



---

## ORDINARY COUNCIL

### ORD01

**SUBJECT: COMPREHENSIVE LEP REVIEW 2020 - PROJECT UPDATE**  
**FROM:** Director Planning and Environment  
**TRIM #:** 18/300650  
**PREVIOUS ITEMS:** ORD02 - Acceptance of Grant Funding from Department of Planning and Environment for Camden Local Environmental Plan Review - Ordinary Council - 26 Jun 2018 6.00pm

---

### PURPOSE OF REPORT

The purpose of this report is to update Council on the review of the Camden Local Environmental Plan 2010 (Camden LEP 2010) and to seek Council endorsement of the draft LEP Review Report for submission to the Department of Planning and Environment (DPE).

### BACKGROUND

In accordance with the Western City District Plan (District Plan) and changes to the *Environmental Planning and Assessment Act 1979* (the EP&A Act), all councils are required to review their LEPs and prepare a Local Strategic Planning Statement (LSPS) to align with the strategic direction of the District Plans.

On 26 June 2018, Council resolved to participate in the Accelerated LEP Review Program and accept up to \$2.5 million from the NSW State Government to review the Camden LEP 2010.

The first phase of the two-year Accelerated LEP Review Program is to prepare a LEP Review Report. The LEP Review Report (provided as an **attachment**) provides a snapshot of how the Camden LEP 2010 and Council's plans, policies and programs align with the priorities and actions within the Western City District Plan (the District Plan).

A Councillor briefing was provided on 9 October 2018.

### MAIN REPORT

#### **LEP Review Report**

The findings of the LEP Review Report will inform the LEP Review project including the preparation of a draft Local Strategic Planning Statement (LSPS) and a potential future planning proposal.

The LEP Review report is in accordance with the DPE's guidelines (provided as an **attachment**) and includes the following:

- The LEP Health Check:
  - Identifies how the Camden LEP 2010 aligns to the themes, planning priorities and actions within the District Plan.
  - Identifies how Council's current plans, policies, programs, strategies and research contribute to the District Plan actions.

- 
- The Context:
    - Outlines the unique and changing context in which planning is undertaken in the Camden LGA.
    - Identifies the key findings, risks and barriers to delivering the District Plan.
  - Conclusions and Recommendations:
    - Includes a Gap Analysis to identify the research and investigation required to underpin the review of Council's planning controls to support the District Plan actions.
    - Outlines the key actions or decisions required to inform the preparation of Council's Local Strategic Planning Statement (LSPS).

The LEP Review Report must be submitted to DPE for review by 31 October 2018.

### **Summary of Health Check**

The key findings of the LEP Health Check against the key themes of the District Plan is summarised as follows:

#### Infrastructure and Collaboration

The District Plan identifies the need to deliver and use infrastructure more efficiently. The following Planning Priorities have been identified:

- W1. Planning for a city supported by infrastructure.
- W2. Working through collaboration.

#### *Officer Response:*

Council's commitment to leading, partnering and advocating for city-shaping infrastructure for our residents is well-established. Council will continue to work with State agencies and stakeholders to plan how public transport, road networks, education and health facilities are planned and delivered in a timely manner to support the projected population.

#### Liveability

The District Plan identifies the need for a place-based and collaborative approach to maintain and enhance liveability of the Western City District. The following Planning Priorities have been identified:

- W3. Providing services and social infrastructure to meet people's changing needs,
- W4. Fostering healthy, creative, culturally rich and socially connected communities.
- W5. Providing housing supply, choice and affordability, with access to jobs, services and public transport.
- W6. Creating and renewing great places and local centres and respecting the District's heritage.

#### *Officer Response:*

In 2016-17 and 2017-18 (two years), there were 6,495 dwellings approved in the Camden LGA. This trend of housing approvals and the current and planned supply of residential land demonstrates that Council is well placed to meet the 5-year dwelling



---

target of 11,800 identified in the District Plan. The delivery of a high amount of housing provides housing choice and improves affordability for current and future residents.

The LEP Review provides the opportunity to update the Camden Residential Strategy (2008) to reflect the change in Camden's population, changes in strategic planning policies and current housing market trends, including the changing demand and demographics within the LGA.

Heritage makes up an important part of the character of the Camden LGA and is highly regarded by the Camden community. The Camden Town Centre Vision (2014) and Camden Urban Design Framework (2018) recognise the historical significance of the town centre and include initiatives to protect and enhance the viability of the town centre.

The LEP Review provides an opportunity to undertake a review of heritage items across the LGA. There is also an opportunity to undertake further visual analysis to consider visual and cultural heritage impacts.

#### Productivity

The District Plan seeks to drive opportunities for investment, business and jobs growth. The following Planning Priorities have been identified:

- W7. Establish the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City.
- W8. Leverage industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis.
- W9. Grow and strengthen the metropolitan cluster.
- W10. Maximise freight and logistics opportunities and planning and managing industrial and urban services land.
- W11. Grow investment, business opportunities and jobs in strategic centres.

#### *Officer response:*

With population growth and the future delivery of infrastructure such as rail, the form and function of our centres will change. The LEP Review provides the opportunity to undertake a Centres Study that evaluates and identifies the role and hierarchy of centres across the LGA.

Council's Economic Development Strategy and Community Strategic Plan prioritise the growth of tourism in the LGA. This objective is further supported by the Camden Destination Management Plan, the Camden Region Economic Taskforce's Strategic Plan 2018-2021, and the Macarthur Destination Management Plan.

Council is currently considering initiatives to manage land use conflicts that arise at the interface of industrial and residential uses. Council's initiatives aim to protect residential amenity, while supporting the economic viability of industrial and urban services land. The LEP Review provides an opportunity to expand this work and to undertake a strategic review of our employment lands.

#### Sustainability

The District Plan identifies the need to improve sustainability by incorporating natural landscape features into the urban environment, protecting and managing natural

---

systems, cooling the urban environment, innovative and efficient use and re-use of energy, water and waste resources, and building the resilience of communities to natural and urban hazards, shocks and stresses. The following Planning Priorities have been identified:

- W12. Protecting and improving the health and enjoyment of the District's waterways.
- W13. Creating a Parkland City urban structure and identify, with South Creek as a defining spatial element.
- W14. Protecting and enhancing bushland and biodiversity.
- W15. Increasing urban tree canopy cover and delivering Green Grid connections.
- W16. Protecting and enhancing scenic and cultural landscapes.
- W17. Better managing rural areas.
- W18. Delivering high quality open space.
- W19. Reducing carbon emissions and managing energy, water and waste efficiently.
- W20. Adapting to the impacts of urban and natural hazards and climate change.

*Officer Response:*

The Camden Riparian Areas Plan of Management (2002) and Biodiversity Strategy (2014) aim to provide a management and protection framework for the LGA's riparian and environmentally sensitive land. There is an opportunity for Council to undertake further analysis of the blue and green grid to increase public access, connect residents to the natural landscape and enhance amenity and liveability.

The Camden Rural Lands Strategy (2017) identifies priorities and actions to protect Camden's remaining rural lands and to retain Camden's valued scenic and cultural landscapes. The Strategy identifies the need to undertake a visual study in conjunction with key stakeholders.

### **Summary of Gap Analysis**

The gap analysis has identified the following opportunities for Council to:

- Develop a new housing strategy that considers how and where we will grow to support a growing population. This work is required by the District Plan and will ensure that future housing is delivered in the right locations. The DPE has released guidelines to support councils to implement this action. This guideline is included as an **attachment** to this report.
- Develop a centres strategy that evaluates the role and hierarchy of centres and analyses the capacity and viability for different centres to accommodate local jobs and commercial services, additional housing, social and recreational infrastructure.
- Expand Council's current work on industrial land and undertake a strategic review of employment lands.
- Undertake a traffic and transport review to test specific scenarios identified through the housing, centres and employment strategies.
- Review heritage within the LGA (including European and Aboriginal heritage). The current heritage listings will be reviewed, in addition to the potential heritage items which are identified in the Camden Development Control Plan 2011 (Camden DCP 2011).



- 
- Undertake a visual analysis to obtain more information to interpret, conserve and manage visual and cultural heritage impacts.
  - Undertake detailed analysis of Camden's Blue and Green Grid to increase public access (where ecological values are not compromised), and to connect residents to the natural landscape and enhance amenity and liveability.

### **Preparation of a Local Strategic Planning Statement (LSPS)**

In March 2018, amendments to the EP&A Act introduced a requirement for councils to prepare a LSPS. The DPE has produced a Guideline for the preparation of an LSPS. This guideline is provided as an **attachment**.

The LSPS is required to set out:

- The 20 year vision for land use in the local area;
- The special characteristics which contribute to local identity;
- Shared community values to be maintained and enhanced; and
- How growth and change will be managed in the future.

The LSPS will inform local statutory plans and development controls and give effect to regional and district plans. The LSPS can also identify where further strategic planning may be needed. In practice, the statements will shape how LEPs and DCPs evolve over time.

A consultation strategy will be prepared for the LEP Review project. Through this community consultation process, priorities and future actions will be identified and included in the LSPS.

### **Draft Program**

The draft Program for the LEP Review has been prepared based on the key findings of the LEP Review Report (including the health check and gap analysis) and is in accordance with the reporting template provided by the DPE.

Figure 1 (below) provides a snapshot of the LEP Review program.



Figure 1 – Draft LEP Review Program

The draft Program identifies the scope of the project which includes the following steps:

1. LEP review report - to be submitted to the DPE.
2. Undertake the relevant studies that inform the following strategies and programs, including (but not limited to):
  - a. A local housing strategy;
  - b. A centres strategy;
  - c. An employment lands study;
  - d. A traffic and transport review;



- 
- e. a heritage review and visual analysis; and
  - f. a blue and green grid analysis.
3. Prepare and exhibit a draft local strategic planning statement.
  4. Finalise the draft local strategic planning statement.
  5. Prepare a planning proposal and submit to the DPE for Gateway determination.
  6. Exhibit the planning proposal in accordance with the Gateway determination.
  7. Review submissions and prepare a report explaining how the issues raised in submissions have been addressed.
  8. Submit draft LEP which gives effect to the relevant District Plan to the DPE for plan making.

### **Consultation Strategy**

A consultation strategy will be prepared for the LEP Review project to ensure that appropriate and effective community and stakeholder consultation is programmed into the project plan at key points.

In addition to the formal public exhibition periods, it is proposed that community consultation will be undertaken in two key stages:

- Stage 1 – Scoping – Initial visioning consultation
  - Is intended to generate broad awareness of the LEP review project and to identify the wider aspirations of the Camden community.
  - Information will be made available in local newspapers, on Council’s website and on social media platforms.
- Stage 2 – Testing – Targeted consultation
  - Will be undertaken during the preparation of supporting studies and strategies.
  - It is an opportunity to explain the bigger picture and to test options and get input on specific issues and challenges to be addressed in the LSPS.

### **FINANCIAL IMPLICATIONS**

On 26 June 2018, Council resolved to accept up to \$2.5 million in funding from the NSW State Government to review the Camden LEP 2010.

### **CONCLUSION**

Council is well positioned to implement the planning priorities and actions of the Western City District Plan. The LEP Review project has identified an opportunity to undertake further strategic work, including an updated Housing Strategy and a Centres Strategy.

A consultation strategy will be prepared for the LEP Review project to ensure that appropriate and effective community consultation and stakeholder engagement is programmed into the project plan at key points including during the preparation of a LSPS.

---

## **RECOMMENDED**

### **That Council:**

- i. note the progress made on the Comprehensive LEP Review project; and**
- ii. endorse the draft LEP Review Report for submission to the Department of Planning and Environment.**

### **ATTACHMENTS**

1. Camden LEP Review Report
2. LEP Roadmap - Department of Planning and Environment (DPE)
3. Local Strategic Planning Statements (LSPS) Guideline for Councils - Department of Planning and Environment (DPE)
4. Local Housing Strategy Guidelines and Template - Department of Planning and Environment (DPE)

**MAYORAL MINUTE - COUNCIL WINS NATIONAL CUSTOMER SERVICE EXCELLENCE AWARD - 2018 NATIONAL LOCAL GOVERNMENT CUSTOMER SERVICE AWARDS**

Resolution: Moved Councillor Sidgreaves that Council note the information.

ORD201/18 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Fedeli, C Cagney, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

**ORD01 COMPREHENSIVE LEP REVIEW 2020 - PROJECT UPDATE**

Resolution: Moved Councillor C Cagney, Seconded Councillor Fedeli that Council:

- i. note the progress made on the Comprehensive LEP Review project; and
- ii. endorse the draft LEP Review Report for submission to the Department of Planning and Environment.

ORD202/18 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Fedeli, C Cagney, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

**ORD02 DRAFT SUBMISSION ON WESTERN SYDNEY AEROTROPOLIS - LAND USE AND INFRASTRUCTURE IMPLEMENTATION PLAN**

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council:

- i. endorse the contents of this report and the Council submission attached, in response to the Western Sydney Aerotropolis – Land Use and Infrastructure Implementation Plan;
- ii. submit Council's submission to the Department of Planning and Environment;
- iii. forward a copy of Council's submission to the State Member for Camden, Mr Chris Patterson for his information, and requesting his support; and
- iv. forward a copy of Council's submission to Penrith, Liverpool, Campbelltown Wollondilly, Fairfield, Hawkesbury and Blue Mountains Councils for their information.

ORD203/18 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Fedeli, C Cagney, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

**ORD03 FARMLAND FINANCIAL ASSISTANCE PACKAGE**

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council:

- i. endorse the first five farmland rating initiatives for immediate inclusion in the farmland rating policy as detailed in this report;
- ii. endorse the payment of a one-off \$500 donation to properties who qualify for farmland rating as at the date of this report, to be funded as detailed in the financial implications of this report; and
- iii. endorse the consideration of increasing the current discount available under the farmland rating category as part of the 2019/20 budget.