability (AEP), also known as the 1 in 100 year flood event. However, planning also needs to take into account the Probable Maximum Flood (PMF) event in relation to flood evacuation routes and strategies.

*Facts*

Along with a wide range of environmental, social and economic matters, flood risk is an important matter for consideration for all development pursuant to Section 79C of the *Environmental Planning and Assessment Act 1979*.

In 2006, Council adopted a *Flood Risk Management Policy* as the primary measure of flood risk management within the Camden LGA. The policy applies to all flood prone land within the LGA. The flood planning level is derived from a combination of the 1% Annual Exceedence Probability (AEP) flood event plus a freeboard of 600mm.

The policy provides that any development within flood prone land will be considered on its merits, although the policy also sets a number of standards for new development and the redevelopment of existing sites.

Not all land within the Camden LGA has up to date flood level information. For example, flood levels for the Nepean River are comprehensive, but further studies need to be undertaken for other creeks, including South Creek, to determine accurate flood levels.

*Recommendations*

- That Council continue to implement the *Flood Risk Management Policy*. The implementation of the Policy should be monitored over the coming years and reviewed as required.

- That Council keep up to date with new and improving technologies relating to flood mitigation and management.
- That Council seeks a detailed flood study of South Creek and its tributaries.
- That Council undertake further flood studies of local creeks as required.

### 5.3.8 Vegetation and Fauna

#### *The issue*

Native vegetation provides environmental and amenity benefits and can often help to define the character of an area. When planning residential areas, existing native vegetation can help to define locations for open space and environmental corridors. This, along with the planting of new vegetation, provides an attractive environment for new residents to move into, as opposed to a new area that has been completely cleared of vegetation. It also provides habitat and corridors for native fauna.

#### *Facts*

The *Threatened Species Conservation Act 1995* provides for the protection of certain vegetation and fauna that forms part of threatened ecological communities. An independent scientific committee has been set up under the Act to determine which ecological communities should be listed as endangered, vulnerable or extinct.

Section 5A of the *Environmental Planning and Assessment Act 1979* requires the impact of development on threatened species, populations or ecological communities or their habitats to be taken into account. In the South West Growth Centre however, the Department of Environment and Climate Change has granted biodiversity certification which removes the requirement to consider threatened species under the EP&A Act. Biodiversity Certification was granted on the grounds that the structure planning of the South West Growth Centre provided for adequate protection of threatened species. However, this certification does not remove the need to consider the Commonwealth Government's *Environmental Protection and Biodiversity Certification Act 1999* or remove the need to obtain consent from Council for the removal of vegetation.

As an alternative to the current threatened species assessment of significance process under Section 5A of the *Environmental Planning and Assessment Act 1979* the NSW Department of Environment and Climate Change has introduced a Biobanking and Offset Scheme. This is an innovative approach to tackling the challenge of balancing development needs, while conserving biodiversity for the future.

The removal of vegetation within the Camden Local Government Area is restricted through tree preservation orders. Clauses exist within Camden's Local Environmental Plans prohibiting the removal of trees without consent from Council. This helps to preserve vegetation within the area, through limiting the number of trees that are removed and ensuring that when trees are removed, Council can require the planting of replacement trees.

Council's *Natural Assets Policy 2003* sets a zero net loss objective for bushland and maps bushland of conservation significance within the local government area. The *Natural Assets Policy* also provides offsetting rules in order to achieve the zero net loss objective.

*Recommendations*

- That Council continue to value the local native vegetation and fauna when planning residential areas.
- That Council review the Natural Assets Policy having regard to any new initiatives or practices.
- That Council investigate opportunities to participate in Biobanking initiatives.

**5.3.9 Waterways & Water Quality**

*The Issue*

The quality of natural and artificial waterways and water bodies is a significant issue in Camden. The Nepean River, which flows through Camden is a significant regional environmental asset and provides an important habitat for many native fauna species, including the platypus. A number of other creeks in Camden, that form part of the Hawkesbury-Nepean River Catchment, are also significant for fauna habitat and biodiversity. The land and vegetation adjacent to waterways is called riparian land. It is important to protect riparian land in order to preserve the quality of the waterway.

Many creeks flow through residential areas. When planning residential areas, the protection of the creek systems must be considered as it is vital to the health of the entire catchment.

Water sensitive urban design seeks to minimise the extent of impervious surfaces and mitigate changes to the natural water balance, through on-site detention and managed re-use of water as well as through temporary storage. Through minimising the discharge of water from developments, water sensitive urban design reduces pollution to waterways. Water sensitive urban design also provides for more efficient use of water, allowing water retained to be used on that site as an alternative to potable water.

*Facts*

The *Water Management Act 2000*, administered by the Department of Water and Energy, regulates development in close proximity to a watercourse. Development within 40 metres of a watercourse requires a Controlled Activity Approval from the Department of Water and Energy. The conditions of a Controlled Activity Approval aim to minimise the impact of development on the waterways.

Camden Council's *Natural Assets Policy* map identifies all riparian land within the local government area. The identification of riparian land in Camden helps to define those areas which should not be developed and areas which can be revegetated as an offset for the approved clearing of other native vegetation.

*Recommendations*

- That Council keep up to date with new and improving technologies relating to water sensitive urban design.
- That Council investigate the most effective, efficient and sustainable means of managing and maintaining existing artificial water bodies and other water sensitive urban design structures to minimise potential negative impacts on surrounding communities.

- That Council have regard to current best practice, construction and management issues in the design of artificial water bodies.

### **5.3.10 Energy Efficiency**

#### *The Issue*

The impact of development on the earth's energy resources is an issue that has been confronting governments around the world in recent times. Climate change and the depletion of energy resources are matters that governments have been trying in varying ways to address and reign in.

#### *Facts*

Energy efficiency, as it relates to new buildings in NSW is addressed through two systems, depending on whether the development proposed is 'residential' or 'commercial/industrial'.

For all new residential development, the BASIX (Building Sustainability Index) Scheme applies. The BASIX Scheme is a web based tool, introduced through *State Environmental Planning Policy (Building Sustainability Index: Basix) 2004* that calculates the performance of a development in relation to its thermal comfort and water and energy efficiency.

The impact of the BASIX scheme on all new residential developments should continue to show positive results through the gradual reduction in the dependence on fossil fuels for daily energy needs and reducing water consumption.

In addition to BASIX, Council has included provisions in the *Camden Development Control Plan 2006* in relation to solar access and natural ventilation which are also aimed at minimising the energy consumption of dwellings.

For commercial and industrial development, to which BASIX does not apply, Council has development controls in the *Camden Development Control Plan 2006* in relation to energy consumption and design.

#### *Recommendations*

- That Council continue to investigate means of improving residential subdivision layouts and dwelling orientation and design to further reduce the consumption of energy.
- That Council encourage innovation in building design that increases energy efficiency.
- That Council continue to promote to the Camden community the benefits of reducing energy consumption in homes and workplaces, through targeted education and information programs.

### **5.3.11 Water Re-use/Recycling**

#### *The Issue*

There is significant potential for the reuse of water and harvesting of stormwater throughout the area. Stormwater and other non-potable water can be used to irrigate playing fields and gardens. Council has the potential to collect stormwater drained into its system within residential areas for the irrigation of playing fields and parks.

The amount of rainfall in Camden is on average approximately 700mm per annum. As a result, playing fields and many gardens throughout the area require irrigation. The use of potable water to irrigate gardens and playing fields places pressure on urban water supplies, particularly in times of drought.

*The Facts*

Water re-use and recycling is encouraged through the BASIX (Building Sustainability Index) scheme, which applies to new dwellings constructed in Camden and across the state. BASIX ensures that homes are designed to use less potable water. BASIX is flexible in that it allows users to determine how they will meet targets in relation to reduction in water use, with a range of options such as the installation of rainwater tanks and water-saving fixtures.

Rainwater tanks with a capacity of less than 10,000 litres can be installed without the need to obtain development consent from Council. The NSW Government also encourages the installation of rainwater tanks within the Sydney Metropolitan Area through a rebate scheme that offers rebates of a varying amount depending on the capacity of the proposed tank.

In the South West Growth Centre, recycled water will be provided through the installation of dual reticulation of water supply. This means that each house will be provided with two water systems, one for potable water and the other for recycled water.

*Recommendations*

- That Council encourage existing residents to install rainwater tanks in their homes.
- That Council support the State Government in their efforts to increase the use of recycled water through the construction of new reticulation systems in existing urban areas, particularly to playing fields.
- That Council further investigate other means of water re-use, including stormwater harvesting.

## **5.4 Community Development**

### **5.4.1 Background**

Various local and State strategic documents of recent times, including Camden's Community Plan and the Metropolitan Strategy, as well as the existing community services network, are indicating that a greater emphasis is needed on social planning and cultural development prior to people moving into new residential developments.

Increased emphasis needs to be given to the creation of public places. Public open space needs to go beyond the standard playing field and all purpose-built community facilities and look at creating spaces that are safe and attractive to use by all members of the community. Recreation and open space planners need to be involved in early planning stages to ensure adequate and appropriate open space is provided.

In addition to issues such as social connectivity, a sense of place and identity, social inclusion, amongst other matters, the ability of a place to facilitate lifecycle changes is important to the achievement of social sustainability. This can be achieved by the provision of a mix of housing types, including housing for all income levels, all ages and all family types. Adaptable and affordable housing is critical to the ability for people to age in place, so that elderly people, for example, are not forced to move out of their community to find appropriate housing. Adaptable housing also provides for people to remain in their own homes should they be or become disabled.

### **5.4.2 Facts**

Within the Camden LGA and the Macarthur region as a whole, there are a wide range of social and community service providers, from State Agency branches to not-for-profit non-government organisations (NGO). Some of the important local NGOs are:

- Macarthur Community Forum - Lobbying for the Macarthur region with government, creation of networks for key NGO groups such as managers network, families first network, youth networks..
- Camden Area Youth Services (CAYS)
- Macarthur Disability Services
- Macarthur Diversity Services Incorporated
- Camden Community Connections (CCC)
- Benevolent Society
- Lifeline
- Salvation Army
- Smith Family
- Anglicare
- St Vincent de Paul's
- Service Groups (eg. Rotary, APEX, Lions, County Women's Association, etc) - Actively involved in community development projects; provide financial support community

development projects; important link to individual community members who contribute generously to the community.

It is noted that the level of existing community services in the Macarthur Region is stretched beyond its capacity to provide effectively for the population as it exists in 2008. With the significant growth identified for the subregion over the next 30 years, there will need to be a corresponding increase in funding for community service provision.

### **5.4.3 Previous Community Development Strategies**

#### *Camden Community Plan 2004 – 2009*

The Camden Community Plan (2004 – 2009) was developed to help ensure social sustainability in the context of high growth. The document has a range of criteria with outcomes and strategies. These include:

- Accessibility
- Arts and Culture
- Community Safety.
- Economic development
- Healthy Lifestyles and Community Health
- Housing and the Urban Environment
- Life Long Learning
- Recreation and Leisure

#### *Camden's Sustainability Indicators*

Camden Council has developed a range of sustainability indicators. Eight of the indicators monitor social sustainability. These are:

- People feel safe
- There is community pride
- People feel they belong
- People are healthy
- There is commitment to learning
- There are housing choices
- I can obtain what I need
- There are places to play

A range of other documents within Council also relate to developing Social Sustainability. These include:

- Camden 2025
- Youth Strategic Plan
- Children and Families Strategic Plan
- Community Safety Strategic Plan
- Draft Cultural Plan

**5.4.4 Recommendations**

- That Council assist local community service providers in lobbying for increased funding from State and Federal Governments.
- That Council continue to ensure community development and community service provision are considered in early stages of the planning and delivery of new residential areas.
- That Council continue to implement the actions outlined in Council's community development strategies.

## **5.5 Community Facilities**

### **5.5.1 Background**

Community facilities are essential for the well being and cohesiveness of a community. These facilities allow activities and participation that would otherwise not be possible. These facilities also provide opportunities for cultural activities and expression. In addition to a range of sporting facilities, libraries, community centres and halls that are provided by Council for public use, private and commercial facilities may also be available for public use. For the purposes of this section the term community facilities relates to all Council provided facilities, including libraries, community halls and other buildings, tennis courts, playgrounds, sports fields and swimming pools.

### **5.5.2 Facts**

Community facilities in Camden in 2008 are generally well used. However, some components of the facilities, in particular community office spaces are fully utilised and have no spare capacity. Other components, such as halls and sports fields have some spare capacity for additional use. Improvements to the infrastructure of community facilities is currently being undertaken to improve capacity, including the lighting of some sports fields to allow for night use. The following list defines the level of use and capacity of various community facilities in Camden in 2008:

- Narellan Community Hall offices full. Hall has capacity for hirers both casual and regular.
- Currans Hill Community Centre offices full. Hall has capacity for hirers both casual and regular.
- Birrawa Reserve Clubrooms. Hall has capacity for hirers both casual and regular.
- Harrington Park Community Centre offices full. Hall has capacity for hirers both casual and regular.
- Mt Annan Cottage leased to Macarthur Community Forum. Cottage can be sublet.
- Jumbunna leased to Illawarra Children's Services.
- Other Council owned community office space (including Narellan Library offices) at capacity. Offices can sublet desk space.
- Jack Nash Clubrooms. Has room for more hirers both casual and regular.
- Harrington Park Clubrooms. Has room for more hirers both casual and regular.
- Narellan Library Meeting Rooms. Has room for more hirers both casual and regular.
- Narellan Library Youth Space. Has rooms for casual and permanent hire.

Given the above capacity constraints and the planned increase in population over the next 30 years in Camden, there will be a need over time for changes to existing facilities and for additional facilities in new residential areas. In particular, the introduction of additional medium density developments around existing centres at Narellan, Camden and Mount Annan will lead to the need for additional capacity in existing community facilities. Further, as the population demographics change over time, the focus of existing community facilities may need to change or broaden.

New residential developments will need to provide additional community facilities to cater to the needs and demands of the new communities. The type, location and design of new community facilities is determined through an analysis of the expected needs of the new community and through the implementation of best practice principles. For example, facilities can be designed to be adaptable to changing demographics and can be multi-purpose to cater to a wide range of activities. Community facilities can also be located in clusters to take advantage of the opportunities for small or large events, healthy interaction between diverse users and other synergies that co-location can provide.

New community facilities are funded generally through Section 94 Contributions Plans. However, S94 is not the sole source of funding for new community facilities as there are limits to the type of community facility that can be funded by this mechanism. Developers and Councils can choose to enter into Voluntary Planning Agreements for greater flexibility for the provision of facilities and monetary contributions. Other sources of funding include Council's general revenue, grants from State and Federal Governments and private investment. Community facilities can also be delivered through a community title scheme, however consideration will need to be given to the costs and benefits of such schemes and the range of options for limited or general access to the general public to use these facilities.

### **5.5.3 Recommendations**

- That Council investigate options for improving the capacity and adaptability of existing community facilities to cater to growing populations and changing demographics.
- That Council ensure that new facilities in residential areas are multi-purpose and adaptable to changing community needs.
- That Council investigate options for the leasing or sub-leasing of space within community facilities, where appropriate, to improve opportunities for partnerships, generate additional income to improve the viability of the community facility and to maximise the use of the space. In this regard, the issue of equity of access must be considered.
- That Council plan for the co-location of community facilities with local shops to maximise activity and use of the community facility and to promote safety in and around the community facility.
- That Council pursue opportunities as they arrive with providers of private and commercial facilities for the co-location and sharing of facilities by private and public users.

## **5.6 Infrastructure**

The purpose of this section is to understand the capacities within existing and proposed infrastructure (such as sewerage, electricity, water supply and stormwater) and the implications of such capacities on changes to residential areas in Camden and to make recommendations to address any gaps that may exist in infrastructure delivery.

### **5.6.1 Water supply**

#### *The Issue*

All new development needs to address whether the existing water supply network has sufficient pressure and capacity to accommodate it. Amplifications and upgrades of the system may need to be put in place.

#### *Facts*

Potable water supply to all existing residential areas is sourced from the Macarthur West Infiltration Plant and stored in Narellan South Reservoir and Camden Park sub reservoir. These reservoirs provide gravity fed water to mains, which provide water to the reticulated network.

As new developments are planned adjacent to existing urban areas, amplifications of the existing water supply system will be undertaken by Sydney Water. Expansion of the reticulated water supply network however can result in reduced water pressure. To overcome this, additional trunk lines will be provided by Sydney Water to maintain adequate water pressure throughout the network.

Issues of pressure and capacity also arise for the servicing of land at a height of 110m or above. This applies to Manooka Valley and some parts of Oran Park and Turner Road. Water supply could initially be provided to these lands through the installation of pumping systems connected to the existing network, however ultimately new reservoirs will be required.

Recycled water from the West Camden Sewerage Treatment Plant is being provided to irrigate public reserves and to be used by the Elizabeth Macarthur Agricultural Institute. Within the South West Growth Centre dual water supply reticulation will be provided to each household, supplying separate potable and recycled water supplies.

If further intensive development of existing areas was to occur, capacity issues would need to be tested by Sydney Water. Any capacity issues will need to be addressed either by local amplifications of the water supply and/or amplifications of the trunk system. Water demand management strategies will also help increase capacity in the network.

#### *Recommendations*

- That Council promote and implement water demand management strategies within the LGA.
- That Council encourage Camden residents and businesses to install water tanks to provide separate water supply for garden watering and/or grey water use.
- That Council promote compliance with and continuation of water restrictions.

- That Council have discussions with Sydney Water on the viability of providing further extensions of the recycled water pipeline to service other public reserves in Camden and potentially to existing households.

### **5.6.2 Sewerage**

#### *The Issue*

All new development needs to address whether the sewerage network has sufficient pressure and capacity to accommodate it. Amplifications and upgrades of the system may need to be put in place.

#### *Facts*

Sewerage from existing areas in Camden LGA discharge to the West Camden Sewerage Treatment Plant (STP). This STP discharges treated effluent to the Hawkesbury Nepean River System via Matahil Creek. All suburbs east of the Nepean River require sewerage pumping stations to get wastewater to the West Camden STP. All other suburbs have reticulated gravity and pressure sewerage systems.

West Camden STP has recently undergone an upgrade. Other amplifications to mains and pumping stations are also programmed. These amplifications are primarily for new release areas including the first stage of Oran Park and Turner Road. Later stages of Oran Park and other areas within the South West Growth Centre will require new STPs.

If there is more intensive development in existing areas, pressure and capacity issues will be addressed by local amplifications. For any large scale development intensification amplifications of the trunk system may be necessary.

#### *Recommendations*

- That Council have discussions with Sydney Water in relation to the capacity of the West Camden STP and the design of any new STP for the provision of recycled water.
- That Council support any additional measures for the reuse of recycled effluent to minimise discharge to the Nepean River.
- That Council continue to encourage best practice activities in relation to trade waste to minimise the pollutant impacts in the sewerage system.
- That Council promote and implement water demand management strategies within the LGA.

### **5.6.3 Stormwater**

#### *The Issue*

All new development needs to address whether the stormwater system has sufficient capacity for the additional runoff generated. Amplification of the local trunk drainage systems may need to occur, along with a range of measures to address water quality.

#### *Facts*

The post 1970 suburbs (Narellan Vale, Currans Hill, and Harrington Park) have modern stormwater management and drainage infrastructure. This consists of trunk drainage lines along or within natural water courses. Water quality in these areas is provided by gross

pollutant traps, large wetlands, connected network of drainage infrastructure beneath the road system and reticulated stormwater management systems.

Older suburbs don't have the stormwater management and drainage advantages of newer suburbs. Older suburbs often have undersized catchments and inadequate pipes, culverts and concrete channels, and stormwater outlets can be located on private property.

Key priorities for Council are providing extensive amplification of local trunk drainage systems for the Camden and Narellan Town Centres. The Narellan Town Centre has a Water Management Study which outlines a range of measures, including wetland systems; source control for industrial, commercial & residential pollutants; bio filtration swales and trash rack traps at critical culverts.

A similar strategy has not yet been developed for Camden Township, but it can be assumed similar and significant trunk drainage type infrastructure works would be required.

New development in older areas can address the additional runoff issues through the use of on-site detention systems (OSD) and where appropriate, such systems can also treat water quality issues. Consideration can also be given to the use of OSD systems in new residential areas, particularly for commercial and industrial developments.

The capture of stormwater to irrigate playing fields as an alternate water saving strategy to the use of recycled water has been trialed in Camden.

*Recommendations*

- That Council continue to promote best practice water sensitive urban design treatments of stormwater runoff in new developments.
- That Council consider further opportunities to use stormwater runoff for the irrigation of playing fields in the Camden LGA.
- That Council monitor the implementation of the various stormwater quantity and quality devices to determine appropriate maintenance regimes.

**5.6.4 Electricity**

*The Issue*

All new development needs to consider the supply of electricity. Amplification of local electricity systems may need to occur and new areas may need servicing by new substation and main power lines.

*The Facts*

Transgrid is the owner, operator and manager of the electricity system, with Integral Energy being the licensed electricity supplier to Western Sydney. The local supply is from Integral Energy's Nepean Transmission Sub Station.

Single dwellings in residential areas are serviced with electricity by local padmount substations, transformers and feeder cables. Multi-dwelling developments of three or more dwellings will require a padmount sub station for each development.

Integral Energy advise that the uptake of air conditioning is impacting on the network. Because of this and other capacity problems, Integral Energy are supportive of energy efficient performance rating systems (such as BASIX) and the application of passive heating and cooling design.

Electricity provision to new residential developments, along with the regular and on-going maintenance and upgrading of existing systems, are critical to maintaining and improving network reliability. Upgrades to the electricity distribution network, including new sub-station sites are programmed by Transgrid and Integral Energy. Without these new infrastructure works, limits would emerge in the system as early as 2009/10.

*Recommendations*

- That Council promote best practice dwelling design to maximise natural heating and cooling, thereby minimising the use of mechanical air-conditioning and ventilation systems.
- That Council ensure new subdivisions are designed to maximise the opportunities for positioning dwellings to take advantage of the natural elements for heating and cooling.
- That Council promote best practice energy efficiency measures for the commercial and industrial sector.

## **6. Housing Market and Drivers of Change**

*“Housing is a complex good, providing occupiers with a mix of benefits which vary from dwelling to dwelling, between neighbourhoods and across regions. It provides shelter and amenity, and acts as a site of consumption and investment. Households face a range of choices and constraints that determine the types and locations of housing available to them.*

*At a simple level, the housing market can be seen as a ‘system’ comprising ‘stocks’ (eg. existing dwellings and households) and ‘flows’ (eg. demographic trends or new housing supply). The stock is impacted upon by the nature of the flows at both the macro and personal level.”*

(Camden Housing Market Assessment, City Futures Research Centre, 2007, p.10)

Camden Council engaged Cityscape Planning + Projects and the City Futures Research Centre to undertake a Housing Market Assessment of Camden and a study into the drivers of residential change. This chapter summarises these studies and provides a list of strategies to ensure future housing provision in Camden responds appropriately to the market. In addition, the strategies will provide guidance for relevant interventions into the market, such as planning controls, to ensure the delivery of a mix of housing, including affordable and adaptable housing.

### **6.1 The Housing Market**

#### **6.1.1 Introduction**

As stated in the above quote, the housing market is the relationship between the supply of housing (dwellings) and people’s need for shelter (homes). Beyond this, the housing market is a mechanism for people to invest in their future.

The housing market is influenced by land supply, interest rates, demographic trends, levels of investor confidence, planning rules and a range of other economic, environmental and social factors. A number of the market influences are normal economic supply and demand issues. For example, if the development industry perceives a strong demand for a certain type of housing in a particular area, then this type of housing will be provided to satisfy that demand. Other influences are related to specific interventions into the market. Planning policies and controls that require certain forms and types of housing are examples.

#### **6.1.2 The Housing Market in Camden**

In 2006, the composition of Camden’s housing stock was dominated by separate housing (90%) with very little provision of alternative forms. Table 5 compares the proportion of dwellings by type between Camden and the Sydney Statistical Division in 2001 and 2006.

Table 5: Proportion of Dwellings by Type, 2001 and 2006

Dwelling Type	2006			2001			Change 2001 to 2006
	number	%	Sydney Statistical Division %	number	%	Sydney Statistical Division %	
Separate house	15,277	90.0	57.1	13,115	87.8	58.7	2,162
Medium density	815	4.8	17.4	967	6.5	16.8	-152
High density	0	0	17.3	0	0	15.9	0
Caravans, cabin, houseboat	115	0.7	0.3	132	0.9	0.3	-17
Other	22	0.1	0.4	38	0.3	0.4	-16
Not stated	5	0	0.1	25	0.2	0.9	-20
TOTAL occupied private dwellings	16,234	95.7	92.6	14,277	95.6	93.0	1,957
TOTAL unoccupied Dwellings	735	4.3	7.4	652	4.4	7.0	83
TOTAL Dwellings	16,969	100.0	100.0	14,929	100.0	100.0	2,040

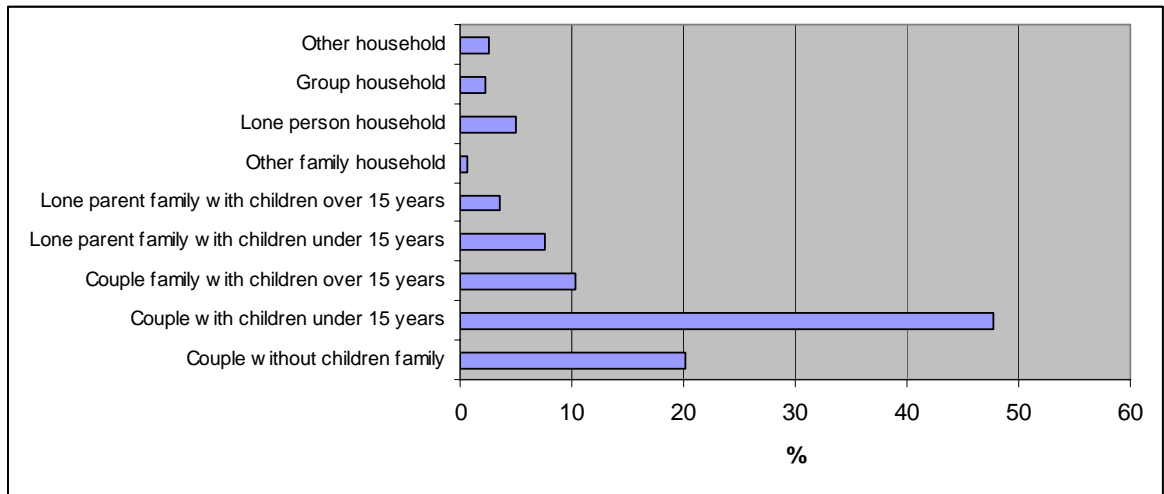
Table 5 demonstrates that the predominance of separate housing has increased from 2001 to 2006. Correspondingly, the proportion of medium density dwellings has reduced over this time. This suggests that existing and incoming Camden residents continue to demand separate housing and that there is not a large market for other forms of housing.

As shown in tables 6 and figure 17, inward migration of couple families with young children from neighbouring LGAs has been the predominant driver of housing demand. This has continued to influence the type of housing that has been provided, reinforcing the market role of the area as family housing of 3 and 4 bedrooms in size on separate lots.

Table 6: Locations where new Camden residents migrated from between 2001 and 2006.

Top 10 LGAs ranked by net gain to the Camden Council area			
	In	Out	Net
Campbelltown (C)	3,853	1,244	2,609
Liverpool (C)	1,797	543	1,254
Fairfield (C)	539	97	442
Bankstown (C)	507	112	395
Blacktown (C)	189	101	88
Canterbury (C)	115	28	87
Sutherland Shire (A)	264	183	81
Penrith (C)	231	155	76
Parramatta (C)	102	39	63
Holroyd (C)	117	66	51

Figure 17: Family types of new Camden residents between 2001 and 2006.



Anecdotally, new residents move to Camden as a lifestyle choice. Camden is often seen as a place to step up the housing ladder and as a good place to raise young families. Historically, Camden has provided a market for first home buyers to enter the housing market, as have other areas on the fringe of Sydney. More recently, as land prices have increased, there is less opportunity for the entry market in Camden, however this remains an important component of the housing demand as evidenced by the continued younger age profile.

As new land is released, population and household profiles are likely to continue to reflect a relatively young profile, such that the demand for entry and step-up housing will remain. However, as the population grows and matures in-situ, housing needs and demands will change, and therefore the housing product to be delivered over time will need to reflect this changing demand.

If the housing product does not adapt to these changing demands, there is a risk to the ongoing sustainability of the community. An appropriate mix and balance of housing types, tenure and affordability becomes increasingly important as the population grows and the needs and demands across the LGA become more diverse.

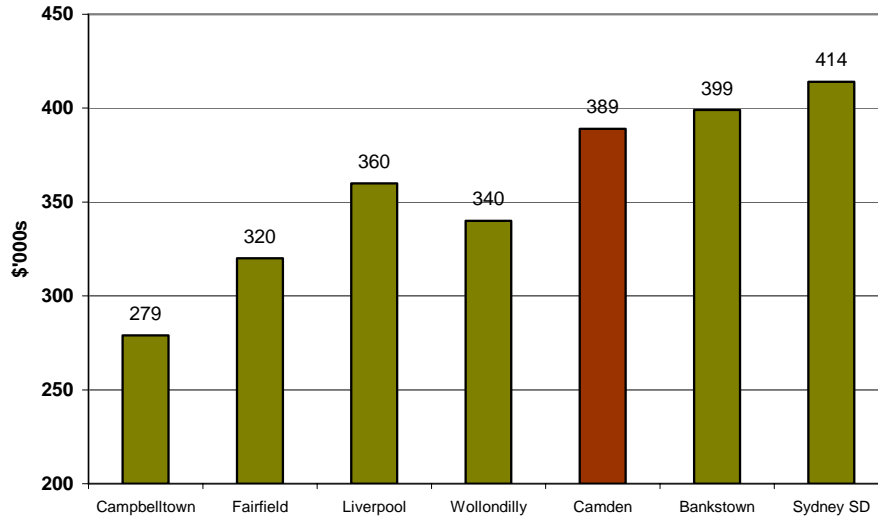
Camden's housing market has tracked the Metropolitan trends in terms of housing prices and rents in the last 10 years. There was significant growth in housing values until late 2003 and early 2004, with prices falling approximately 10% in the last five years.

In relation to housing tenure in Camden, there are two key issues. Firstly, the area has historically had a low proportion of public housing for rent, as opposed to other south-west Sydney LGAs. This is an important driver within the local housing market, as it acts as a point of differentiation for Camden. Secondly, there has been a shift of the mortgage belt westward from Campbelltown to Camden. This is reflected in an on-going increase in the proportion of Camden residents with mortgages from 1991 onwards, as new residents enter the housing market through the purchase of their first or step-up homes in new release areas.

As suggested above, Camden's housing market role is primarily one of an entry or step-up market for family households. Therefore, the market is heavily influenced by interest rate movements and economic/labour market trends that impact on these households.

Median prices in Camden reflect a price premium in relation to neighbouring LGAs, as shown in Figure 18. This in part reflects the composition of stock (larger family homes) and also the favourable image of the LGA relative to other options in south-west Sydney.

Figure 18: Median sale prices (all dwellings) September 2006, by LGA



The private rental market in Camden has been more stable over time. While rents have increased, the rate of increase is more aligned with the standard of living/CPI increases rather than the rise and fall of market values. However, the recent reduction in the rate of construction of new homes has led to an increasing demand for rental properties. This may further push up rents over the coming years. When building activity increases, the demand for and supply of rental properties should balance out, resulting in rents returning to a stable position.

As the Camden housing market continues to grow and mature, changes to housing type and tenure will need to be accommodated. The nature of changes in a maturing housing market can currently be evidenced in other areas of Sydney. For example, a key trend in Campbelltown between 1996 and 2001 was the significant increase in private renting. In other areas of Sydney, as the market matures, smaller housing product is in more demand. This is in part due to the ageing of the population and a desire to 'downsize' from the family home and also due to increasing proportions of single households.

With relatively limited levels of smaller-sized housing for purchase or rent in Camden, accessing the market may become more difficult for smaller household types.

### 6.1.3 The Housing Market in Older Suburbs, Rural Areas and Newer Residential Areas

In this section, an overview of the different neighbourhoods in Camden is provided, looking at local socio-demographic characteristics, housing stock and tenure profiles. These typologies are provided to demonstrate that different areas in Camden show different demographic and housing characteristics and these differences have implications for Camden's overall housing market.

There are three distinct neighbourhood types in Camden, differentiated according to their characteristics, form and function. It is important to note that neighbourhood character reflects the time of development and the type, range, quality and mix of housing provided. It also reflects the proximity of the neighbourhood to services, transport and other areas in the locality and reflects that neighbourhoods evolve over time.

### *Older Neighbourhoods*

The more established suburbs in Camden (the older suburbs) include Camden, Camden South, Elderslie and Narellan. The characteristics of these neighbourhoods are:

- An older age structure.
- A high proportion of low income households commensurate with this older profile. As households reach retirement age, the proportion in the highest income bracket decreases.
- Workforce participation rates typically lower than average.
- The ageing of family-raising households in situ.
- Relatively high levels of outright home ownership.
- Much more diverse range of property available.
- Relatively high number of private renters (eg. in Camden town) although still below Sydney average.
- Minimal new house construction, development focused on extensions and improvements to existing housing and a small number of multi-unit developments (particularly around Camden town).

Table 7 shows the demographic indicators of these older neighbourhoods in Camden in 2001.

Table 7: Demographic Indicators of Older Neighbourhoods in Camden, 2006

Neighbourhood	% couple families with children <15	% Persons aged 65+	% employed full-time	% labour force participation	% earning <\$500/wk	% households without a car
<b>Camden Town</b>	<b>29.9</b>	<b>21.6</b>	<b>62</b>	<b>57.1</b>	<b>23.9</b>	<b>12.4</b>
<b>Camden South</b>	<b>30.8</b>	<b>11.4</b>	<b>63.1</b>	<b>69.9</b>	<b>12.7</b>	<b>3.4</b>
<b>Elderslie</b>	<b>32.8</b>	<b>13.3</b>	<b>60.4</b>	<b>65.2</b>	<b>17.4</b>	<b>5.9</b>
<b>Narellan</b>	<b>33</b>	<b>9.8</b>	<b>62.6</b>	<b>65.6</b>	<b>16.4</b>	<b>3.6</b>
<i>Camden LGA</i>	<i>41.2</i>	<i>8.5</i>	<i>64.3</i>	<i>69.8</i>	<i>11.4</i>	<i>3.6</i>

### *Rural Neighbourhoods*

The rural suburbs in Camden include Bringelly, Cobbitty, Catherine Fields, Leppington, Rossmore, Kirkham, Grasmere, Ellis Land and Cawdor. The characteristics of these neighbourhoods are:

- Larger lots with farming and rural-based economies historically important in the LGA.
- Areas bordering the west and south west of Camden town will continue to be rural and rural residential in nature. Areas to the north will increasingly be the focus of new land releases as part of the South West Growth Centre.
- Slightly older age profile with maturing families with children of high school age.

- Relatively high proportions of both low and high income households – likely to reflect the dual markets of farming families and the in-migration of wealthy professionals buying ‘acreages’.
- Levels of outright ownership are very high.
- Limited public housing.
- Average levels of private renting.

Table 8 shows the demographic indicators of rural districts and communities in Camden in 2001.

Table 8: Demographic Indicators of Rural Districts and Communities in Camden, 2006

Neighbourhood	% couple families with children <15	% Persons aged 65+	% employed full-time	% labour force participation	% earning <\$500/wk	% households without a car
<b>Cobbitty-Bringelly-Kirkham-Oran Park</b>	<b>38</b>	<b>9.8</b>	<b>59.8</b>	<b>71.1</b>	<b>7.1</b>	<b>1.4</b>
<b>Leppington-Rossmore-Catherine Field</b>	<b>33</b>	<b>11.7</b>	<b>62.2</b>	<b>59.2</b>	<b>15.1</b>	<b>2.4</b>
<b>Grasmere-Ellis Lane-Cawdor-Bickley Vale</b>	<b>29.8</b>	<b>24.7</b>	<b>59</b>	<b>56</b>	<b>17.8</b>	<b>6.7</b>
<i>Camden LGA</i>	<i>41.2</i>	<i>8.5</i>	<i>64.3</i>	<i>69.8</i>	<i>11.4</i>	<i>3.6</i>

#### *Newer Residential Areas*

The suburbs in Camden developed during the 1990s to the present (the newer residential areas) include Narellan Vale, Currans Hills, Mount Annan and Harrington Park. The characteristics of these neighbourhoods are:

- Suburbs have been masterplanned as communities.
- New communities geared towards a different socio-demographic group than previously seen in Sydney’s west and southwest.
- More affluent in-migrants than previously seen.
- Predominantly working young couples and young families.
- Housing is predominantly low-density separate dwellings with 3-4 bedrooms.
- Homogenous demographic group with little indications of social disadvantage.
- Workforce participation high.
- Proportion of lone parent households is low.
- Homogeneity of urban design, form and function.
- Little outright ownership of homes.
- Average proportion of private renters.
- Minimal levels of public housing.
- 99% of dwellings are separate houses.

Table 9 shows the demographic indicators of the newer residential areas in Camden in 2001.

Table 9: Demographic Indicators of the Newer Residential Areas in Camden, 2006

Neighbourhood	% couple families with children <15	% Persons aged 65+	% employed full-time	% labour force participation	% earning <\$500/wk	% households without a car
<b>Currans Hill</b>	47	2.7	68.6	77	9.1	3.2
<b>Harrington Park</b>	51.4	4.5	66.6	74.5	4.6	1.2
<b>Mount Annan</b>	49	3.3	65.6	77.5	6.5	1
<b>Narellan Vale</b>	46.5	4.7	65.8	76.1	8.9	2.2
<i>Camden LGA</i>	<i>41.2</i>	<i>8.5</i>	<i>64.3</i>	<i>69.8</i>	<i>11.4</i>	<i>3.6</i>

## 6.2 Drivers of Change

### 6.2.1 Introduction

Some of the market influences referred to in the above discussion on the housing market are of particular importance to the form and type of the housing product that the community desires and that the industry delivers. These key influences are often called 'drivers' as they can directly determine the form and location of residential development.

Factors such as demographic trends, market dynamics, planning and other institutional frameworks influence and dictate the nature, form and scale of change over time. In particular, changing household characteristics, housing preferences, housing lifecycles and housing affordability are seen as important drivers of residential change in Camden. Interventions into the housing market through planning and other frameworks are key drivers of change.

As mentioned previously, Camden will grow significantly in the next 30 years. Any growth will inevitably herald change in the area. Not all of this change will be in new release areas, as the nature of growth can have an influence on existing residential areas. Changes will come about through the evolving demographic make-up of current and future residents.

### 6.2.2 Drivers of Change in Camden

The key drivers of change that will directly influence the nature of residential development in Camden are outlined below:

#### *Changing household characteristics*

Age profile will remain fairly young but the numbers of aged persons will increase. Therefore, while the proportion of aged residents decreases over time, the numbers of aged people will increase. In the longer term, as new residential areas become established, the age profile will become more normalised, with a more even spread of age groups.

Household sizes will continue to decrease, resulting in a need for a greater diversity of housing. Family homes will still be needed but an increasing proportion of other forms of housing for first home buyers, single people and elderly will also be required.

### *Housing preferences*

Household preferences for housing are often driven by the needs of the household. As household characteristics change, so does their housing need. However, this does not always lead to a change in housing preference. Household preferences can also be driven by a range of factors including the type of housing product available, previous experience with housing and personal preference.

How we use our homes is changing. Recent trends towards home offices, entertainment rooms, separate adult and child living areas, separate bedrooms for each child, and external rooms combining indoor and outdoor living spaces are examples.

The use of home spaces has become more flexible. Unused bedrooms are often adapted for use as studies or offices, or for other specific use, such as a home gym or sewing room.

Given the above, an appropriate mix and balance of housing type, tenure and affordability is needed to suit varying household characteristics and preferences.

### *Lifecycle of Housing*

Dwellings undergo periodic renewal during their life cycle. Renewal can include minor alterations to larger scale major additions or knock down and rebuilds. There has been limited knock down and rebuilds in Camden in recent years, reflecting the availability of development land and its cost relative to rebuilding. In addition, planning restrictions such as heritage conservation areas can limit the opportunities for rebuilding.

Significant numbers of alteration and additions have occurred in Camden, particularly around Camden town and in Camden South, representing a willingness to invest in-situ. Major alterations can influence the aesthetics of the streetscape, potentially leading to further renewal projects in the same locality.

### *Market Dynamics and Affordability*

Housing affordability is both a driver of residential change and an outcome of market dynamics.

Housing markets typically have boom and bust cycles driven by supply and demand, employment and labour market health and interest rates. These cycles impact on the type of development and the pace at which it occurs. The pace of residential change increases in markets that are increasing in value. Conversely, in a low market situation, the pace of change slows.

The relative affordability of new residential areas compared to established areas can reduce the pace and viability of change in the established areas. However, rising house and land values in new residential areas can result in improved viability and demand for changes in established areas, and in particular for alternative forms of housing.

### *Interventional Change*

Most of the issues addressed in the above discussions relate to the normal demand and supply mechanisms of the housing market. However, in some markets it is either necessary or desirable to intervene in some way to steer the direction of market change in a different direction. Planning tools such as development control plans and planning strategies are interventions in the normal play of the market. They direct the outcomes of change.

Camden's Residential Strategy is one such tool that can positively direct change in the Camden residential market. It does this by identifying those specific issues in Camden and in the housing market that are of most importance and recommending appropriate interventions where required.

Specific interventions should be intertwined within a strategic and responsive planning system. How these strategies evolve and are facilitated can directly impact on all of Camden's neighbourhoods, and in turn the operation of the housing market at a local level.

### *South West Growth Centre*

Precincts within the South West Growth Centre will supply a range of housing products that are not readily supplied in other parts of Camden. The provision of this alternative housing product may encourage those who currently live in Camden to remain and may provide housing opportunities for those who wish to move to Camden, who previously may not have such an opportunity. The successful delivery of an alternate housing product may also be a driver for some housing renewal. However, this may not occur in the near future as housing supply and affordability in the Growth Centre may limit the viability of renewal.

## **6.3 Conclusion**

As Camden LGA continues the transition from a rural district to a 200,000+ urban community, households will mature, the housing stock and neighbourhoods will mature, and the demands and needs of a more diverse population will change.

While Camden's population will become more diverse over time it does not necessarily follow that a more diverse range of housing will be needed. Housing choices and outcomes reflect a wide range of personal and behavioural decisions, ensuring that attempts to determine the types and sizes of properties that the community might require in the future are inevitably challenging.

However, regardless of whether it is easy to predict and supply the right kind of housing, Camden's housing is limited in price and diversity for existing demand and any likely future demand. Therefore, increasing housing diversity across neighbourhoods will provide more sustainable communities in the longer term. Over time the housing market will become self sustaining with demand generated locally rather than from in-migration.

Existing provision of alternative housing forms in the LGA is limited in amount and location, essentially to the 'central' Camden market. Newer alternate housing forms will soon be provided in the broader Camden housing market. These include innovative residential developments in Mt Annan and Narellan. These new developments will provide vital pointers towards the demand for non-separate housing in the LGA.

In addition, the Oran Park and Turner Road precincts in the SWGC will offer alternate forms of housing. This may reinforce and sustain the relative homogeneity of existing residential areas or it may act to highlight potential deficiencies and encourage diversity in those existing neighbourhoods.

There are opportunities for Council to facilitate and promote non-separate housing forms in other appropriate locations in the LGA, ensuring long term neighbourhood sustainability. To ensure alternative housing forms provide an effective component of coherent neighbourhood development, planning frameworks need to enable locally responsive solutions which meet demand, take into account housing affordability, can be delivered through the market and which lead to good community and urban design solutions.

A new model that responds/intervenes to the drivers in the market should be considered. The following chapter outlines this new model.

## **7. A New Model**

### **7.1 Introduction**

Change is inevitable therefore to direct this change there is a need to have frameworks in place to ensure suitable change. Frameworks should provide a means of harnessing change to deliver positive social, economic, environmental and urban design outcomes.

To date there has been no significant renewal in the older areas of Camden. There have been few dual occupancy and multi unit dwelling developments, therefore there are limited housing alternatives and a lack of affordable housing options. Often however, the renewal experience in other established areas of Sydney has not resulted in good urban design outcomes. The limited renewal in Camden over the last few decades has meant Camden has avoided these poor urban design outcomes. To continue to avoid poor urban design outcomes as a result of renewal, the strategy needs to provide a framework for the appropriate location and design of renewal projects.

### **7.2 Problems with Existing Models of Change – Previous Responses**

To ensure the negative outcomes of renewal can be avoided, there is value in exploring the outcomes from previous renewal models.

#### *Infill not Renewal*

A common example of infill housing in Sydney in recent times is the 'gun-barrel' type villa and town house development. Gun-barrel type developments, as the name suggests, provide small attached dwellings down the subject lot facing inwards to a common straight driveway. This type of development is inconsistent with the prevailing urban fabric and character and fails to address the street. The building forms run 'against the grain' causing overlooking and overshadowing.

The benefits of infill renewal developments can include an increase in the quality of housing stock, as it is often the older poorer quality housing stock that is replaced. However, it is important to consider that these kind of infill redevelopments can result in the gradual loss of the older stock of housing that currently provides affordable housing options for the community. In some parts of Sydney, the gentrification of areas by this kind of renewal has led to the displacement of certain types of households who rely on low income housing. Strategies relating to urban renewal need to consider the opportunities for replacing the loss of affordable housing.

#### *A Broad Brush Approach*

Blanket LEP zoning and DCP provisions can result in generic building forms. This 'one size fits all' approach can have negative impacts on the character of suburbs, potentially leading to development that is unsympathetic to existing neighbourhood character. It can also lead to development with uninteresting building form and design. To provide good urban outcomes site responsive designs are needed. Just as new urban release areas are now planned in a more fine-grained manner, a similar level of detailed attention needs to be given to the planning of established residential areas.

*Focus only on Centres*

The Metropolitan Strategy focuses on increasing residential densities near major centres and transport hubs. An aim of the Metropolitan Strategy for Housing is that “over three-quarters of new housing [in Sydney] will be located in strategic centres, smaller centres and corridors within walking distance of shops, jobs and other services concentrated around public transport nodes”. Camden has no major centres (Camden and Narellan provide important town/neighbourhood centres) and no railway line. Therefore, the market for alternative housing forms and higher residential densities is not being directed by the Metropolitan Strategy to Camden. This limits the opportunities for new housing development near Camden’s centres and other potential alternative housing development opportunities.

There are broad social and economic sustainability reasons for the promotion of diverse and vibrant communities in all suburbs, not simply focused on centres. This does not mean higher densities should be promoted everywhere. Rather, opportunities for alternative housing forms should be promoted in appropriate locations. In Camden, opportunities for alternative housing forms may exist in locations with specific characteristics, such as corner sites, or sites in close proximity to a bus stop, community centre or a local park. Opportunities near Camden’s local centres, including Camden, Narellan and Mount Annan should not be lost, despite the fact that they are not major centres or major transport hubs.

**7.3 A New Model for Change**

Having regard to the above issues relating to previous examples of renewal in residential areas, a new model of change is required. Development in Camden’s existing residential areas cannot be allowed to happen in the ways outlined above. But where development is appropriate in Camden’s residential areas, it should seek to achieve the following outcomes:

*Housing Diversity*

Housing diversity is not simply or only about increasing densities. It is about ensuring the housing stock meets the needs of all residents, now and in the future.

*Greater Distribution of Diverse Housing*

A greater distribution does not mean a blanket planning approach. Rather it is important to identify suitable sites and locations for alternative housing forms.

*Fine Grained Planning*

It is important to plan for existing residential areas in the same way as new residential are planned, using a masterplanning approach that develops controls to suit the unique circumstances of each location.

*Improved Local Character*

New development should improve/enhance local character, with quality built forms; public domain improvements and greater engagement of building form with the local setting.

Responses to these outcomes are discussed below, with a focus on housing types and locational criteria for new development.

### 7.3.1 Housing Types

#### Rear Loaded Dwellings & Studios over Garages

Rear loaded dwellings and studios over garages are an alternative dwelling form that provides a range of opportunities for families with young adult children or elderly parents. They are highly adaptive, offering employment space, separate living areas, teenage retreat areas. They can also be rented out as low-income housing for students, low-income households and older single people. They are suited to sites that have dual frontage to a local street and a laneway. These types of dwellings should:

- Be designed to be consistent with the main dwelling and the character of the laneway streetscape.
- Be designed to provide an active frontage to the laneway and provide passive surveillance of the laneway.
- Provide vehicle access to both the main dwelling and the studio dwelling from laneway.

Figure 19 shows examples of this form of dwelling.

Figure 19: Examples of studio over garage



#### Terraces

Terrace-style housing is a form of medium density housing that addresses the main street in a coherent and consistent manner. They can be designed to suit the existing local character of a streetscape and provide a form of medium density housing suitable to a range of people, including families with children. They are suited to large sites, or sites that have dual frontage, such as corner sites or a site with frontage to a local street and a laneway. These types of dwellings should:

- Address the street.
- Be consistent with the scale, form and character of the local area.
- Avoid privacy and overshadowing impacts on adjoining sites.

- In appropriate locations, such as in or adjacent to retail centres, terrace style housing can be designed to provide opportunities for start up business, with the ground level used for the business and the business operator's residence directly above.

Figure 20 shows examples of this form of dwelling



### Apartments

Apartment-style housing is a form of medium to high density housing that is most suited to locations in close proximity to town centres. Their form and scale are generally more akin to the form and scale of commercial developments. This type of development can provide a variety of housing types including one to four bedroom dwellings for single people or families with children. Best suited to large sites, these types of dwellings should:

- Address all street frontages.
- Avoid long blank walls or walls with minimal articulation and openings.
- Have a scale and form appropriate to the locality.
- Provide opportunities, where appropriate, for ground level retail/commercial development, promoting an active street frontage.
- All dwellings should be designed to be adaptable to the changing needs of residents.
- Provide a wide range of dwelling sizes to suit all household types.

Figure 21 shows examples of this form of dwelling.



### Granny Flats

In addition to the rear-loaded dwellings and studios over garages, there are other opportunities for the provision of small housing for older family members or young adult children in residential areas. Often called a 'granny flat', this form of dwelling is often an addition or a separate new small building erected at the rear of the main dwelling. However, given a 'granny flat' commonly has a separate entrance and kitchen to the main dwelling, there is nothing to prevent this housing form being made available for the broader community, particularly as affordable rental accommodation. These types of dwellings should:

- Be designed to be consistent with the main dwelling.
- Be largely invisible from the main street frontage.

### **7.3.2 Locational Criteria and Potential Renewal Opportunities**

#### Areas of lower quality housing stock

Areas of lower quality housing stock or older housing stock generally lend themselves well to renewal. This is in part due to the normal lifecycle of housing and the decision of home owners to invest in their own properties. When housing reaches the end of its life, the land economics become more conducive to renewal.

Renewal of areas of older and lower quality housing stock can have the benefits of improved amenity to the individual property as well as improvements to the wider streetscape.

Older housing lots are often of a size that provides potential for the replacement of one dwelling with two or more. Renewal of a number of adjoining sites has the potential to provide higher densities with even better environmental and amenity outcomes than renewal of individual lots. For this reason, it is commonly a requirement that renewal can only take place following the consolidation of a number of lots.

#### High amenity locations

Where the land economics are, in a general sense, not conducive to renewal, often specific sites or locations with high amenity can be viable for redevelopment. It is the high amenity that provides the incentive and the economics for renewal.

High amenity locations can include sites that:

- are close to open space;
- have quality rural and scenic views; or
- are adjoining natural assets.

Currently, development on sites adjacent to these high amenity areas often do not address these areas well. Many local parks adjacent to housing are bounded by solid blank fences. This is a poor outcome for the open space area as there is no passive surveillance provided by the adjacent development. Open space with good surveillance will lead to increased activity in the park, further improving safety outcomes. Blank fencing adjoining open space is also a poor outcome for the resident as they are not taking advantage of the open outlook and the solid fence allows a potential thief to escape without being seen.

It is these locations that are more likely to attract quality housing, as they are desirable places to live. Locations adjacent to open spaces can be suitable for medium density housing, such as terrace-style housing with relatively small backyards, as the residents can enjoy the benefits of the adjacent open space areas.

Another benefit of renewal adjacent to open space areas is the opportunity for the design of the new dwellings to overlook the open space, providing passive surveillance and making the open space areas safer.

Sites with high amenity may be suitable for rear loaded dwellings with studios over the garage, where the primary dwelling addresses the park and the garage and studio address the street. This would enable the removal of blank fencing adjoining the park and provide

surveillance to the park. The studio over the garage provides for an address to the street and good design and landscaping would ensure a quality streetscape.

Consolidation of adjoining lots may be required to provide a suitable site for redevelopment.

Figure 22 demonstrates how sites with frontage to open space areas could be redeveloped.

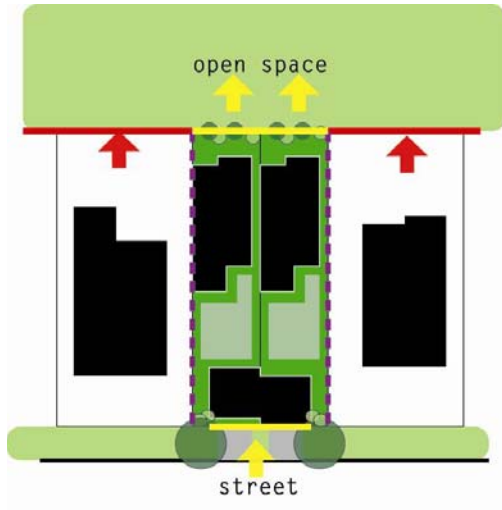


Figure 23 provides examples of development adjacent to open space and design of the street frontage with garages and studios



### Accessible Places

A fundamental principle of planning for higher densities is that they should be provided in areas of high accessibility. High accessibility to public transport, local shops, community facilities and other services can foster sustainable communities.

In Camden, high accessibility needs to be broadened beyond locations close to railway stations and major centres. In Camden accessibility can be provided at local shops that have regular bus services as well as near the towns of Camden and Narellan. Land adjoining major roads also has potential for renewal, given the relatively higher frequency of public transport services using these roads. However, to promote accessibility, even at these locations, it is acknowledged that the frequency, directness and reliability of the bus services must improve.

Currently, development along major roads often results in a poor urban form outcome, where the roads are addressed by solid blank acoustic fencing. This leads to low levels of activity along these roads and poor access to the public transport services that use these roads. The impact of noise from major roads on development must be considered, however innovative acoustic treatments, appropriate landscaped setbacks or better design of the built form can result in better urban design outcomes than long solid acoustic fences.

Renewal of areas in accessible locations can often facilitate further public transport improvements as a result of the increased patronage that the development brings to the area. Renewal can also facilitate greater legibility and permeability in an area by providing improved and more direct connections through the development to the bus stop or local shop.

Sites along major roads may be suitable for more intensive residential development such as apartments. This development option would require the consolidation of a number of sites to achieve a dwelling yield that would be financially feasible. The development would be required to address both street frontages. Good urban design for the built form would be required to ensure the development is consistent with the character of the surrounding residential area and to minimise noise intrusion into dwellings and private open space areas. Vehicular access would be off the local street and there is potential for shared access and parking arrangements, including the option of basement parking.

Sites along major roads may also be suitable for rear loaded dwellings with studios over the garage, where the primary dwelling addresses the major road and the garage and studio address the local street.

Figure 24 demonstrates how sites with frontage to major roads could be redeveloped. Figure 25 provides an example of the form and design of an apartment building that could front a major road.

Figure 24: Outcomes of Main Road Frontage Renewal

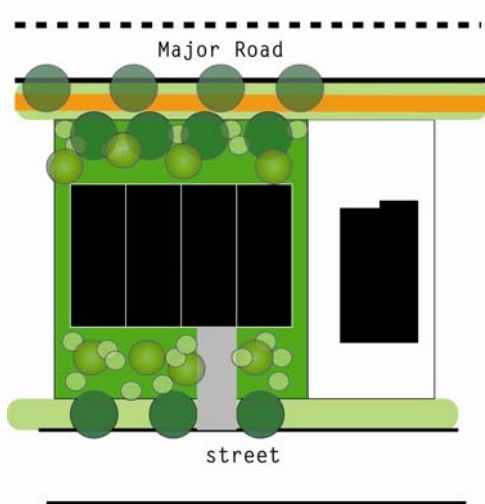


Figure 25: Example of the form of development that could front a major road.



Sites with Dual Frontages

Sites that have more than one frontage have the potential for renewal to take advantage of the greater accessibility and flexibility that these sites provide. Many sites with more than one frontage currently have development that addresses only one of these frontages. This often results in poor outcomes for the other frontage, for example long blank walls or screen fences.

Opening up both frontages provides better streetscapes and improves passive surveillance of all adjoining public spaces. Focusing the outlook of development to both street frontages reduces the likelihood of adverse impacts of overlooking to adjoining dwellings.

Another advantage of sites with dual frontages, in particular corner sites, is that they are often larger than the average residential block, providing the potential for alternative built forms and additional dwellings. For example, on a corner site, a development containing a number of dwellings can be designed in such a way that it appears as one dwelling from each frontage.

This allows higher densities to be achieved in a manner that is consistent with the existing built form and streetscape.

Many sites with more than one frontage are often located in areas of high amenity, making the potential for renewal more viable.

Corner sites may be best suited to dual occupancy type renewal. This allows a building form that appears as one dwelling in keeping with the character of the neighbourhood, but providing two dwellings. The development would be required to address both street frontages, enabling the removal of blank fencing that would otherwise be provided along the secondary street frontage. Access could either be separate for each dwelling, one from each frontage, or combined and located on the secondary street frontage. A single consolidated vehicle entry minimises the visual impact of many garage doors and car ports from the streetscape.

Corner sites are also appropriate locations for the construction of a 'bighouse'. This concept describes a relatively large building designed to look like one dwelling, but in fact contains a number of units. Existing large dwellings on corner sites may in the future be suitable for conversion to a 'bighouse'. This would potentially involve internal reconfiguration only to separate and ensure fire safety between the units. Consideration will need to be given to issues such as separate access and parking and private open space.

Larger corner sites may also be suitable for more intensive forms of development, such as terrace-type development or apartment-style housing, where other locational criteria are satisfied.

Figure 26 demonstrates how corner sites could be redeveloped. Figure 27 provides examples of development on corner sites.

Figure 26: Outcomes from Dual Occupancy Renewal

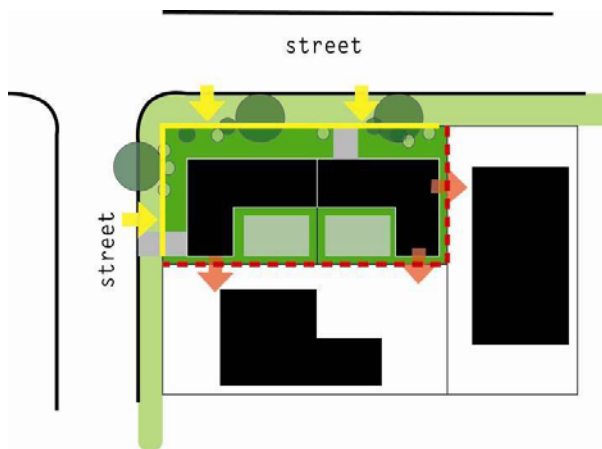


Figure 27: Examples of Dual Occupancy Renewal



### Other Opportunities

In addition to the above mentioned re-development opportunities, there are other potential alternative housing forms that could begin or continue to be developed in specific locations in Camden.

Such other opportunities include:

Mixed residential-commercial development in town centres, including shop-top housing in Camden and apartment style living above commercial development in Narellan and Oran Park Town Centres.

A range of housing opportunities for seniors, from nursing homes through to independent living in retirement villages.

Limited expansion of large lot residential housing areas outside of the South West Growth Centre may also be possible, subject to zoning and on-going viability of Camden's rural landscapes and economy.

These types of developments are unique to the specific development and site circumstances and need to be considered on their individual merits. These types of developments also arise as community demand and need warrant.

### **7.4 Conclusion**

Change is ever present and will continue to occur, even in the absence of interventional measures. This section has outlined a new model of intervention that attempts to direct this change to the right outcomes for Camden.

Change provides an opportunity to renew older established areas and enhance urban forms and public domain. Renewal can bring with it improved accessibility and more sustainable developments and communities. Renewal should not be broadly applied but closely targeted and managed in a fine grain manner, as has been done for the Draft Development Control Plan for Narellan.

Analysis of alternative housing types and suitable locations for renewal has been undertaken, with key locational criteria identified. This model of renewal is presented as positive driver of

change for Camden. In particular, the new model aims to facilitate the provision of diverse and affordable housing, housing that has not been delivered in any substantial way in the Camden housing market to date.

### **7.5 Recommendations**

- That Council further promote, in appropriate locations, alternative and affordable housing forms.
- That Council include within its development control framework appropriate locational criteria for housing redevelopment as outlined in this Strategy.
- That Council explore appropriate mechanisms for any necessary upgrading of public domain areas adjoining redevelopment sites.
- That Council investigate alternative methods, for the provision of alternative and affordable housing.
- That Council adopt the new model for housing change as outlined in this Strategy, by:
  - Supporting housing diversity through a review of planning controls;
  - Supporting a greater distribution of diverse housing in appropriate locations through a review of LEP and DCP controls;
  - Supporting fine-grained planning of existing residential areas, where re-development is proposed, by requiring site-specific controls to be developed in accordance with the locational criteria;
  - 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.
- That Council encourage mixed use development, including residential-commercial development, within town centres.
- That Council encourage a range of housing opportunities for seniors, from independent living in retirement villages through to nursing homes, in appropriate locations.
- That Council, when considering any applications for rezoning of land to permit rural residential or large-lot residential development, have regard to the on-going viability of Camden's rural landscapes and economy.

## **8. RECOMMENDATIONS**

### **8.1 *Planning Framework***

- That Council, in its development of local strategies ensure the directions in the Metropolitan Strategy and the South West Subregional Strategy are addressed
- That Council review the Camden DCP 2006 to provide a more streamlined document and remove variations in controls between ‘like’ places
- That Council review the exempt and complying development provisions to provide greater opportunities for development to use this more streamlined process.
- That Council ensure there is an ongoing review process of the development controls to keep pace with industry changes and policy renewal.
- That Council ensure there is a process of ongoing review of its development processes. Further review of the processes should include development of more detailed DA checklists and standard conditions of consent for different development types.
- That Council develop a “good design manual” with pictorial examples of development forms and types that should be encouraged in appropriate locations in the Camden LGA.

### **8.2 *Transport***

- That Council, in relation to the Camden Campbelltown Integrated Transport Strategy, prepare an implementation plan, in particular having regard for the strategies relating to integrating land use and transport
- That Council, upon completion of the South West Subregional Strategy, review existing and proposed local transport, land use and employment strategies to ensure the subregional strategies can be delivered.
- That Council establish or review partnerships with adjoining Councils and relevant State Agencies to provide a framework for the implementation of subregional transport strategies.
- That Council, in planning for major new residential developments, prioritise sustainable transport outcomes. An appropriate package of measures should be prepared by the developer and delivered early in the development to avoid a car dependent culture. The measures could include:
  - Information kits – providing walking, cycling and public transport information.
  - Creation of pedestrian network within sites, also providing accessibility to external network, public transport services and other land uses.
  - Cycle connectivity between sites and any regional network.
  - Signage along cycleways/walkways showing connectivity.
  - Cycle parking at recreation, tourist, commercial and employment sites.
  - Updated public transport information at bus stops.
  - Early provision of bus and rail services where possible.

- That Council ensure in its planning documents that higher density residential developments are located in close proximity to centres or public transport routes/nodes.
- That Council, where redevelopment opportunities in residential areas exist, give consideration to a street pattern that promotes direct and legible access to public transport and local services.

### **8.3 Economic Structure**

- That Council encourage and facilitate a mix of employment opportunities by supporting MACROC initiatives relating to attracting industry to the South-West and by ensuring appropriate zoned land for a mix of employment opportunities in accessible locations.
- That Council encourage and facilitate the provision of highly skilled jobs in the Camden area to ensure that job provision matches the local skills-base, by supporting MACROC initiatives and lobbying the State Government for appropriate investment in infrastructure.
- That Council ensure its development control plan requires adaptable built forms to facilitate appropriate spaces for a mix of employment opportunities, including work from home opportunities.
- That Council encourage the provision of appropriate technologies in community spaces to improve access to technology for local home-based businesses.
- That Council, promote a supply of employment land within the Liverpool, Campbelltown and Camden LGAs at approximately 80 hectares per annum to accommodate future growth.
- That Council consider the development of a program to monitor the supply and demand of employment land.
- That Council encourage the appropriate staging of employment land to ensure the supply of jobs matches the supply of housing.
- That, in planning new employment areas, Council have regard to the interface issues between employment and residential areas.
- That Council promote the protection of rural lands, to encourage the ongoing viability of agricultural activities and support industries in the Camden area.

### **8.4 Environmental Issues**

- That Council facilitate the management of issues associated with the transition from a rural to urban environment

#### Contamination

- That Council monitor the implementation of the amended Management of Contaminated Lands Policy over the coming years and the policy be further reviewed as required.

#### Salinity

- That Council continue to implement the *Building in Salinity Prone Environments Policy*. The implementation of the Policy should be monitored over the coming years and reviewed as required.
- That Council continue to require Salinity Reports for all residential subdivisions and Salinity Management Plans (if required).
- That Council keep up to date with new and improving technologies relating to salinity.

#### Noise

- That Council monitor the implementation of the *Environmental Noise Policy* and review the policy as required.
- That Council continue to undertake ambient noise surveys on a five-yearly basis to monitor any changes in background noise levels.

#### Odour

- That Council manage the competing interests of lawful rural activities and planned residential development in order to achieve a balanced planning outcome.
- That Council keep up to date with new technologies and techniques to minimise odour in order to protect residential areas from offensive odour.

#### Air Quality

- That Council review the need to develop a local air quality management plan having regard to the regional nature of air quality issues.
- That Council continue to require energy efficiency improvements in new residential development and adopt new technologies as they emerge.
- That Council continue to lobby State Government for local air quality monitoring and actions to improve the regional air quality issues.

#### Erosion and Sediment Control

- That Council continue to implement the *Erosion and Sediment Control Policy*. The implementation of the Policy should be monitored over the coming years and reviewed as required.
- That Council keep up to date with new and improving technologies relating to soil and water management.

#### Flooding

- That Council continue to implement the *Flood Risk Management Policy*. The implementation of the Policy should be monitored over the coming years and reviewed as required.
- That Council keep up to date with new and improving technologies relating to flood mitigation and management.
- That Council seeks a detailed flood study of South Creek and its tributaries.
- That Council undertake further flood studies of local creeks as required.

#### Vegetation and Fauna

- That Council continue to value the local native vegetation and fauna when planning residential areas.
- That Council review the Natural Assets Policy having regard to any new initiatives or practices.
- That Council investigate opportunities to participate in Biobanking Initiatives.

#### Waterways and Water Quality

- That Council keep up to date with new and improving technologies relating to water sensitive urban design.
- That Council investigate the most effective, efficient and sustainable means of managing and maintaining existing artificial water bodies and other water sensitive urban design structures to minimise potential negative impacts on surrounding communities.
- That Council have regard to current best practice, construction and management issues in the design of artificial water bodies.

#### Energy Efficiency

- That Council continue to investigate means of improving residential subdivision layouts and dwelling orientation and design to further reduce the consumption of energy.
- That Council encourage innovation in building design that increases energy efficiency.
- That Council continue to promote to the Camden community the benefits of reducing energy consumption in homes and workplaces, through targeted education and information programs.

#### Water Reuse/Recycling

- That Council encourage existing residents to install rainwater tanks in their homes.
- That Council support the State Government in their efforts to increase the use of recycled water through the construction of new reticulation systems in existing urban areas, particularly to playing fields.
- That Council further investigate other means of water re-use, including stormwater harvesting.

### **8.5 Community Development**

- That Council assists local community service providers in lobbying for increased funding from State and Federal Governments.
- That Council continues to ensure community development and community service provision are considered in early stages of planning for new residential areas.
- That Council continues to implement the actions outlined in the Council's Community Plan and other community development strategies..

### **8.6 Community Facilities**

- That Council investigate options for improving the capacity of existing community facilities to cater to growing populations and changing demographics.
- That Council ensure that new facilities proposed to be developed in new residential areas are multi-purpose and adaptable to changing community needs.

- That Council investigate options for the leasing and sub-leasing of office space to improve opportunities for partnerships, generate additional income for the lessee (if an NGO) and maximise the use of the space.
- That Council plan for the co-location of community facilities with local shops to maximise activity and use of the community facility and to promote safety in and around the community facility
- That Council pursue opportunities as they arrive with providers of private and commercial facilities for the co-location and sharing of facilities by private and public users.

## **8.7 Infrastructure**

### Water Supply

- That Council promote and implement water demand management strategies within the LGA.
- That Council encourage Camden residents and businesses to install water tanks to provide separate water supply for garden watering and/or grey water use.
- That Council promote compliance with and continuation of water restrictions.
- That Council have discussions with Sydney Water on the viability of providing further extensions of the recycled water pipeline to service other public reserves in Camden and potentially to existing households.

### Sewerage

- That Council have discussions with Sydney Water in relation to the capacity of the West Camden STP and the design of any new STP for the provision of recycled water.
- That Council support any additional measures for the reuse of recycled effluent to minimise discharge to the Nepean River.
- That Council continue to encourage best practice activities in relation to trade waste to minimise the pollutant impacts in the sewerage system.
- That Council promote and implement water demand management strategies within the LGA.

### Stormwater

- That Council continue to promote best practice water sensitive urban design treatments of stormwater runoff in new developments.
- That Council consider further opportunities to use stormwater runoff for the irrigation of
- That Council monitor the implementation of the various stormwater quantity and quality devices to determine appropriate maintenance regimes.

### Electricity

- That Council promote best practice dwelling design to maximise natural heating and cooling, thereby minimising the use of mechanical air-conditioning and ventilation systems.

- That Council ensure new subdivisions are designed to maximise the opportunities for positioning dwellings to take advantage of the natural elements for heating and cooling.
- That Council promote best practice energy efficiency measures for the commercial and industrial sector.

### **8.8 *The New Model***

- That Council further promote, in appropriate locations, alternative and affordable housing forms .
- That Council include within its development control framework appropriate locational criteria for housing redevelopment as outlined in this Strategy.
- That Council consider the inclusion of appropriate adaptable housing controls in the Camden DCP 2006.
- That Council explore appropriate mechanisms for any necessary upgrading of public domain areas adjoining redevelopment sites.
- That Council investigate alternative methods, for the provision of alternative and affordable housing.
- That Council adopt the new model for housing change as outlined in this Strategy, by:
  - Supporting housing diversity through a review of planning controls;
  - Supporting a greater distribution of diverse housing in appropriate locations through a review of LEP and DCP controls;
  - Supporting fine-grained planning of existing residential areas, where redevelopment is proposed, by requiring site-specific controls to be developed in accordance with the locational criteria;
  - 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.
- That Council encourage mixed use development, including residential-commercial development, within town centres.
- That Council encourage a range of housing opportunities for seniors, from independent living in retirement villages through to nursing homes, in appropriate locations.
- That Council, when considering any applications for rezoning of land to permit rural residential or large-lot residential development, have regard to the on-going viability of Camden's rural landscapes and economy.

### **8.9 *Action Plan***

- That Council prepare an Action Plan to allocate responsibility and timeframes for these recommendations.