



# Camden Council

## Attachments

**Ordinary Council Meeting**  
**26 September 2017**

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**Camden Council**  
**Administration Centre**  
**70 Central Avenue**  
**Oran Park**



# ORDINARY COUNCIL

## ATTACHMENTS - ORDINARY COUNCIL

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### ATTACHMENT 1 - RECOMMENDED CONDITIONS

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Job No. 675666 Issue A Sheets 1, 1a, 1d, 2-6, 9-12.	Site plan	Metricon	1 September 2016
	Construction plan		
	Concept drainage plan		
	Ground floor plan		
	First floor plan		
	Elevation South and West		
	Elevation East and North		
	Section X-X		
	Internal Elevations		

Document Title	Prepared by	Date
BASIX Certificate No. 827492M	Energy Ratings Australia Pty Ltd	2 June 2017
Waste Management Plan	Metricon Homes	31 May 2017
Bushfire Hazard Assessment Report REF No. 13.03.100	Craig Burley	23 March 2017

- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (4) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
    - i) has been informed in writing of the name and licence number of the principal contractor; and
    - ii) where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.

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- b) in the case of work to be carried out by an owner-builder;
    - i) has been informed in writing of the name of the owner-builder; and
    - ii) if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.

- (5) **Home Building Act – Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989*, shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.

This clause does not apply:

- a) to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or

to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.

- (6) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:

- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
- b) where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

- (7) **Bush Fire Protection** - These approved development shall comply with the following requirements:

- a) In accordance with the Bushfire Hazard Assessment Report, Ref No. 17.03.100, dated 23 March 2017 and prepared by Craig Burley, the entire development shall be constructed to BAL 29 and BAL19 (as required by the report Bushfire Hazard Assessment Report, Ref No. 17.03.100, dated 23 March 2017 and prepared by Craig Burley) under AS3959 and the requirements of Appendix 3 of Planning for Bushfire Protection 2006;
- b) At the commencement of building works and in perpetuity the entire property shall be managed as an Inner Protection Zone, outlined within section 4.1.3

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and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for Asset Protection Zones; and

- c) Water, electricity and gas are to comply with section 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

## 2.0 – Prior to Issue of a Construction Certificate

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

- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (2) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2m from the external walls of the building. Where the external walls are within 2m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (3) **Driveway Gradients and Design** – The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking' and:
  - a) the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
  - b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
  - c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
  - d) a Driveway Crossing Approval (PRA) must be obtained prior to the issue of a Construction Certificate.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (4) **Salinity (Dwellings & Outbuildings)** – A salinity assessment must be undertaken for the approved development in accordance with the EPA Booklet "Site Investigation For Urban Salinity". Where soils or ground water are aggressive to building materials a separate salinity management plan (SMP) that incorporates the construction requirements of the relevant Australian Standards shall be provided to the Certifying Authority with the Construction Certificate application.



Alternatively, the approved development must comply with the salinity design/management requirements of Council's Engineering Specifications in lieu of a separate SMP.

Or

The dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity management plan under "Section 9" in the report titled "Report on Lot Classification and Salinity Management Plan: Proposed Residential Subdivision Precinct M (North West) Harrington Grove, by Douglas Partners, Project 76627.28, October 2015.

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Engineering Specifications, shall be submitted to the Certifying Authority.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (5) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any building work that cost \$25,000 or more.

### 3.0 - Prior to Commencement of Works

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

- (1) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
- a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
  - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - f) a telephone number on which the PCA may be contacted for business purposes.
- (2) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:

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- a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;
  - d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the PCA/developer (only where no PCA is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
  - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
  - e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
  - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (5) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or



easements will be affected by any part of the development. Go to [www.sydneywater.com/tapin](http://www.sydneywater.com/tapin) to apply.

A copy of the approval receipt from Sydney Water must be submitted to the PCA.

- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.
- (7) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.

The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.

#### 4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact "Dial Before You Dig" prior to works



commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

(4) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:

- a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
- b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
- c) retaining walls shall not be erected within drainage easements; and
- d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.

(5) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the drainage easement.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

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

(6) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.

(7) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.

(8) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.

(9) **Vehicles Leaving the Site** - The construction supervisor must ensure that:

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- a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
  - b) the wheels of vehicles leaving the site:
    - i) do not track soil and other waste material onto any public road adjoining the site; and
    - ii) fully traverse the site's stabilised access point.
- (10) **Protection for Existing Trees** – The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.

#### 5.0 - Prior to Issue of an Occupation Certificate

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

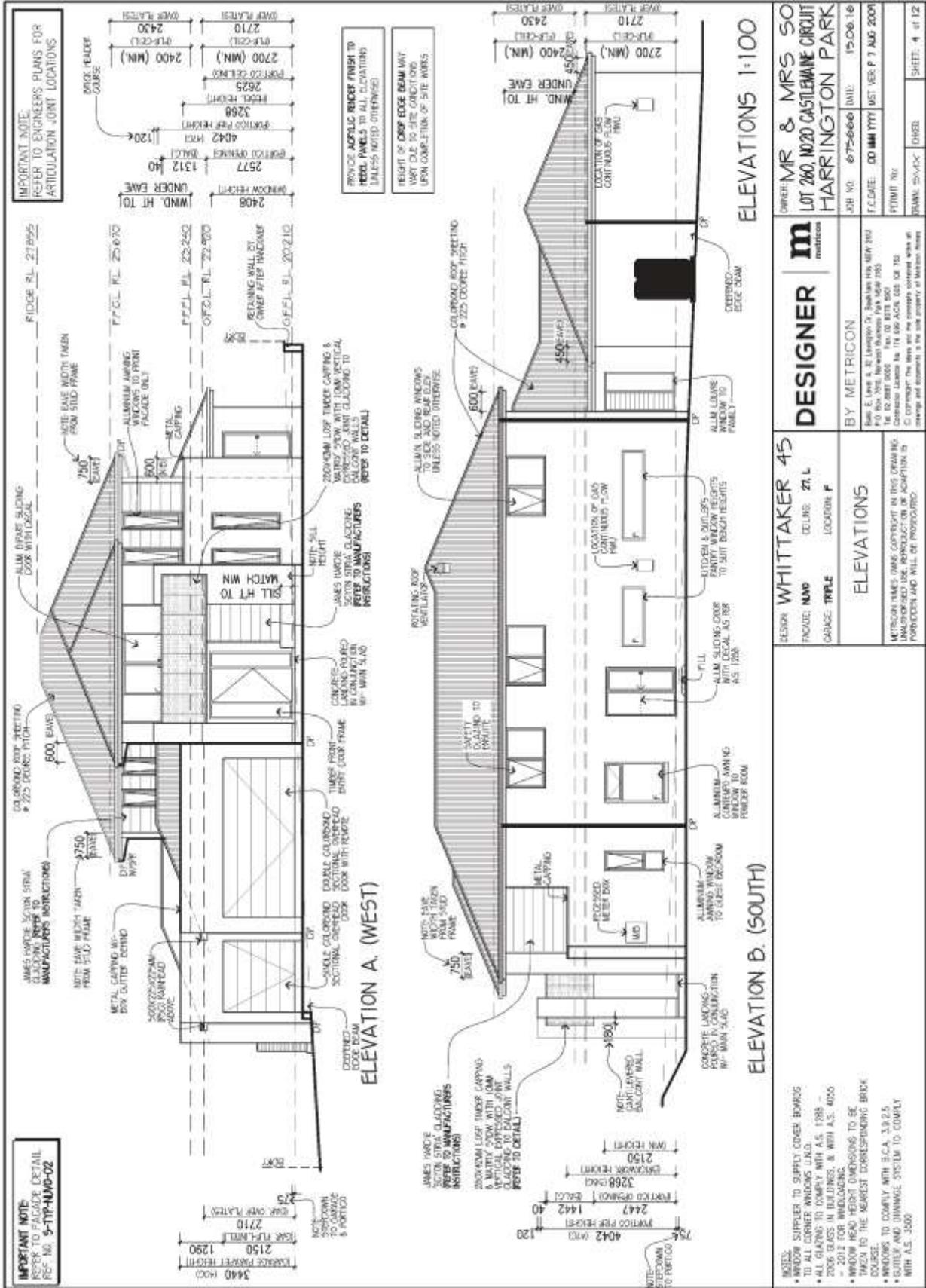
- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (3) **Driveway Crossing Construction** – A footpath crossing (where required) and a driveway crossing shall be constructed in accordance with this development consent and the driveway crossing approval prior to use or occupation of the development.
- (4) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.

#### 6.0 – Ongoing Use

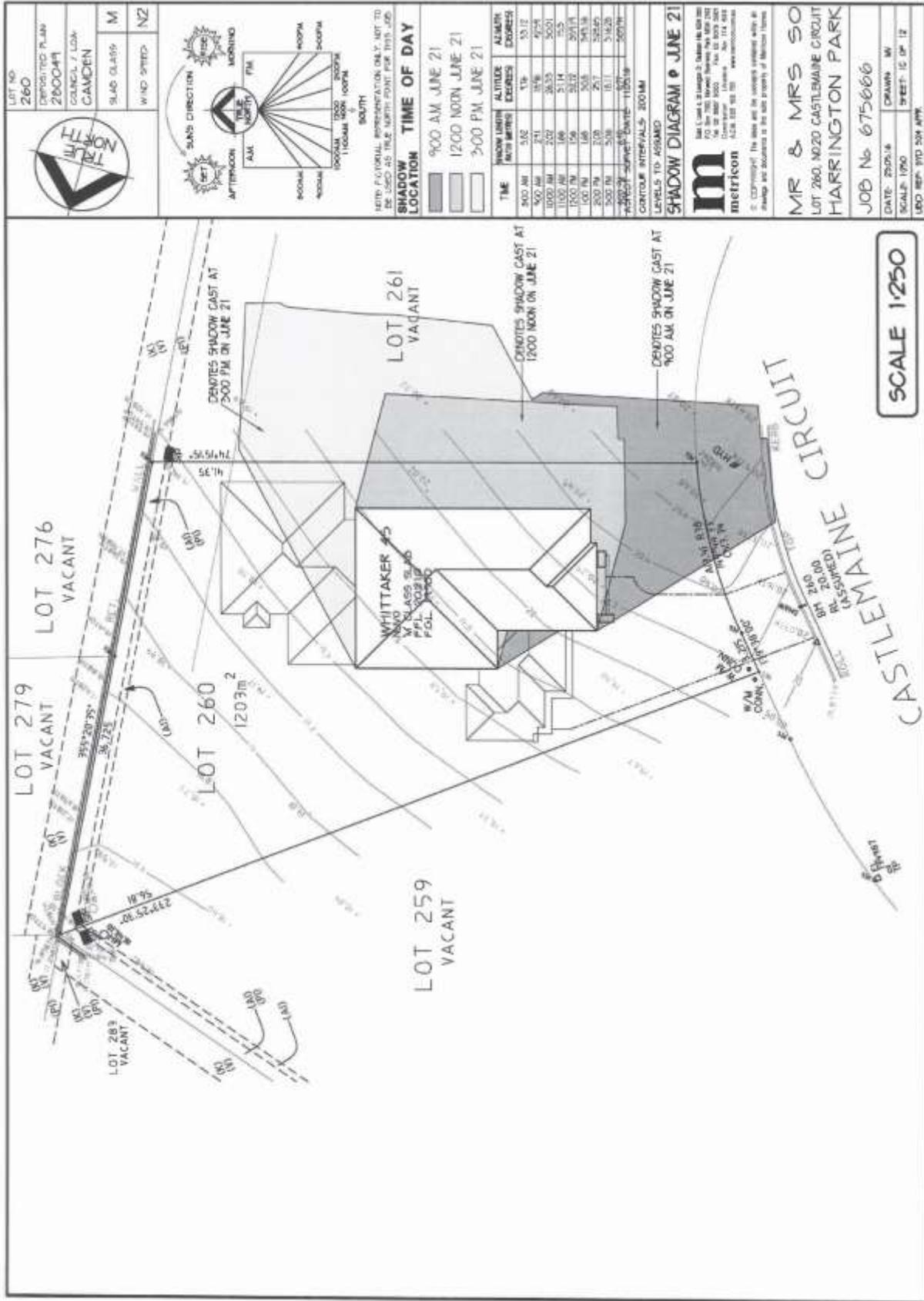
The following conditions of consent are operational conditions applying to the development.

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
  - a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
  - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.











## ATTACHMENT 1 - RECOMMENDED CONDITIONS

### 1.0 - General Conditions of Consent

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

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Job No. 2076 Issue B	Overall site plan	Reggie's Design and Drafting	7/11/2016
Job No. 2076 Issue D	Landscape plan	Reggie's Design and Drafting	7/11/2016
Job No. 2076 Issue D	Lower floor plan (Lot 4011)	Reggie's Design and Drafting	7/12/2016
Job No. 2076 Issue D	Upper floor plan (Lot 4011)	Reggie's Design and Drafting	7/12/2016
Job No. 2076 Issue D	South-east and north west elevations (Lot 4011)	Reggie's Design and Drafting	7/12/2016
Job No. 2076 Issue D	North-east and south-west elevations (Lot 4011)	Reggie's Design and Drafting	7/12/2016
Job No. 2076 Issue F	Garage/Studio floor plan (Lot 4011)	Reggie's Design and Drafting	7/12/2016
Job No. 2076 Issue F	Elevations studio/garage (Lot 4011)	Reggie's Design and Drafting	7/12/2016
Job No. 2076 Issue D	Site plan and section A-A (Lot 4011)	Reggie's Design and Drafting	7/12/2016
Job No. 2076 Issue D	Section B-B and detail (Lot 4011)	Reggie's Design and Drafting	7/12/2016
Job No. 2076 Issue B	Lower floor plan (Lot 4012)	Reggie's Design and Drafting	18/01/2017
Job No. 2076 Issue B	Upper floor plan (Lot 4012)	Reggie's Design and Drafting	18/01/2017
Job No. 2076 Issue B	North-east and south-west elevation (Lot 4012)	Reggie's Design and Drafting	18/01/2017
Job No. 2076 Issue B	North-west and south-east elevation (Lot 4012)	Reggie's Design and Drafting	18/01/2017

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Job No. 2076 Issue C	Site plan and Section A-A (Lot 4012)	Reggie's Design and Drafting	18/01/2017
Job No. 2076 Issue A	Floor plan (Lot 4013)	Reggie's Design and Drafting	20/12/2016
Job No. 2076 Issue A	North-east and south-west elevation (Lot 4013)	Reggie's Design and Drafting	20/12/2016
Job No. 2076 Issue A	North-west and south-east elevations (Lot 4013)	Reggie's Design and Drafting	20/12/2016
Job No. 2076 Issue A	Site plan and Section A-A (Lot 4013)	Reggie's Design and Drafting	20/12/2016
Dwg No 161039C Issue C	Drainage plan	DMC Consulting	7/08/2017
Dwg No 161039C Issue C	Tank details and driveway section	DMC Consulting	7/08/2017
Dwg No 161039C Issue C	Soil and water management plan	DMC Consulting	7/08/2017
Job No. 2076 Revision 2	Subdivision Plan	Daw and Walton	11/04/2017
Job No. 2076 Revision 2	Strata subdivision plan (Location plan)	Daw and Walton	12/09/2017
Job No. 2076 Revision 2	Strata subdivision plan (Ground floor)	Daw and Walton	12/09/2017
Job No. 2076 Revision 2	Strata subdivision plan (Level 1)	Daw and Walton	12/09/2017

Document Title	Prepared by	Date
BASIX Certificate No. 792652M_03	Reggies Design Pty Ltd	03/05/2017
BASIX Certificate No. 791902S_02	Reggies Design Pty Ltd	05/04/2017
BASIX Certificate No. 791923S_02	Reggies Design Pty Ltd	05/04/2017
Waste Management Plan	Gary Hunt	Undated

- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificates for the development to which this consent applies.
- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.

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- (4) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
    - i) has been informed in writing of the name and licence number of the principal contractor; and
    - ii) where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
  - b) in the case of work to be carried out by an owner-builder,
    - i) has been informed in writing of the name of the owner-builder; and
    - ii) if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.

- (5) **Home Building Act – Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989*, shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.

This clause does not apply:

- a) to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or

to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.

- (6) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
  - b) where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

- (7) **Voluntary Planning Agreement (VPA)** - The development shall be undertaken in accordance with the terms and conditions of the Voluntary Planning Agreement



(VPA) made between Camden Council, Greenfields Development Company Pty Ltd, Greenfields Development Company No. 2 Pty Ltd and Landcom, pursuant to Section 93F of the *Environmental Planning and Assessment Act 1979*, dated 22 September 2011.

- (8) **Fencing** – All boundary fencing shall be in accordance with the Oran Park DCP 2007. No consent is granted to the internal dividing fences associated with proposed Lot 4011 under this Development Consent 76/2017.
- (9) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.

## 2.0 – Prior to Issue of a Construction Certificate

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

- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (3) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the Department of Planning and Environment (DPE).

Evidence of payment of the SIC shall be provided to Council and the Certifying Authority.

Alternatively, the applicant must obtain written confirmation from DPE that the SIC is not required to be paid for the approved development.

- (4) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2m from the external walls of the building. Where the external walls are within 2m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (5) **Acoustic Report** - The development shall be constructed in the following way with regards to acoustic treatment:
- Lot 4011 and lot 4012 will require (Yellow) "Category 2" treatments to the facade and dwelling as indicated in the *"Road Traffic Noise Assessment Report: Oran Park Tranche 5 Stage 2A, Prepared by Renzo Tonin & Associates, Ref No TD029-27F02(Rev 1), Dated 11 December 2012."*
  - Lot 4013 will require (Green) Category 1 treatment to the facade and dwelling as indicated in the *"Road Traffic Noise Assessment Report: Oran Park Tranche 5*



*Stage 2A, Prepared by Renzo Tonin & Associates, Ref No TD029-27F02(Rev 1), Dated 11 December 2012."*

- Fencing is to be in accordance with the provisions contained within the report "Oran Park Tranche 5 Stage 2a Road Traffic Noise Assessment Report prepared by Renzo Tonin & Associates dated 11 December 2012"

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (6) **Driveway Gradients and Design** – The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking' and:
- a) the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
  - b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
  - c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
  - d) a Driveway Crossing Approval (PRA) must be obtained prior to the issue of a Construction Certificate.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (7) **Salinity (Dwellings & Outbuildings)** – A salinity assessment must be undertaken for the approved development in accordance with the EPA Booklet "Site Investigation For Urban Salinity". Where soils or ground water are aggressive to building materials a separate salinity management plan (SMP) that incorporates the construction requirements of the relevant Australian Standards shall be provided to the Certifying Authority with the Construction Certificate application.

Alternatively, the approved development must comply with the salinity design/management requirements of Council's Engineering Specifications in lieu of a separate SMP.

Or

The dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity management plan "Salinity Investigation and Management Plan Addendum Tranche 4-6 Oran Park, prepared by Douglas Partners, project 34272.40 dated 1 June 2012" and "Report Salinity Investigation and Management Plan Proposed subdivision Tranches 4-6 Oran Park prepared by Douglas Partners Project 34272.23 dated December 2011."

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Engineering Specifications, shall be submitted to the Certifying Authority.



Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (8) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any building work that cost \$25,000 or more.
- (9) **Landscape Plan** - Detailed landscape plans must be prepared in accordance with Appendix B of Council's Engineering Design Specifications including location of existing street trees prior to CC.
- (10) **Structures in Easement** – All structures/building works are to be relocated so as not to be accommodated within any easement associated with this development.
- (11) **Provision of Kerb Outlets** - Where proposed lots grade to an existing/proposed public road, kerb outlets shall be provided in the kerb and gutter adjacent to those lots.

The outlets shall be located within 2m downstream of the prolongation of the lot corner with the lowest reduced level and to the requirements of the PCA.

### 3.0 - Prior to Commencement of Works

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

- (1) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
  - a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
  - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - f) a telephone number on which the PCA may be contacted for business purposes.



- (2) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;
  - d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the PCA/developer (only where no PCA is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
  - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
  - e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
  - c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.



- (5) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to [www.sydneywater.com/tapin](http://www.sydneywater.com/tapin) to apply.

A copy of the approval receipt from Sydney Water must be submitted to the PCA.

- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.
- (7) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.

The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.

- (8) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted to the PCA.
- (9) **Dilapidation Report – Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the PCA and Council at least 2 days prior to the commencement of works.

Should any public property or the environment sustain damage during the course of and as a result of construction, or if the construction works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the applicant's damages bond.

- (10) **Construction Management Plan** - A construction management plan that includes, dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the PCA.

#### 4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.



- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact "Dial Before You Dig" prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (4) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
- a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
  - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
  - c) retaining walls shall not be erected within drainage easements; and
  - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (5) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed in the following way:
- a) stormwater drainage is to be installed as per the approved hydraulic drainage plan. Stormwater must be clear of and not impact upon the effluent management area as shown on the approved sustainable effluent management plan.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

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

- (6) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (7) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.
- (8) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (9) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
  - b) the wheels of vehicles leaving the site:
    - i) do not track soil and other waste material onto any public road adjoining the site; and
    - ii) fully traverse the site's stabilised access point.
- (10) **Protection for Existing Trees** – The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.
- (11) **Infrastructure in road and footpath area** - Any costs incurred due to the relocation or reconstruction of light poles, kerb inlet pits, service provider pits, street trees or other restrictions in the street footpath area for the proposed development shall be borne by the developer, and not Council.
- (12) **Site Management** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
  - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - c) waste shall not be burnt or buried on site, or any other properties, nor shall

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wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;

- d) a waste control container shall be located on the site;
  - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
  - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
    - i) be a standard flushing toilet connected to a public sewer; or
    - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
    - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (13) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (14) **Soil and Sedimentation control**- All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (15) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection Authority's Environmental Noise Control Manual.
- (16) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.

#### 5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (3) **Registration of Land** - Documentary evidence shall be provided to the PCA confirming registration of the subject allotment with NSW Land & Property

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Information.

- (4) **Driveway Crossing Construction** – A footpath crossing (where required) and a driveway crossing shall be constructed in accordance with this development consent and the driveway crossing approval prior to use or occupation of the development.
- (5) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (6) **Registration of Subdivision** – Prior to the issue of any Occupation Certificate for the development, the proposed subdivision shall be registered with the NSW Land and Property Information.

Evidence of registration shall be provided must be presented to the Principal Certifying Authority for this development.

#### 6.0 – Ongoing Use

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

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
  - a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
  - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15minute.
- (2) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.

#### 7.0 - Prior to Issue of a Subdivision Certificate

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

- (1) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:
  - a) easement for services;
  - b) easement to drain water and drainage easement/s over overland flowpaths;
- (2) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
  - a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
  - b) Telecommunications – Evidence demonstrating that satisfactory arrangements

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have been made with a telecommunications carrier to service the proposed development; and

- c) **Water supplier** – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

The assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or phone 1300 082 746 to learn more about applying through an authorised WSC or SydneyWater.

- (3) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (4) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete (where the subdivision involves engineering works), unless otherwise approved in writing by the PCA.
- (5) **Burdened Lots To Be Identified** - Any lots subsequently identified during the subdivision as requiring restrictions shall also be suitably burdened.
- (6) **Show Easements/ Restrictions On The Plan Of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (7) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (8) **Incomplete Works Bond** - Where the applicant proposes deferral of work in accordance with Council's engineering specifications, a bond is to be lodged with Council for the construction of incomplete works in accordance with Council's Development Infrastructure Bonds Policy.

**Note** – An administration fee is payable upon the lodgement of a bond with Council.

- (9) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (10) **Electricity Notice of Arrangement** - A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy must be submitted to the PCA

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(Council). The arrangement must include the provision of street lighting in accordance with the electrical design approved by Council.

- (11) **Soil Classification** - A soil classification report prepared by a suitably qualified person in accordance with AS 2870 'Residential Slabs and Footings', detailing the general classification of soil type generally found within the subdivision, shall be provided to the PCA. A classification shall be provided for each lot within the subdivision. The soil classification report shall also be provided to Council.
- (12) **Works As Executed Plan** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications.

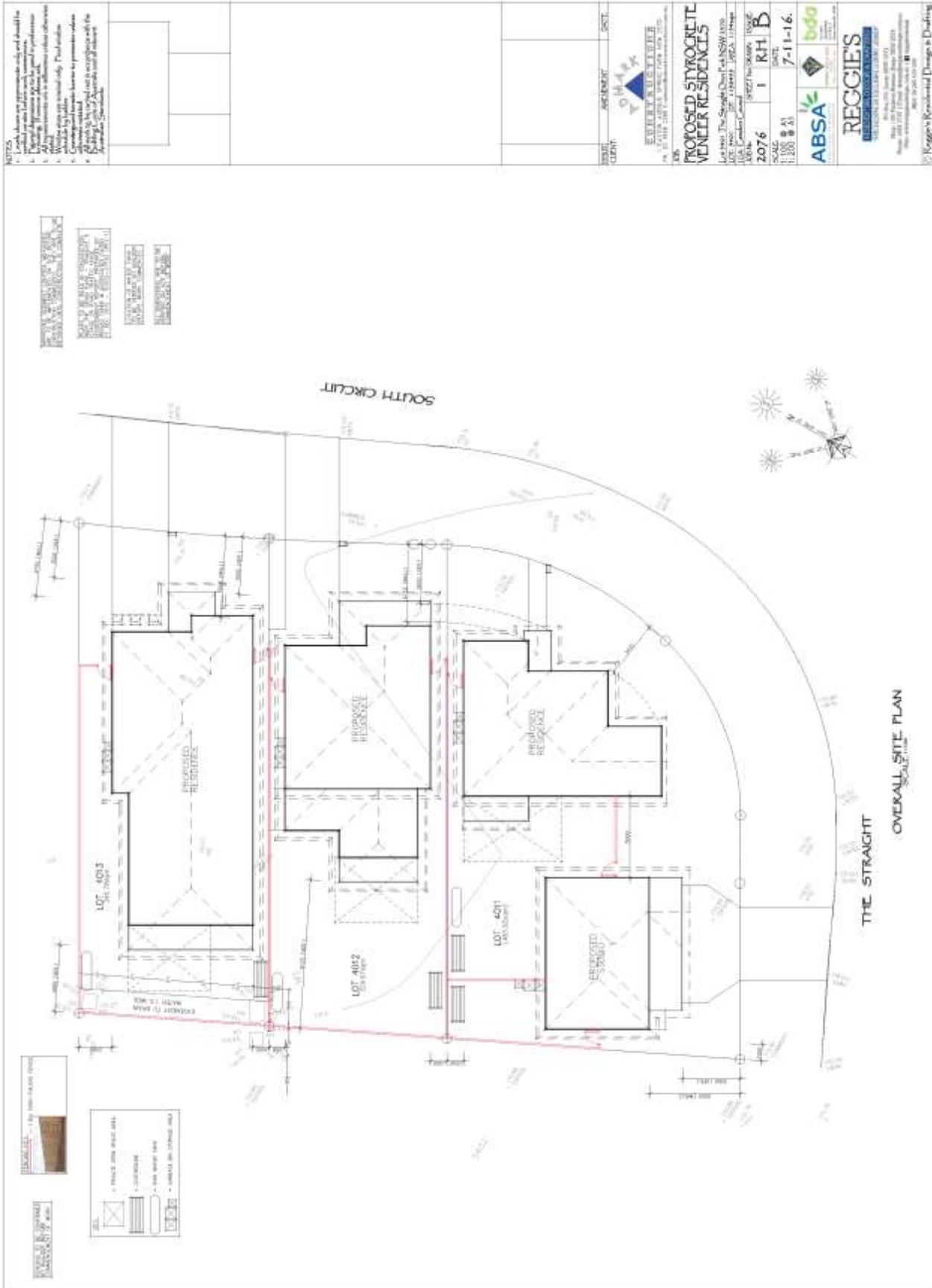
#### 8.0 - Prior to Issue of a Strata Subdivision Certificate

- (1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (2) **Strata Plan of Subdivision** - Sections 37 and 37A of the *Strata Schemes (Freehold Development) Act 1973* require an application to be provided to Council or a PCA for approval prior to the issue of the certified strata plan of subdivision.

The applicant will be required to submit documentary evidence that the property has been developed in accordance with the plans approved by this development consent DA 76/2017 and of compliance with the relevant conditions of consent, prior to the issuing of a Strata Plan of Subdivision.

**Note:** The final strata plan of subdivision shall be prepared to a quality suitable for lodgement with the NSW Land & Property Information.

- (3) **Restriction on Issue of Strata Plan of Subdivision** - Prior to the issue of any strata plan of subdivision associated with this development consent DA 76/2017 an interim Occupation Certificate for the building shall be issued by the PCA. Documentary evidence of the issue of the interim occupation certificate shall be provided to Council in conjunction with the application for the strata plan of subdivision.
- (4) **Burdened Lots To Be Identified** - Any lots subsequently identified during the subdivision as requiring restrictions shall also be suitably burdened.





**SOUTH - EAST ELEVATION**

**NORTH - WEST ELEVATION**

ROOF PITCH 25°  
MONIER 'TRADITIONAL' CONCRETE ROOF TILES (SAMBUDA)

STYROCRETE VENEER WALLS AS SELECTED (DULUX CHAMPIONION)

HANDRAILING AS SELECTED

STYROCRETE VENEER WALLS AS SELECTED (COLORBOND SURFMIST)

ALUMINIUM WINDOWS AS SELECTED (COLORBOND SURFMIST)

ROOF PITCH 25°  
MONIER 'TRADITIONAL' CONCRETE ROOF TILES (SAMBUDA)

STYROCRETE VENEER WALLS AS SELECTED (DULUX CHAMPIONION)

STYROCRETE VENEER WALLS AS SELECTED (COLORBOND SURFMIST)

DULUX CHAMPIONION (P1444)

COLORBOND 'SURFMIST'

COLORBOND 'MONUMENT'

SAMBUDA

MONIER 'TRADITIONAL' CONCRETE ROOF TILES (SAMBUDA)

PLANS TO BE READ IN CONJUNCTION WITH THE LOCAL PLANNING SCHEME 5 STAGE 3A ROAD TRAFFIC HOSE ASSESSMENT REPORT PREPARED BY RICHARD TONNY & ASSOCIATES DATED 11 DEC 2012 - 10009-27402 (REV 1)

ALL COLOURS SHOWN ARE TO BE VERIFIED BY BUILDERS BEFORE WORK COMMENCES

NOTES

- Levels shown are approximate only and should be verified on site before work commences.
- Colors of finishes shown are subject to preference.
- All measurements are in millimeters unless otherwise stated.
- Windows shown are nominal only. Final window schedule by builder.
- Gravel guard to be installed in accordance with the Building Code of Australia and all relevant Australian Standards.

5.3

RESIDENTIAL HOUSE

660000111

Address: 1184/118

Suburb: 2002

Date: 08 April 2017

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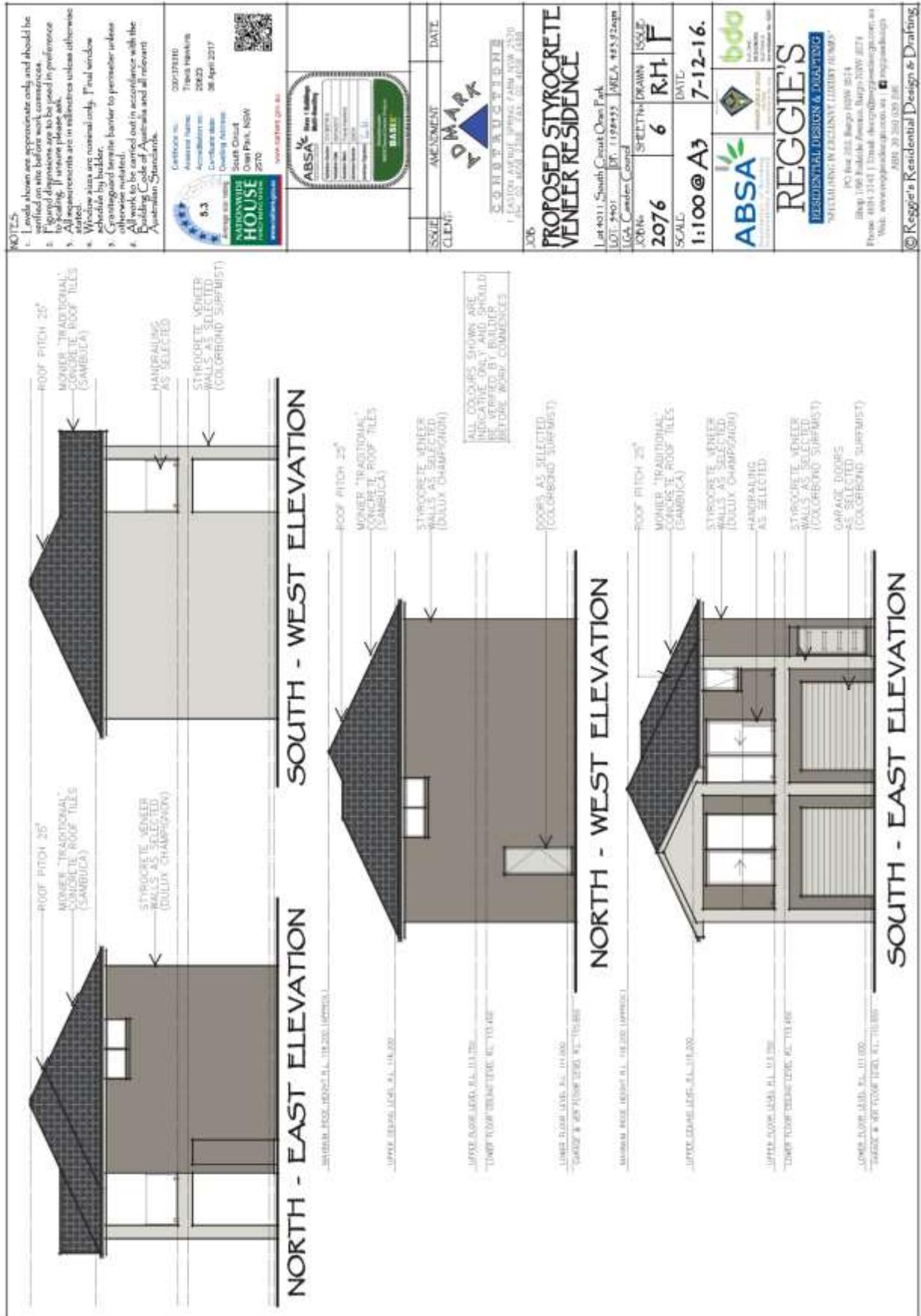
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**ALL COLOURS SHOWN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY BUILDER BEFORE WORK COMMENCES**

**PLANS TO BE READ IN CONJUNCTION WITH THE JOB PLAN, TRADES 5 STAGE ROAD TRAFFIC NOISE ASSESSMENT REPORT PREPARED BY RENZO TONIN & ASSOCIATES, DATED 11 DEC 2012 - 10029-2702 (REV 1)**

**ABS**  
Architectural Building Services Inc.  
2002 185443  
Tanya Hinkley  
20623  
20 Jun 2017  
Certificate No.  
Certificate Issue  
Driving Address  
Oran Park, NSW  
2870  
www.abs.com.au

**HOUSE**  
NATIONWIDE  
6.3  
18-01-17  
www.house.com.au

**NORTH - EAST ELEVATION**

**SOUTH - WEST ELEVATION**

**SAMBUCA**

**MONIER 'TRADITIONAL' (SAMBUCA)**

**DULUX 'PURE ZEAL'**

**COLORBOND 'SURFMIST'**

**DULUX 'CHAMPION'**

**CLIENT:**  
**DOMARK CONSTRUCTIONS**  
1 EASTON AVENUE SPRING FARM NSW 2570  
PH: 02 4638 2388 FAX: 02 4638 2488  
LOT: 4012 DP: 1172455 IRLA: 124.6749  
LGA: Camden Council

**JOB:**  
**PROPOSED STYROCRETE VENER RESIDENCE**  
Lot 4012, South Creek, Oran Park, NSW 2570  
PH: 02 4638 2388 FAX: 02 4638 2488  
LOT: 4012 DP: 1172455 IRLA: 124.6749  
LGA: Camden Council

**JOB No:** 2076  
**SCALE:** 1:100 @ A3

**ABSA**

**SHEET No:** 3  
**DATE:** 18-01-17

**ISSUE:** T.H.B.

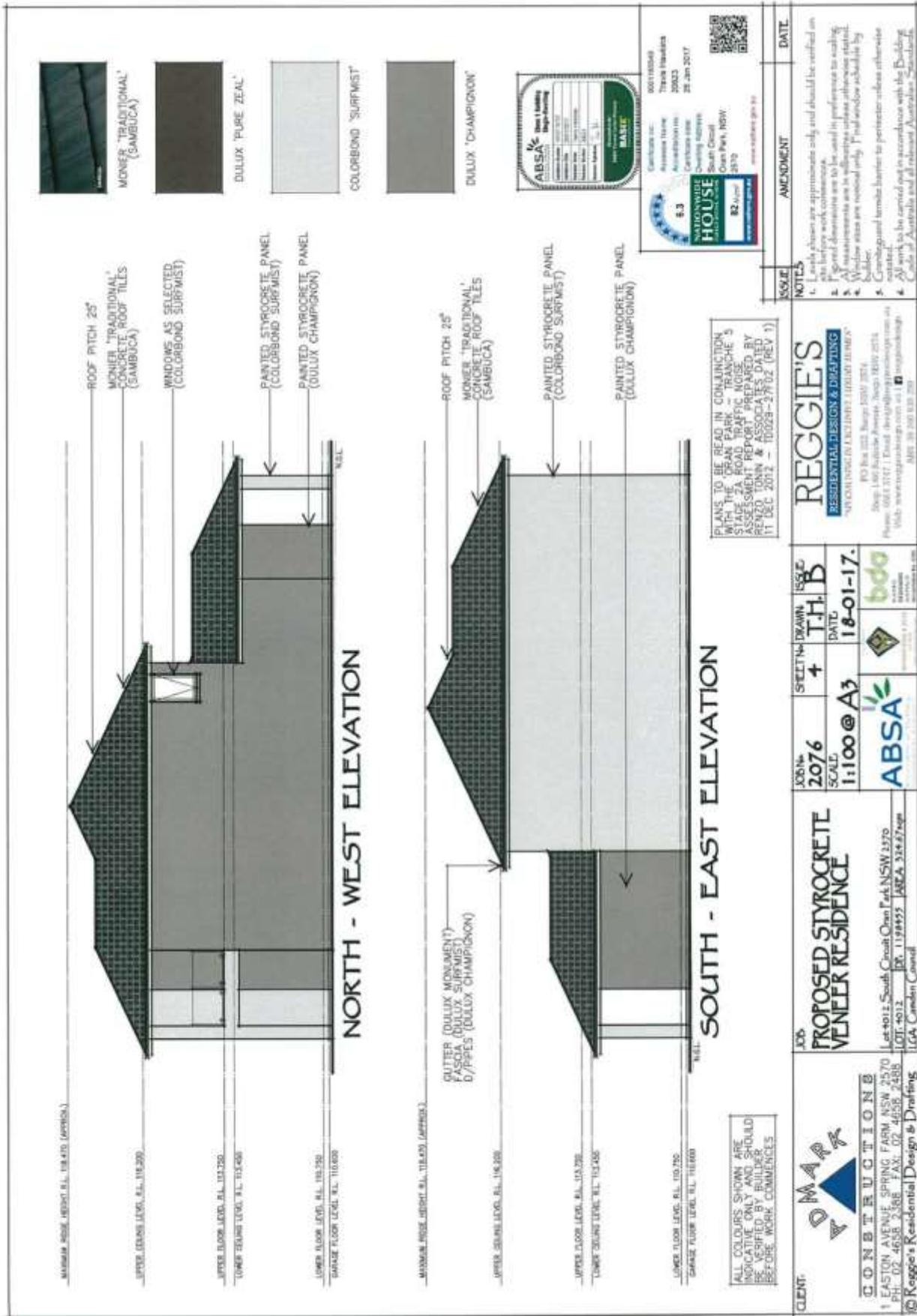
**REGGIE'S RESIDENTIAL DESIGN & DRAFTING**  
RESIDENTIAL DESIGN & DRAFTING  
SPECIALISING IN RESIDENTIAL DESIGN & DRAFTING  
PO Box 202, Oran Park NSW 2570  
Shop 106, Inside Avenue, Oran Park NSW 2570  
Phone: 02 4638 2388 Fax: 02 4638 2488  
Web: www.reggiesdesign.com.au  
ABSA: 201 005 630 200

**ISSUE:** AMENDMENT

**DATE:**

**NOTES:**

- Levels shown are approximate only and should be verified on the job work commences.
- All ground elevations are to be used in preference to existing ground elevations unless otherwise stated.
- Window sizes are to be verified on the job work commences.
- Window sizes are to be verified on the job work commences.
- Contractor to verify barrier to perimeter unless otherwise stated.
- All work to be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.



**NORTH - EAST ELEVATION**

**SOUTH - WEST ELEVATION**

**NOTES**

- Levels shown are approximate only and should be verified on site before work commences.
- Figural dimensions are to be used in preference to scaling.
- All measurements are to surface unless otherwise stated.
- Window sizes are nominal only. Final window schedule by builder.
- Crashguard brackets barrier to parameter unless otherwise noted.
- All work to be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

**CLIENT:** O MARK CONSTRUCTIONS  
 1 EASTON AVENUE SPRING FARM NSW 2570  
 PH: 02 4658 2388 FAX: 02 4658 2488  
 © Reggie's Residential Design & Drafting  
 IGA, Cavelin Council

**JOB:** PROPOSED STYROCRETE VENER RESIDENCE  
 Lot 4019, South Creek One East, NSW 2570  
 LOT: 2013 DC: 112953 ABGA 315111049  
 IGA, Cavelin Council

**JOB No:** 2076  
**SCALE:** 1:100 @ A3  
**DATE:** 20-12-16.

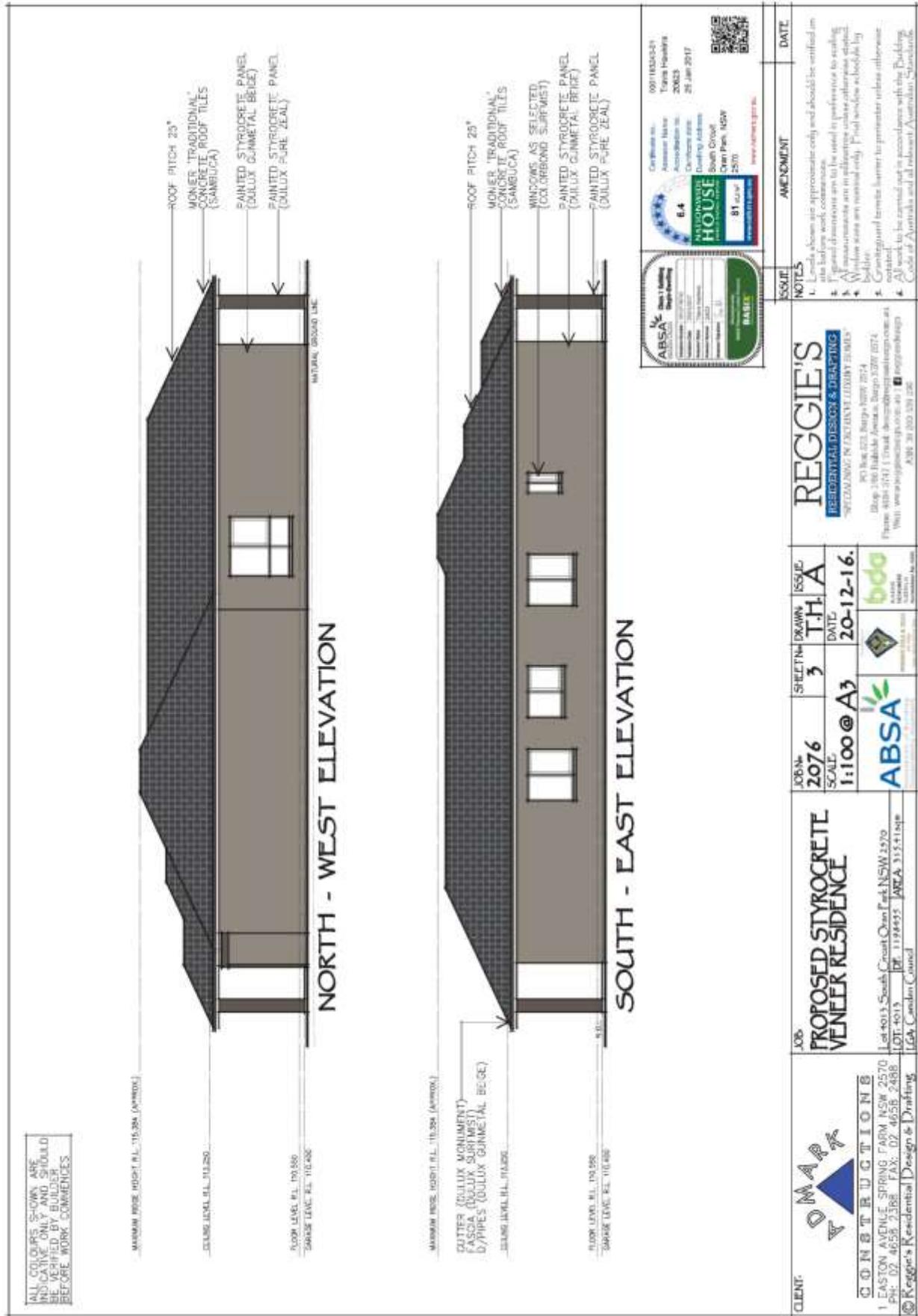
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**DATE:** 20-12-16.

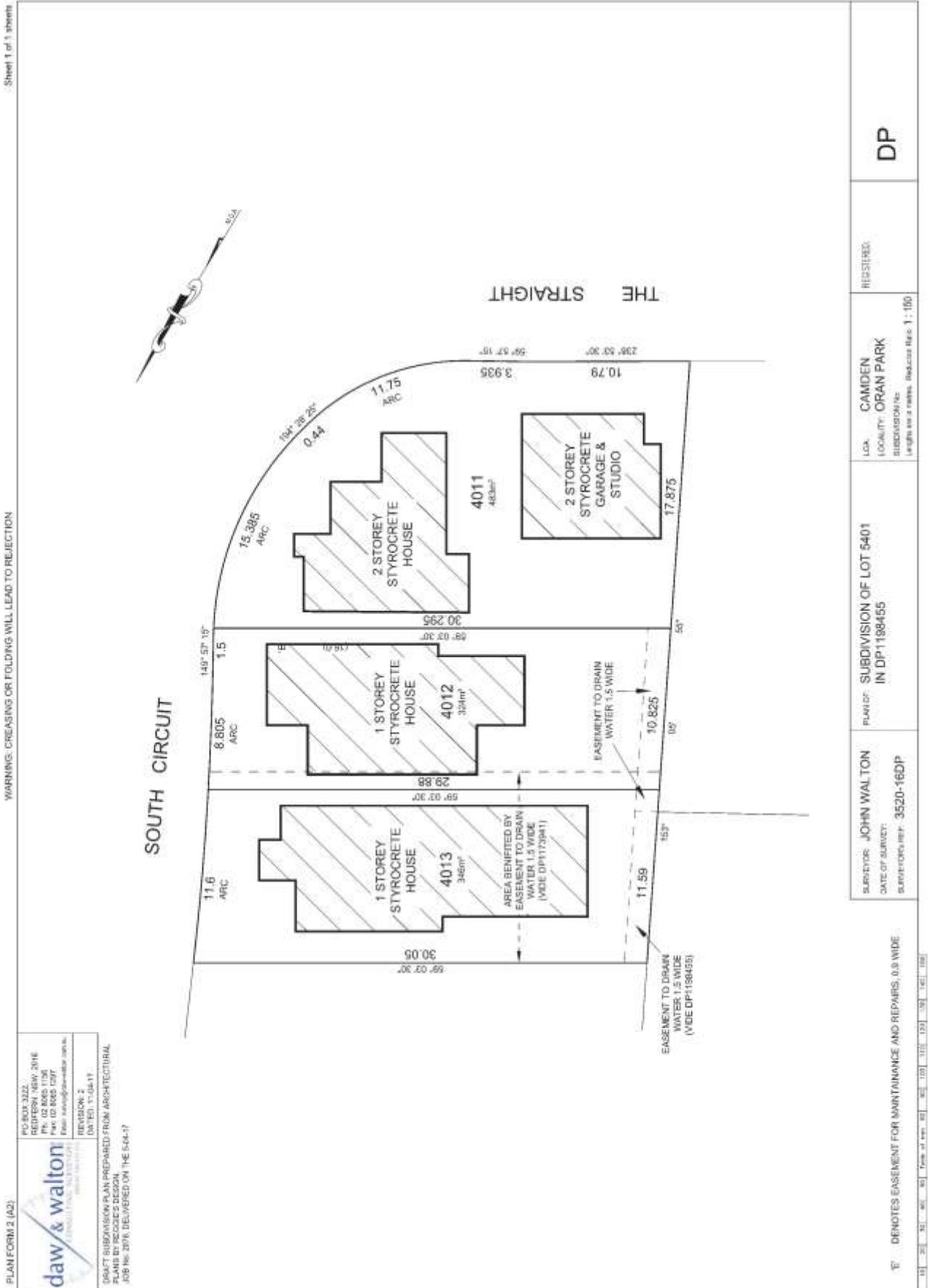
**ISSUE:** T.H.A  
**DATE:** 20-12-16.

**REGGIE'S RESIDENTIAL DESIGN & DRAFTING**  
 2076 Box 202, Banga Hwy 2574  
 Bang 136, Banga, NSW 2574  
 Phone: 02 4658 2388 Fax: 02 4658 2488  
 Web: www.reggiesdesign.com.au  
 ABGA 315111049

**ABSA**  
 Australian Building Standards Association  
 20071224-41  
 Address Name: Trevor Heavens  
 20623  
 Certificate no: 24 Jan 2017  
 Issuing Address: South Creek, One East, NSW 2570  
 www.absga.gov.au

**ISSUE:** AMENDMENT  
**DATE:**





WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

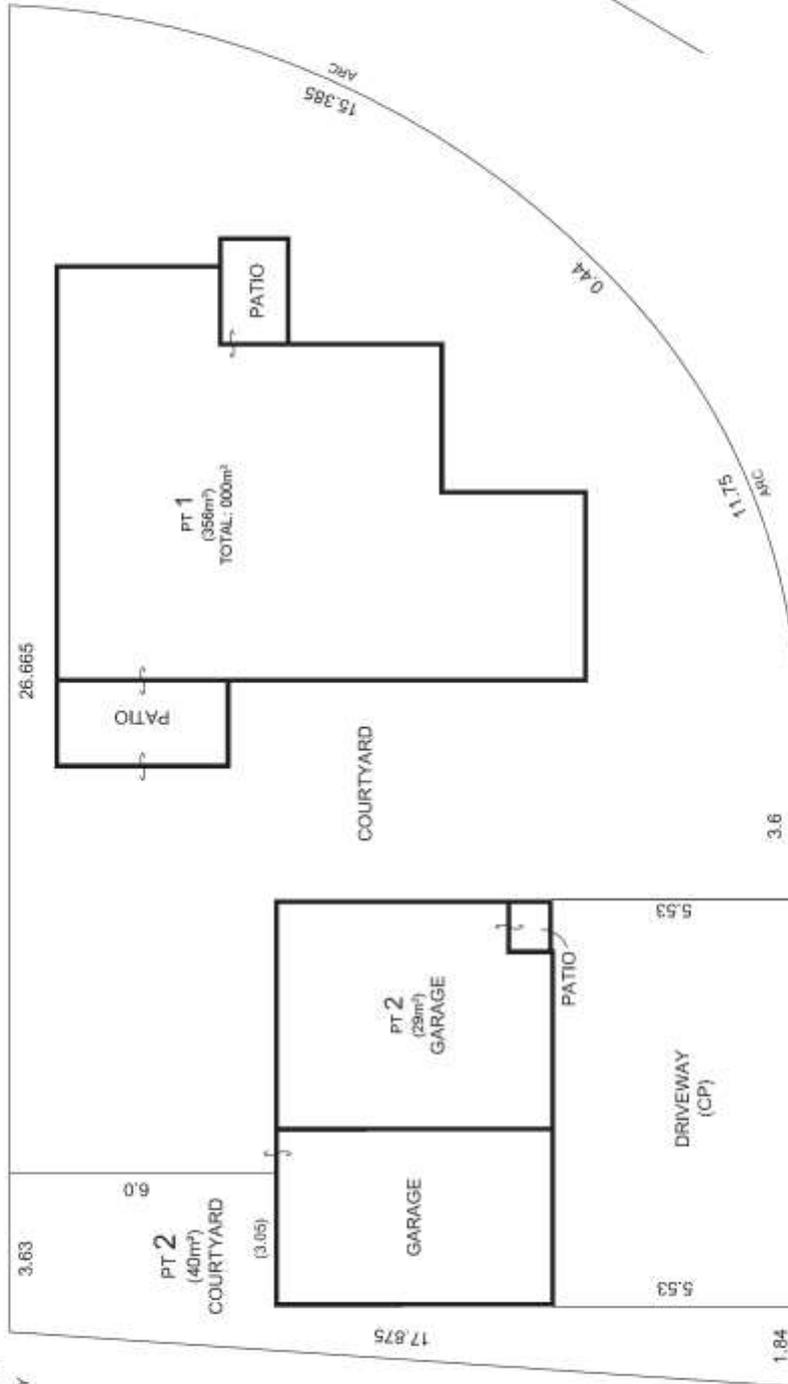
STRATA PLAN FORM 2

PO BOX 3222,  
 REDFERN NSW 2016  
 Ph: 02 8000 1156  
 Fax: 02 8065 1297  
 Email: survey@john-walton.com.au

REVISION: 2  
 DATED: 14-09-17

DRAFT STRATA SUBDIVISION  
 PLAN PREPARED FROM  
 ARCHITECTURAL PLANS BY  
 REGGIES DESIGN  
 JOB No: 2076, ISSUE: C;  
 DATED: 03-04-17

GROUND FLOOR



CP DENOTES COMMON PROPERTY

PATIOS HAVE A CONCRETE SURFACE AND ARE COVERED

COURTYARDS ARE LIMITED IN DEPTH TO 2M BELOW & IN HEIGHT TO 5M ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE GROUND FLOOR LEVEL, EXCEPT WHERE COVERED WITHIN THIS LIMITATION.

ALL DUCTS, CABLES, PIPES, WATERPROOFING MEASURES AND OTHER SERVICES FORM PART OF THE COMMON PROPERTY

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY

AREAS ARE APPROXIMATE ONLY SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

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Scale of mm														

Surveyor: JOHN WALTON Surveyor's Ref: 3520-16SP Subdivision No: Lengths are in metres Reduction Ratio 1 : 100	Registered	SP
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**STRATA PLAN FORM 2**

**daw & walton**  
CONSULTING SURVEYORS  
02 8065 1297

PO BOX 3222,  
REDFERN NSW 2016  
Ph: 02 8065 1156  
Fax: 02 8065 1297  
Email: a.walton@daw-walton.com.au

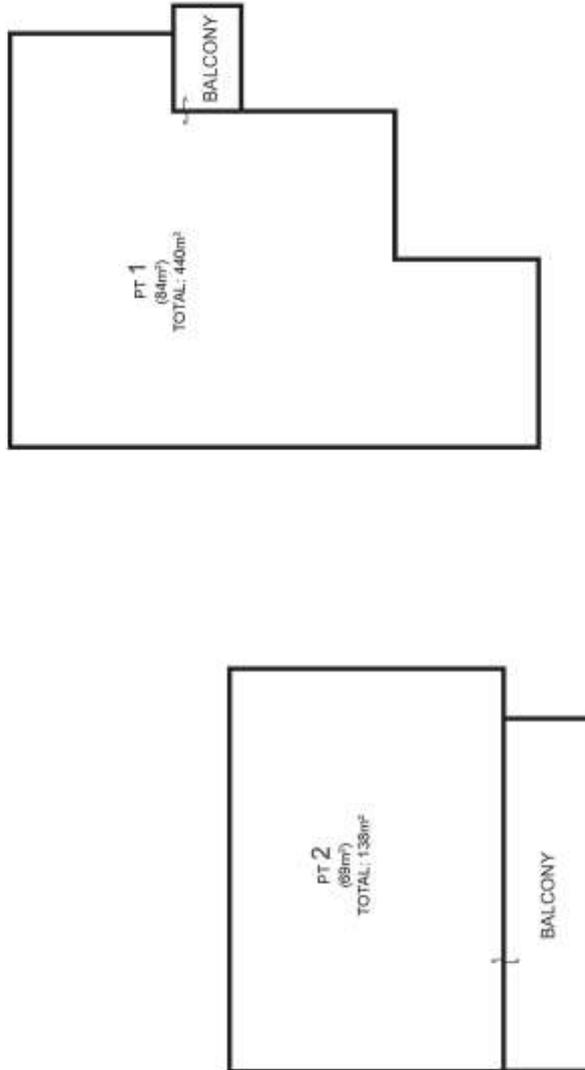
REVISION: 2  
DATED: 14-09-17

DRAFT STRATA SUBDIVISION  
PLAN PREPARED FROM  
ARCHITECTURAL PLANS BY  
REGGIES DESIGN  
JOB No: 2076, ISSUE: C,  
DATED: 03-04-17

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 3 of 3 Sheets

**LEVEL 1**



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ALL DUCTS, CABLES, PIPES, WATERPROOFING MEASURES AND OTHER SERVICES FORM PART OF THE COMMON PROPERTY

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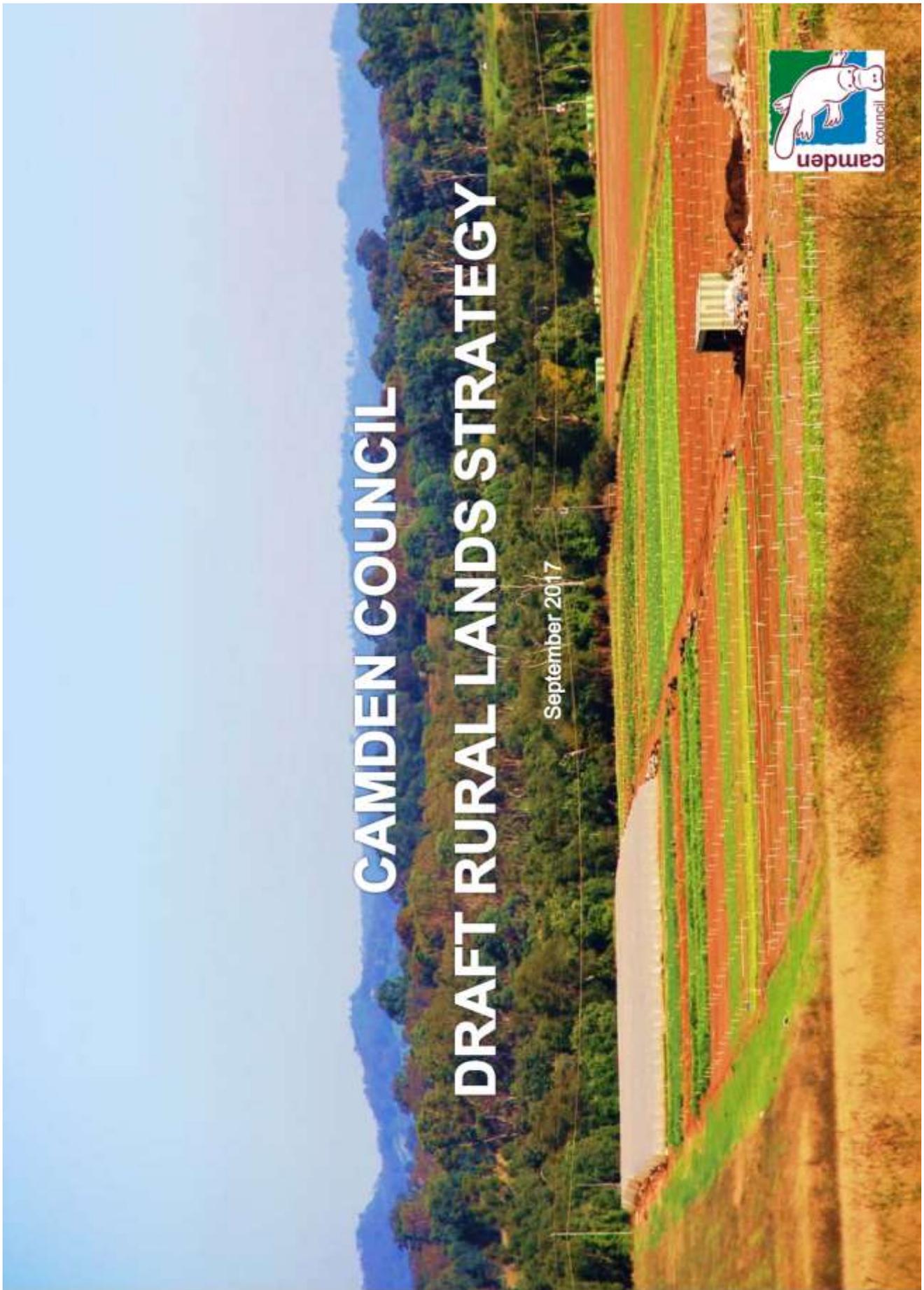
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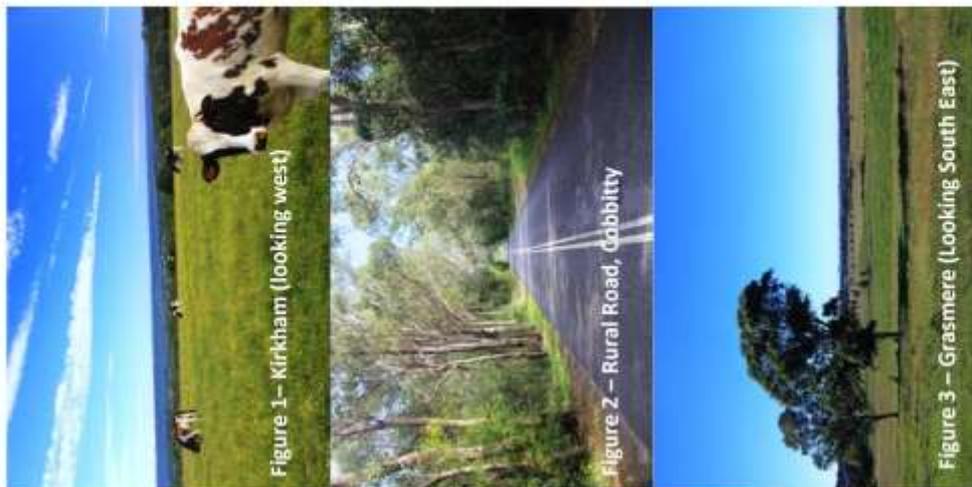




ORD03

Attachment 1

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### Executive Summary

The Camden Local Government Area (LGA) has historically been known as a highly productive rural region with current agricultural land use accounting for 50% of the LGA. The eventual development of land within the South West Priority Growth Area (SWPGA) will reduce the total area of rural land to one third of the Camden LGA.

Council's Community Strategic Plan outlines the challenges and opportunities expressed by the community including maximising the opportunities from growth and retaining the valued aspects of Camden's rural and country heritage and landscape. The Plan identifies the need for Camden's growth to be managed carefully and effectively to ensure the retention of the places, landscapes and characteristics of Camden's rural and country heritage and backdrop.

As Camden develops there are a number of emerging pressures that have the potential to have significant impact on Camden's rural lands including the Western Sydney Airport, South West Rail Link extension and the M9 Orbital. In response to these pressures, Council engaged the expertise of Booth Associates to prepare a Rural Lands Study (2016) which provides the evidence base for this Strategy.

This Strategy includes key planning principles and a corresponding set of actions.

The key planning principles are:

1. Protect Camden's remaining rural lands;
2. Retain Camden's valued scenic and cultural landscapes;
3. Provide certainty and avoid rural land fragmentation;
4. Minimise and manage rural land use conflict;
5. Enhance Camden's Rural Economy;
6. Minimise unplanned non-agricultural development; and
7. Maximise opportunities for relocation of rural enterprises.

This Strategy will help guide decision making on land use planning on and adjacent to rural zoned land.

**The Rural Lands Strategy does not apply to land within the South West Priority Growth Area (with the exception of the action to investigate the potential introduction of appropriate zones within the SWPGA to provide a buffer between rural land uses and urban development).**

### Background

The Camden LGA is located on the fringes of the Sydney Metropolitan Area and is within the Macarthur region. The area's rich farming heritage can be traced back to 1795 when Governor Hunter went in search of stray cattle and found them settled by the Nepean River, a place he named 'Cowpastures' – a name that still exists today. Much of Camden's proud farming history stems from the influence of the Macarthur family. This began in 1803 when Lord Camden granted John Macarthur more than 5,000 acres allowing him to import the first pure merino rams and ewes to Australia. Grape growing was introduced in the early 1800s through experienced European winemakers with the Macarthurs at Camden Park establishing the first commercial vineyard. Local wines were soon winning gold medals in England, resulting in Camden vines being used to establish vineyards in the United Kingdom.

The Camden LGA is currently experiencing significant expansion of urban development. The LGA has historically been known as a highly productive rural region with current agricultural land use accounting for 50% of the LGA. The South West Priority Growth Area will reduce the total area of rural land to one-third of the Camden LGA.

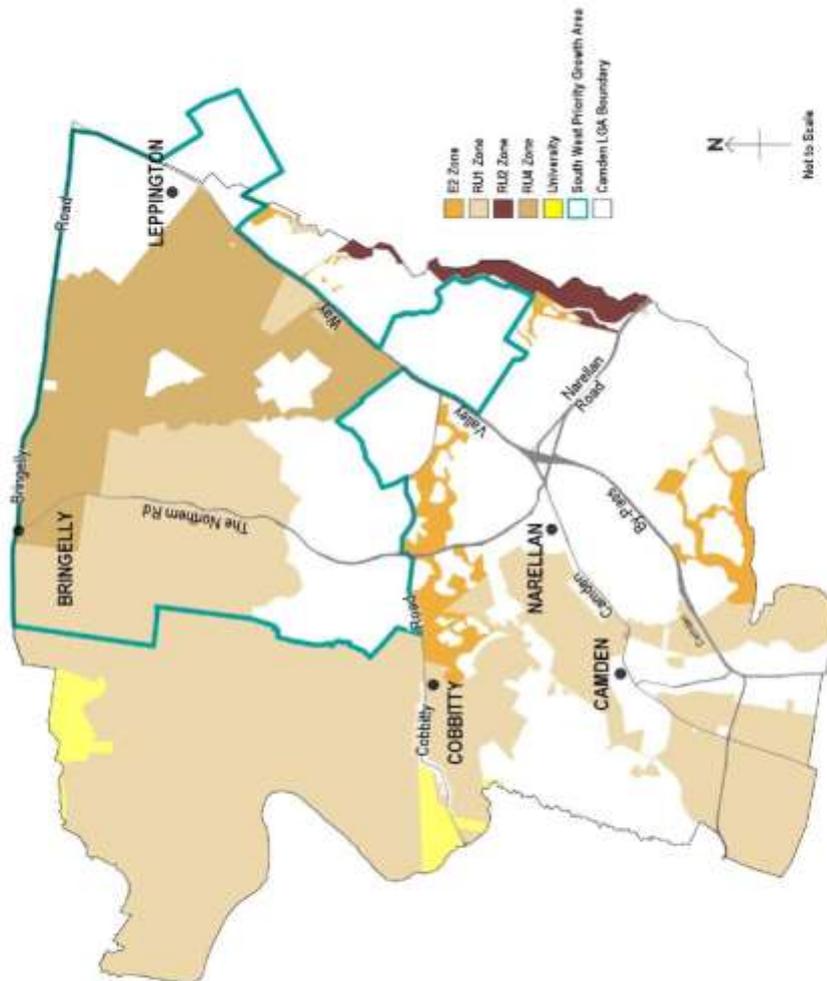


Figure 4 – Camden's Rural Land & South West Priority Growth Area



Figure 5 - Cattle loading ramp

## Strategic Context

### Draft South West District Plan

The draft South West District Plan includes a 20-year vision which promotes the South West District as Greater Sydney's urban parkland. It is where urban lifestyles meet rural living and residents enjoy the best of both worlds. The vision highlights a strong and progressive rural sector which will continue to help feed greater Sydney while leveraging the export opportunities of the new Western Sydney airport.

The Plan's priorities include managing the Metropolitan Rural Area, protecting the natural beauty of the District's visual landscape, and delivering on Sydney's Green Grid.

The draft District Plan makes it clear that the visual interface must be retained and urban development in the Metropolitan Rural Area is discouraged (See Page 9 of this Strategy for further detail on the Metropolitan Rural Area).

### NSW Government Right to Farm Policy

The NSW Government has adopted a *Right to Farm Policy*. The main intent of the policy relates to a desire by farmers to undertake lawful agricultural practices without conflict or interference arising from complaints from neighbours and other land users. The *Right to Farm Policy* contains a number of actions which aim to:

- Strengthen land use planning;
- Improve education and awareness;
- Ensure current reviews of environmental planning instruments (such as State Environmental Planning Policies and the Standard Instrument Local Environmental Plan) include consideration of options to ensure best land use outcomes and to minimise conflicts; and
- Establish a baseline and ongoing monitoring and evaluation for complaints related to farming.

This Strategy broadly aligns to the Government's *Right to Farm Policy*.

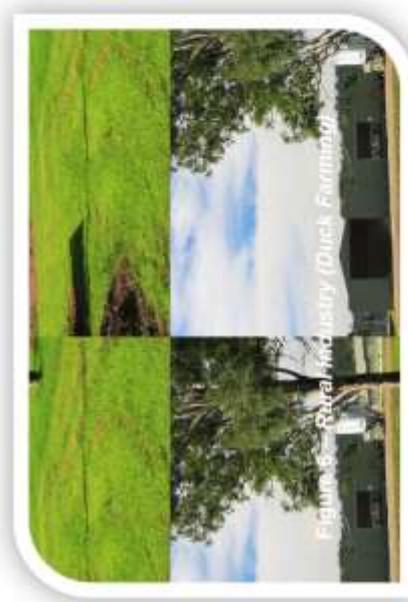


Figure 6 - Rural Industry (Duck Farming)

5

***Draft Community Strategic Plan***

This Strategy aligns with the ***draft*** Community Strategic Plan which includes the following objectives:

- Urban development is managed effectively; and
- Rural land is adequately administered.

The actions identified in this Strategy will provide a framework to achieve these objectives.

***Camden Economic Development Strategy 2013***

The Economic Development Strategy provides a plan of action to guide economic development activities. A number of 'Target Sectors' are identified which guide the areas on which Council will focus over a four year period. With particular reference to the Agricultural Target Sector, the SWOT Analysis identified the strength of this Sector, on the need to develop and build on existing agriculture knowledge, markets and explore opportunities with agricultural research and innovation. Another major opportunity identified by the Strategy in this Sector is to provide and support opportunities for fresh food production in order to offset the impact of the loss of agricultural land through the development of the South West Priority Growth Area.

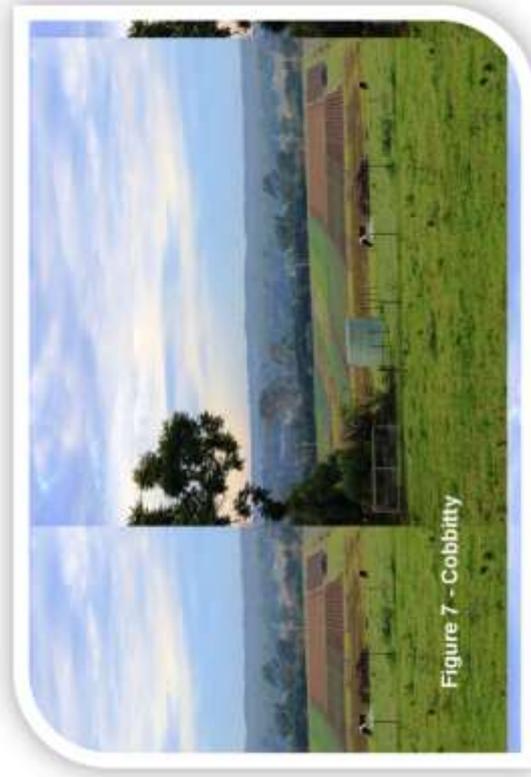
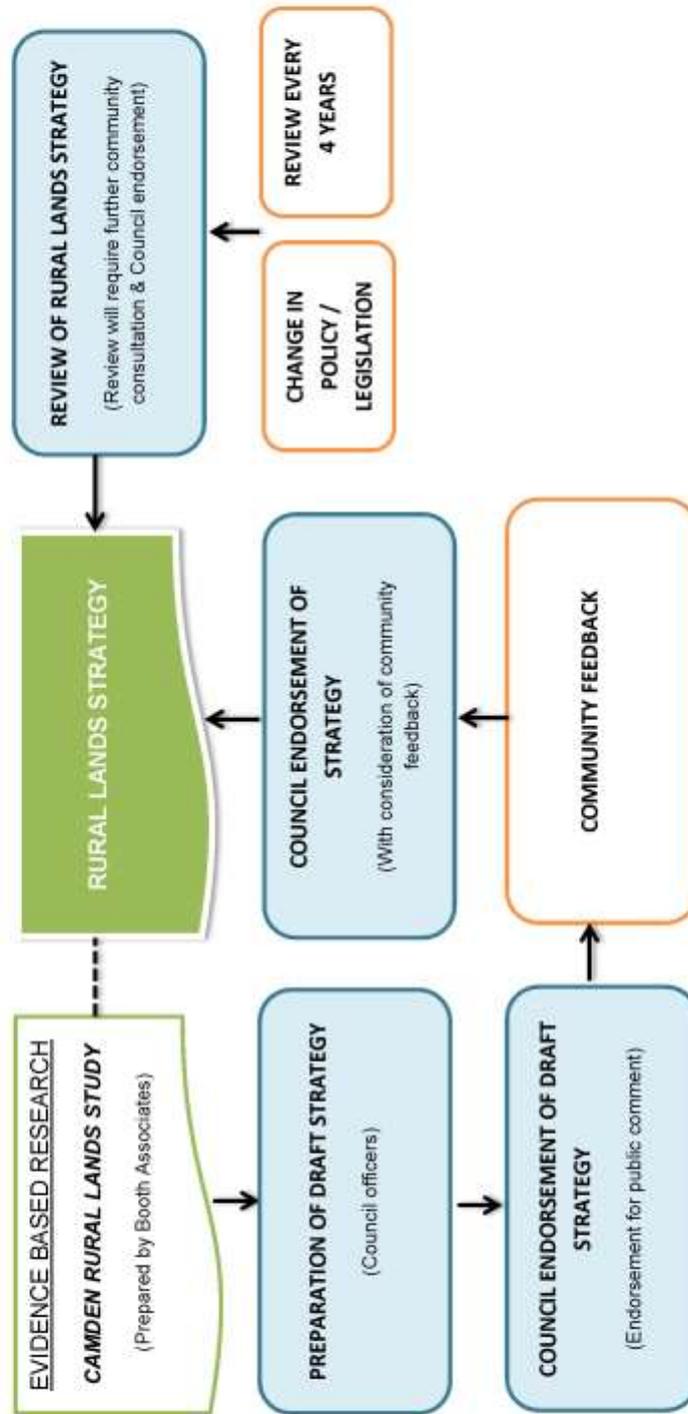


Figure 7 - Cobbitty

**Policy Preparation & Review Process**

**Figure 8 – Preparation and Review Process**



## Development and planning considerations

### Infrastructure and Growth

There are a number of emerging pressures that have the potential to have significant impact on Camden's rural lands including the Western Sydney Airport, the M9 Orbital and the South West Rail Link Extension.

The M9 Orbital needs particular consideration. Transport NSW is investigating possible corridor options for the Outer Sydney Orbital to provide a north-south connection for a future motorway, freight rail and where practical a passenger rail line. A possible corridor is understood to traverse the north-west part of the LGA and then reconnect to the existing motorway network south of Camden. Intersections are likely to be required for Bringelly Road/Greendale Road in the north of the study area, as well as Camden Valley Way to the south.

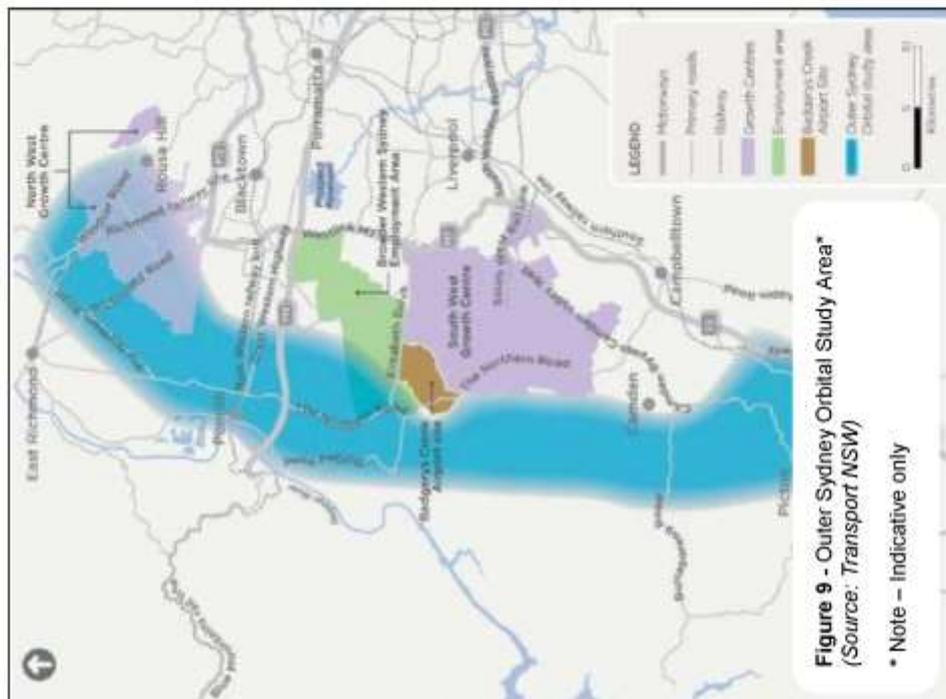
**The Outer Sydney Orbital has some potential to create positive opportunities for agricultural / rural pursuits (e.g. providing for expedient transport of agricultural produce), however there are concerns about negative implications for agricultural productivity and the rural landscape.**

### Land Use & Conflict

The Camden LGA is a productive agricultural area, and a large proportion of this activity is associated with intensive agriculture land uses. These intensive land uses occupy a relatively small proportion of land in the LGA, and consist mainly of poultry, pigs, vegetables, nurseries, cut flowers and cultivated turf.

The Camden LGA has a long tradition of agricultural pursuits and this has assisted to control land use conflict as residents who work in agriculture are generally more understanding of the impacts associated with this industry. As more urban development occurs and residential populations grow where employment in agriculture is not as high, land use conflict increases.

Left unresolved, land use conflict has the potential to result in the displacement of rural industries. While Council has a role in facilitating orderly planning and development, good industry management is key for achieving positive outcomes.



### **Camden's Rural Economy**

Camden's rural land is important, not only because of its role in providing Sydney with fresh food, but because of other benefits which arise through protection of the land such as tourism and cultural and landscape values.

Agricultural production in the Camden Local Government Area is significant. Camden is a significant producer of grapes for wine, cauliflowers, lettuce, cultivated turf, sheep and lambs, dairy cattle, beef cattle and crops and pastures for hay. Further, tourism in the Camden Council area is important financially to the rural sector, with strong growth potential.

### **Scenic and Cultural Landscape**

The main components of Camden's landscape are hills and ridges, flood plains and remnant native vegetation. These are prominent in the visual gateways and routes in the area and deserve special consideration and protection.

The rural heartland of Camden is composed of landscapes which clearly demonstrate historic settlement patterns and associations. There are many historic properties of state significance due to their rarity, integrity and ability to demonstrate historic associations and processes.

There are important views into and out of Camden Town and Cobbitty Village. There is also need to maintain scenic quality, a range of scenic character types, visual access to the landscape and to landmark features, the historic meaning of landscape and the ability to interpret, conserve and manage visual and cultural heritage impacts.

The Camden Rural Lands Study (Booth Associates, 2016) found that protection of the scenic amenity and rural character of the LGA is warranted.

### **Constraints**

There are a number of key land development constraints that must be recognised when considering current land use, land capability, and development potential. These include flooding, native vegetation and bushfire risk. Notably, the Nepean River which runs north along the western side of the Camden LGA includes a significant floodplain. **Flood plains act as a natural buffer for urban encroachment and should be protected.**

Floodplain soils such as those on the Nepean River can be very productive as they tend to be highly fertile. These areas also have access to water which can be used for irrigation. The risk and impact of flooding however, is significant and can be a disincentive to development including intensive horticulture and intensive animal production.

9



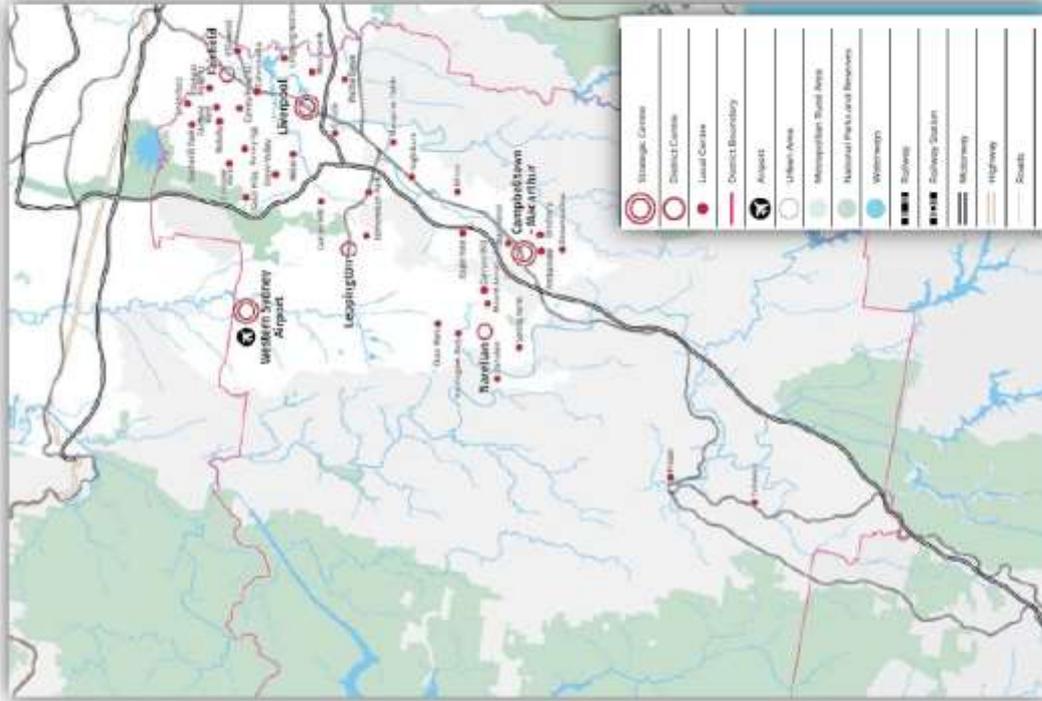
### Sydney Metropolitan Rural Area

A Plan for Growing Sydney adopted the term 'Metropolitan Rural Area' to describe the non-urban areas at the periphery of Greater Sydney.

The draft South West District Plan (November 2016) provides a more detailed vision for the Metropolitan Rural Area and describes it as "rural land in areas like Wollondilly and Camden that includes transitional land between urban and rural areas, land use for food production and landscapes with highly valued scenic views". The District Plan priorities associated with the Metropolitan Rural Area include:

- **Sustainability Priority 6** – Discourage urban development in the Metropolitan Rural Area;
- **Sustainability Priority 7** – Consider environmental, social and economic values when planning for the Metropolitan Rural Area; and
- **Sustainability Priority 8** – Provide for rural-residential development while protecting the values of the Metropolitan Rural Area.

Action S6 (Develop a Strategic Conservation Plan for Western Sydney) provides detail for what strategic conservation planning seeks to achieve. This includes providing certainty for the public and landowners and limiting speculation on the future development potential of land in the Metropolitan Rural Area.



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Figure 11 - Metropolitan Rural Area  
(Source: Greater Sydney Commission)

**Key Planning Principles**

Table 1 (below) outlines the seven key planning principles that will inform land use planning decision making for Camden.

Table 1 – Key Principles – Rural Planning

Principle	Background
<p><b>P1. Protect Camden’s remaining rural lands</b></p>	<p>Camden’s rural land is important, not only because of its role in providing Sydney with fresh food, but because of other benefits which arise through protection of rural land. These benefits include tourism and scenic and cultural landscape values which provide a positive contribution to Camden’s identity and social fabric.</p> <p>Agriculture is a significant industry for the Camden LGA with the value of production in 2010 being \$43.5M. Beyond its economic contribution, Camden’s rural lands provide much valued scenic amenity and rural character for which Camden is known for.</p> <p>There are a number of emerging pressures that have the potential to have a significant impact on Camden’s rural lands including the M9 Orbital, Western Sydney Airport, and the review of the South West Priority Growth Area (SWPGA).</p> <p>There is a need to address rural character and land use conflict at the interface of the SWPGA and surrounding rural zoned land.</p>
<p><b>P2. Retain Camden’s valued scenic and cultural landscapes</b></p>	<p>The main components of Camden’s landscape are hills and ridges, flood plains and remnant native vegetation. These are prominent in the visual gateways and routes in the area and deserve special consideration and protection.</p> <p>The rural heartland of Camden is composed of landscapes which clearly demonstrate historic settlement patterns and associations. There are many historic homesteads which have views to one another and there are important visual views into and out of Camden Town and Cobbitty Village.</p> <p>This principle is in line with the draft South West District Plan which highlights the need to discourage urban development in the metropolitan rural area and to carefully consider environmental, social and economic values.</p>
<p><b>P3. Provide certainty and avoid rural land fragmentation</b></p>	<p>Agricultural productivity relies upon land use planning controls such as zoning and minimum lot sizes to protect land from speculation, inappropriate development and increased land prices.</p>

Principle	Background
<p><b>P4. Minimise and manage rural land use conflict</b></p>	<p>The existing minimum lot sizes are an effective tool to avoid further land fragmentation and minimise and manage land use conflict.</p> <p>Land use conflicts between rural producers and residents surrounding them can be an impediment to agricultural production.</p> <p>The Camden LGA is a productive agricultural area, and a large proportion of this activity is associated with intensive agriculture land uses. These intensive land uses occupy a relatively small proportion of land in the LGA, and consists mainly of poultry, pigs, vegetables, nurseries, cut flowers and cultivated turf.</p> <p>Rural-urban conflicts typically arise where there is insufficient separation between incompatible land uses, where rural activity is poorly managed or where new residents do not understand the type of activities prevalent in their new location.</p> <p>There is a need to enhance Camden's rural economy by identifying potential activities through which Camden Council can support and promote viable and sustainable agriculture.</p>
<p><b>P5. Enhance Camden's Rural Economy</b></p>	<p>There are a number of agricultural opportunities that may result from the development of the Western Sydney airport. This includes closer proximity to domestic and international markets using air freight that could support and grow certain agricultural sectors such as fresh cut flowers.</p> <p><b>The University of Sydney (Camden Campus) is Australia's leading tertiary education provider in Agriculture and Veterinary Science. The Camden Campus is an important asset that should be protected from urban encroachment. Council will work with the University to investigate innovative opportunities for the Camden Campus.</b></p>
<p><b>P6. Minimise unplanned non-agricultural development</b></p>	<p>This principle is in line with the draft South West District Plan which highlights the need to discourage urban development in the metropolitan rural area and to carefully consider environmental, social and economic values.</p>
<p><b>P7. Maximise opportunities for relocation of rural enterprises.</b></p>	<p>There is a need to maximise the opportunities for the relocation of rural enterprises displaced by the SWPGA. All existing RU4 small lot primary production land is located within the SWPGA. As a result of the progressive conversion of this land for urban purposes there will no longer be any RU4 land in Camden LGA. In addition, RU1 primary production zoned land will be reduced significantly.</p>

**Strategy Actions**  
Table 2 – Strategy Actions

Principle	Action	Measurement	Timeframe	Relevant other plans/strategies
1. Protect Camden's remaining rural lands	<ul style="list-style-type: none"> <li>Provide an advocacy role that the preferred M9 corridor option minimises impact on rural zoned land.</li> </ul>	<p>Adopted Strategy is forwarded to Transport for NSW.</p> <p>Council has ongoing dialogue with Transport for NSW and the Greater Sydney Commission and adjoining Councils regarding the protection of Camden's Rural Lands.</p>	<p>On adoption of Strategy.</p> <p>Ongoing</p>	<ul style="list-style-type: none"> <li>A Plan for Growing Sydney</li> <li>Draft South West District Plan</li> <li>Camden Community Strategic Plan</li> </ul>
	<ul style="list-style-type: none"> <li>Investigate the potential introduction of appropriate zones within the South West Priority Growth Area to provide a buffer between rural land uses and urban development.</li> </ul>	<p>Undertaken during precinct planning.</p>	Ongoing	<ul style="list-style-type: none"> <li>Camden Local Environmental Plan 2010</li> <li>Camden Development Control Plan 2011</li> <li>Sydney Region Growth Centres State Environmental Planning Policy.</li> </ul>
	<ul style="list-style-type: none"> <li>Work with Wollondilly Council to explore options to protect agricultural land and encourage food production.</li> </ul>	<p>Council has ongoing dialogue with Wollondilly Council to explore options to protect agricultural land and encourage food</p>	Ongoing	<ul style="list-style-type: none"> <li>Camden Community Strategic Plan</li> <li>Camden Economic Development Strategy 2013</li> </ul>

Principle	Action	Measurement	Timeframe	Relevant other plans/strategies
2. Retain Camden's valued scenic and cultural landscapes	<ul style="list-style-type: none"> <li>Undertake a detailed visual study of Camden's rural lands (excluding the South West Priority Growth Area) in conjunction with key stakeholders.</li> </ul>	<p>production.</p> Visual Study is completed.	2018-19	<ul style="list-style-type: none"> <li>Camden Local Environmental Plan 2010</li> <li>Camden Community Strategic Plan</li> </ul>
	<ul style="list-style-type: none"> <li>Investigate options to incorporate scenic protection controls in Camden Local Environmental Plan 2010.</li> </ul>	Camden Local Environmental Plan 2010 is reviewed.	2018-19* *Following completion of Visual Study	Camden Local Environmental Plan 2010
	<ul style="list-style-type: none"> <li>Review existing development controls to provide additional guidance on scenic protection.</li> </ul>	Camden Development Control Plan 2010 is reviewed.	2018-19* *Following completion of Visual Study.	Camden Development Control Plan 2010
3. Provide certainty and avoid rural land fragmentation	<ul style="list-style-type: none"> <li>Retain the existing 40ha minimum lot size (Camden LEP 2010) for rural land to avoid further land ownership fragmentation.</li> </ul>	40ha minimum lot size is retained.	Ongoing	Camden Local Environmental Plan 2010
4. Minimise and manage rural land use conflict	<ul style="list-style-type: none"> <li>Review existing development controls to provide additional guidance on land use conflict.</li> <li>Investigate the potential introduction of appropriate zones within the South West Priority Growth Area to provide a buffer between rural land uses and transition urban development.</li> <li>Prepare informative / educational material for the community about</li> </ul>	Camden Development Control Plan 2010 is reviewed.  Undertaken during precinct planning.	2017-18  Ongoing	<ul style="list-style-type: none"> <li>Camden Development Control Plan 2010</li> <li>Camden Development Control Plan 2011</li> <li>Camden Community Strategic Plan</li> </ul>

Principle	Action	Measurement	Timeframe	Relevant other plans/strategies
	farming impacts and conflicts.	is available to the community and is available to download on Camden Council's website.		
5. Enhance Camden's Rural Economy	<ul style="list-style-type: none"> <li>Investigate potential activities to support and promote viable and sustainable agriculture.</li> <li>Work with the University of Sydney to investigate innovative opportunities for the Camden Campus.</li> </ul>	<p>Ongoing implementation of the Economic Development Strategy</p> <p>Ongoing implementation of the Economic Development Strategy</p>	Ongoing	<ul style="list-style-type: none"> <li>Draft South West District Plan</li> <li>Camden Economic Development Strategy 2013</li> <li>Draft South West District Plan</li> <li>Camden Economic Development Strategy 2013.</li> </ul>
6. Minimise unplanned non-agricultural development on rural land	<ul style="list-style-type: none"> <li>Monitor the implementation of the criteria for planning proposals seeking rezonings on rural land (excluding SWPGA).</li> </ul>	Criteria for planning proposals is reviewed and monitored annually.	Ongoing	Camden Local Environmental Plan 2010
7. Maximise opportunities for relocation of rural enterprises.	<ul style="list-style-type: none"> <li>Retain the 40ha minimum lot size for rural land.</li> </ul>	40ha minimum lot size is retained.	Ongoing	Camden Local Environmental Plan 2010

### Criteria for Rezoning Proposals

The table below outlines a set of guiding criteria to assist in the assessment of planning proposals for rezonings on rural land (outside of the SWPGA). The assessment criteria is intended as a guide only and proponents will be subject to the assessment processes that apply to all planning proposals under NSW planning legislation and guidelines.

Table 3 – Criteria for Rezoning Proposals

ID	Assessment Criteria	Key considerations (Pre-Gateway)
1	Proposals must be consistent with state and local strategic plans.	<ul style="list-style-type: none"> <li>Improvement / ongoing maintenance of biodiversity, ecological, scenic and productive values.</li> <li>Agricultural land production value.</li> <li>Rural economic benefit.</li> <li>Net community benefit.</li> </ul>
2	Proposals must not adversely impact on the operation of existing rural enterprises.	<ul style="list-style-type: none"> <li>Existing intensive agricultural land uses.</li> <li>Land use conflict – utilisation of the Land Use Conflict Risk Assessment (LUCRA) tool developed by the NSW Department of Primary Industries.</li> </ul>
3	Proposals must be a logical extension to existing urban areas.	<ul style="list-style-type: none"> <li>Proximity to public transport and other community services.</li> <li>Essential services availability (including cost of extending services or upgrading roads and other infrastructure).</li> <li>Siting and design impacts.</li> </ul>
4	Proposals must not reduce the quality of scenic landscapes, vistas, ridgelines, or heritage values.	<ul style="list-style-type: none"> <li>Natural and physical constraints and opportunity of rural land, including high value vegetation, bushfire and flooding.</li> </ul>

### Conclusion

The Camden LGA is one of the fastest growing areas in Australia and there are a number of emerging pressures that have the potential to have a significant impact on Camden's rural lands namely the Western Sydney Airport and the M9 Orbital. In response to these pressures, this Strategy highlights the need to protect Camden's valuable rural lands which are an important local and district feature.

Camden's rural land is important, not only because of its role in providing Sydney with fresh food, but because of other benefits which arise through protection of the land such as tourism and cultural and landscape values which provide a positive contribution to Camden's identity and social fabric.

This Strategy is in line with the draft South West District Plan which highlights the need to discourage urban development in the Metropolitan Rural Area and to carefully consider environmental, social and economic values.

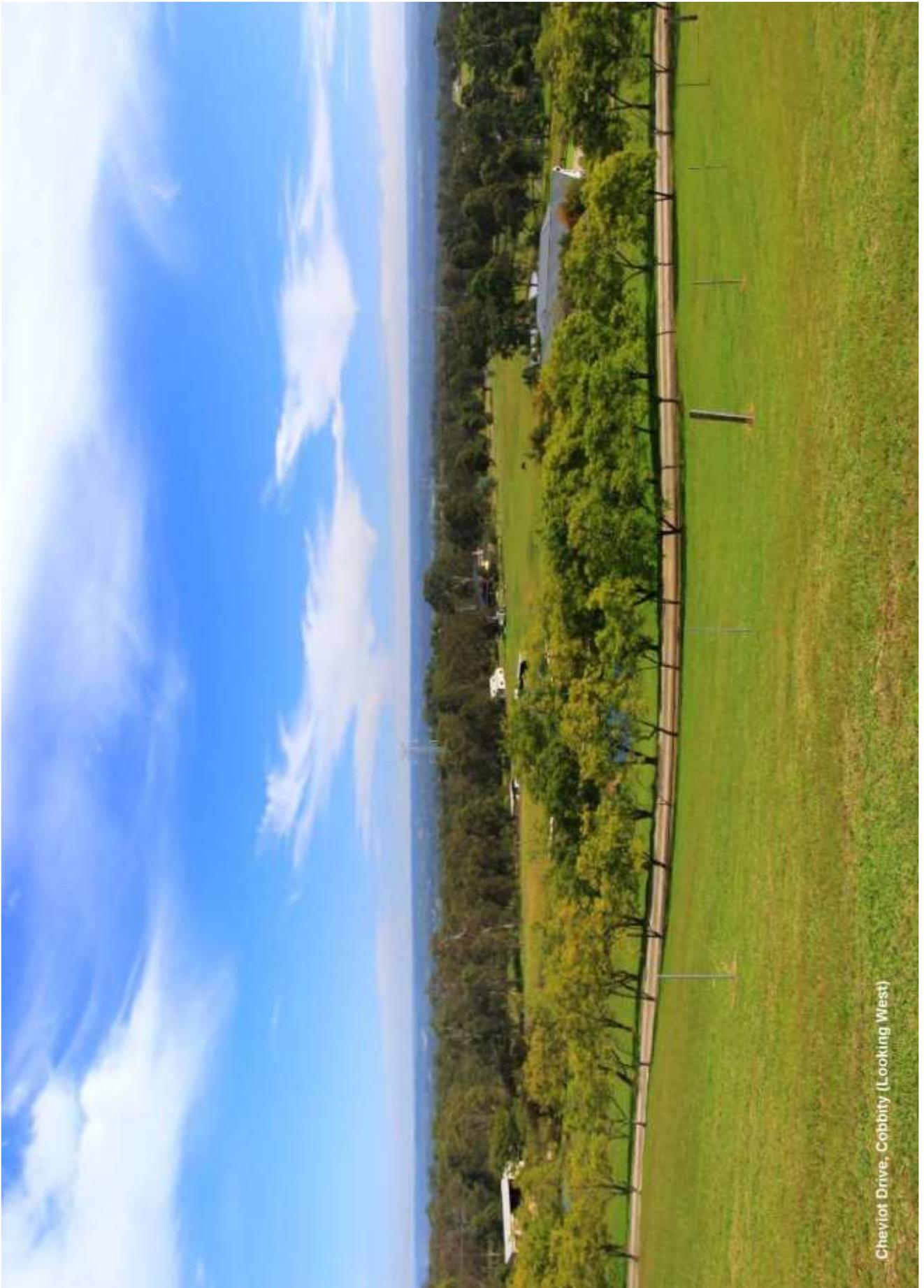


Figure 12 – Views from Cobbitty looking south to Camden

17

ORD03

Attachment 1



Cheviot Drive, Cobbity (Looking West)



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## ORDINARY COUNCIL

**ORD07**

**SUBJECT:** DRAFT CAMDEN RURAL LANDS STRATEGY AND STUDY  
**FROM:** Director Planning & Environmental Services  
**TRIM #:** 17/98883

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### PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the draft Camden Rural Lands Strategy (provided as **Attachment 1 to this report**) for the purpose of public exhibition.

### BACKGROUND

The Camden Local Government Area (LGA) has historically been known for its productive rural land and agricultural activities.

The connection of the Camden community to its rural land is clear through the draft Camden Community Strategic Plan (draft CSP). The draft CSP identifies the need to effectively manage urban development and population growth while protecting the rural and heritage character of the Camden LGA.

In considering a number of planning proposals to rezone rural land, Council has reinforced the importance of protecting our rural land. Major infrastructure projects, including the Western Sydney Airport and the M9 Orbital may have implications for our rural land and rural identity.

To address these issues, Council commissioned a rural land use planning specialist to prepare a Rural Lands Study (provided as **Attachment 2 to this report**). The rural Lands Study has informed the draft Rural Lands Strategy (the draft Strategy) (provided as **Attachment 1 to this report**).

The draft Strategy provides a strategic framework that will inform Council's decision-making with regards to the protection of rural land and identifies priority actions to proactively manage rural land and its interface with non-rural land uses.

The draft Strategy aims to protect rural lands at the rezoning stage and to ensure that development controls provide sufficient guidance on matters such as land use conflict and scenic protection.

A Councillor briefing on this matter was held on 7 February 2017.

### MAIN REPORT

#### **Draft Camden Rural Lands Strategy**

The draft Strategy has been prepared by Council officers taking into account the findings of the Rural Lands Study. The draft Strategy largely reflects the recommendations of the Rural Lands Study.

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This is the report submitted to the Ordinary Council held on 23 May 2017

Page 1



The draft Strategy includes seven broad planning principles to inform future land use decision-making and an action plan for implementing the principles.

#### Key Planning Principles

- P1. Protect Camden's remaining rural lands;
- o Camden's rural land is important, not only because of its role in providing Sydney with fresh food, but because of other benefits which arise through the protection of rural land. These benefits include tourism and scenic and cultural landscape values which provide a positive contribution to Camden's identity and social fabric.
- P2. Retain Camden's valued scenic and cultural landscapes;
- o The rural heartland of Camden is composed of landscapes which clearly demonstrate historic settlement patterns and associations. The main components of Camden's landscape are hills and ridges, flood plains and remnant native vegetation. These are prominent in the visual gateways and routes in the area and deserve special consideration and protection.
- P3. Provide certainty and avoid rural land fragmentation;
- o Agricultural productivity relies upon land use planning controls to protect land from inappropriate development and speculation. The existing minimum lot sizes are an effective tool to avoid further land fragmentation and manage land use conflict.
- P4. Minimise and manage rural land use conflict;
- o Land use conflicts between rural producers and residents surrounding them can be an impediment to agricultural production.
- P5. Enhance Camden's Rural Economy;
- o There is a need to identify potential activities through which Camden Council can support and promote viable and sustainable agriculture.
- P6. Minimise unplanned non-agricultural development; and
- o This principle is in line with the draft South West District Plan which highlights the need to discourage urban development in the metropolitan rural area and to carefully consider environmental, social and economic values.
- P7. Maximise opportunities for relocation of rural enterprises.
- o There is a need to maximise the opportunities for the relocation of rural enterprises displaced by the South West Priority Growth Area (SWPGA).

#### Draft Actions

The planning principles have a corresponding set of actions which will be linked to Council's Operational Plan. The draft actions are outlined below.

Table 1 – Strategy Actions

Principle/s	Proposed Action
P1	Provide an advocacy role that the preferred M9 corridor option minimises impact on rural zoned land.
P1, P4	Investigate the potential introduction of appropriate zones within the South West Priority Growth Area to provide a long term buffer between rural land uses and urban development.

This is the report submitted to the Ordinary Council held on 23 May 2017 - Page 2



Principle/s	Proposed Action
P2	Undertake a detailed visual study of Camden's rural lands (excluding SWPGA) in conjunction with key stakeholders.
P2	Investigate options to incorporate scenic protection controls in Camden Local Environmental Plan 2010.
P2	Review existing development controls to provide additional guidance on scenic protection.
P3, P7	Retain the existing 40ha minimum lot size (Camden LEP 2010) for rural land to avoid further land ownership fragmentation.
P4	Review existing development controls to provide additional guidance on land use conflict.
P4	Prepare informative / educational material for the community about farming impacts and conflicts.
P5	Investigate potential activities to support and promote viable and sustainable agriculture.
P6	Monitor the implementation of the criteria for planning proposals seeking rezonings on rural land (excluding SWPGA).

#### Criteria for Assessment of Rezoning Proposals

The draft Strategy includes criteria (see Table 2) to assist in the assessment of rezoning proposals for non-agricultural development in rural zones outside of the South West Priority Growth Area.

The assessment criteria are intended as a guide and proponents will still be subject to the assessment processes that apply to all planning proposals under NSW planning legislation and guidelines.

Table 2 – Criteria for Rezoning Proposals

ID	Assessment Criteria	Key considerations (Pre-Gateway)
1	Proposals must be consistent with state and local strategic plans.	<ul style="list-style-type: none"> <li>Improvement /ongoing maintenance of biodiversity, ecological, scenic and productive values;</li> <li>Agricultural land production value;</li> <li>Rural economic benefit;</li> <li>Net community benefit;</li> </ul>
2	Proposals must not adversely impact on the operation of existing rural enterprises.	<ul style="list-style-type: none"> <li>Existing intensive agricultural land uses.</li> <li>Land use conflict – utilisation of the Land Use Conflict Risk Assessment (LUCRA) tool developed by the NSW Department of Primary Industries.</li> </ul>
3	Proposals must be a logical extension to existing urban areas.	<ul style="list-style-type: none"> <li>Proximity to public transport and other community services.;</li> <li>Essential services availability (including cost of extending services or upgrading</li> </ul>

This is the report submitted to the Ordinary Council held on 23 May 2017 - Page 3



ID	Assessment Criteria	Key considerations (Pre-Gateway)
		roads and other infrastructure).
4	Proposals must not reduce the quality of scenic landscapes, vistas, ridgelines, or heritage values.	<ul style="list-style-type: none"> <li>Siting and design impacts.</li> <li>Natural and physical constraints and opportunity of rural land, including high value vegetation, bushfire and flooding.</li> </ul>

#### Relationship to Council plans and policies

The draft Strategy has been informed by the Rural Lands Study and links to Council's CSP as well as Council's Delivery and Operational Plans.

The draft Strategy will also inform future reviews of the Camden Local Environmental Plan 2010 (Camden LEP 2010) and Camden Development Control Plan 2011 (Camden DCP 2011).

#### Rural Lands Study

Undertaken in 2016, the Rural Lands Study considered our existing rural lands, the potential impacts to their future viability, and opportunities to preserve and protect them.

In summary, the Rural Lands Study found:

- Camden's rural scenic amenity and character is significant and should be protected.
- Agriculture is a significant industry for the Camden LGA with the value of production in 2010 being \$43.5M.
- The majority of agricultural value arises from intensive agriculture including poultry at 50% and nurseries, cut flowers, turf and vegetables at 42%.
- Intensive agriculture accounts for only 3% of rural land use area in the Camden LGA, a significant portion of which is located in the SWPGA.
- In order to minimise further loss of agricultural production in light of the SWPGA, protection of the remaining rural land in the Camden LGA is necessary.

#### Draft South West District Plan

The draft District Plan includes a 20-year vision that promotes the South West District as Greater Sydney's urban parkland, where urban lifestyles meet rural living and residents enjoy the best of both worlds. The vision highlights a strong and progressive rural sector will continue to help feed greater Sydney while leveraging the export opportunities from the new Western Sydney Airport.

The draft Strategy aligns with the draft South West District Plan. The draft District Plan uses the term 'Metropolitan Rural Area' to describe the non-urban areas at the periphery of Greater Sydney. The draft District Plan has three priorities for the Metropolitan Rural Area:

- Sustainability Priority 6 – Discourage urban development in the Metropolitan Rural Area;



- Sustainability Priority 7 – Consider environmental, social and economic values when planning for the Metropolitan Rural Area; and
- Sustainability Priority 8 – Provide for rural-residential development while protecting the values of the Metropolitan Rural Area.

#### **Draft Camden Community Strategic Plan (CSP)**

The draft Strategy aligns with the draft CSP which includes the following objectives:

- Urban development is managed effectively.
- Rural land is adequately administered.

The actions identified in the draft Strategy will provide a framework to achieve these objectives.

#### **Public Exhibition and Way Forward**

There is no legislative requirement to publicly exhibit the draft Strategy. However, given it provides strategic direction for the future management of Camden's rural lands and will inform future planning instrument (Camden LEP 2010) reviews, it is recommended that the draft Strategy be publically exhibited for a period of 28 days.

During the exhibition, a notification will be placed in the local newspaper and the exhibition material will be available at Council's Administration Centre, website, and libraries.

A copy of the draft Strategy will be forwarded to the Greater Sydney Commission, NSW Department of Planning and Environment, NSW Department of Primary Industries and adjoining councils.

If submissions are received, a further report will be provided to Council that outlines the results of the public exhibition. If no submissions are received during the exhibition period, it is recommended that Council adopt the draft Rural Lands Strategy.

#### **FINANCIAL IMPLICATIONS**

There are no direct financial implications as a result of this report. However, if adopted, the implementation of some of the actions, such as the preparation of a detailed visual study, may require a future budget allocation.

#### **CONCLUSION**

The draft Rural Lands Strategy seeks to protect Camden's remaining rural lands and address emerging pressures and land use conflicts. The draft Strategy is in line with the draft South West District Plan which highlights the need to discourage urban development in the Metropolitan Rural Area and to carefully consider environmental, social and economic values.



---

**RECOMMENDED****That Council:**

- i. endorse the draft Rural Lands Strategy for public exhibition; and**
- ii. if submissions are received, consider a further report that outlines the results of the public exhibition; or**
- iii. if no submissions are received, adopt the Rural Lands Strategy.**

**ATTACHMENTS**

1. Draft Rural Lands Strategy
2. Camden Rural Lands Study (Prepared by Booth Associates)

**ORD07 DRAFT CAMDEN RURAL LANDS STRATEGY AND STUDY**

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

- i. endorse the draft Rural Lands Strategy for public exhibition; and
- ii. if submissions are received, consider a further report that outlines the results of the public exhibition; or
- iii. if no submissions are received, adopt the Rural Lands Strategy.

ORD90/17 THE MOTION ON BEING PUT WAS CARRIED

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

**ORD08 DETERMINATION OF COUNCILLOR FEES - 2017/18 LOCAL GOVERNMENT REMUNERATION TRIBUNAL****MOTION**

Resolution: Moved Councillor Morrison, Seconded Councillor Sidgreaves that the level of fees payable to Councillors and the Mayor for the 2017/18 financial year be increased by 2.5% as recommended by the Local Government Remuneration Tribunal.

ORD91/17 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Sidgreaves, Symkowiak, Fedeli, Mills and Morrison voted in favour of the Motion. Councillors C Cagney and A Cagney voted against the Motion.)

**ORD09 INVESTMENT MONIES - MARCH 2017**

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

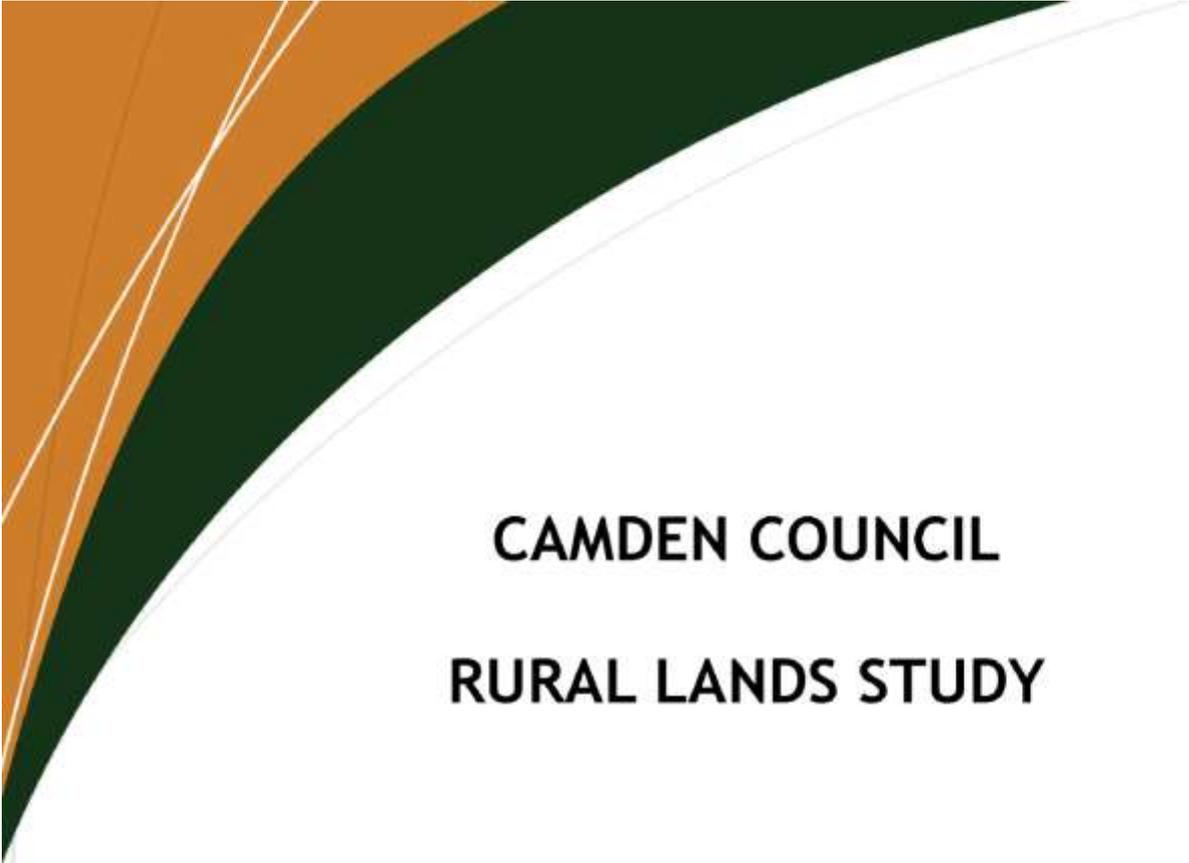
- i. note that the Responsible Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act, Regulations, and Council's Investment Policy*;
- ii. note the list of investments for March 2017; and
- iii. note the weighted average interest rate return of 3.28% p.a. for the month of March 2017.

ORD92/17 THE MOTION ON BEING PUT WAS CARRIED

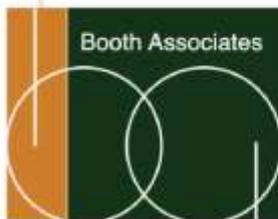
(Councillors Sidgreaves, Symkowiak, Fedeli, C Cagney, A Cagney, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD03

Attachment 3



**CAMDEN COUNCIL  
RURAL LANDS STUDY**



Agribusiness and  
Environmental Solutions

[www.boothassociates.com.au](http://www.boothassociates.com.au)

# CAMDEN COUNCIL

## RURAL LANDS STUDY

**Submitted to:** Camden Council  
PO Box 183  
CAMDEN NSW 2570

**Attention:** General Manager

**Ph:** 0246 547 829  
**Em:** [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

**Submitted by:** Booth Associates Pty Ltd  
Agribusiness & Environmental Consultants  
PO Box 1458  
Level 1  
61-63 Yambil Street  
GRIFFITH NSW 2680

**Ph:** 02 6964 9911  
**Fx:** 02 6964 5440  
**Em:** [admin@boothassociates.com.au](mailto:admin@boothassociates.com.au)  
**Web:** [www.boothassociates.com.au](http://www.boothassociates.com.au)  
**ABN:** 79 095 414 065

2 November 2016

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## **ANNEXURES**

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- Annexure 1: A Plan for Growing Sydney 2014 Extract
- Annexure 2: Camden LEP, 2010 Extract
- Annexure 3: Greater Hume Shire Council Right to Farm Policy
- Annexure 4: Narrandera LEP 2013 Extract
- Annexure 5: Blue Mountains LEP 2015 Extract

## FORWARD

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### Camden's growth and need for a Rural Lands Strategy

The Camden Council population forecast for 2016 is 77,242, and is forecasted to grow to 212,656 by 2036. Camden is one of the fastest growing Local Government Areas in NSW, and there are constant pressures to develop rural land for urban purposes. Council is looking to develop a new strategy for rural lands in Camden with the view to protect valuable rural land.

Council's Community Strategic Plan 'Camden 2040' outlines the challenges and opportunities expressed by the community including maximising the opportunities from growth and retaining the valued aspects of Camden's rural and country heritage and landscape. *Camden 2040* identifies the need for Camden's growth to be managed carefully and effectively to ensure the retention of the places, landscapes and characteristics of Camden's rural and country heritage and backdrop.

There are a number of emerging pressures that have the potential to have significant impact on Camden's rural lands including the Western Sydney Airport, South West Rail Link extension and the M9 Orbital. Further, Council anticipates that the NSW Government will exhibit a draft revised South West Priority Growth Area Structure Plan early this year.

This Study has been developed with the aim of informing a strategic document which will help guide decision-making on matters such as rezonings/planning proposals, development applications, and review of broader strategic plans such as *Camden Local Environmental Plan 2010* and *Camden 2040*.



## 1.0 EXECUTIVE SUMMARY

The Camden LGA is located on the fringes of Sydney Metropolitan Area and is currently experiencing significant expansion of urban development into rural land. The LGA has historically been known as a highly productive rural region with current agricultural land use accounting for 50% of the LGA. The resumption of land for the South West Priority Growth Area will reduce the total area of rural land to one-third of the Camden LGA.

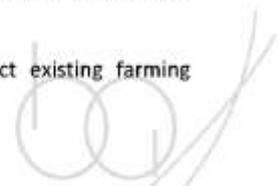
This Rural Lands Study has found:

- The dominant rural land use in terms of land area in the Camden LGA is extensive grazing which beyond its economic contribution also provides scenic amenity and rural character. The Camden LGA is known for these values, and as such, protection of the scenic amenity and rural character of the LGA is warranted.
- Agriculture is a significant industry for the Camden LGA with the value of production in 2010 being \$43.5M;
- The majority of agricultural value arises from intensive agriculture including poultry at 50% and nurseries, cut flowers, turf and vegetables at 42%;
- Intensive agriculture accounts for only 3% of rural land use in the Camden LGA, a significant portion of which is located in the South West Priority Growth Area; and
- In order to minimise further loss of agricultural production in light of the South West Priority Growth Area protection of the remaining rural land in the Camden LGA is warranted.

This Study includes a literature review, a review of the planning framework, rural land analysis and review of the major infrastructure developments occurring in the region, including the South West Priority Growth Area, Western Sydney Airport, Southwest Rail Link and the M9 Orbital.

This Study also provides commentary on rural land use conflict, opportunities for rural industry relocation from the South West Priority Growth Area, a rural lands decision-making framework, and includes the following recommendations with regards to Camden Council's Rural Land Use Planning Controls:

- The existing minimum lot size of 40ha be retained for rural land as an effective tool to avoid further fragmentation;
- Non-agricultural development on RU1 zoned land be limited to allow relocation opportunities for agricultural business displaced by the South West Priority Growth Area;
- Introduction of a RU6 transition at the edge of the South West Priority Grown Area be investigated to provide a long-term buffer between rural land uses and encroaching urban development;
- Development controls be strengthened to provide additional guidance on matters such as scenic protection and land use conflict for existing rural land uses; and
- Council prepare a Right to Farm Policy or similar informative material to protect existing farming industries.





## 2.0 INTRODUCTION

In March 2016 Booth Associates were engaged by Camden Council to prepare this Rural Lands Study for the Camden Local Government Area (LGA).

### 2.1 Aim and Objectives

The overall aim of the Rural Lands Study is to be a strategic document:

*"which will help guide decision making on matters such as rezonings/Planning Proposals, development applications, and review of broader strategic plans such as Camden Local Environmental Plan 2010 and Camden 2040."*

The Study objectives are:

- "1. To provide Council with a decision making framework based on land capability and rural land qualities and significance;*
- 2. Identify the implications for rural land from major infrastructure projects and potential alteration of the South West Priority Growth Area boundary;*
- 3. Consider land use conflict associated with the South West Priority Growth Area;*
- 4. Identify opportunities for relocation of rural industries displaced by the South West Priority Growth Area; and*
- 5. Provide recommendations as to the suitability or otherwise of Council's rural land use planning controls and standards."*

### 2.2 Study Author

This Study was prepared by Booth Associates, agribusiness and environmental consultants based in Griffith NSW. This Study was prepared with input from specialist land use planning and strategic planning consultants, Boskae Environmental Planning and In2Planning Pty Ltd.





### 2.3 Study Structure

The Study is structured as follows:

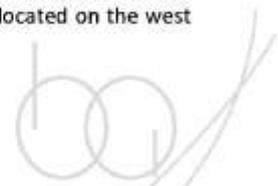
- Section 3.0 - LGA Overview – provides an overview of the LGA
- Section 4.0 - Literature Review – includes a review of prior studies, reports and other information of relevance to this Study
- Section 5.0 - The Planning Framework – addresses land use planning controls at the local, regional and state level
- Section 6.0 - Rural Land Analysis – includes an analysis of rural land capability, rural land use and other information relating to rural land in the Camden LGA
- Section 7.0 - Major Infrastructure Developments – provides an outline of major Sydney infrastructure projects which will impact on the Camden LGA
- Section 8.0 - Land Use Conflict – addresses the issues surrounding rural land use conflict
- Section 9.0 - Rural Industry Relocation Opportunities – addresses options for the relocation of rural industries displaced by the South West Priority Growth Area
- Section 10.0 - Council Rural Land Use Planning Controls and Standards – includes a review of Council's Rural Land Use Planning Controls and Standards
- Section 11.0 - Rural Lands Decision Making Framework – provides a decision making framework for Council based on the integration of land capability, rural land qualities and significance
- Section 12.0 - References

### 2.4 Study Area

This Study addresses land zoned rural in the Camden LGA (excluding the South West Priority Growth Area) being:

- RU1 zoned land (6,433ha) confined to the western side of the LGA along the Nepean River floodplain and Cuthill Road area north of Cobbitty plus one small area of RU1 land in the south-east of the LGA; and
- RU2 zoned land (252ha) confined to a ridge running north/south along the eastern side of the LGA in an area east of Narellan and the current South West Priority Growth Area.

Not included in the Study, but still relevant is farm land owned by the University of Sydney which is zoned SP2 and is used for rural research and development. This comprises an area of 300ha and is located on the west and north-west side of the LGA.





The Camden LGA is known as a rural region located on the fringes of Sydney. The *Camden LEP 2010* includes three rural zones covering a total area of 10,655ha which is just over half the LGA. These are:

- RU1 – Primary Production (7,733ha);
- RU2 – Rural Landscape (252ha); and
- RU4 – Primary Production Small Lots (2,670ha)

Land declared as part of the South West Priority Growth Area will remove all RU4 zoned land in Camden LGA and effectively reduce the available RU1 land by 1,300ha. The total area of rural land in the Camden LGA (excluding the South West Priority Growth Area) is now 6,685ha equivalent to one-third of the total LGA.

The Camden and adjacent Wollondilly LGAs pioneered agricultural research and development hosting the:

- NSW DPI Elizabeth Macarthur Agricultural Institute which covers 1,600ha and includes the Centre of Excellence for Animal and Plant Health; and
- University of Sydney Camden Farms Network, covering 1,500ha across a series of farms in the Camden and Badgerys Creek area.

The Camden Farms Network includes the Centre for Carbon, Water and Food and the Plant Breeding Institute. The Camden Farms Network supply the core teaching and research activities of the faculties of Agriculture and the Environment and Veterinary Science. Developing and strengthening strategic relationships with existing agricultural institutions and organisations in the LGA is important and may provide future opportunities for rural lands. Farming traditions have the capacity to contribute to the future economic development of the Camden LGA.





### 3.0 LGA OVERVIEW

The Camden LGA is located in the south-west of Sydney and is known as a rural region on the fringes of Sydney. It contains a mix of agricultural land, towns and villages, and new residential areas, with associated commercial and industrial development. The Camden LGA over the past 20 years has seen a rapid rise in urban development as part of the growth of the Sydney Metropolitan area. It is one of the fastest growing areas in Australia. The population of the Camden Local Government Area has expanded rapidly in the past decades, more than doubling from 1991 to the present day.

#### 3.1 History of Rural Camden

Camden has a rich historical path and is the heart of the Macarthur region. It provides ample evidence of Australia's early colonial presence. The area's rich farming heritage can be traced back to 1795 when Governor Hunter went in search of stray cattle and found them settled by the Nepean River, a place he named 'Cowpastures' – a name that still exists today. Much of the Camden's proud farming history stems from the influence of the Macarthur family. This began in 1803 when Lord Camden granted John Macarthur more than 5,000 acres allowing him to import the first pure merino rams and ewes to Australia.

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

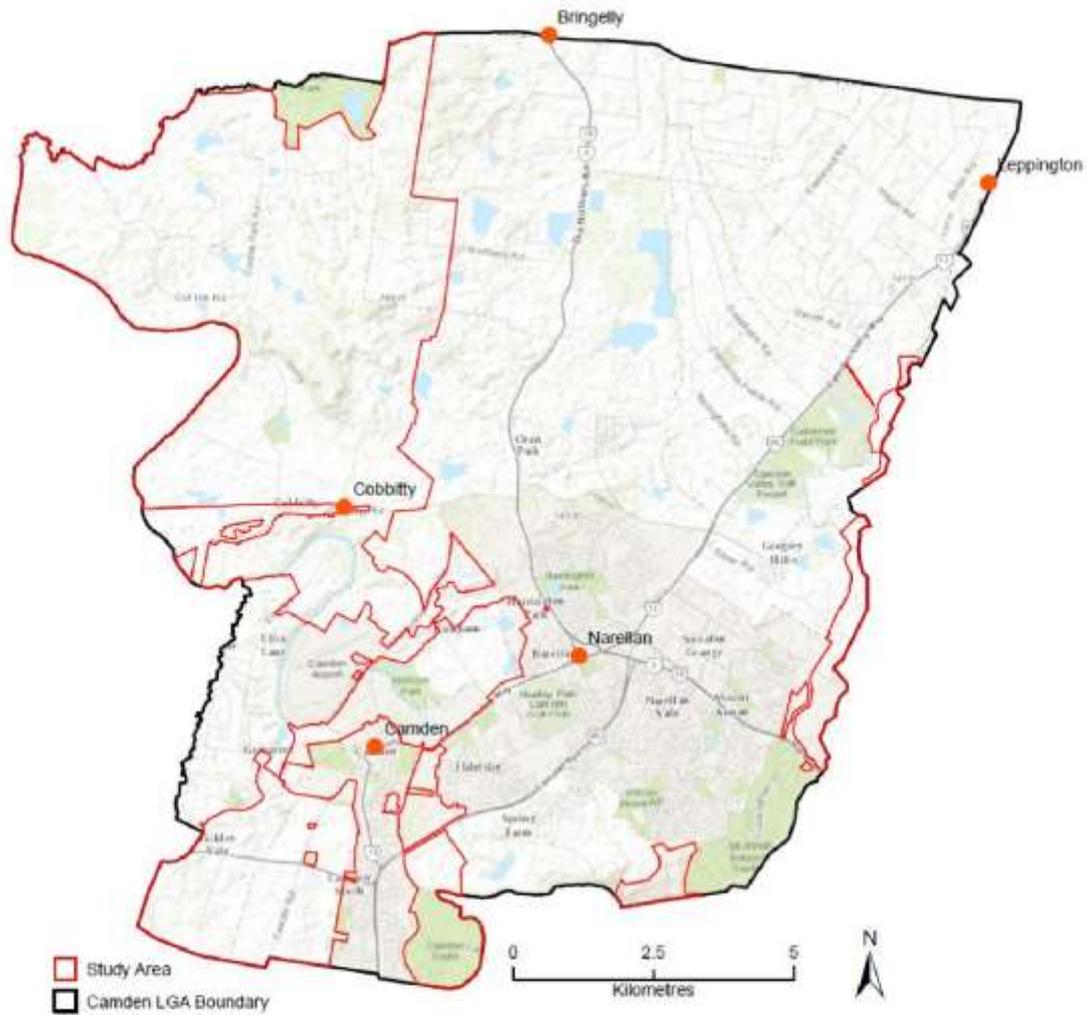




### 3.2 Camden LGA

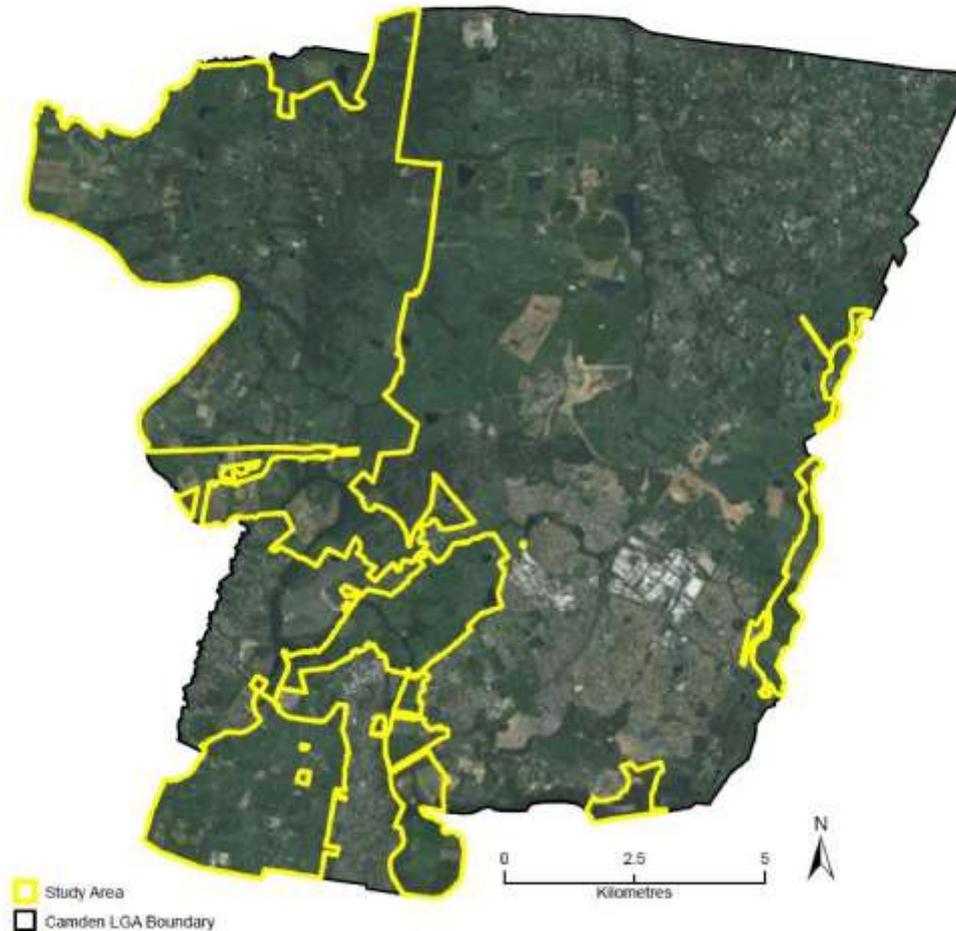
The Camden LGA covers an area of 20,095ha and is identified in Map 1 and Map 2.

Map 1: Camden LGA





Map 2: Camden LGA Aerial Image



Key features of the LGA identified in Map 2 include:

- Study area boundaries outlined in yellow;
- The Camden urban area is located in the South West of the LGA;
- Nepean River running north on the west side of the LGA;
- Narellan, a significant urban development is located on the southeast side of the LGA;
- Leppington which is closely settled small lot agriculture is located in the northern side of the LGA; and
- Large areas of agricultural land on the north central and northwest side of the LGA.

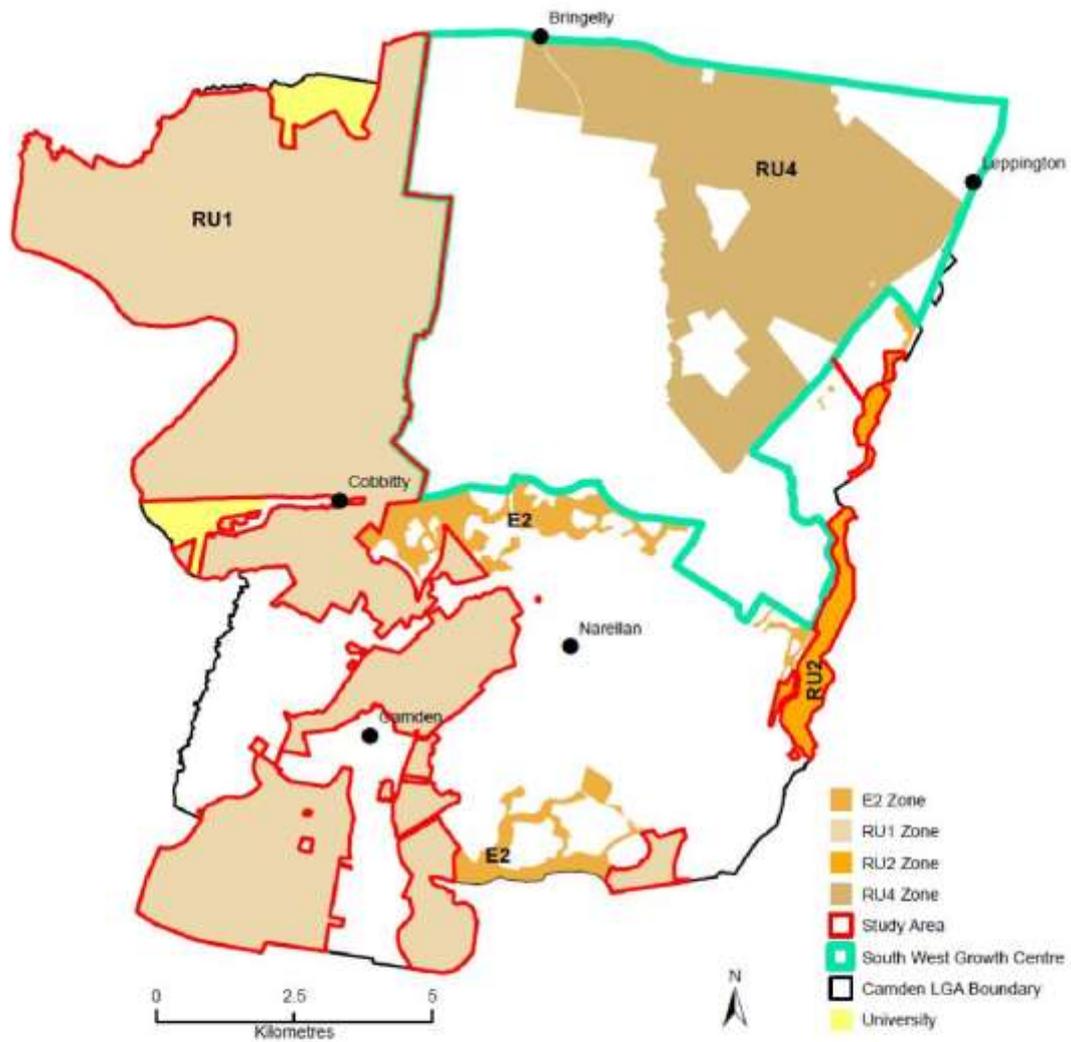




### 3.3 Rural Lands

This Rural Lands Study specifically addresses the land zoned rural in the Camden LGA excluding the South West Priority Grow areas. The Camden LEP, 2010 includes the rural zones of RU1, RU2 and RU4 as identified in Map 3. The Study area boundaries are identified in red.

Map 3: Camden LGA Rural Zones





Map 3 identifies:

- The majority of RU1 zoned land is located in an area that runs north/south on the western side of the LGA;
- All of the RU2 zoned land runs in a narrow band along the eastern side of the LGA;
- All of the RU4 zoned land is located in the northeast corner of the LGA;
- The University of Sydney land on the west and north-west side of the LGA which is zoned SP2; and
- E2 land which has rural land qualities and direct linkages to RU1 and RU2 land.

There is other land in the Camden LGA not zoned rural with rural land qualities which includes the Camden Airport which is zoned SP2 and the Australian Botanic Garden located at Mount Annan in the south east side of the LGA which is zoned SP1.

The RU2 zoned land is mostly located between the LGA boundary to the east and the historic Sydney water supply channel to the west. This channel is listed as a heritage item in the *Camden LEP, 2010* and also has a State heritage listing.

A summary of the spatial characteristics of the rural zones in the Camden LGA is included in Table 1.

**Table 1: Camden LGA Rural Zones**

Zone	Area (ha)	Proportion of LGA
RU1	7,733	39%
RU2	252	1%
RU4	2,670	13%
<b>Total</b>	<b>10,655</b>	<b>53%</b>

Note: the total Camden LGA area is 20,095ha

Prior to the *Camden LEP 2010* being gazetted in 2010 the establishment of the South West Priority Growth Area in 2005 earmarked 3,970ha of rural land for urban development on the northeast side and central parts of the LGA. This includes all land zoned RU4 (2,670ha) and 1,300ha of land zoned RU1 to the immediate west of the RU4 zoned land. This area is shown in Map 3 as RU1 and RU4 zoned land outside the study area.





## 4.0 LITERATURE REVIEW

The following provides a summary of the background documents sourced and reviewed in the preparation of this Study. Sources relied upon in this Study are not all specifically reviewed in this section.

### 4.1 Camden Rural Lands Study –2000

This report was prepared by Council in 2000 and addressed all rural land in the Camden LGA. The report examined the role and importance of rural areas in Camden, the agricultural structure both locally and regionally and the importance of rural landscapes. The Study identified the constraints and opportunities and identified the direction for policy review and formulation. During the time of the Study, Council recognised the changing role that agriculture was taking in the LGA away from traditional farming pursuits and the need to address the increasing urbanisation pressures, being located on Sydney's fringe and the impact and pressure this had on agricultural lands.

*"Increasing urbanisation of Sydney's fringe has placed added pressure on agricultural lands. Speculation and competition for rural land from buyers looking for 'lifestyle' blocks (large residential lots in a rural setting or hobby farms) increases the value land which is not based on the agricultural value of land. This causes problems for 'genuine farmers' wishing to expand the farm business as the price of land is forced above the agricultural price. This has resulted in a scarcity of land available for agricultural purposes and has also reflected in the increase environmental and social conflicts between rural producers and other rural residents."*

The following summarises the main findings of the Study:

#### Physiography and Environmental Issues

- Low rainfall (65% of the Sydney average) and high evaporation gives rise to the needs for farm dams to store water for use in summer months for irrigation to maintain high yields from vegetables, flowers, turf and orchard crops;
- The dominant geological unit is the Bringelly Shale. Eight soil groups are found in the Council area and all except the Picton landscape are suitable for grazing and regular cultivation. Fertility is low with most soils except the Picton and Blacktown Soils low to very low;
- Over the last 33 years, there have been 15 drought declared periods affecting Camden, ranging from two to 16 months;
- Over 320 native plant species have been recorded in the Camden Council area, including seven ROTAP (Threatened Species Act) Species; and
- Council has increased its controls in the removal of native vegetation and recognises the need to address tree and vegetation clearing.





### Heritage

- Significant European heritage areas and Aboriginal sites are found in the Camden Council area. These areas are now developed with villages and rural and rural residential development. The homesteads in these heritage areas still rely on the agricultural productivity of the land. The community has great interest in the heritage of rural lands as it contributes to the rural character and visual environment. A number of European heritage items have recently come under threat due to potential rural-residential development pressures and the changing needs of residents in the area.

### Scenic and Cultural Landscape Issues

- The main components of Camden's Landscape are hills and ridges, flood plains and remnant native vegetation. These are prominent in the visual gateways and routes in the area and deserve special consideration and protection;
- The rural heartland of Camden is composed of landscapes which clearly demonstrate historic settlement patterns and associations. There are many historic properties of state significance due to their rarity, integrity and ability to demonstrate historic associations and processes;
- Important visual views into and out of Camden Town and Cobbitty Village; and
- The need to maintain scenic quality, a range of scenic character types, visual access to the landscape and to landmark features, the historic meaning of landscape and the ability to interpret, conserve and manage visual and cultural heritage impacts.

### Camden's Rural Population and Rural Economy

- In the rural area north of the Nepean, the population can best be described as a 'mature' population which indicates a fairly static population level, comprising a majority of established families and some households of young working adults. The labour force participation represented 64.1% of the workforce within the Study area;
- A large percentage of those residents in the Study area working in agriculture are near retirement age, identifying a significant lack of desire and opportunities for younger generations;
- Tourism in the Camden Council area is important financially to the rural sector, with strong growth potential;
- Camden is a significant producer of grapes for wine, cauliflowers, lettuce, cultivated turf, sheep and lambs, dairy cattle, meat cattle and crops and pastures for hay; and
- Agricultural production in the Camden Local Government Area is significant with commodities having a value in excess of \$44 million.





#### **Impediments and Opportunities for Agricultural Investment and Production**

- In deciding whether to proceed with a particular agricultural investment two factors in the external environment are relevant; a location where costs are competitive; and a location where possible investment risk is lowest and the highest possible certainty. These ensure that conditions for the investment will remain stable or improve;
- Access and security of tenure of water is an important criteria in evaluating investment risk for agricultural enterprises, especially intensive industries. Water is both a resource and a limiting factor for agriculture; and
- Land use conflicts between rural producers and residents surrounding them can be an impediment to agricultural production.

#### **Land Development Patterns and Potential**

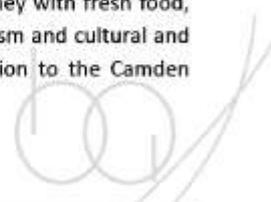
- The lot pattern in the Study area has been dominated by 2ha and 4,000m<sup>2</sup> allotments, which have resulted mainly from the minimum area requirements in operating LEPs; and
- An assessment of undeveloped land zoned Rural 'C' showed that there was a potential 10 – 13 year supply of 4,000m<sup>2</sup> allotments. This appears sufficient for the immediate future in the relevant submarkets.

#### **Land Use and Infrastructure**

- Extensive areas are used for dairying, beef studs and grazing, horse studs and horse stabling;
- The major special uses in the study area are the University Farms, Mount Annan Botanic Gardens, the Camden Airport and Mater Dei special school. Most of the community facilities used by residents of the study area are located in Camden town or at Narellan;
- A second Sydney Airport located at Badgerys Creek would have a significant impact on the Council area, in terms of noise, future land use and operations of Camden Airport;
- The study area is not well serviced by public transport and few residents use public transport to travel to work; and
- Agriculture in the study area could be severely curtailed if the Department of Land and Water Conservation do not issue any more licences for new farmers to utilise waters from the Nepean River for irrigation purposes. These farmers will need to buy water rights from existing farmers who presently are only charged a licence fee to pump water from rivers such as the Nepean.

#### **Sustainable Agricultural Development in Camden**

- Camden's agricultural land is important, not only because of its role in providing Sydney with fresh food, but because of other benefits which arise through protection of the land such as tourism and cultural and landscape values. Agriculture and associated activities currently contribute \$75 million to the Camden economy. Agriculture and associated activities also employ about 1,150 persons; and





- Farmers have many concerns on the future of farming in the Sydney Basin. These include the inability to expand in some areas, the general public's concern in regard to farming, Council regulations, the reduction of services by NSW Agriculture, the future involvement of the younger generation in farming and the opportunity to subdivide and sell their property to finance their retirement.

#### Planning Controls and Policy Affecting Agriculture

- In 1992, the Federal Government introduced the National Strategy for Ecological Sustainable Development (ESD) which states that decisions should be based on long term ecological sustainability;
- The main Sydney Regional Environmental Plans (SREPs) affecting the Study area are SREP No. 9 - Extractive Industries and SREP No. 20 - Hawkesbury- Nepean River;
- A key strategic principle affecting agriculture in the then NSW Department of Urban Affairs and Planning's document 'Cities of the 21st Century' is the control of encroachment of urban and rural-residential development into rural areas so that agriculture is not unnecessarily displaced, recreation and tourism are retained and valuable habitats are protected;
- The NSW Department of Land and Water Conservation placed a moratorium on the issue of further licenses, particularly in regard to irrigating farms with water from the Nepean River. This will make it harder for future farmers to obtain water for irrigation and will induce some prospective producers to look elsewhere, where water prices are lower; and
- The NSW Department of Agriculture's "Strategic Plan for Sustainable Agriculture – Sydney Region 1998" was a result of a whole of government and community approach in dealing with how best to facilitate sustainable agriculture in the Sydney Region (including Camden). It contains a range of objectives and accompanying implementation strategies and policy actions that apply to Camden Council.

## 4.2 Camden 2040 Community Strategic Plan

The Community Strategic Plan was adopted in May 2014, and provides the vision for Camden's future. The Plan identifies that:

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

The Plan identifies the need to effectively manage urban and population growth, while still protecting the rural hinterland and heritage of the area.

Community feedback in 2012 included:

*"The very clear message continues to be that there is a need to retain Camden's country and rural feel, its heritage, vistas and open spaces as the area grows, and to build the community characteristics of a rural/country community in the new areas that are coming."*





It is important to note that the community has continued to identify the significance of protecting the rural hinterland and the backdrop it provides to the urban areas of the LGA. This Study investigates the potential mechanisms available to achieve the community's strategic objective of maintaining the rural feel by ensuring that human elements and development do not dominate. Preserving agricultural activity as well as the dominant landscape features and scenic characteristics of the LGA are considered important to achieve this objective.

Key Direction 2 of *Camden 2040* is 'Healthy Urban and Natural Environments'. This section sets out the importance of the natural and built environment to Camden residents and identifies some of the opportunities and challenges which affect the Camden area. One major concern is the impacts from the loss of rural land and farming activities on fresh, local and affordable food supply and increased production pressure on remaining agricultural lands. Strategy 2.2.1 identifies the need to secure high levels of public health and confidence through encouraging best practice in industry and agriculture, and enforcing relevant legislation where needed.

Key Direction 2 of the *Camden 2040* is 'A Prosperous Economy'. This section sets out the importance of prosperity for the life and wellbeing of the Camden residents and the need for a strong local economy. Strategy 3.4.3 identifies the need for people to access what they need and the Strategy identifies the need to be able to provide and support opportunities for fresh food production in order to offset the impact of the loss of agricultural land through the development of the South West Growth Centre.

### 4.3 Camden Economic Development Strategy 2013

The Camden Economic Development Strategy was completed and adopted by Council in July 2013 and was developed for Council to take a more active role in developing a strong and prosperous local economy as a key part of managing the large-scale urban growth of the area, and in order to maximise the many opportunities this growth presents. The Strategy identifies Council's role in economic development, and identifies the strategies and actions necessary to deliver on the vision contained in *Camden 2040*.

The Strategy provided a plan of action to guide economic development activities. A number of 'Target Sectors' were identified which guide the areas on which Council will focus on over the coming four year period. These 'Target Sectors' identified were Education, Professional Services, Health Services, Tourism, Agriculture, Construction, Retail and Commonwealth and State Government Services. A SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis was undertaken for each Target Sector.

With particular reference to the Agricultural Target Sector, the SWOT Analysis identified the strength of this Sector, on the need to develop and build on existing agriculture knowledge, markets and explore opportunities with agricultural research and innovation. In strengthening strategic relationships with existing agricultural institutions and organisations in the LGA, Camden can build a reputation that will allow its farming traditions to continue, while also positioning Camden as an agricultural and innovation hub. These institutions include the Camden Farms Network (University of Sydney), the Centre for Carbon, Water and Food (University of Sydney) and the Elizabeth Macarthur Agricultural Institute (NSW Government).

Another major opportunity identified by the Strategy in this Sector is to provide and support opportunities for fresh food production in order to offset the impact of the loss of agricultural land through the development of the South West Priority Growth Area.





#### 4.4 Camden Scenic and Cultural Landscapes Study

The Camden Scenic and Cultural Landscapes Study was completed in February 1998. This Study aimed to assess the scenic and associated cultural heritage values of the Camden Local Government Area and formulate draft policies in land use planning controls.

The Study took a systematic approach of classifying and interpreting landscapes within the LGA, based on descriptive methods and research into the history of settlement. It looked at the entire LGA, its main view corridors and routes, with particular detail on the Cobbitty Village and Camden.

The landscape classification process identified 17 landscape units. Within each of the landscape units were a range of landscape character types which gives each of the units its particular qualities. Each type was assessed for its scenic and cultural heritage significance and an overall rating of significance for each landscape unit was identified.

Each of the Landscape Units is described in Table 2:

Table 2: Landscape Units

Landscape Unit	Significance
Bringelly	Local
Bringelly Creek	Local
Carrington-Ellis Lane	Local
Catherine Field	Local
Coates Park	Regional
Cobbitty	Local
Crear Hills	State
Cut Hill	Regional
Denbigh-Oran Park	State
Leppington-Rossmore	Regional
Matahil Creek-Cawdor	Regional
Maryland	State
Mt Annan-Badgery Hills	Regional
Narellan Creek	Local
Raby-Gledswood	State
Smeaton Grange-Narellan Vale	Local
Spring Farm-Belgenny	State





Table 2 indicates there were five Landscape units which were identified as having Regional Significance:

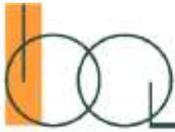
- Coates Park;
- Cut Hill;
- Leppington-Rossmore;
- Matahil Creek-Cawdor; and
- Mt Annan-Badgery Hill.

There were five Landscape units which were identified as having State Significance:

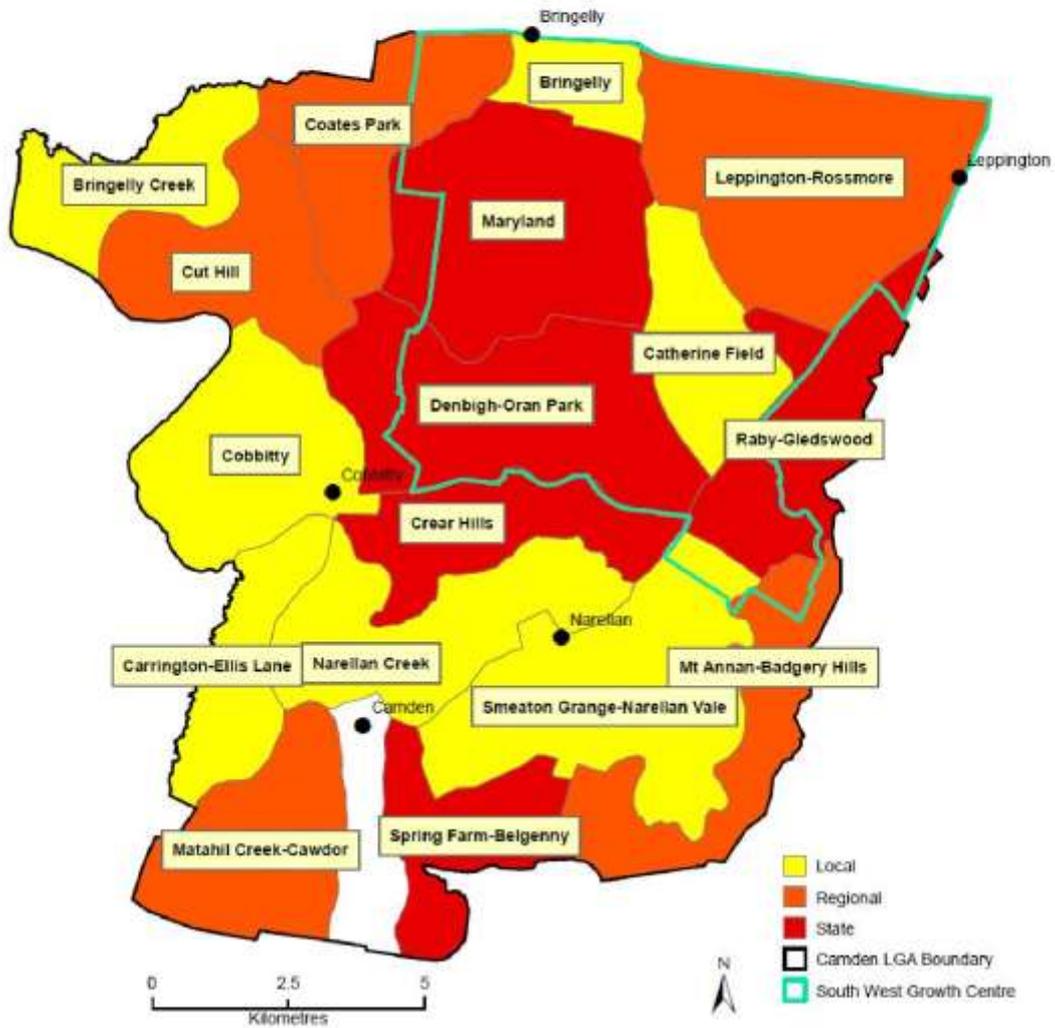
- Crear Hills;
- Denbigh-Oran Park;
- Maryland;
- Raby-Gledswood; and
- Spring Farm-Belgenny.

Map 4 shows each landscape unit and where it is located within the growth area.





Map 4: Landscape Units





Each Landscape unit is comprised of one or a consistent set of landscape character types. Table 3 describes the landscape character type and their significance.

**Table 3: Landscape Character**

Landscape Character	Significance
Cut Hill Group	Local
Rural smallholdings	Local
Alluvial flats: Grazing	Local
Large scale rural-residential	Local
Broadacre grazing land	State
Regrowth woodland/forest	Regional
Mixed smallholdings/rural residential/suburban	Local
Mixed intensive agriculture	Regional
Suburban residential/urban	Local
Smallholdings converting to suburban	Local
Extraction sites	Local

There were two Landscape character types identified as having **Regional Significance**:

- **Regrowth woodland forest (Landscape Character Area 6)** – located throughout the LGA where woodland and forest vegetation exists; and
- **Mixed intensive agriculture (Landscape Character Area 8)** – broad to gently sloping ridge crests developed on best quality soil in the Leppington Area.

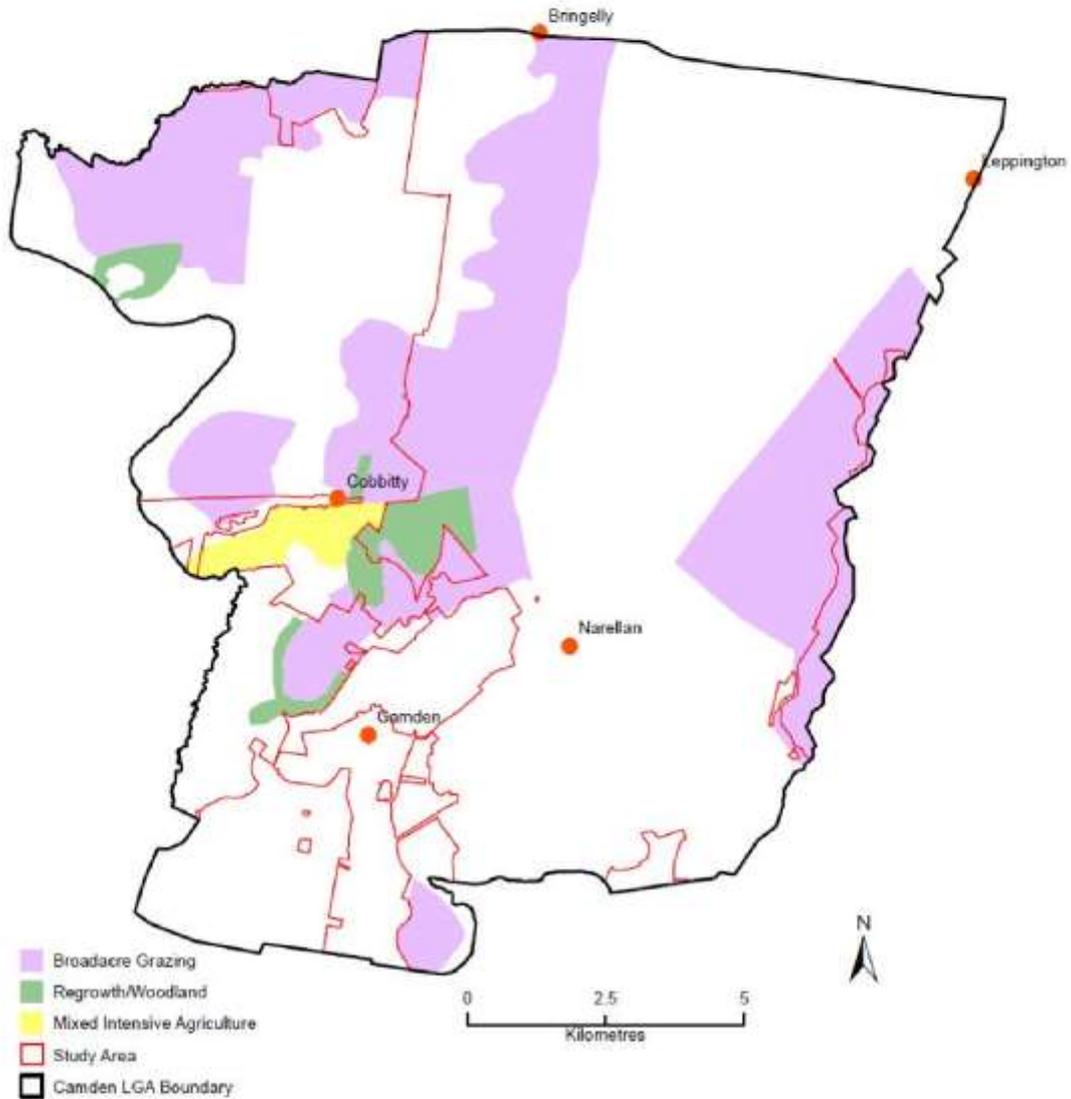
There was one Landscape character type identified as having **State Significance**:

- **Broadacre grazing land (Landscape Character Area 5)** – this is located on undulating topography and side slopes, including most of the Cut Hill group of hills and the ridge crests in the central and north western part of the LGA; and
- Map 5 shows that most of these areas are taken up within the South West Growth Centre Area.





Map 5: Landscape Character



Council has also undertaken a mapping exercise that identifies significant rural views. The mapping seeks to identify the principal rural views from key vantage points including roads and natural features such as the Nepean River, panoramic views and views to and from heritage items are also identified. The format of the mapping does not directly identify affected land but would be useful if further developed.





The main findings of the Study include:

- The main components of Camden Landscape include hills, ridges, plains and remnant native vegetation. These are prominent in the visual gateways and routes in the area and require protection;
- Rural areas of Camden are composed of landscapes that demonstrate historic settlement patterns such as historic rural properties. These are of state significance because of their rarity, integrity and ability to demonstrate historic associations and processes. They also require protection through planning controls;
- Regional areas of significance include: Cumberland Plain remnant woodland areas, early grants in the hills of Coates Park and Cut Hill and the Cawdor area;
- Identified general scenic quality issues, the need to maintain scenic quality, a range of scenic character types, visual access to the landscape, to landmark features and the historic meaning of the landscape and the ability to interpret, conserve and manage visual and cultural heritage impacts;
- Need to conserve visual access to the landscape from historic villages and corridors, including sites of interpretation of heritage value, to control and manage the impacts of development on historic meaning and maintain the integrity of visual gateways and entry points to villages and settlement areas; and
- Some specific landscape issues identified included: the low visual absorption capacity and small scale of the Camden landscapes, the prominence of historic – properties and curtilages, potential loss of cultural significance, rural character and agricultural land uses, and the potential for urban development to “roll over” prominent features, convert rural roads to streets and formalise a traditional landscape.

The South West Priority Growth Area contains the majority of the landscape units within Camden that were identified as having State significance. Development of the Growth Areas will eventually result in the transformation of the majority of those most highly prized landscape units from rural landscapes to heavily urban environments. These rural landscapes are a critical component of the local identity for Camden which prides itself on having a rural and country town feel. The *Camden 2040 Community Strategic Plan* repeatedly emphasises the importance of the rural backdrop to residents, and the irreversible loss of significant landscapes within the Priority Growth Area will make the remaining rural landscapes an even more valuable asset to the community.

#### **4.5 Promotion of Rural Activities and Feasibility of Establishing a Viable and Sustainable Agribusiness Precinct in Penrith 2013**

This report addressed the promotion of rural activities and the feasibility of establishing a viable and sustainable agribusiness precinct in Penrith. It identified potential activities through which Penrith Council could support and promote viable and sustainable agriculture. It examined some of the specific issues of sustainable agriculture in Penrith and in particular explores the agricultural production and marketing including the role of the Sydney Agricultural Reference Group, the changing face of agriculture in the LGA and the increasing number of vegetable growers from culturally and linguistically diverse backgrounds.





This report found:

*"The major issues limiting sustainable agriculture in Penrith and promotion opportunities are:*

- *Land zoning and ownership;*
- *Land use conflict;*
- *Marketing of agricultural product,, and*
- *Access to labour."*

The issues identified in this report are not unique to Penrith and this report provides an insight into how another Council area is facing similar changes to their rural lands as is the case for Camden LGA. The report recommended the precinct be progressed, but it is not known how far this has progressed. It is recommended that Council follow progress of this initiative and consider the potential for a similar agribusiness district in Camden.





## 5.0 THE PLANNING FRAMEWORK

This section identifies the planning framework and addresses relevant planning controls at the State, Regional and Local levels.

### 5.1 A Plan for Growing Sydney

*A Plan for Growing Sydney*, released in December 2014, is the NSW Government's plan for the future of the Sydney Metropolitan Area over the next 20 years. The Plan provides key directions and actions to guide Sydney's productivity, environmental management, and liveability – including the delivery of housing, employment, infrastructure and open space.

The Plan recognises that Sydney Metropolitan Area has two Central Business Districts (CBDs): Sydney/North Sydney and Greater Parramatta. The two CBDs will be supported by a network of Strategic Centres and Transport Gateways, which will also be a focus for economic activity. The nearest Strategic Centre to Camden is Campbelltown-Macarthur. New housing will be accelerated across Sydney, with a greater choice of housing types around centres. There will also be a focus on urban renewal corridors along rail lines.

Greenfield housing development in new land releases will continue to be primarily focussed in the North West and the South West Priority Growth Centres.

To guide the expected growth the Plan contains a number of goals, directions and actions. The four goals the Department has set down to achieve the vision for Sydney are:

- **Goal 1:** A competitive economy with world-class services and transport;
- **Goal 2:** A city of housing choice with homes that meet our needs and lifestyles;
- **Goal 3:** A great place to live with communities that are strong, healthy and well connected; and
- **Goal 4:** A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

These goals are further expanded into 22 strategic directions, and 59 detailed actions that the Government will take to implement the Plan. The directions which are directly relevant to this Study include:

- Accelerating urban renewal across Sydney at train stations, providing homes closer to jobs;
- Delivering the infrastructure that is needed;
- Protecting our natural environment; and
- Managing long-term growth.





The Plan identifies the need to develop a framework to guide the identification of new Growth Centres and Priority Growth Areas. The Plan states that in developing this framework, the Government will consider a range of issues, including the value of land for drinking water supply, agriculture, environmental management, resources, tourism and other purposes. The following comments in “Direction 4.1 Protecting our natural environment and biodiversity” are of direct relevance to this Study:

*“Sydney’s Metropolitan Rural Area – the area immediately beyond the urban footprint of Sydney – contains most of Sydney’s conservation reserves and significant agriculture and extractive industries. In 2010–11, the gross value of agricultural commodities produced in the Sydney Metropolitan Area was \$591.8 million, contributing around five per cent of NSW’s total agricultural production by value. More than one-third of the total value of the State’s vegetables is produced in the Sydney Metropolitan Area in market gardens. Sydney’s agricultural sector provides local jobs and reduces the transport costs of moving produce to markets.*

*The Metropolitan Rural Area is also home to many rural towns, villages and communities from Richmond in the north, Picton in the south and the Blue Mountains in the west. The biodiversity, agricultural, mineral and natural environment assets of these communities add to the diversity, uniqueness and prosperity of Sydney. This Plan recognises the value of the diverse mix of activities which define the Metropolitan Rural Area.*

*As Sydney grows, we need to protect high conservation value areas, create a biodiversity network to protect our environment and habitats and manage developments in the Metropolitan Rural Area. A strategic framework will provide certainty about future land use and will help these activities remain viable, while enhancing the unique characteristics of the natural environment.”*

An extract from A Plan for Growing Sydney addressing the Priorities for the South West Priority Growth Area is provided as Annexure 1.

## **5.2 State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

This SEPP aims to co-ordinate the release of land for residential, employment and other urban development in the North West and South West Growth Centres of the Sydney Region. The following provides the aims of the SEPP:

- To enable the Minister from time to time to designate land in those growth centres as ready for release for development;
- To provide for comprehensive planning for those growth centres;
- To enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity;
- To provide controls for the sustainability of land in those growth centres that has conservation value;



- To provide for the orderly and economic provision of infrastructure in and to those growth centres;
- To provide development controls in order to protect the health of the waterways in those growth centres;
- To protect and enhance land with natural and cultural heritage value; and
- To provide land use and development controls that will contribute to the conservation of biodiversity.

### 5.3 State Environmental Planning Policy (Rural Lands) 2008

The SEPP (Rural Lands) 2008 applies to the majority of the State with the exception of most Metropolitan councils, including Camden. Whilst the SEPP does not apply to Camden, it applies planning controls to other parts of NSW that aim to facilitate the orderly and economic use and development of rural lands for rural and related purposes, and to implement measures designed to reduce land use conflicts. The SEPP also contains rural planning principles and rural subdivision principles which provide relevant guidance on the sound management and protection of rural land.

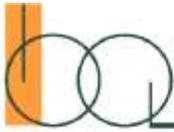
#### 5.3.1 Rural Planning Principles

Part 2 of the Rural Lands SEPP (2008) establishes the "Rural Planning Principles" which are:

- a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,*
- b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,*
- c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,*
- d) in planning for rural lands, to balance the social, economic and environmental interests of the community,*
- e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,*
- f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,*
- g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,*
- h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General."*

The recommendations in this Rural Lands Study are consistent with the Rural Lands SEPP (2008) Rural Planning Principles.





### 5.3.2 Rural Subdivision Principles

Part 3 of the *Rural Lands SEPP* establishes the *Rural Subdivision Principles*. These principles and their relevance to the Camden Rural Land Study are as follows:

*“(a) the minimisation of rural land fragmentation”*

The recommendations in this Study (including minimum lot sizes) recognise the predominant highest and best use, and potential land use to minimise the risk of fragmentation of the agricultural base.

*“(b) the minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses”*

The recommended minimum lot sizes in this Study are sufficiently large enough to minimise the potential for speculative development that might conflict with rural land use.

*“(c) the consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands”*

The recommended minimum lot sizes in this Study have been based on an analysis of existing agricultural holdings in the LGA.

*“(d) the consideration of the natural and physical constraints and opportunities of land”*

The recommendations in this Study have recognised that natural and physical constraints and opportunities of the land including native vegetation, flooding, bushfire risk and land capability.

*“(e) ensuring that planning for dwelling opportunities takes account of those constraints”*

The Rural Lands SEPP provides for a subdivision of any size for the purpose of primary production where no dwellings are located or proposed. This provision has been replicated in Camden LEP as discussed in Section 10.0.

The Rural Lands SEPP does not require Council to review or change their current minimum lot sizes, but does provide voluntary options to review them. This Study has assessed land uses in the Camden LGA and reviewed minimum lot sizes as discussed in Section 10.0.





## 5.4 Section 117 Directions

A range of local Planning Directions are required to be followed by Councils when preparing planning proposals for new LEPs.

The directions cover the following broad categories:

- Employment and resources;
- Environment and heritage;
- Housing, infrastructure and urban development;
- Hazard and risk;
- Regional planning; and
- Local plan making.

Relevant Section 117 Directions for the Camden Rural Lands Study are:

### Direction 1.2 Rural Zones

The objective of this Direction is to protect the agricultural production value of rural land.

The Direction requires that a draft LEP shall:

- "a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.*
- b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village)."*

### Direction 1.2 Rural Lands

The objective of this Direction is to:

- "a) protect the agricultural production value of rural land,*
- b) facilitate the orderly and economic development of rural lands for rural and related purposes.*

This Study will inform a broader Strategy that will be used to assess future planning proposals and Draft LEPs that affect rural land.





## 5.5 Camden Local Environmental Plan 2010

The *Camden Local Environmental Plan 2010* contains local planning controls for land in Camden, located outside of released growth areas. The aims of the plan are as follows:

- a) to ensure Camden retains its valued traditional qualities, character and scenic landscapes while providing for sustainable urban growth,*
- b) to ensure that new communities are planned and developed in an orderly, integrated and sustainable manner and contribute to the social, environmental and economic sustainability of Camden,*
- c) to ensure natural assets within Camden are protected and enhanced,*
- d) to minimise the impact on existing and future communities of natural hazards such as bush fires and flooding,*
- e) to ensure that appropriate housing opportunities are provided for all existing and future residents of Camden at all stages of their lives,*
- f) to ensure that the economic, employment and educational needs of all existing and future residents of Camden are appropriately planned for,*
- g) to ensure the agricultural production potential of rural land, and prevent the fragmentation of agricultural holdings,*
- h) to ensure that the recreation, cultural and social needs of all existing and future residents of Camden are appropriately planned for,*
- i) to protect and restore the environmental values of land, including waterways and riparian land, as part of the natural systems,*
- J) to conserve and enhance the built and landscape heritage of Camden."*

*Camden LEP 2010* includes three rural zones, RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small Lots. The LEP objectives and land use tables for each are included in Annexure 2. Clause 4.2 Rural Subdivision and Clause 4.2A Erection of Dwelling Houses on Land in Certain Rural and Environmental Protection Zones is also included in Annexure 2.

The suitability of the existing rural zone system and associated planning controls such as minimum lot size and land use permissibility are further discussed in Section 10.0 of this Study.

The *Camden LEP, 2010* minimum lot size maps identify the following minimum lot size areas apply in each zone:

- RU1 Primary Production = 40ha
- RU2 Rural Landscape = 40ha; and
- RU4 Primary Production Small Lots = 2ha.





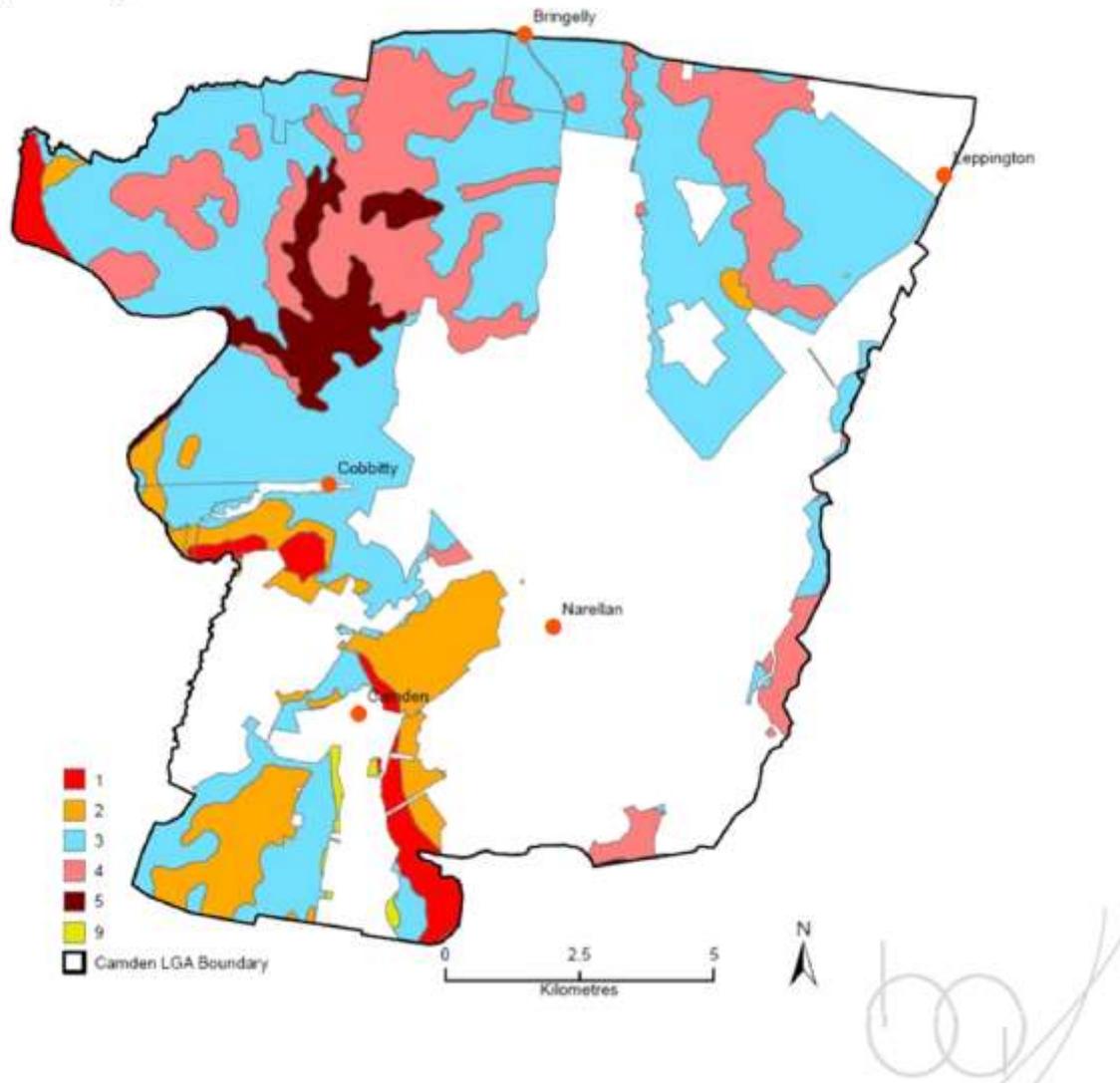
### 6.0 RURAL LAND ANALYSIS

The biophysical features of the Camden LGA including climate, topography and landform, geology and soils were identified in the *Camden Rural Lands Study, 2000*.

### 6.1 Agricultural Land Classification

The Camden Rural Lands Study, 2000 includes details of agricultural land classification using the methodology described by *Hulme et al, 2002*. This system ranks land on a scale of 1 to 5 with 1 being the most productive and 5 being the least productive. Map 6 shows agricultural land classification for all rural zones and University of Sydney land in the Camden LGA:

Map 6: Agricultural Land Classification



Camden Council – Rural Lands Study



A summary of the agricultural land class areas in Map 6 ranked 1 to 5 and a brief description is provided in Table 4.

**Table 4: Agricultural Land Classification Summary**

Class	Area (ha)	Proportion	Description
1	438	4%	Arable land suitable for intensive cultivation (horticulture)
2	1,229	11%	Arable land suited for regular cultivation
3	6,304	58%	Grazing land suited to occasional cropping
4	2,381	22%	Grazing land unsuited to cropping
5	561	5%	Light grazing land
	<b>10,913</b>		<b>Total</b>

Also included in Map 6 is 42ha of Class 9 which is urban land on the fringes of Camden township.

Map 6 and Table 4 indicate:

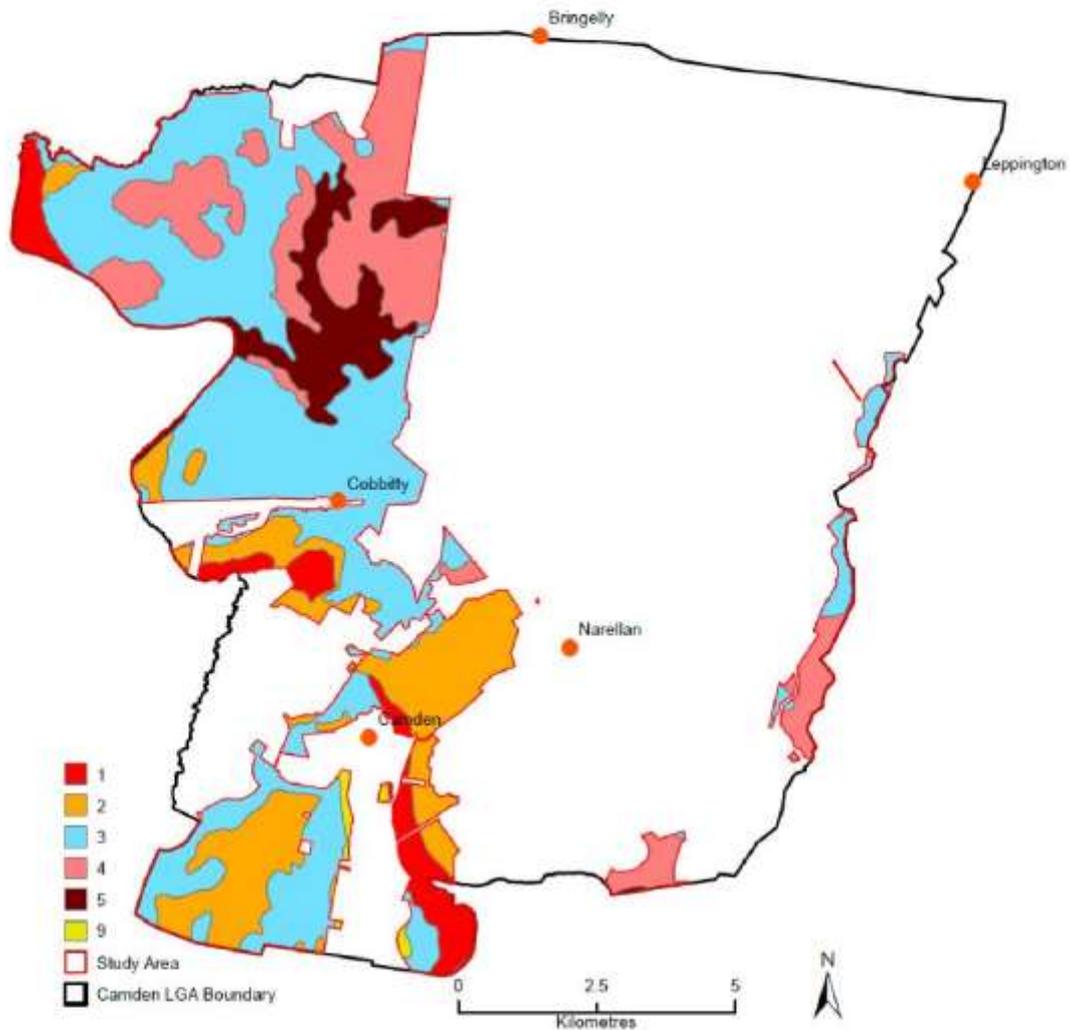
- Only 15% of the rural land in the Camden LGA is the highly productive Class 1 and Class 2;
- The majority of the Class 1 and Class 2 land is located on the Nepean floodplain and surrounds;
- The majority (80%) of the rural land in Camden LGA is Class 3 and Class 4 which is good grazing and occasional cropping land; and
- The majority of the Class 4 and all Class 5 land are associated with the hills north of Cobbitty, a strip running through Leppington and the south-east portion of RU2 land. Whilst these land types are less productive in an agricultural sense they provide significant scenic amenity.





The resumption of rural land for the South West Priority Growth Area has seen the loss of significant rural land in the northeast corner of the LGA. Agricultural land classification for the study area only is provided in Map 7.

Map 7: Agricultural Land Classification in Study Area



The resumption of land for the South West Priority Growth Area has resulted in a reduction in rural land of some 3,964ha with a small area of Class 2 land lost, the majority of area lost being Class 3 and Class 4 land.





The following are key considerations when considering agricultural land classification and potential suitability:

- Class 1 land is high quality land suited to horticulture. This land is only found along the Nepean floodplain and hence flooding risk is a significant constraint to non-agricultural development;
- Class 2 land is quality land that is suited for cropping and also capable of supporting horticultural enterprises with appropriate management practices. The majority of this land is also located within the Nepean River floodplain and development is likely to be constrained by flood risk;
- Class 3 land can be continuously cropped with best management farming practices. These lands are not suited to horticulture and can support productive grazing systems;
- Class 4 land is largely too constrained to support cropping for reasons including soil fragility and slope. These soils tend to be confined to the steeper slopes and vegetated areas on the hills in the Camden LGA;
- Class 5 land can be fragile, shallow soils often on steep slopes that are suited to light grazing practices only; and
- Intensive animal production such as poultry sheds could be carried out on any class of land subject to other site constraints and ability to mitigate off-site impacts.

## 6.2 Biophysical Strategic Agricultural Land

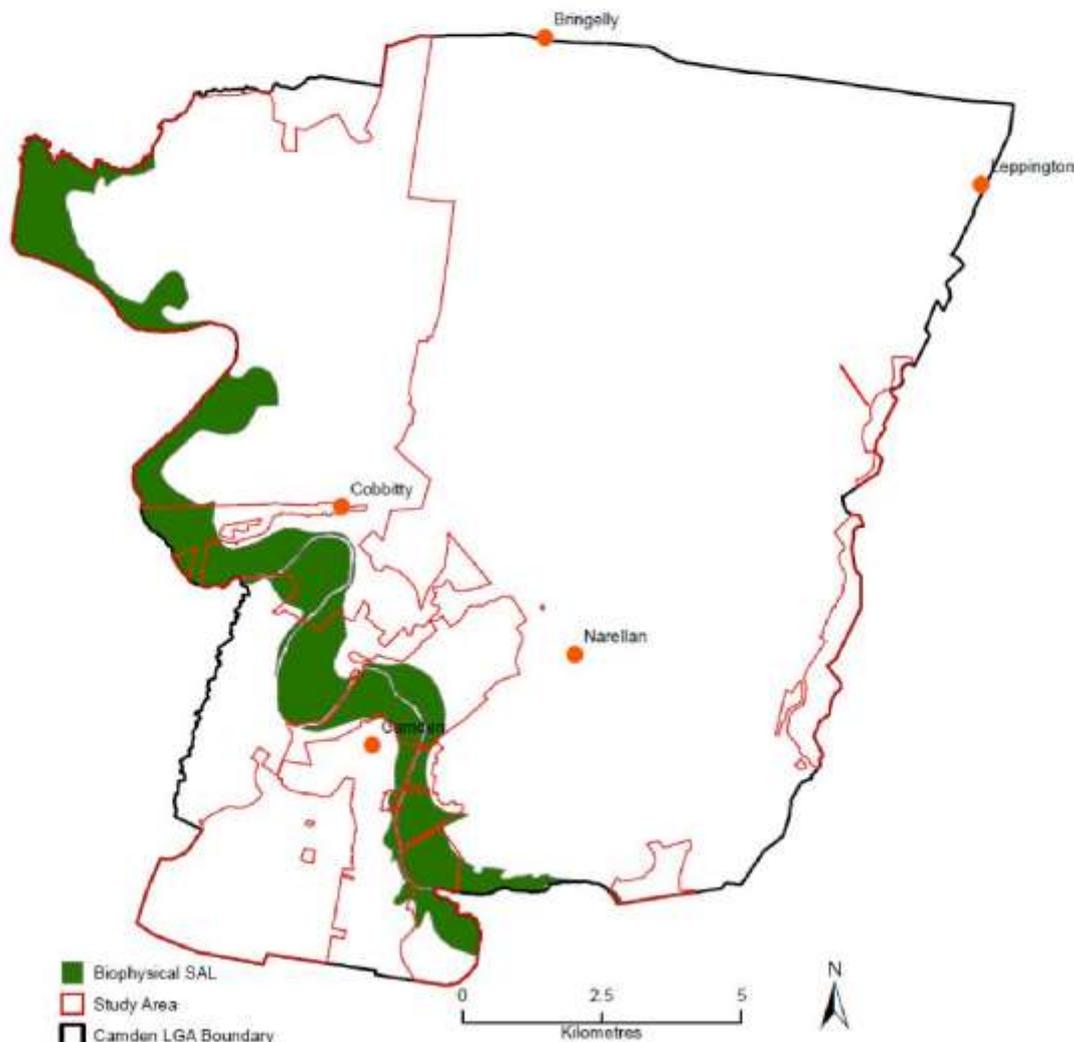
The NSW Government is working through a process of identifying, mapping and protecting valuable agricultural land across the State. This land has been identified as Biophysical Strategic Agricultural Land which has high agricultural value and is based on the inherent qualities of the land. Map 8 depicts the areas identified as Biophysical Strategic Agricultural Land in the Camden LGA.

Land identified as biophysical strategic agricultural land requires a focussed scientific assessment of impacts on agriculture by proposed mining or coal seam gas projects, effectively affording a higher level of protection to such land.



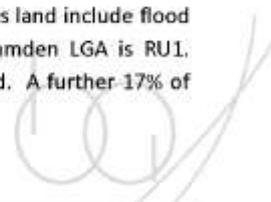


Map 8: Biophysical Strategic Agricultural Land



The land identified as Biophysical Strategic Agricultural Land in the Camden LGA follows along the Nepean River floodplain and comprises 1,679ha of which 1,250ha is contained within the study area. The Biophysical Strategic Agricultural Land is also largely areas that have been identified as Class 1 and Class 2 agricultural land in Map 6.

Biophysical strategic agricultural land is the most productive agricultural land in the Camden LGA and should be protected for agricultural use by retaining the existing minimum lot size. Constraints of this land include flood risk (refer to Section 6.5). 75% of the biophysical strategic agricultural land in the Camden LGA is RU1. Retaining the current RU1 minimum lot size will provide sufficient protection for such land. A further-17% of the biophysical strategic agricultural land is zoned SP2 being University of Sydney land.





### 6.3 Land Use

GHD, 2012 summarises an agricultural lands mapping project for the Sydney Basin, including the Camden LGA. The key agricultural land uses in the Camden LGA identified by this Study are:

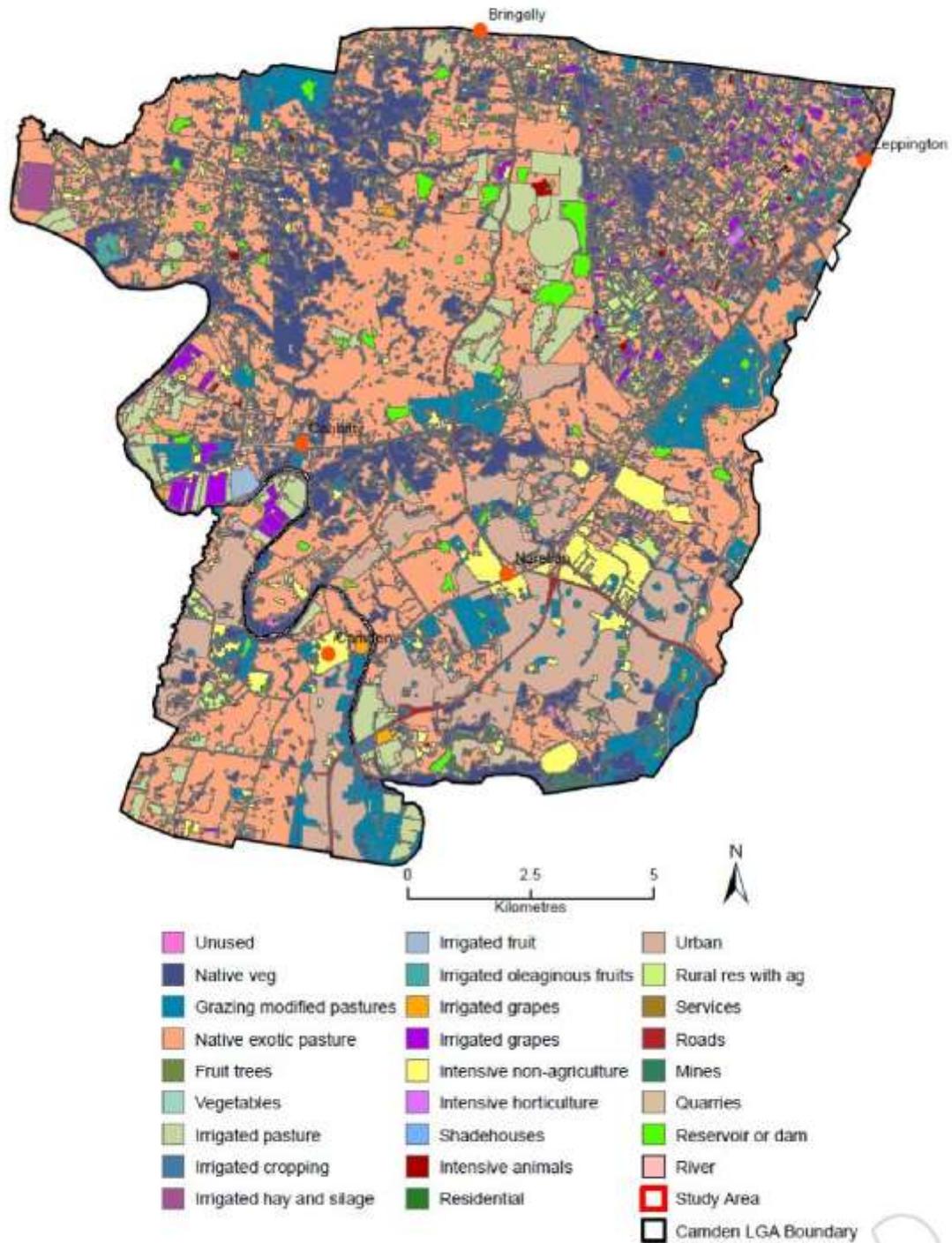
▪ Cropping	65ha
▪ Grazing	7,013ha
▪ Intensive animal production	689ha
▪ Intensive horticulture/nurseries and shade houses	59ha
▪ Irrigated modified pastures (including turf)	856ha
▪ Perennial horticulture	95ha
▪ Seasonal horticulture	374ha
<b>Total</b>	<b>9,151ha</b>





Land use according to *GHD 2012* is depicted in Map 9.

Map 9: Agricultural Land Use





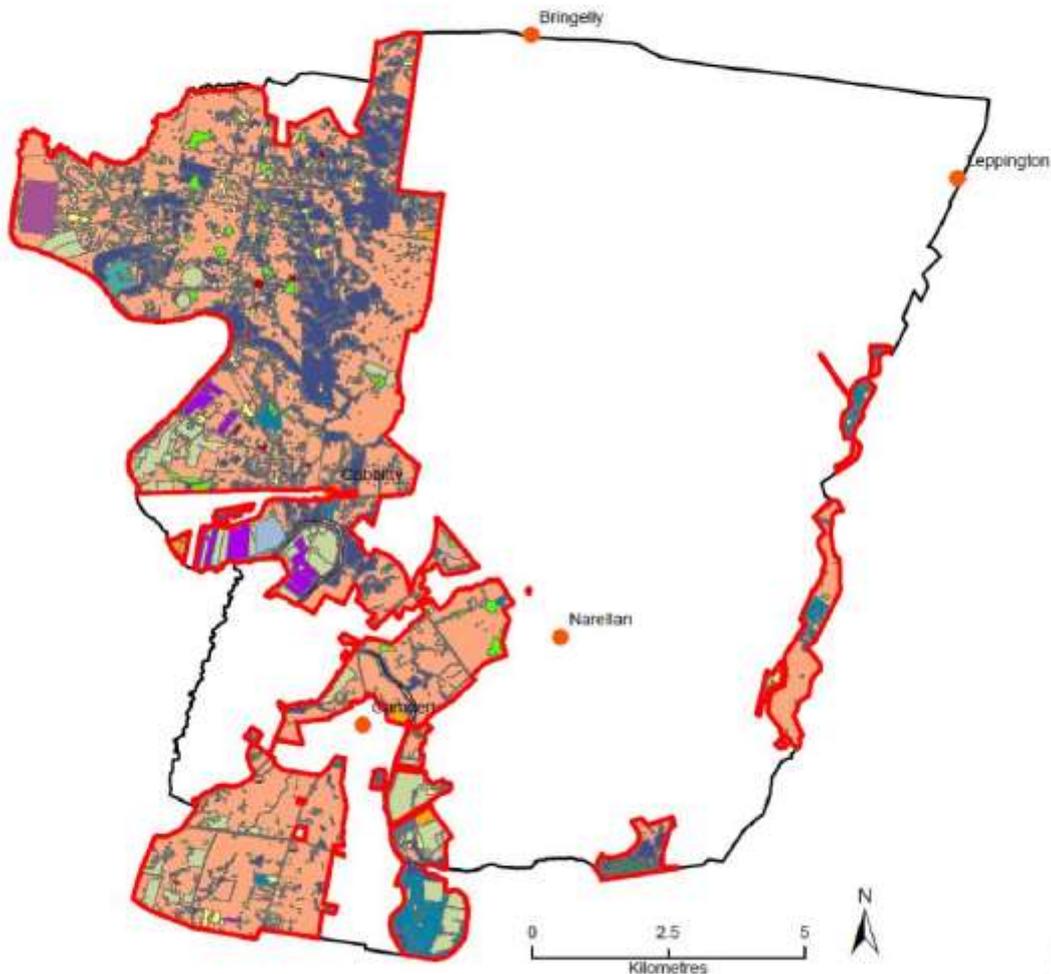
Identified on Map 9 are significant:

- Areas of intensive plant production with the majority of intensive animal production occurring in the Leppington RU4 zone which will be displaced by the South West Priority Growth Area;
- Irrigated pastures in the north central part of a property in the RU1 zone which is currently used for dairy, and also included in the South West Priority Growth Area; and
- Areas of land identified as native vegetation in the hills north of Cobbitty.

*GHD, 2012* identified that the intensive land uses in Camden LGA occupy just over 1,200ha of agricultural land use in the Camden LGA, however the value of production from these areas is highly significant. This is an important issue and is discussed further in Section 6.6.

Map 10 shows land use in the study area only according to *GHD, 2012*. The legend for Map 10 is the same as Map 9.

**Map 10: Agricultural Land Use in the Study Area**



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A summary of land use and relevant areas in Map 10 is provided in Table 5.

**Table 5: Summary of Land Use**

Land Use	Area (ha)
Cropping	65
Grazing	4,318
Horticulture	105
Intensive animals	16
Native vegetation	1,494
Other	536
Perennial horticulture	82
Urban	70
<b>Total</b>	<b>6,686</b>

Other land uses in Table 5 include roads, services, mines, quarries, dams and the Nepean River.

The data in Table 5 indicates:

- The major land use in the study area is grazing – occupying 65%;
- Intensive animals and intensive plant production (horticulture) occupies 203ha or 3% of the study area; and
- Native vegetation covers 22% of the study area and is most likely lightly grazed and constrained by bushfire risk as addressed in Section 6.5.

Key rural land use in the South West Priority Growth Area includes:

- Grazing – 2,057ha;
- Native vegetation – 922ha;
- Horticulture – 257ha; and
- Intensive animals – 41ha.

ABS 2010/11 Agricultural Census Survey data on livestock numbers in the Camden LGA is provided in Table 6.





**Table 6: Camden LGA Livestock Numbers**

No. land Size of Agriculture Industry	Camden
Beef cattle (no.)	3,872
Dairy cattle (no.)	263
Chickens for eggs (no.)	179,939
Chickens for meat (no.)	774,203
Horses non-stud	72
Horses stud	155
Pigs (no.)	1,572
Sheep lambs (no.)	288
<b>Total Number of Livestock/Farms for these industries</b>	<b>960,364</b>

The data Table 6 indicates:

- Chickens comprise the majority of livestock numbers. The majority of chickens (and pigs) are housed in intensive animal facilities;
- Beef cattle are the second largest enterprise, with grazing the predominant land use. There are significantly more beef cattle than dairy or horses which are the other two key grazing enterprises; and
- Sheep numbers equate to approximately 30 head of cattle and are not significant when compared to all other livestock enterprises.

The key animal industries in the Camden LGA into the future are likely to be:

- Poultry with expansion limited by environmental and relocation constraints;
- Beef cattle, the predominant land use by area and relatively low environmental impact;
- Horses – high value (studs etc) and recreational;
- Existing pig producers may remain as an existing agricultural land use. Environmental constraints and changes to industry standards will limit new developments and challenge existing producers;
- Dairy cattle will most likely rationalise out of the area given land supply constraints and current industry economic circumstances; and
- Sheep and other grazing animals may continue on a limited scale as specific niche enterprises.

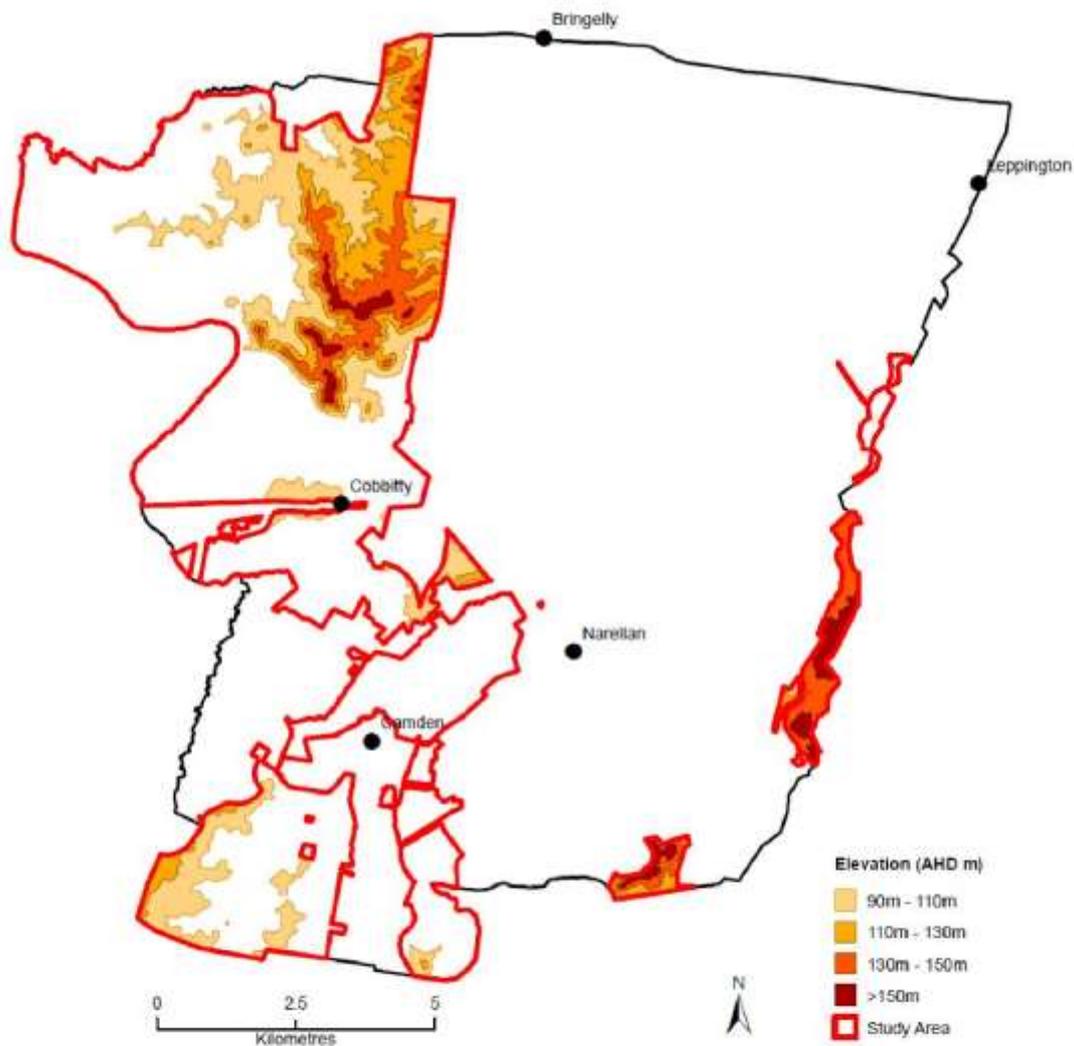




### 6.4 Topography

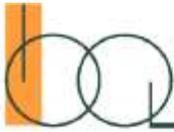
The topography of Camden is generally undulating with lower areas along the floodplains of the Nepean River on the south and west side of the LGA. There is a series of hills that run north/south along the eastern side of the LGA and some larger hills located due north of Cobbitty. The topography in the LGA is an important part of the region's scenic amenity. Elevation for 90 metres (AHD)<sup>1</sup> and above is provided in Map 11.

Map 11: Elevation above 90 Metres



The elevation in Map 11 is shown for above 90 metres in 20 metre contours. Map 11 shows the highest elevation is located on the south-east side of the LGA and north of Cobbitty.

<sup>1</sup> AHD is Australian height datum which is mean sea level

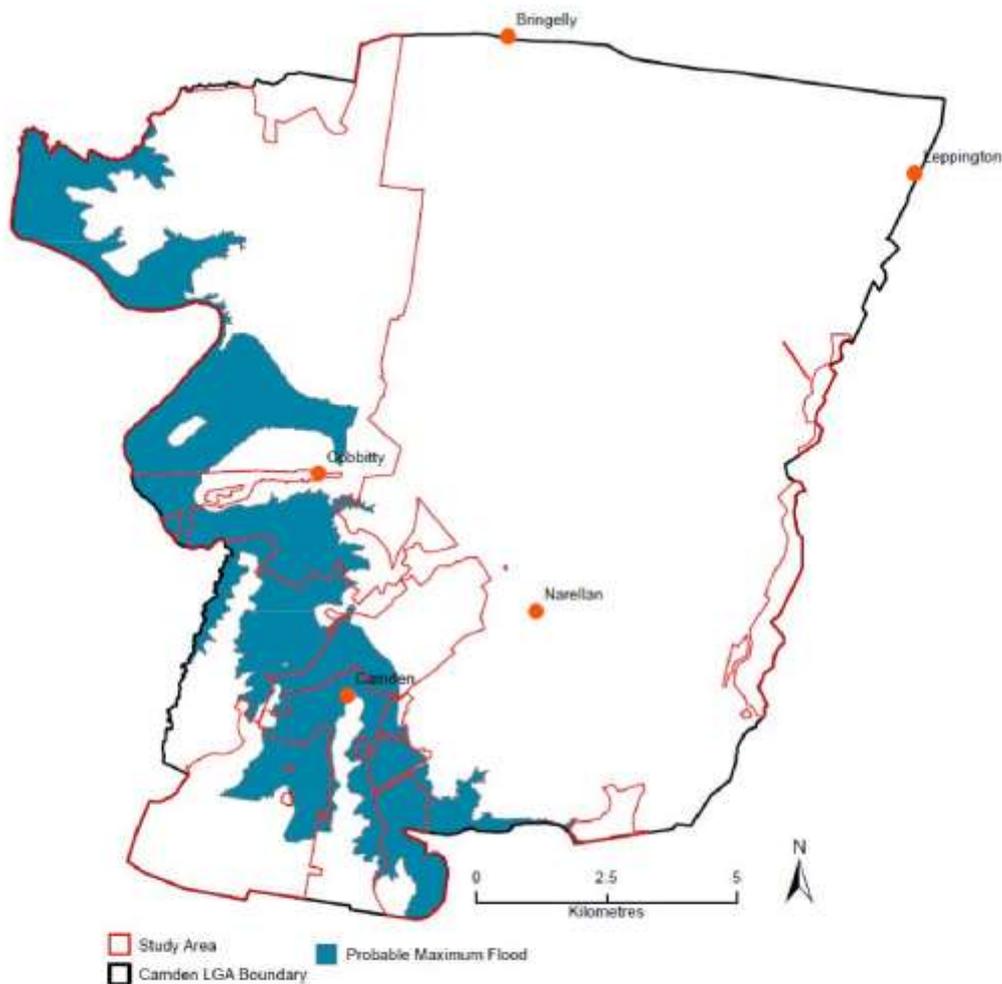


### 6.5 Development Constraints

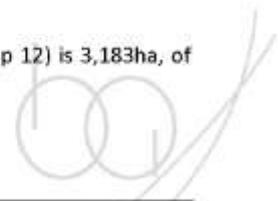
There are a number of key land development constraints that must be recognised when considering current land use, land capability, and development potential. These include flooding, native vegetation and bushfire risk.

The Nepean River which runs north along the western side of the Camden LGA includes a significant floodplain. Map 12 depicts the probable maximum flood extent.

Map 12: Probable Maximum Flood



The area within the probable maximum flood extent in the Camden LGA (as shown in Map 12) is 3,183ha, of which 2,259ha is within the study area.

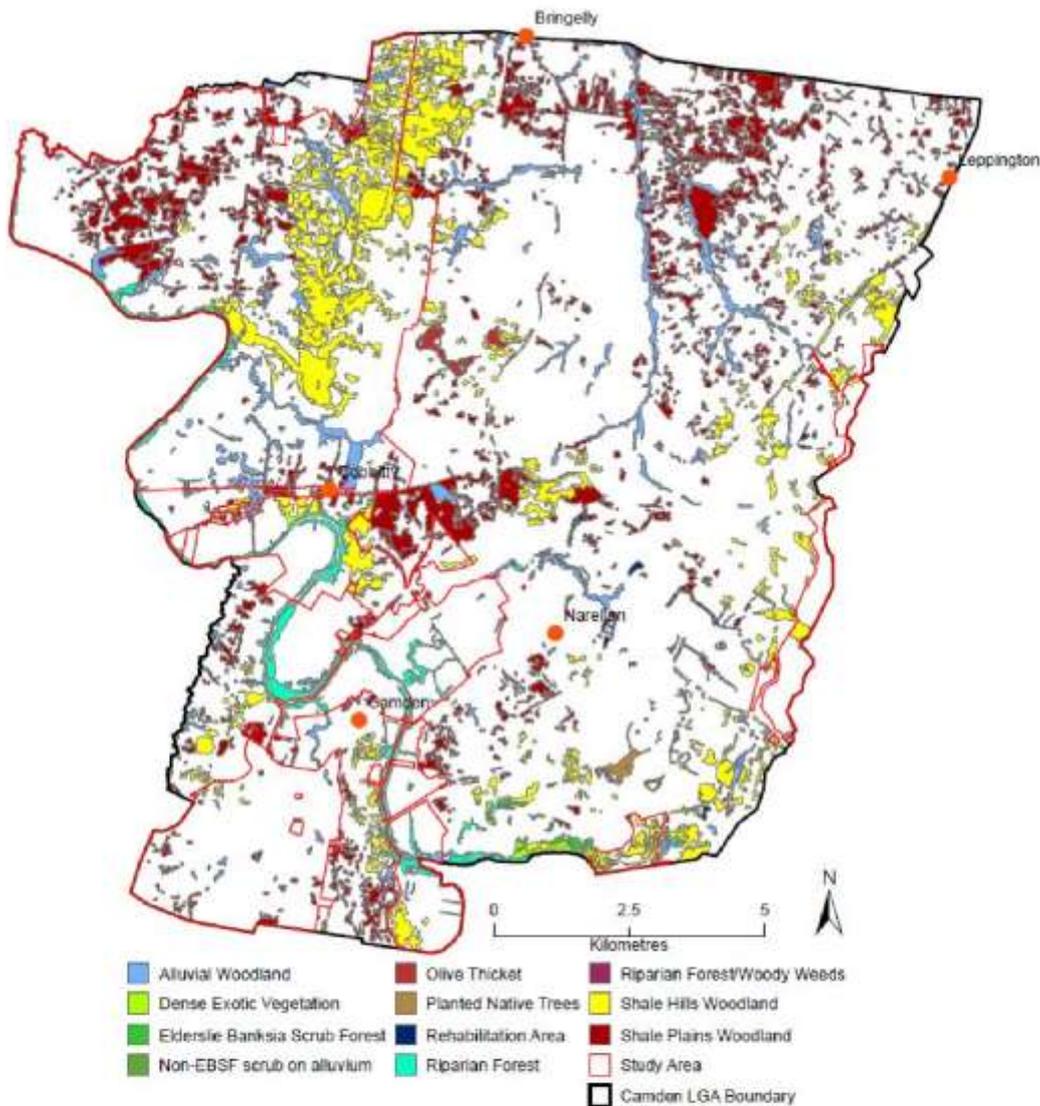




Floodplain soils such as those on the Nepean River in the Camden LGA can be very productive as they tend to be highly fertile. These areas also have access to water which can be used for irrigation. The risk and impact of flooding however, is significant and can be a disincentive to development including intensive horticulture and intensive animal production.

As with many rural LGAs native vegetation tends to dominant the landscape. This includes the elevated slopes and hills north of Cobbitty. Map 13 shows the extent of vegetation in the Camden LGA.

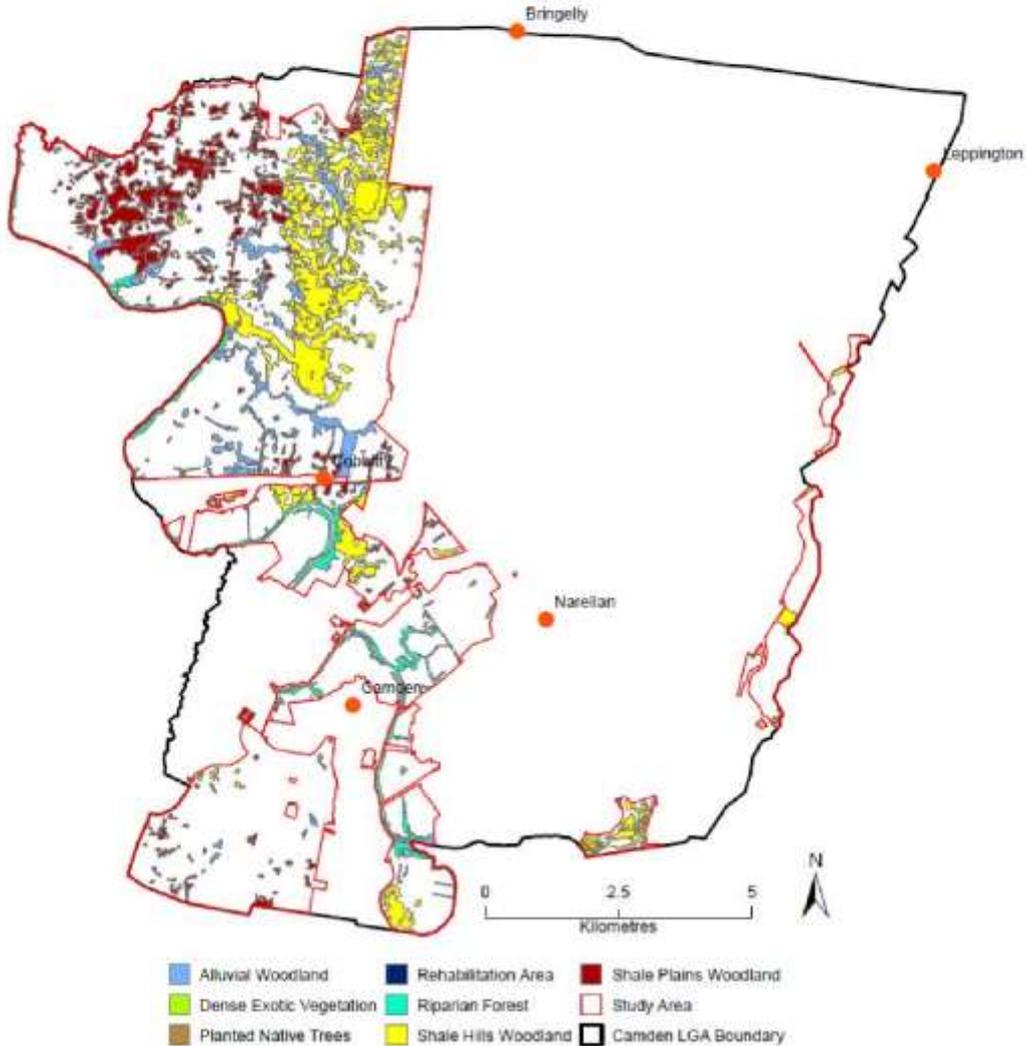
Map 13: Vegetation



Map 13 identifies the extent of extensive native vegetation across the whole Camden LGA. Map 14 shows vegetation confined to the study area.

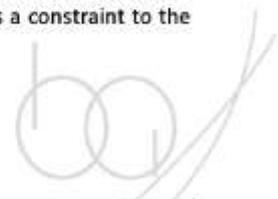


Map 14: Vegetation – Study Area



The native vegetation, as shown in Map 14, is mainly confined to the hills north of Cobbitty, being both shale hills and shale plains woodlands. There is with scattered occurrence of other woodland types including alluvial woodlands.

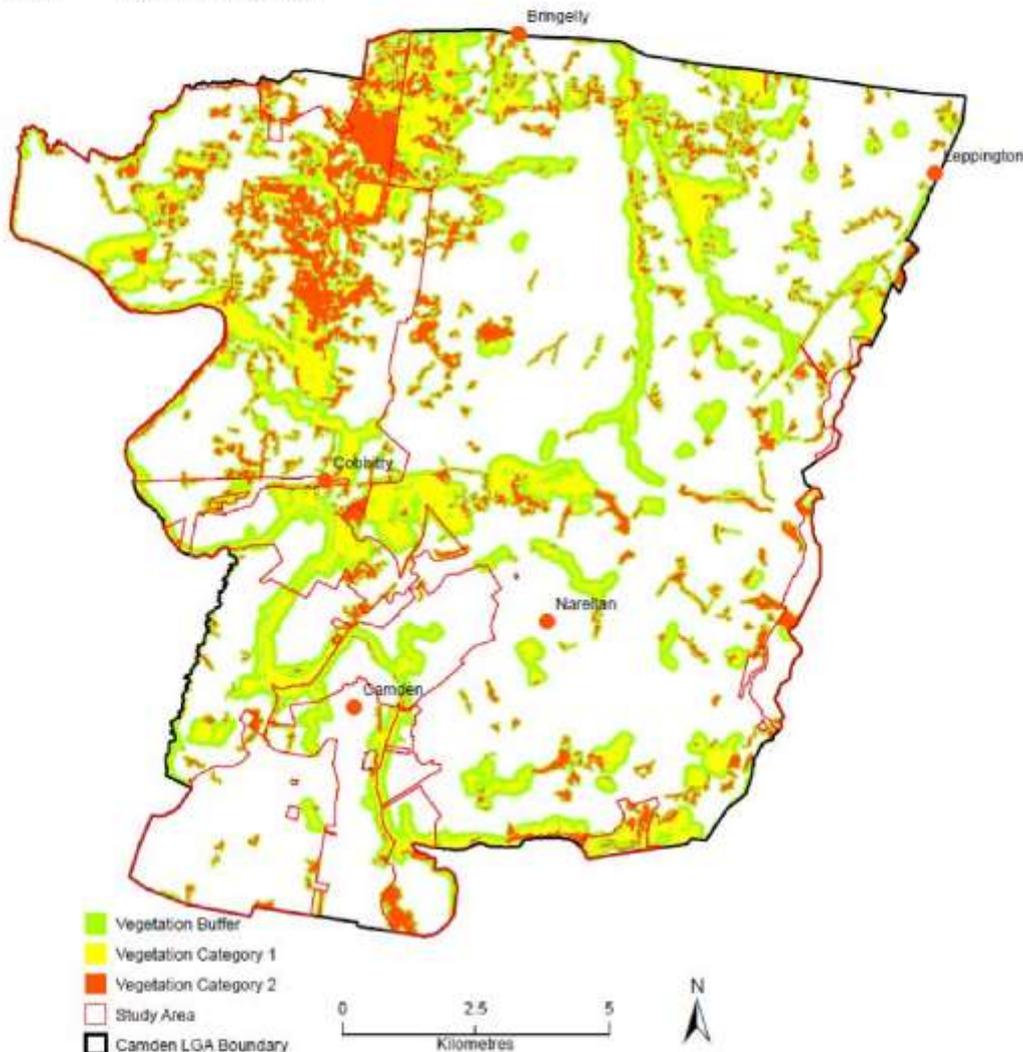
Native vegetation can be a significant constraint to development of agricultural land; however the majority of high quality agricultural land in the Camden LGA has been cleared and developed over many years. Map 7 and Map 14 show a correlation between remnant vegetation and Class 4 and Class 5 land. While native vegetation is unlikely to be a constraint on the more productive land in the Camden LGA it represents a constraint to the development of intensive animal production facilities on Class 4 and Class 5 land.





Bushfire prone land is a considerable constraint to development. Map 15 shows the extent of bushfire prone land in the Camden LGA.

Map 15: Bushfire Prone Land



Map 15 shows bushfire prone areas are spread across the full extent of the LGA and relate to remnant vegetation shown in Map 13.

The key bushfire prone areas in the study area are located along the Nepean River floodplain and in the hills north of Cobbitty. These areas coincide with the remnant vegetation shown in Map 14 and Class 4 and Class 5 land shown in Map 7. As bushfire prone land tends to be confined to the less productive agricultural land it is not expected bushfire prone land will be a major constraint to agricultural production. However, bushfire prone land may be a constraint to intensive animal production development.



The constraints of flooding, bushfire prone land and remnant native vegetation in the Camden LGA depicted in Map 14 is significant constraints to future agricultural development within the study area.

The capital investment in intensive forms of agriculture, such as intensive animals or horticulture is significant, and proponents are unlikely to locate new developments in areas that have significant constraints such as flooding or significant bushfire risk. These constraints limit potential for future development, including intensive industry relocation into the Camden LGA.

## 6.6 Value of Agricultural Production

According to *id, 2014* and the 2010/11 ABS, Agricultural Census, 338 people were employed in agriculture in the Camden LGA in 2010/11, and the value of agricultural production in the Camden LGA in 2010/11 was \$46.3M. This is a significant figure hence agriculture in the Camden LGA warrants protection.

A summary of the key industries value of production from the *id 2014* is provided as follows:

▪ Nurseries, cut flowers and cultivated turf	\$7.8M
▪ Vegetables	10.3M
▪ Eggs	3.9M
▪ Poultry	18.6M
▪ Cattle	1.3M
▪ Other	1.6M
<b>Total</b>	<b>\$43.5M</b>

The Camden LGA value of agricultural production figures above indicate:

- Poultry (including meat and egg production) equates to 52% of the total value of production. The poultry industry has issues with land use conflict from time-to-time as residents have issues with odour, dust and noise, particularly vehicle movements and operations outside of normal operating hours. Notwithstanding these issues the poultry industry to the Camden LGA is significant and this industry warrants protection;
- Nurseries, cut flowers, cultivated turf and vegetables equates to 42% of the total value of production; and
- Intensive plant and intensive animal production in the Camden LGA comprises 94% of the total value of production. These intensive industries occupy only a relatively small portion of land in the LGA (3%).

It is not known what proportion of the total value of agricultural production arises from land outside of the study area, being part of the South West Priority Growth Area. Notwithstanding there is potential for intensive industries displaced by the South West Priority Growth Area to relocate to other areas with productive soils or lower levels of existing development within the LGA.



According to the NSW Department of Primary Industries there is a poultry expansion development proposed in the Cut Hill Road area of the Camden LGA with a projected investment of \$16M. This will triple the size of the existing operation and such a level of investment is a vote of confidence in the future of the poultry industry in the Camden LGA. However, the development has significant challenges in managing environmental impacts including noise, odour and dust. The only road access to Cut Hill Road is through Cobbitty. This may present a constraint for intensive poultry development which relies on a significant amount of vehicle movements after normal operating hours. The approval of this application and development of this business would suggest there is potential for other poultry farms displaced from the South West Priority Growth Area to relocate in the Camden LGA.

### 6.7 Landholding Analysis

To identify the spatial distribution of landholdings in the study zone, Council’s cadastral database was used to create a landholding map within the study area – this is identified as Map 16.

Map 16: Landholdings



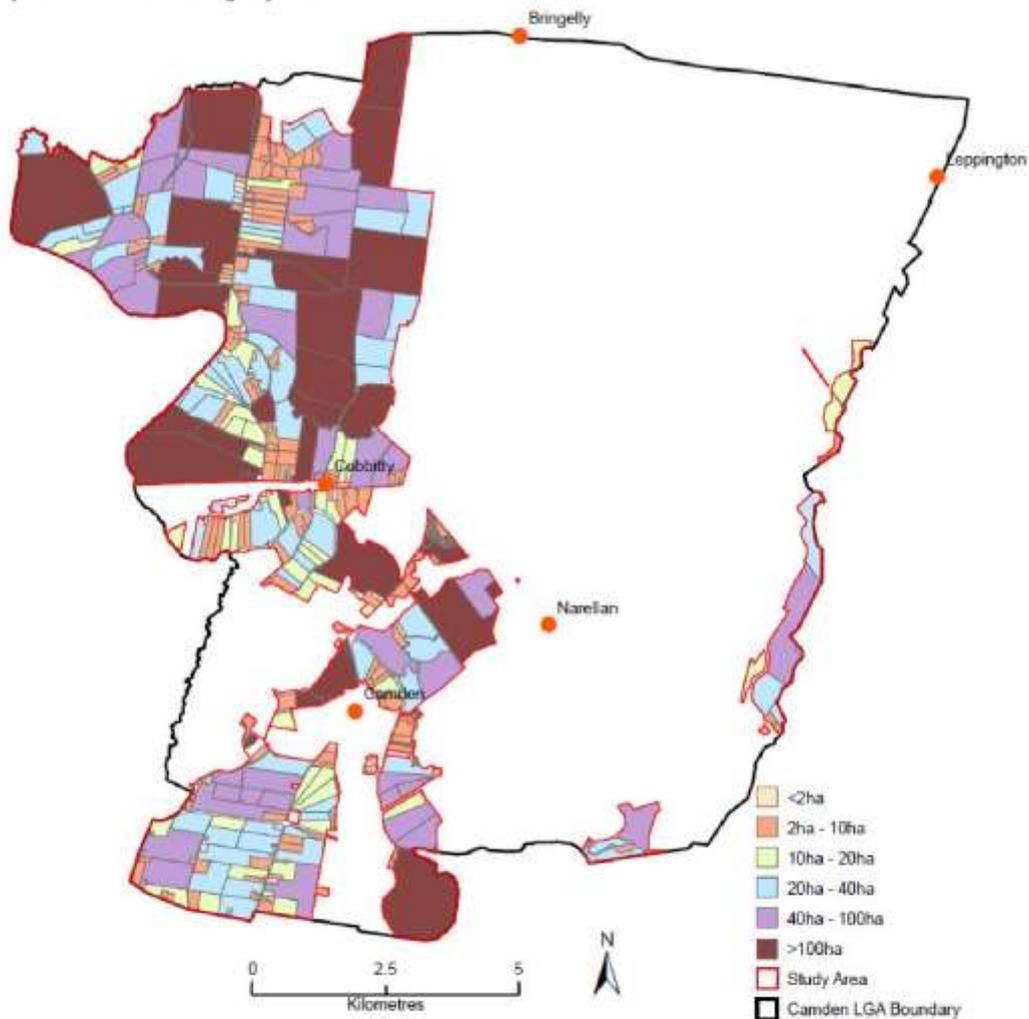
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Each landholding in Map 16 is depicted as a different colour. The data in Map 16 indicates holding sizes vary across the LGA. Limitations of the landholdings analysis arise as the analysis is based on ownership and portions of land held in separate names can be operated by one entity. Farms also tend to ignore LGA boundaries, so it is likely some landholdings are spread across more than just the Camden LGA. Notwithstanding these limitations, the landholdings analysis provides a useful overview of land ownership pattern in the study area.

To further assess landownership patterns in the Camden LGA, landholding by size was sorted and is depicted in Map 17.

Map 17: Landholdings by Size



The data in Map 17 shows larger holdings spread across the LGA, with smaller holdings concentrated around Camden, Cobbitty, Cut Hill Road and Coates Park Road (both north of Cobbitty).





A summary of the data in Map 17 is provided in Table 7.

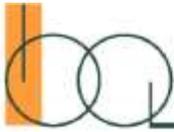
**Table 7: Landholding Analysis**

Holding Size	No.	Proportion	Area (ha)	Proportion
<2ha	149	36%	76	1%
2 – 10ha	138	33%	669	10%
10 – 20ha	40	10%	584	9%
20 – 40ha	45	11%	1,312	20%
40 – 100ha	30	7%	1,574	24%
>100ha	14	3%	2,338	36%
<b>Total</b>	<b>416</b>		<b>6,551</b>	

The data in Table 7 indicates 80% of the study area is in holdings of 20ha or larger held by 89 landowners, which is 20% of all landholdings. Conversely 80% of landholdings are less than 20ha and comprise 20% of the study area.

The smaller landholdings located on Class 1 or Class 2 land south-west of Camden and south-west of Cobbitty would have potential for intensive plant agriculture. These areas are most likely not suited to intensive animal agriculture, such as poultry due to flood risk and smaller land parcels providing insufficient space for separation buffers. There is potential for poultry enterprise growth and/or development on larger lots in the RU1 zone of the Camden LGA in particular north of Cobbitty. The data in Table 7 indicates there are 44 landholders with lots greater than 40ha and 14 landholders with landholdings greater than 100ha which may be suited to intensive animal production as the larger holdings provide more options for separation buffers.





## 7.0 MAJOR INFRASTRUCTURE DEVELOPMENTS

### 7.1 Western Sydney Airport

The Australian Government has announced that Badgerys Creek will be the site for a Western Sydney Airport. The Government is committed to the Western Sydney region, where a new airport would be a major generator of economic activity—providing employment opportunities closer to where people in Western Sydney live. The site was officially designated by the Federal Government on 15 April 2014, after decades of debate on location of the airport.

The site of the proposed airport is 44km west of the Sydney CBD and 41km west of the Kingsford Smith Airport. The site is within the City of Liverpool Local Government Area and consists of approximately 1,700ha of Commonwealth land that was acquired between 1986 and 1991. The site of the proposed airport is an area of undulating low lying hills with several small watercourses and lakes. The area is primarily farmland and large acreage allotments.

Map 18 shows the location of Badgerys Creek in relation to Sydney, the growth centres and major transport infrastructure.

Map 18: Badgerys Creek and Growth Centre Locations





The Federal Government claims the initial construction phase is expected to generate around 4,000 jobs, the airport development is expected to create 35,000 jobs by 2035, increasing to 60,000 jobs over time.

With the designation of the site as the location of Sydney's Second Airport, announcements were made on new and upgraded transport links to the airport and surrounding areas of western Sydney, these included:

- A new east-west motorway to the airport, along the current alignment of Elizabeth Drive between the M7 Westlink Motorway and The Northern Road;
- Upgrading of the Northern Road (A9) to a minimum of four lanes from Narellan to the M4 Western Motorway; and
- Upgrading of Bringelly Road to a minimum of four lanes between The Northern Road and Camden Valley Way.

The construction and operation activities of the proposed Western Sydney Airport will result in changes to the social amenity and lifestyle of communities both in the vicinity of the airport site, and in Western Sydney more broadly. The rural character of the area would change with the development of the airport, and nearby properties would be impacted by noise and air pollution.

It is highly likely that the Camden LGA will experience positive economic flow on effects from the development of Sydney's second airport, in terms of job growth and business development.

There are a number of agricultural opportunities that may result from the development of the second airport. This includes closer proximity to domestic and international markets using air freight that could support and grow certain agricultural sectors such as fresh cut flowers. However there would also be increased pressures on existing rural lands, as this major infrastructure requires the development of access and other transport options in Western Sydney.

The steps underway:

- April 2014  
Announcement Badgerys Creek will be the site for Western Sydney's airport
- 2014  
Detailed planning underway
- 2014-2015  
Consultation with Sydney Airport Group
- 2014-2024  
Road works progressed
- Mid 2020s  
Operations could commence

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## 7.2 South West Rail Link

The South West Rail Link (SWRL) project incorporated a major upgrade of Glenfield Station and bus/rail interchange and a new twin track passenger rail line from Glenfield to Leppington via Edmondson Park. Construction of the SWRL was completed in 2014, and includes:

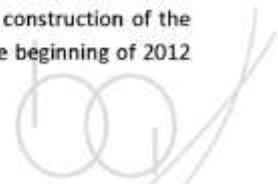
- New 11.4-kilometre rail line from Glenfield to Leppington;
- Two new stations located at Edmondson Park and Leppington, including commuter car parking;
- Train stabling facility at Rossmore;
- Upgrade of the existing Glenfield Station and bus/rail interchange, including new commuter car parking; and
- Construction of Glenfield North and Glenfield South rail flyovers.



The SWRL will:

- Provide essential infrastructure for the predicted future increases in population in Sydney's south-west, including the South West Growth Centre;
- Improve access to public transport for the people of south-west Sydney, providing a link to major employment centres including Liverpool, Parramatta and the Sydney CBD;
- Allow increased and more reliable train services;
- Provide increased commuter car parking spaces; and
- Provide modern, safe and accessible stations and interchange facilities for rail commuters.

The SWRL was opened to the public on 8 February 2015. The new Glenfield Transport Interchange and Glenfield Station were opened to the community on Sunday, 23 September, 2012. Major construction of the Glenfield to Leppington rail line component of the South West Rail Link commenced at the beginning of 2012 and is now operational.



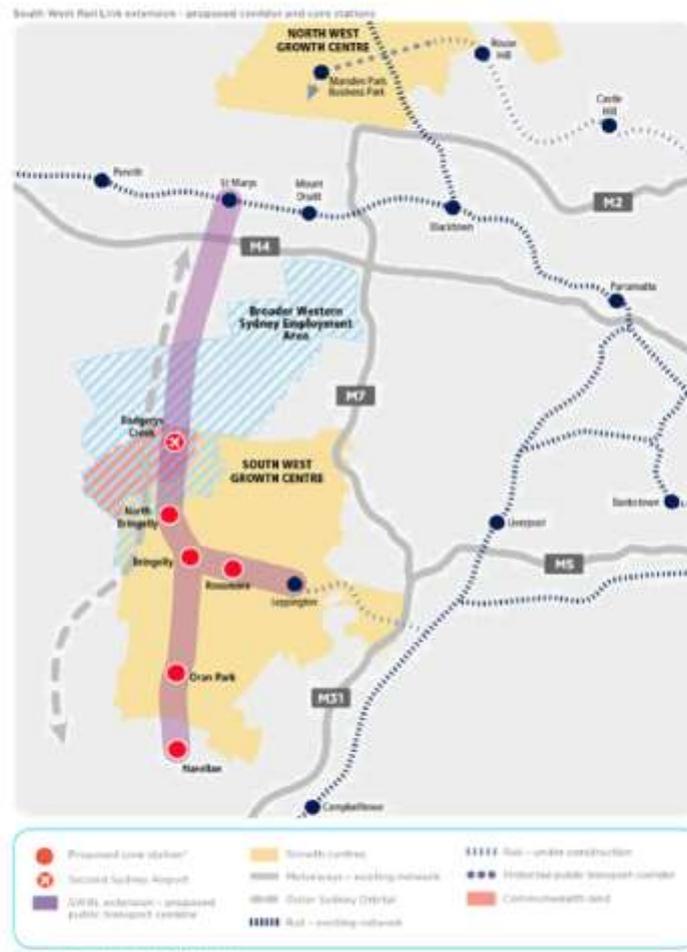


The SWRL does not directly impact upon rural land within the study area as it terminates within the South West Priority Growth Area. Nonetheless the SWRL will assist to facilitate urban growth and will result in further pressure on existing rural land for urban purposes.

**South West Rail Link Extension Corridor**

The South West Rail link will support the development of the South West Priority Growth Area by preserving an additional public transport corridor in Sydney's South West. The extension corridor is proposed to connect Leppington Station to Bringelly and then head in two directions: north to the T1 Western Line near St Marys; and south to Narellan. The Government is also considering whether to extend the corridor further south to the existing T2 South Line. A number of core stations are proposed in the existing and planned centres of Rossmore, Bringelly, North Bringelly, Oran Park and Narellan. A station is also proposed at Badgerys Creek to serve the Western Sydney Airport. The corridor will provide a north-south connection through the South West Priority Growth Area and the Broader Western Sydney Employment Area including the Western Sydney airport at Badgerys Creek. The proposed rail corridor and core stations are shown in Map 19.

**Map 19: SWRL Extension Proposed Corridor and Core Stations**





Transport NSW has identified potential options for the public transport corridor. In 2014 and 2015, community consultation occurred on the location of stations and the study area for the transport corridor. Feedback from the consultation, along with environmental, land use and engineering investigations, has identified a recommended transport corridor for the southern section of the South West Rail Link extension. The SWRL extension does not impact directly upon land within the study area.

Due to the need to service areas of highest population density, the SWRL is unlikely to directly impact upon rural land outside the South West Priority Growth Area. Indirect impacts on rural lands in Camden may occur through the significant population growth that it will support, and possible pressure to further convert rural land for urban purposes to justify the Government's investment in this infrastructure. For this reason Council should ensure that any revision of route corridors does not shift further west and result in overlap of catchment areas with land outside the South West Priority Growth Area.



### 7.3 M9 Orbital

In June 2014, the NSW State Government announced that Sydney will be ringed by a new M9 motorway or an Outer Sydney Orbital running from the Central Coast to the Illawarra via a corridor west of the M7. The motorway is proposed to run from Wollondilly, via Camden and Penrith, and finish in the north-west and The Hills district. Significant investment has been allocated for strategic planning investigations on the motorway, and route investigations are currently in progress.

Transport NSW is investigating possible corridor options for the Outer Sydney Orbital to provide a north-south connection for a future motorway, freight rail and where practical a passenger rail line. The northern section of the South West Rail Link Extension between Bringelly and the T1 Western Line will be undertaken as part of the Outer Sydney Orbital study and consultation process. The corridor preservation will not automatically lead to construction of transport infrastructure, but will identify and preserve an area of land for future transport use.





Transport NSW undertook consultation in August 2015 which is now being reviewed, together with technical investigations in engineering, environmental and land use assessments, in finding a suitable transport corridor location. The location for the M9 Orbital may directly impact upon rural land in the Study Area, with some corridors under consideration understood to traverse the north-west part of the LGA and then reconnect to the existing motorway network south of Camden. Such a corridor would have implications for agricultural productivity and the rural landscape. Intersections are likely to be required for Bringelly Road/Greendale Road in the north of the study area, as well as Camden Valley Way to the south.

The width of the route alignment will be affected by whether the project caters for vehicular, freight and/or passenger rail. Depending on the width and alignment of the final route, the M9 could result in the alienation of approximately 250ha of rural land in the Camden LGA. This represents a further loss of approximately 4% of rural land in the study area in addition to the losses associated with the South West Priority Growth Area.

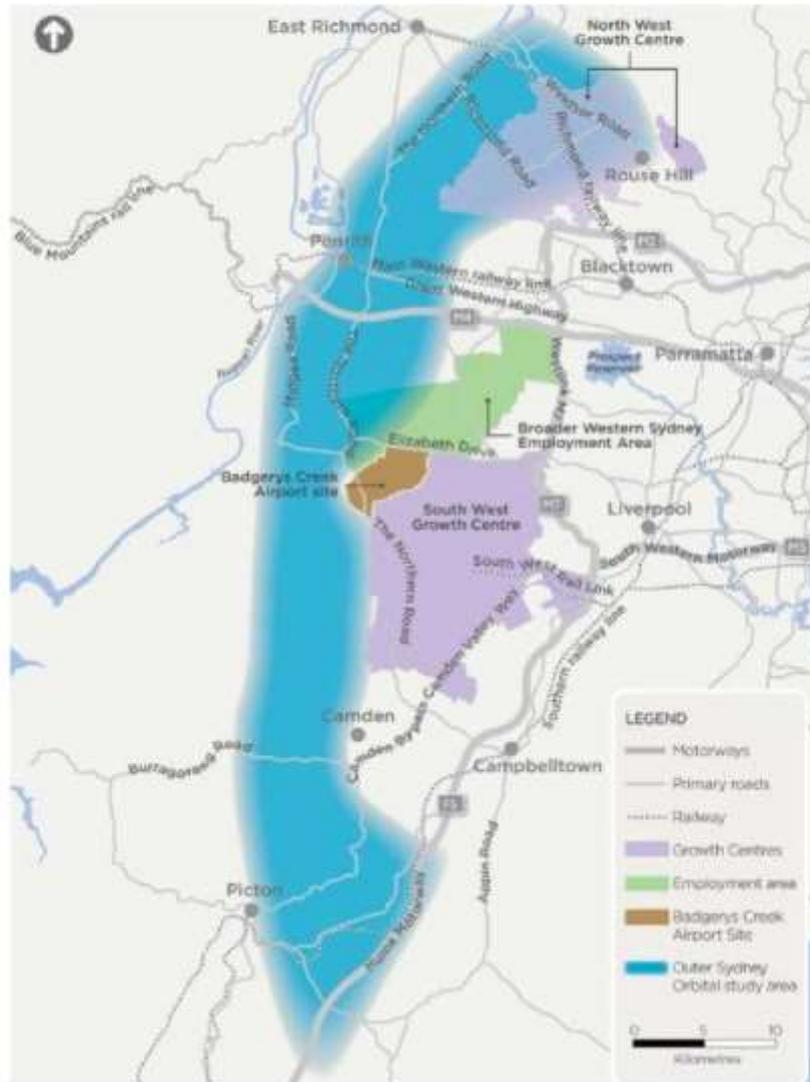
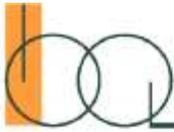
The study area for the M9 covers an 8km to 10km wide strip running north-south through the western portion of the study area. This ambiguity makes identification of specific impacts difficult and Council will need to undertake a detailed review of the corridor study when it is released. Types of impacts that can be expected other than direct loss of agricultural land, include:

- Landscape character impact on traditional agricultural landscape quality;
- Changed perception of visual prominent rural land from increased vantage points offered by elevated motorway;
- Noise impacts on sensitive intensive agricultural receptors and rural amenity;
- Severance impacts on larger holdings, particularly intensive industries which depend on land application of waste material; and
- Increased pressure on Council to support conversion of rural zoned land for urban purposes.

One strategy that may be considered to mitigate impacts of the M9 on rural land would be to promote a corridor which traverses close to the western edge of the South West Priority Growth Area.

This option may be utilised to form a natural boundary to the South West Priority Growth Area with a form of "green belt" created to the west. It should be noted that the history of green belts in Sydney however has not resulted in successful long term protection of those areas identified. Nonetheless in this instance the location of the M9 in conjunction with an RU6 zone may provide additional security to the protection of agricultural land in the study area.





Source: Transport NSW 'Outer Sydney Orbital Study Areas'

### 7.4 Southwest Priority Growth Area

The NSW Government established the North West and South West Priority Growth Areas in 2005 to sustainably plan Sydney's growth on its urban edge. Over the next 25-30 years, the Priority Growth Areas will become new communities for up to 500,000 people with 181,000 homes set amid employment lands, schools, shops, bushland, parks and new or upgraded infrastructure.

The aim of the Priority Growth Areas is to create attractive, sustainable new communities for up to 500,000 people by supplying land linked to key infrastructure, employment areas, parks, health and education facilities, shops, services and public transport. The *Metropolitan Plan for Sydney 2036* identified a need for 770,000 additional homes in Sydney between 2006 and 2036 to accommodate an extra 1.7 million people.



Map 20 shows the location of the North West and South West Growth Centres in relation to Sydney.

Map 20: Growth Centre Locations



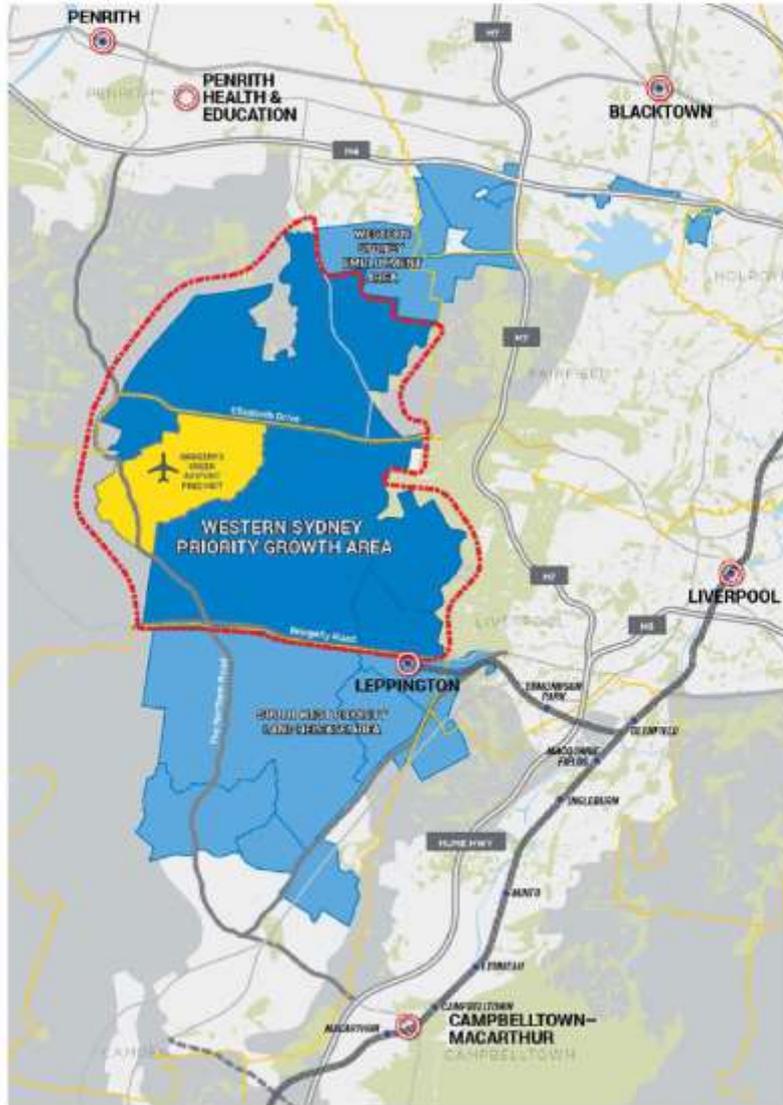
The South West Priority Growth Area is approximately 17,000ha in size and includes parts of the Liverpool, Camden and Campbelltown local government areas. It is divided into 18 Precincts that are being progressively released for planning and rezoned for sustainable urban development. The South West Priority Growth Area will be supported by a Major Centre at Leppington and be serviced by the new South West Rail Link. It will contain approximately 110,000 new dwellings for some 300,000 residents. To date, seven SWGC Precincts – Oran Park, Turner Road, Edmondson Park, Austral, Leppington North, Catherine Field (part) and East Leppington – have been rezoned to allow urban development. Collectively, these Precincts have potential for 42,560 homes to accommodate approximately 130,200 residents and capacity for 22,120 jobs.

Leppington Precinct has recently completed Precinct Planning, and Stage 1 of the Precinct rezoned in a new staged approach to Precinct development.





Map 21: Western Sydney and South West Priority Growth Areas



Many areas in Western Sydney have experienced a significant amount of development and growth over recent years. This is expected to continue, as new areas in Western Sydney are developed, and population density intensifies around regional and town centres.

The population of Western Sydney is expected to grow significantly. By 2030, the population is expected to increase by 29% to 2,734,565 persons (SGS Economics and Planning 2015). Significant new development is required to support this expected population growth. Housing affordability was noted by most stakeholders during consultation for the social impact assessment as a key growing issue for communities in the regional



study area. Two key growth areas in Western Sydney are the North West and South West Priority Growth Areas, which were established by the NSW Government in 2005 to sustainably plan Sydney's growth on its urban edge. It is anticipated that the growth areas, when considered together, will become home to half a million people over the next 25 to 30 years.

The South West Priority Growth Area has substantial implications for placing further pressures on rural lands. The development of new housing estates, new communities living in urban areas will place pressures and have significant impacts on existing rural lands and agricultural operations. This includes land use conflicts between existing rural activities in terms of noise and odour on the urban interface. The development of increased housing on the urban fringe is also likely to have other social impacts as people's expectations to gain access to services, health facilities; community facilities and transport are much higher than those living in current rural communities.

It is recommended Council supports or advocates that the preferred M9 corridor option, minimise impacts on rural zoned land.





## 8.0 LAND USE CONFLICT

Camden LGA is a productive agricultural area, and a large proportion of this activity is associated with intensive agriculture land uses. These intensive land uses occupy a relatively small proportion of land in the LGA, and consist mainly of poultry, pigs, vegetables, nurseries, cut flowers and cultivated turf. The LGA has a long tradition of agricultural pursuits and this has assisted to control land use conflict as residents who work in agriculture are generally more understanding of the impacts associated with this industry. As more urban development occurs and residential populations grow where employment in agriculture is not as high, land use conflict understandably increases.

Rural – urban conflicts typically arise where there is insufficient separation between incompatible land uses, where industrial activity is poorly managed or where new residents do not understand the type of activities prevalent in their new location. Land use conflicts can arise through noise, odour, use of farm chemicals, light, visual amenity, traffic, weed infestation and stock damage. Land use conflict is a serious issue for agricultural operators in the Camden LGA and can result in the displacement of agriculture where restrictions on operating activities become too onerous. This is exacerbated by the rapid transformation of agricultural land for residential development in areas such as the South West Priority Growth Area.

Separation distances between incompatible land uses is one important management technique in minimising land use conflict. Table 8 provides indicative buffer distances from *Learmonth et al, 2007* intended as a guideline only as separation distances depend on a site by site and case by case basis, depending on the nature and scale of the proposed development and local biophysical conditions.

**Table 8: Suggested Land Use Separation Distances**

Rural Activity	Reason for Buffer	Separation Distance / Buffer
Poultry Farms	Odour, dust and noise, particularly vehicle movements and operations outside of normal operating hours	1000m from residential/urban areas 500m from rural dwellings
Piggeries	Odour, dust and noise.	100m from water courses 1000m from residential/urban areas 500m from rural dwellings
Dairies		500m from residential/urban areas 250m from rural dwellings
Other intensive livestock operations		500m from residential/urban areas 300m from rural dwellings
Grazing of stock		50m from a dwelling
Cropping and Horticulture		300m from residential/urban areas 200m from rural dwellings
Mining, Petroleum Production and Extractive Industries		500m from a dwelling 1000m from a dwelling where operations involve blasting.
Turf Farms		300m from a dwelling

Source: *Learmonth et al, 2007*



The following comments have been provided by Council's Environmental Health officers in relation to land use conflict issues:

- Council receives a number of complaints each year regarding exposure of residents to odour, noise and dust from rural/farming operations, particularly from poultry farms, but also from other activities such as fertilising/manure spreading;
- For the period of August 2013 to August 2016, Council received 28 complaints related to odour from rural activities. Of these complaints, 16 related to odours from poultry farms, and 12 related to odours from manure stockpiles/spreading at market gardens;
- There have been a number of incidents where dogs from residential areas have escaped and harassed/mauled livestock in rural areas; and
- Many incidents are reported to Council each year where livestock escape from their paddocks and cause problems in the surrounding roads. With the increasing population, and the cars that go with it, the risks and potential consequences of livestock on public roads are increasing. Whilst livestock typically don't get onto roads in suburban areas, the number of cars using roads where Council have had "stock on road" incidents.

The closer settlement in the RU4 zone and the aged poultry infrastructure in this zone are most likely contributing to the number of complaints Council receive. Once such industries exit the Growth Centre the number of complaints is expected to decrease.

SLR Consulting Australia Pty Ltd in 2012 prepared a *Preliminary Odour Assessment for the Leppington Precinct*. This report concluded that:

*"the main potential for odour impacts at the site are considered to be the operation of the poultry sheds situated at numerous locations with the Precinct's boundary and to the north-east and south-west of the site."*

Given the incompatibility of intensive poultry enterprises and the planned urban development in the Leppington Precinct, the age of the current poultry operations, and the relatively large area poultry enterprises require compared to urban land use, the future exit of the poultry enterprises in the South West Priority Growth Area is inevitable.

Typical guidelines for separation distances for broiler farms (chicken farms for meat production) for NSW (adapted from *Jiang and Sands 2006*) were stated by SLR Consulting Australia, 2012 to be:

- Urban residential – 500m;
- Property boundary – 30m – 40m;
- Public road – 100m; and
- Dwelling on another property – 150m.





A total of 11 operating and two non-operational poultry enterprises were identified by *SLR Consulting Australia, 2012* in the Leppington Precinct. Actual and minimum separation distances to development to generate no offensive odour impacts were calculated and ranged from:

- Actual separation distance – 375m – 1,240m; and
- Minimum calculated separation distance 1,139m – 1,513m.

A 20% increase in separation distance was applied where poultry enterprises were in close proximity to account for cumulative impacts.

*Docking, 2003* reviewed a series of papers relating to poultry separation distances and provided the following range of separation distances:

- Distance to resident – 150m – 300m;
- Distance from farm boundary to off-farm dwelling – 100m;
- Distance to 10 residential dwellings – 300m; and
- Distance to urban area – 500m.

NSW DPI in 2012 published *Best Practise Management for Meat Chicken Production in NSW Manual 1 is – Site Selection and Development*. This report notes Schedule 3 (Clause 21(4)) of the *Environment Planning and Assessment Regulation* identified the type poultry proposals considered to be designated development. This report sets out an approach to calculating the recommended separation distance subject to shed type and number, receptor type, terrain, vegetation and wind frequency.

The Department of Primary Industries has published a “*Right to Farm Policy*” which states:

*“Addressing land use conflicts that arise from lawful agricultural practises is an issue of shared obligations.”*

The actions outlined in the “*Right to Farm Policy*” are:

- *“Reinforcing rights and responsibilities”*
- *“Establishing a baseline and ongoing monitoring and evaluation of land use conflicts”*
- *“Strengthening land use planning;*
- *“Ensuring ongoing reviews of environmental planning instruments include consideration of options to ensure best land use outcomes and to reduce conflicts”*
- *“Improving education and awareness on management of land use conflict”*
- *“Considering the need for legislative options, should additional Government intervention be required.”*



This document notes Greater Hume Shire has a "Right to Farm Policy" a copy of which is included with this Rural Land Study as Annexure 3.

This policy is simple, practical and states:

*"Council supports the right of persons to carry out legitimate and compliant rural and agricultural uses and practises on rural land."*

As another example *Wollondilly DCP 2016*, Volume 8 provides the following minimum separation distances:

	Intensive Livestock Agriculture (except poultry farms)	Poultry
▪ Dwelling on same property	100m	50m
▪ Any dwelling on a neighbour's property	150m	150m
▪ All residential zones	500m	500m

The *Camden DCP, 2011* addresses intensive plant agriculture separators which are:

- Front boundary – 20m;
- Side and rear boundary – 5m; and
- Water courses – 50m.

The *Camden DCP, 2011* does not address intensive animal agriculture.

*SLR Consulting Australia, 2012*, in reference to the Victorian Environmental Protection Authority (EPA) states:

*"The EPA states that where the appropriate buffer distance is unable to be provided by the emitter, the impact on neighbouring land uses may be reduced by careful site layout. For a substantial residential development, surrounding land uses and zones should be carefully assessed to determine their compatibility with the residential proposal, while also taking into consideration the need to prevent sensitive land uses encroaching on industry as well as industry encroaching on sensitive uses."*

*The EPA document lists a number of industries with their recommended buffer distances and recommends EPA consultation where site specific circumstances indicate a lesser buffer distance may be appropriate (ie where there is no history of complaints arising from residual emissions or where the plant is significantly smaller than that used in the recommendations)."*





Other practical measures to reduce land use conflict issues that can be implemented include vegetation buffers, fencing and appropriate management of farming techniques. However, these measures should only be used in conjunction with other planning policies and development control measures that achieve appropriate separation distance between conflicting land uses in the first instance.

One such approach to reducing land use conflict is the *Land Use Conflict Risk Assessment (LUCRA)* tool developed by the NSW Department of Primary Industries. Its focus is on conflicts affecting existing or proposed agricultural developments and can be used to assess land use conflicts associated with other primary industries. The Land Use Conflict Risk Assessment (LUCRA) model is used to identify land use compatibility and potential conflict between neighbouring land uses and the identification of conflict avoidance or mitigation measures.

According to *NSW DPI, 2011*:

*"LUCRA aims to:*

- *accurately identify and address potential land use conflict issues and risk of occurrence before a new land use proceeds or a dispute arises*
- *objectively assess the effect of a proposed land use on neighbouring land uses*
- *increase the understanding of potential land use conflict to inform and complement development control and buffer requirements, and*
- *highlight or recommend strategies to help minimise the potential for land use conflicts to occur and contribute to the negotiation, proposal, implementation and evaluation of separation strategies."*

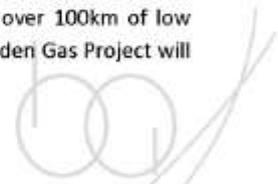
and

*"There are four key steps in undertaking a LUCRA. These are:*

1. *gather information about proposed land use change and associated activities;*
2. *evaluate the risk level of each activity;*
3. *identify risk reduction management strategies; and*
4. *record LUCRA results."*

LUCRA is a valuable tool and is increasingly used for land use planning in locations where urban-rural conflicts need to be assessed as part of decision-making processes. It enables systematic, consistent and site-specific conflict assessment approach to land use planning and development assessment.

There are a number of extractive industries occurring in the Camden LGA, including the Boral Quarry at Bringelly and the Camden Gas Project consisting of 144 gas wells (96 in operation) and over 100km of low pressure gas gathering lines in the Camden, Wollondilly and Campbelltown LGAs. The Camden Gas Project will be progressively decommissioned, site rehabilitated, ceasing production by 2023.





There is a large quarry operated by Boral less than 1km west of Bringelly in land zoned RU1. The quarry occupies a site of about 30ha and is located in the South West Priority Growth Area. Quarries provide important resources and employment to the local area, but have the potential for land use conflict particularly in relation to noise and dust.

According to *Learmonth et al 2007*, the principles for resolving land use conflict are:

- Be proactive. Think before acting such as property planning;
- Prevention is better than the cure. Make better and more informed decisions;
- Buffers. Consider for new or encroaching development to minimise the impacts of the development;
- Advice before the event. Seek sound advice before acting;
- Codes of Practice and Best Practice Guides;
- Environmental care. Use land and natural resources within the inherent capabilities and limitations;
- Neighbours. Respect the rights of neighbours;
- Be legal. Aim higher than the minimum set by law;
- Communication. Communicate with neighbours, industry, key agencies;
- Be aware and be informed. In particular with regard to the specific enterprise or situation;
- Responsibility. Reciprocal rights and obligations should apply to any new development including set-backs and buffer distances;
- Prior land use practices have precedence; and
- Positive responsiveness. Be responsive to issues and undertake continual improvement training.

#### Recommendations

- Council to consider preparation of a Right to Farm Policy specific to local agriculture needs, especially intensive agriculture such as poultry farms;
- Council to provide advice to prospective new residents of the LGA on the impacts associated with agricultural land uses through mechanisms such as 149 certificates; and
- Council to incorporate LUCRA in strategic planning for rural land use activity and for major development proposals. Consider requiring developers to prepare LUCRA reports as part of planning proposals or large development proposals with potential for land use conflict.





## 9.0 RURAL INDUSTRY RELOCATION OPPORTUNITIES

The objectives listed in Section 2.1 of this Study include:

*"Identify opportunities for relocation of rural industries displaced by the South West Priority Growth Area."*

There are opportunities for Council to facilitate agricultural enterprise relocation from the South West Priority Growth Area to the remaining rural land in the LGA.

As detailed in Section 2.4 of this Study the South West Priority Growth Area will resume all RU4 land (2,670ha) in the LGA and 1,300ha of RU1 land. Both these areas are located on the north-east side of the LGA as depicted in Map 3. According to the land use data presented in Map 9, the key land uses in the RU1 and RU4 zones located within the South West Priority Growth Area are:

**Table 9: Land Use in the South West Priority Growth Area**

Land Use	RU1 Lost	RU4
Cropping	0	0
Grazing	830	1,227
Native vegetation	317	605
Horticulture	5	197
Perennial horticulture	1	54
Intensive animals	5	36
Other	138	328
Urban	4	223
<b>Total</b>	<b>1,300</b>	<b>2,670</b>

Note: the areas in Table 9 do not equal the total lost areas due to data accuracy discrepancies

The key industries to focus relocation efforts on in the Camden LGA are the intensive land uses including intensive plant and intensive animal agriculture. As detailed in Section 6.6 of this study intensive land use accounted for 94% of the value of agricultural production in 2010/11 in the LGA. According to the data presented in Table 5 (Section 6.3) intensive plant and intensive animal production only occupies 3% of rural land in the Camden LGA.

According to the data in Table 5 and Table 9 the majority of land use in the study area is grazing (including the assumption native vegetation areas are grazed). There is opportunity for high value grazing operations such as horse studs to relocate from within the South West Priority Growth Area to other rural zones in the LGA in the study area. Such relocations will be driven by a range of factors including availability of land and capital, and the business owner's desire to remain within the LGA. Research carried in the preparation of this Study



indicates the availability of rural land in the study area is limited, which in turn will limit relocation opportunities. The availability of capital will be business specific, and may not be a significant constraint if business owners are adequately compensated for being forced out of the South West Priority Growth Area. The business owner's desire to remain within the LGA will be subject to a range of factors such as personal circumstances.

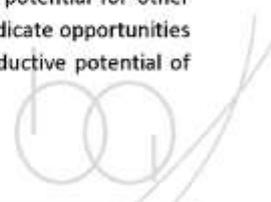
Council cannot easily influence or facilitate agricultural enterprise relocation. The exception is minimum lot size. The current minimum lot size for RU1 land in the Camden LGA is 40ha. The retention of this minimum lot size is strongly recommended to retain as much rural land as possible for productive agricultural use. The retention of this minimum lot size will discourage speculative development and limit new houses which will negatively impact on the agricultural productive potential. Retention of the existing minimum lot size will protect the remaining rural land within the LGA for productive agricultural use and maximise the opportunities for the relocation of grazing and other extensive forms of agriculture displaced by the South West Priority Growth Area.

The intensive horticulture in the South West Priority Growth Area is largely confined to the RU4 zone. Intensive horticulture relies on quality soil and access to water. Both these features are available in the study area, particularly along the Nepean River. The floods of June 2016 are a reminder as to the risk of flooding in the LGA. Most permanent plantings are susceptible to flooding and given significant capital invested, horticulturalists are unlikely to establish permanent plantings on flood prone land. Opportunities to flood protect in the existing floodway are expected to be limited. Access to Class 1 or Class 2 land in the LGA which has access to water is limited. The opportunity for permanent plantings to relocate out of the South West Priority Growth Area into non-flood prone rural zones in the Camden LGA is also limited.

Annual horticulturalists such as vegetable producers may however be prepared to relocate to Class 1 and Class 2 land located in the Camden LGA. Some vegetable production systems produce a crop every 60 to 90 days and planting can be carried out throughout the year. In the case of flooding, the proportion of the annual production wiped out may be less than 20% at any point in time, and while this may constitute a risk to a business owner it may be one they are prepared to take if appropriate land options arise. The relocation of these types of activities to a Class 1 or 2 land may also include long term leasing options.

Relocation of annual horticultural production systems into the study area will be influenced by availability of land and water resources, business owners' attitude to risk (in particular flooding) and desire to remain within the LGA. Camden Council has limited means to influence decisions in this sector other than retaining existing minimum lot sizes and discouraging non-agricultural development on flood prone land.

Intensive animal production, in particular poultry, accounted for just over 50% of the value of agricultural production in 2010/11 in the LGA. The majority of poultry businesses in the LGA are located in the South West Priority Growth Area. Opportunities for poultry enterprises to relocate into the remaining rural zones in the LGA will be limited by access to land that has sufficient separation distances from existing and future residential development to manage potential environmental constraints and land use conflict. The availability of such land in the LGA will be tested by the proposed expansion of an existing poultry enterprise on Coates Park Road north of Cobbitty. Should this proposal be approved this would indicate the potential for other poultry industries to relocate in the LGA. Should this facility not be approved this would indicate opportunities for poultry to relocate in the LGA may be limited, and in turn undermine the future productive potential of agriculture in the LGA.





Notwithstanding historic issues of odour from poultry business in the Camden LGA new technology and better management techniques exist to significantly reduce odour production such as the air-conditioning of sheds and management of litter.

Council can influence the potential for the poultry sector to relocate by maintaining existing minimum lot sizes. In addition to lot size, buffer zones, operating hours and other operating constraints in Council's DCP must be developed in consultation with this section not to constrain poultry operations. An example is the collection of poultry at night. This may result in night time noise and lights which is not easily mitigated and may create a nuisance for surrounding landowners. Operating hours are critical to the poultry industry. Council is encouraged to work with the poultry industry sector and the Department of Primary Industries to facilitate relocation by ensuring planning controls do not place undue pressure on poultry enterprises to maximise the opportunities in the LGA.

Relocation of existing poultry enterprises will also be heavily influenced by access to processors. The poultry industry has undergone significant rationalisation in recent years and there are now only two remaining chicken processors in the Sydney Basin. Should one or both these processors close and/or relocate outside the Sydney Basin this will undermine the long term viability of poultry producers (for meat) in the Camden LGA.

The egg industry is seeing rapid expansion of free range egg production/consumption. The retention of the existing 40ha minimum lot size and avoidance of restrictive operating controls on poultry businesses will maximise opportunities for free range egg businesses to relocate and/or establish in the remaining rural areas in the LGA. The egg industry is not as reliant on processors as poultry meat producers, so it is possible egg production (including free range) may expand in the Camden LGA even if poultry meat production declines.

The data in Table 6 indicates the Camden LGA has a modest number of pigs. Smaller pig producers have declined over time as the need for scale of production and environmental compliance requirements have changed. Given the potentially offensive odours associated with pig production and residential development in the rural areas across the remaining rural zones in the Camden LGA, the potential for relocation of pig enterprises in the LGA is limited, if at all. Existing pig producers may continue operating under current scales of production, and it is expected over time as those businesses need to upgrade facilities and grow in scale they will most likely exit the LGA and/or the industry.

The Camden LGA was once well-known as a highly productive dairy area. There is a very large dairy located in the South West Priority Growth Area which is expected to relocate. The dairy industry has progressively exited the Camden LGA as the need for scale and hence large areas of highly productive pastures has been offset by the limited availability of such land and high land values in the Camden LGA.

All agricultural industries considering relocating from the South West Priority Growth Area to other rural land in the LGA support a *Right to Farm Policy* instigated by Council. Council would be seen to be encouraging productive and compliant agricultural pursuits with such a policy. Separation distances and any other controls in Council's DCP should be as flexible as possible to encourage displaced industry relocation.





## 10.0 RURAL LAND USE PLANNING CONTROLS AND STANDARDS

This Study has identified economic and social rationale within the Camden LGA for the protection of rural land. More broadly, A Plan for Growing Sydney includes an objective to maintain and protect agricultural activities and resource lands. The planning controls managed by Council have an important role to play in achieving these objectives.

### *Camden LEP 2010*

Agricultural productivity relies upon land use planning controls such as zoning and minimum lot sizes to protect land from speculation inappropriate development and increased land prices. There are a number of options available to Council to revise and update the current planning controls so as to better protect and enhance rural lands. The following section summarises Council's current planning controls and provides recommendations on possible options to further address rural land issues.

As shown in Map 3, Camden has three rural zones under the Camden LEP 2010 as follows:

- RU1 – Primary Production zone;
- RU2 – Rural Landscape zone; and
- RU4 Primary Production Small Lots zone.

All existing RU4 land is located within the South West Priority Growth Area. As a result of the progressive conversion of this land for urban purposes there will no longer be any RU4 land in Camden LGA. The consequence of this change is discussed in Section 9.0 Rural Industry Relocation Opportunities. In addition to the loss of all existing RU4 land due to the South West Priority Growth Area, RU1 zoned land will be reduced by 1,300ha to be 6,433ha. The total area of rural land in the Camden LGA is now 6,686ha which is one-third of the LGA. Over 95% of the remaining rural land is zoned RU1 Primary Production zone. The RU4 zoned land has been a very productive agricultural area where small lot sizes have enabled small scale productive uses such as market gardens.

Having regard for rural land lost to the South West Priority Growth Area, the remaining areas of rural zoned land in the Camden LGA, are as follows:

- RU1 – Primary Production Zone – 6,433ha; and
- RU2 – Rural Landscape Zone – 252ha.





The option to rezone RU1 land to RU4 to encourage more intensive agricultural production is not recommended as:

- The majority higher quality rural land is flood prone (refer to Section 6.0);
- Council already has a clause in the LEP (4.2(3)) to allow subdivision of RU1 land to any size if the purpose is for primary production where it can be substantiated, but not create a dwelling entitlement; and
- Creating RU4 land with a minimum lot size of less than 40ha will allow additional dwellings to be developed increasing the risk of land use conflict and preventing rural industry relocation.

Should Council wish to encourage more intensive agriculture in the RU1 zone, a performance based clause should be considered such as 4.2B of Narrandera LEP, 2013. A copy of this clause is included as Annexure 4. This clause allows for a dwelling to be erected on a lot smaller than the zone minimum lot size where intensive plant agriculture is proposed subject to demonstration of the bona fides of the proposal.

#### ***Appropriateness of land use zones***

The majority of rural zoned land in the Study Area is within the RU1 Primary Production zone, with a small area in the eastern part of the LGA zoned the RU2 Rural Landscape zone. The use of the RU2 zone reflects the high scenic value of the locality, and where agricultural activity is relatively low. The RU1 zone is applied to the remainder of the rural land in the LGA and applies to areas where more intensive agricultural land uses occur. There are however pockets of land within the RU1 zoned area that contains less productive agricultural land that have high scenic value. The option is available within the Standard Instrument to apply the RU1 and RU2 zones in a "patchwork" pattern that is based on chosen attributes such as agricultural land quality. This has been used in areas such as Mid-Western Regional Council and is combined with lot size controls to tie planning controls to different landscape units such as productive valley floors and surrounding timbered slopes. The Standard Instrument mapping system also provides the same flexibility with lot size controls that The previously were tied to land use zones. Subdivision standards are further discussed below.

Other than the existing rural zones in Camden LEP, the Standard Instrument provides for the RU6 Transition zone. There is merit to using the RU6 Transition zone at the interface between the South West Priority Growth Area and surrounding rural zoned land. The NSW Department of Planning and Environment provided the following guidance on the use of the RU6 zone in *Practice Note 11-002 Preparing LEPs using the Standard Instrument: standard zones*:

*"The transition zone is to be used in special circumstances only in order to provide a transition between rural land uses (including intensive agriculture, landfills, mining and extractive industries) and other areas supporting more intensive settlement or environmental sensitivities. This zone is not to be used to identify future urban land. Councils intending to use this zone should approach the Department of Planning at the earliest opportunity during LEP preparation to determine whether or not it is appropriate in each particular instance."*





The mandatory objectives of the RU6 zone in the Standard Instrument are as follows:

- *"To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones."*

The transition between rural land and urban areas in the Camden LGA are at times very stark. In areas such as the South West Priority Growth Area this situation will increase and result in intensive settlement at relatively high densities directly adjacent to rural activities. Application of a RU6 zone has merit on these interfaces and can be located either within either side of the current zone boundary depending on land use attributes. The RU6 zone has been used in the Austral Leppington North Precinct to reflect land that is less suitable for urban purposes.

Provided any introduction of a RU6 zone was clearly communicated to foreshadow that it is not a future urban zone, it may assist in providing a clear message on the long term border between urban and rural land uses. The security in such a long term approach would assist any businesses such as poultry farms in considering relocating from the South West Priority Growth Area. The land use permissibility of the RU6 zone can also be tailored to provide for less intensive agriculture, so as to provide a transition area that acts as a buffer and minimises land use conflict with the urban area of the South West Priority Growth Area.

#### ***Land Use Permissibility***

Identifying permissible land uses in specific zones is an important tool to ensure that agricultural activity is permitted and inconsistent land uses are prohibited. An assessment of land use permissibility of the two rural zones under Camden LEP 2010 suggests that a range of appropriate land uses such as *'intensive livestock agriculture'*, *'intensive plant agriculture'*, *'agricultural produce industries'* and *'rural industries'* are permitted with development consent in either RU1 or RU2. The land use permissibility matrix of these zones is typical of other RU1 and RU2 zones across regional areas of NSW. There appears to be no discernible issues arising from the current land use matrix, and further changes have not been recommended.

#### ***Subdivision standards***

The minimum lot sizes held within Camden LEP 2010 are as follows:

- 40ha for RU1 Primary Production zone;
- 40ha for RU2 Rural Landscape zone; and
- 2ha for RU4 Primary Production Small Lots zone.

Given the existing parcel size in the RU1 and RU2 areas the 40ha standard ensures that limited subdivision potential other than lots created for primary production. As discussed in Section 8.0 and Section 9.0 any reduction in lot size control will result in additional dwelling entitlements that may result in additional land use conflict and further restrictions on existing agricultural enterprises. It is recommended the existing 40ha minimum lot size be retained so as to enable continued agricultural activity without introducing additional



potential for land use conflict and maximise opportunities for relocation of rural industries displaced by the South West Priority Growth Area.

It is understood that Council is also regularly approached by landowners to vary lot size controls to provide for family members to live on existing farms or for succession planning. Clause 4.2 of Camden LEP 2010 provides the mechanism for genuine subdivision for agricultural purposes. Succession planning is a personal circumstance which falls outside the control of the planning regime. It is strongly recommended that no further variation of this control is considered if the agricultural sector is to be protected.

#### ***Scenic landscape protection***

The Camden Scenic and Cultural Landscapes Study identified certain parts of the LGA as containing areas of landscape significance at the State, regional and local level (refer to Section 4.3). It also identified general scenic quality issues, the need to maintain scenic quality, a range of scenic character types and visual access to the landscape. The scenic qualities identified in these studies are not currently recognised by any statutory planning protection. One planning mechanism that could be utilised through the Standard LEP template is the use of an overlay and local provision to protect these important visual landscape qualities. Examples of this type of clause are contained in *Blue Mountains LEP 2015* (6.12), *Wollongong LEP 2009* (7.8) and *Kempsey LEP 2013* (7.6). A copy of the relevant landscape clause from the Blue Mountains LEP 2015 is included as Annexure 5.

#### ***Camden DCP 2011***

Part D of *Camden DCP, 2011* provides detailed planning guidelines for residential development in rural areas as well as intensive plant agriculture and rural industries. There is considerable scope to expand on these guidelines for some issues, whilst other issues will continue to be best managed on a site specific basis as part of the development control process. Two issues that warrant further guidance are management of land use conflict and scenic landscape protection. Land use conflict will continue to be an important issue for Council and adoption of the LUCRA type approach as detailed in Section 8.0 is recommended. Examples of planning controls used by other councils to address scenic landscape protection are detailed above.

#### ***Sydney Growth Centres SEPP***

The South West Priority Growth Area will result in the loss of agricultural land in the LGA, and also result in urban intensification adjacent to remaining rural land. The management of land use conflict at this interface needs to recognise the role of agriculture in the local economy and ensure that land use conflict does not further alienate agricultural activity. Clause 16 of the SEPP has controls that aim to ensure that development within the Priority Growth Centres prior to precinct planning does not interfere with future urban development. The SEPP is silent on possible land use conflict at the interface with surrounding rural land, and as such there is no specific mechanism to ensure that urban development does not result in restrictions upon agricultural activity bordering the Priority Growth Centres. Consideration of this issue needs to be addressed in precinct planning process, with consideration given to more certainty over the future boundary of the Priority Growth Centres. Reviews of the boundaries of the Priority Growth Centres will likely undermine confidence in the long term viability of agriculture in the nearby rural areas. The above discussion of the possible use of a RU6 Transition zone may be one mechanism to better manage this issue at the urban-rural interface.



## 11.0 RURAL LANDS DECISION MAKING FRAMEWORK

The first objective listed in Section 2.1 of this Study is:

*"To provide Council with a decision making framework based on land capability and rural land qualities and significance."*

In addition to urban development occurring within the South West Priority Growth Area, Council has been approached by landowners seeking to rezone other rural land for urban purposes. A decision-making framework is required to assist in the assessment of such planning proposals based on suitable natural resource, land use conflict and socio-economic servicing criteria. A Rural Land Strategy will be prepared following this Study to further develop such a decision-making framework.

Decision-making frameworks for land use planning purposes most commonly take the form of either simple sieve mapping or more complex multi criteria analysis. Each type of framework will be of benefit to Council depending on the specific task under consideration. Sieve mapping is useful in identifying different levels and types of spatial constraints but does rely upon the issues being able to be mapped. Multi criteria analysis can take on different levels of complexity but in their simple forms can assist in land use suitability assessment by comparing the relative merits of various options using weighted criteria. A further benefit of multi criteria analysis is the ability to incorporate issues that do not lend themselves to being mapped, particularly socio-economic needs.

Relevant criteria can be categorised as either absolute constraints (land is either suitable for urban development or not) or weighted constraints. The system of designating absolute and weighted constraints and assigning weightings to individual criteria needs to be further developed by Council in their Rural Land Use Strategy.

Relevant parameters identified during the preparation of this Study include:

- Landscape unit as described in Section 4.3 of this Study – Regional and State significant units only;
- Agricultural land classification as described in Section 6.1 of this Study. Classes 1, 2 and 3 only being the lands suited to cropping at various levels of intensity;
- Biophysical Strategic Agricultural Land as described in Section 6.2 of this Study;
- Significant existing intensive agricultural pursuits or sensitive agricultural land use receptors requiring buffers;
- Category 1 and 2 bushfire vegetation, buffers and land unable to meet access safety requirements;
- High value vegetation and wildlife corridors;
- High slope or landslip risk;
- Elevation;



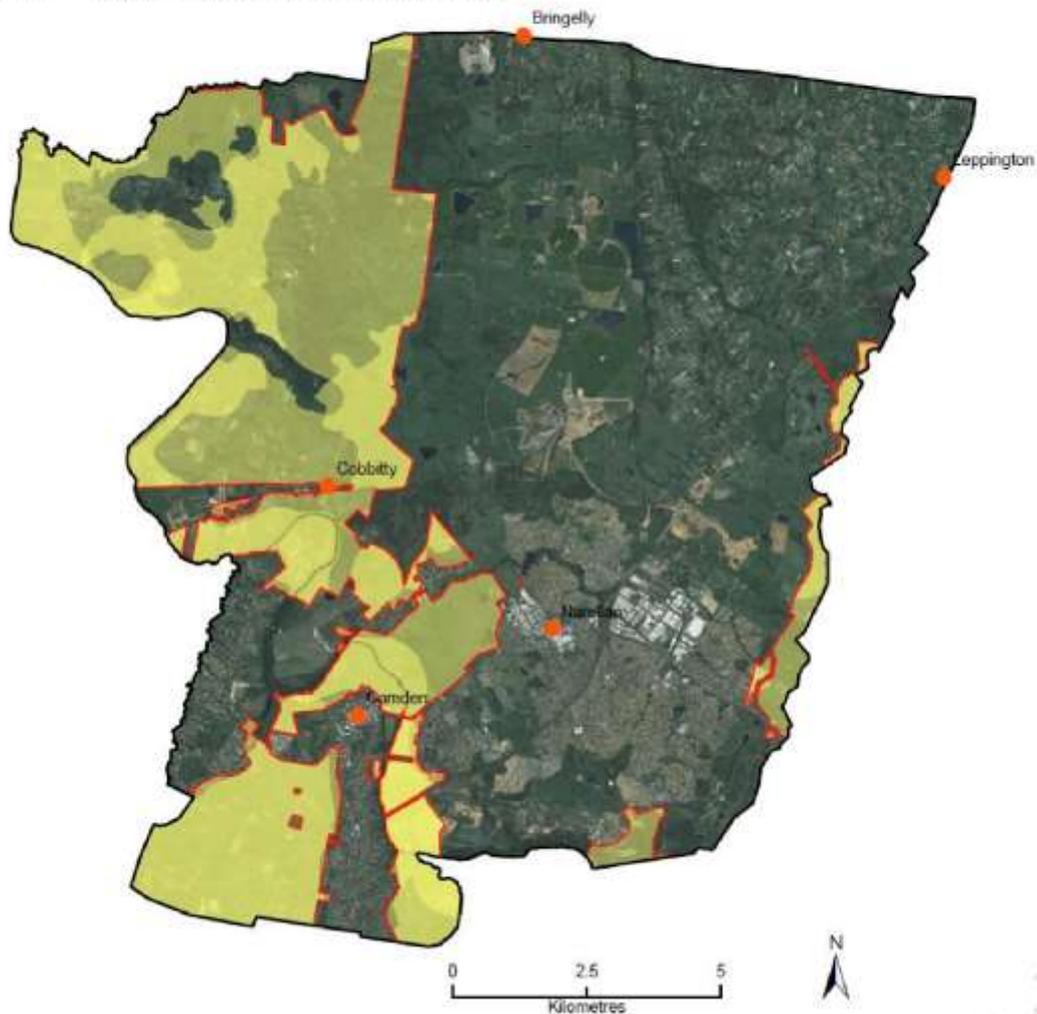


- 1:100 year average recurrence interval flood affected land;
- European and indigenous cultural heritage;
- Essential services availability (including cost of extending services or upgrading roads and other infrastructure); and
- Proximity to public transport and other community services.

A selection of the above data parameters were used to create two example sieve maps to illustrate key constraints. The sieving process allows for the selected parameters to be clearly identified.

Map 22 shows land with regional and State significant landscape units, Class 1, 2 and 3 agricultural land and biophysical strategic agricultural land in yellow shading, with bold shading indicating where multiple parameters apply. These three parameters identify land with the highest quality scenic value and highest agricultural capability.

**Map 22: Decision-Making Framework Sieve Map 1**



Camden Council – Rural Lands Study

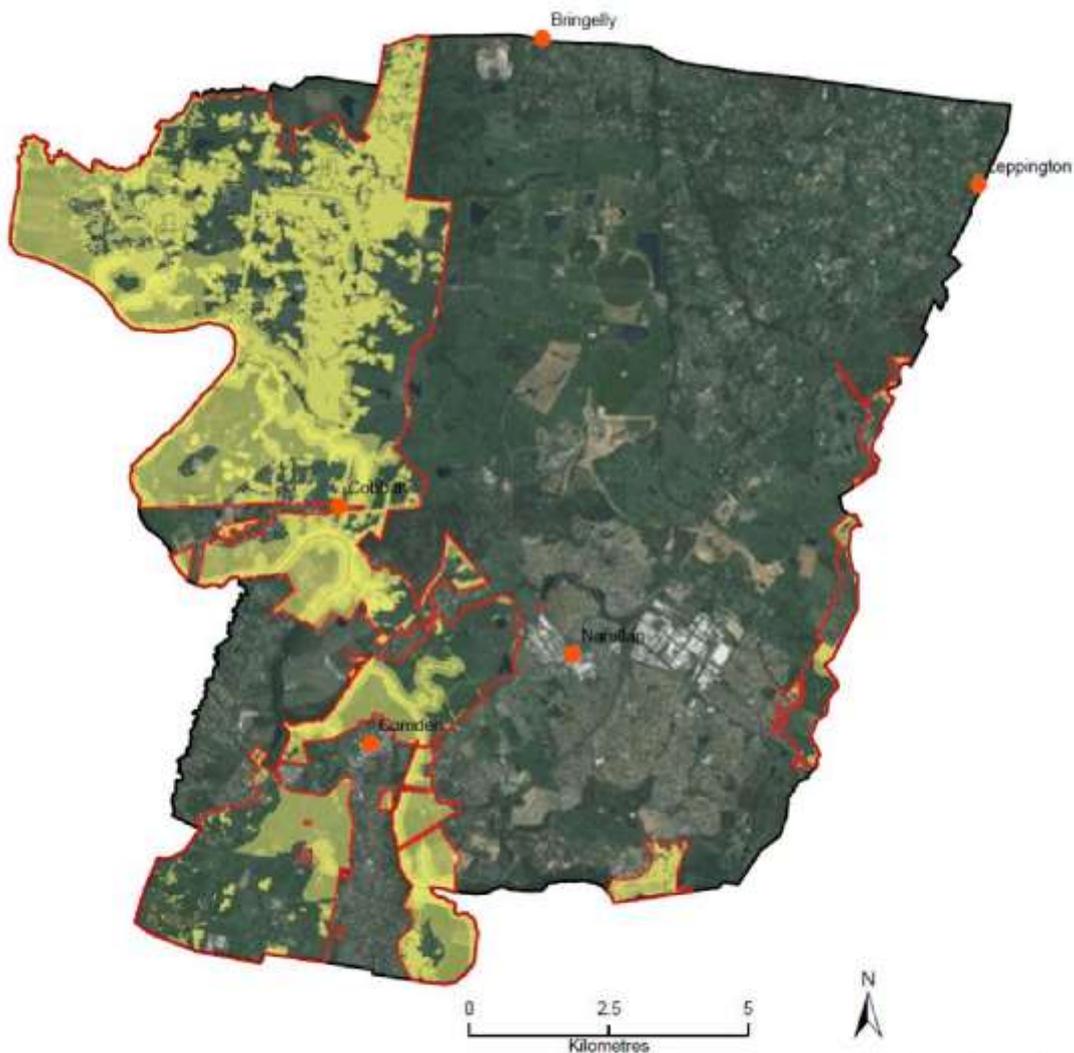


The following observations of Map 22 are provided:

- The majority of the study area is subject to at least one of the three nominated decision-making framework parameters; and
- The majority of the area north of Cobbitty not shaded or with light shading has lower agricultural production potential, but is one of the few remaining areas in the LGA which retains the rural character of the area and landscape amenity once the South West Priority Growth Area is fully developed.

Development constraints require consideration in the planning process as described in Section 6.5 of this report, being flooding, vegetation and bushfire. Map 23 has been created to demonstrate the extent of these constraints in the study area.

Map 23: Decision-Making Framework Sieve Map 2



Camden Council – Rural Lands Study



Observations of Map 23 include:

- The majority of the study area is subject to one or more development constraints; and
- The areas with the least development constraints are located in the south west corner of the LGA and the RU2 land in the eastern side of the LGA.

The vegetation which is spread across the study area and depicted in Map 14 is an important component of the rural character and landscape amenity within the LGA.

Opportunities for non-rural development within the study area are constrained by the extent of:

- Productive land (based on agricultural land classification and Biophysical Strategic Agricultural Land);
- Regional and State significant landscape units; and
- Development constraints in particular flooding and vegetation.

Some development is compatible with agriculture in the RU1 and RU2 zones such as value adding and supportive activities. Examples include agri-tourism, agricultural produce industries, livestock processing industries, plant nurseries, rural suppliers and animal boarding establishments. Infrastructure to support urban development may also be compatible such as sewerage treatment plants which have by-products with agricultural value. There are opportunities for more dwellings within the RU1 zone where the need arises to support agricultural development such as rural workers' dwellings and secondary dwellings.

The largest area of rural land in the LGA is north of Cobbitty accessed via Cut Hill Road. Cut Hill Road is a no-through road and this constrained access creates potential issues during emergencies (bushfires, flooding) as well as a limited potential to handle increased volumes of traffic that could arise from non-rural development.





## 12.0 CONCLUSION

The Camden Rural Lands Study aims to provide Council evidence to assist decision-making based on land capability and rural land quality and significance for the protection of rural lands in the LGA. The document has identified the potential implications for rural lands of major infrastructure projects and realisation of the South West Priority Growth Area and has considered land use conflicts between this area and existing rural activities occurring within the Camden LGA.

This report has identified opportunities for relocation of rural industries that have been displaced by the South West Priority Growth Area and provided suitable recommendations on Council's current rural land use planning controls and standards and a way forward to improve these to help protect the rural lands within Camden.

The main recommendations of this Study are as follows:

- The existing minimum lot size of 40ha be retained for rural land as an effective tool to avoid further fragmentation;
- Non-agricultural development on RU1 zoned land be limited to allow relocation opportunities for agricultural business displaced by the South West Priority Growth Area;
- Council follow progress of the Penrith Sustainable Agribusiness District and consider the potential for a similar initiative in Camden;
- Introduction of a RU6 transition at the edge of the South West Priority Growth Area be investigated to provide a long-term buffer between rural land uses and encroaching urban development;
- Council supports or advocates that the preferred M9 corridor option minimise impacts on rural zoned land;
- Council to consider preparation of a Right to Farm Policy specific to local agriculture needs, especially intensive agriculture such as poultry farms;
- Council to provide advice to prospective new residents of the LGA on the impacts associated with agricultural land uses through mechanisms such as 149 certificates;
- Council to incorporate LUCRA in strategic planning for rural land use activity and for major development proposals. Consider requiring developers to prepare LUCRA reports as part of planning proposals or large development proposals with potential for land use conflict;
- Rural landscapes be protected and consideration be given to incorporating scenic protection controls in Camden LEP; and
- The Rural Lands Strategy be based upon a decision-making framework using the land capability and constraint issues identified in this Study.





### 13.0 REFERENCES

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**Annexure 1**

**A Plan for Growing Sydney 2014 Extract**

*ANNEXURE 1 – CAMDEN RURAL LANDS STUDY, 2016***A Plan for Growing Sydney 2014 Extract**

Sub-regional plans will be prepared for the six sub-regions identified in the plan, and the following principles will be used to guide the South West Sub-Region.

**Priorities for the South West Region****A Competitive Economy:**

- Investigate the long-term potential to locate a major enterprise corridor between Leppington and Bringelly, linked to the extension of the South West Rail Link;
- Protect items of high significance including freight corridors, intermodal terminals, Sydney's drinking water supply catchment, key water storage facilities and the Upper Canal;
- Further develop productive agricultural and mineral resources;
- Protect land to serve Sydney's future transport needs;
- Strengthen the role in Sydney's manufacturing, construction and wholesale/logistics industries by maximising existing employment lands particularly in Fairfield and Liverpool;
- Investigate traffic pinch-point connections between north-south and east-west road links;
- Identify and protect strategically important industrial-zoned land; and
- Strengthen the diverse benefits to the economy proposed by Badgerys Creek Airport.

**Accelerate Housing Supply, Choice and Affordability and Build Great Places to Live:**

- Identify suitable locations for housing, employment and urban renewal – particularly around established and new centres and along key public transport corridors including the Cumberland Line, the South Line, the Bankstown Line, the South West Rail Link and the Liverpool-Parramatta T-Way;
- Continue delivery of the South West Growth Centre through greenfield housing development and the expansion of local employment;
- Capitalise on the subregion's vibrant cultural diversity and global connections; and
- Implement the Western Sydney Parklands Plan of Management.

**ANNEXURE 1 – CAMDEN RURAL LANDS STUDY, 2016**

ORD03

**Protect the Natural Environment and Promote its Sustainability and Resilience:**

- Provide environmental, recreation and tourism opportunities in the Nattai National Park, Dharawal National Park as well as the Georges River and Western Sydney Parklands;
- Work with councils to:
  - Improve the health of the South Creek sub-catchment of the Hawkesbury-Nepean Catchment.
  - Protect and maintain the social, economic and environmental values of the Hawkesbury-Nepean River and Georges River, and their aquatic habitats.
  - Implement the Greater Sydney Local Land Services State Strategic Plan to guide natural resource management.

**Priorities for Strategic Centres****Camden**

- Support planning of Oran Park as a focus for facilities, services and community life to support population growth; and
- Investigate the potential to leverage off improved access to services and jobs following improvements to Camden Valley Way.

Attachment 3

**ORD03**

**Attachment 3**

**Annexure 2**

**Camden LEP, 2010 Extract**

## ANNEXURE 2 – CAMDEN RURAL LANDS STUDY, 2016

The following is an extract from *Camden LEP, 2010*.

### RU1 Primary Production

#### 1. Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To permit non-agricultural uses which support the primary production purposes of the zone.*
- *To maintain the rural landscape character of the land.*

#### 2. Permitted without consent

*Extensive agriculture; Forestry; Home occupations*

#### 3. Permitted with consent

*Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item 2 or 4.*

#### 4. Prohibited

*Amusement centres; Car parks; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies*

### RU2 Rural Landscape

#### 1. Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*

## ANNEXURE 2 – CAMDEN RURAL LANDS STUDY, 2016

- *To protect and enhance areas of scenic value by minimising development and providing visual contrast to nearby urban development.*
- *To maintain the visual amenity of prominent ridgelines.*
- *To permit non-agricultural uses which support the primary production purposes of the zone.*

### 2. Permitted without consent

*Extensive agriculture; Home occupations*

### 3. Permitted with consent

*Agricultural produce industries; Aquaculture; Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Farm buildings; Farm stay accommodation; Home-based child care; Home businesses; Home industries; Intensive plant agriculture; Roads; Rural workers' dwellings; Sawmill or log processing industries; Secondary dwellings; Any other development not specified in item 2 or 4.*

### 4. Prohibited

*Advertising structures; Agriculture; Air transport facilities; Amusement centres; Camping grounds; Car parks; Caravan parks; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Extractive industries; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Mortuaries; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies.*

## RU4 Primary Production Small Lots

### Zone RU4 Primary Production Small Lots

#### 1. Objectives of zone

- *To enable sustainable primary industry and other compatible land uses.*
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

#### 2. Permitted without consent

Home occupations,

## ANNEXURE 2 – CAMDEN RURAL LANDS STUDY, 2016

### 3. Permitted with consent

*Aquaculture; Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Extensive agriculture; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive plant agriculture; Landscaping material supplies; Plant nurseries; Roads; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Stock and sale yards; Any other development not specified in item 2 or 4.*

### 4. Prohibited

*Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Camping grounds; Car parks; Caravan parks; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Extractive industries; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Mortuaries; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies*

#### Clause 4.2 Rural Subdivision

This clause sets out the minimum lot size for further subdivision in the rural zones as follows:

- (1) *The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.*
- (2) *This clause applies to the following rural zones:*
  - (a) *Zone RU1 Primary Production,*
  - (b) *Zone RU2 Rural Landscape,*
  - (c) *Zone RU4 Primary Production Small Lots,*
  - (d) *Zone RU6 Transition.*

**Note.** When this Plan was made it did not include Zone RU6 Transition.

- (3) *Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the [Lot Size Map](#) in relation to that land.*
- (4) *However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.*
- (5) *A dwelling cannot be erected on such a lot.*

**Note.** A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).

## ANNEXURE 2 – CAMDEN RURAL LANDS STUDY, 2016

### 4.2A Erection of dwelling houses on land in certain rural and environmental protection zones

- (1) *The objectives of this clause are as follows:*
- (a) *to minimise unplanned rural residential development,*
  - (b) *to enable the replacement of lawfully erected dwelling houses in rural and environmental protection zones.*
- (2) *This clause applies to land in the following zones:*
- (a) *Zone RU1 Primary Production,*
  - (b) *Zone RU2 Rural Landscape,*
  - (c) *Zone RU4 Primary Production Small Lots,*
  - (d) *Zone E4 Environmental Living.*
- (3) *Development consent must not be granted for the erection of a dwelling house on a lot in a zone to which this clause applies, and on which no dwelling house has been erected, unless the lot is:*
- (a) *a lot that is at least the minimum lot size specified for that lot by the [Lot Size Map](#), or*
  - (b) *a lot created before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or*
  - (c) *a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement.*
- Note.** *A dwelling cannot be erected on a lot created under clause 9 of [State Environmental Planning Policy \(Rural Lands\) 2008](#) or clause 4.2.*
- (4) *Despite any other provision of this clause, development consent may be granted for the erection of a dwelling house on land in a zone to which this clause applies if:*
- (a) *there is a lawfully erected dwelling house on the land and the dwelling house to be erected is intended only to replace the existing dwelling house, or*
  - (b) *the land would have been a lot referred to in subclause (2) had it not been affected by:*
    - (i) *a minor realignment of its boundaries that did not create an additional lot, or*
    - (ii) *a subdivision creating or widening a public road or public reserve or for another public purpose.*

**Annexure 3**

**Greater Hume Shire Council Right to Farm Policy**



<b>POLICY No:</b>	<b>105</b>
<b>POLICY TITLE:</b>	<b>RIGHT TO FARM POLICY</b>
<b>SECTION RESPONSIBLE:</b>	<b>ENVIRONMENT &amp; PLANNING</b>
<b>MINUTE NO:</b>	<b>2183</b>
<b>REVIEW DATE:</b>	<b>31 DECEMBER 2012</b>

#### **POLICY OBJECTIVE**

Greater Hume Shire is predominantly a rural shire and much of its local economy is built on the strength and viability of the many rural and agricultural industries operating in the shire. On this basis, this policy outlines Council's position on the 'right to farm' and the many issues associated with farming that may be impinged upon by urban expansion or expectations.

#### **RELATED LEGISLATION**

The Protection of the Environment Operations Act provides the legislative framework within which all activities with regard to noise, odour, pollution, etc. must comply.

#### **POLICY STATEMENT**

When conflict arises between landowners undertaking genuine agricultural pursuits and non agricultural/occupiers, Council's position on the 'right to farm' as outlined as follows shall be considered when dealing with issues and passed onto complainants.

Greater Hume Shire Council supports the right of persons to carry out legitimate and compliant rural and agricultural uses and practices on rural land.

Greater Hume Shire Council will not support any action to interfere with the legitimate rural and agricultural use of land where the activity is in accordance with relevant legislation.

When an inquiry is made by an intending rural land purchaser or landholder, the person is advised the legitimate rural and agricultural uses of land may include:

- Logging and milling of timber
- Livestock feed lots
- Piggeries/poultry farming
- Dairies

RIGHT TO FARM POLICY
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- Dogs barking
- Noise from cattle and other livestock
- Intensive livestock waste disposal systems and ponds
- Burning of stubble
- Clearing and cultivation of land
- The growing of any agricultural crop or pasture species including those that may produce detectable aromas or pollens, e.g. canola and lucerne
- Bushfire hazard reduction burning
- Construction of firebreaks
- Construction of dams, drains and contour banks
- Fencing
- Use of agricultural machinery (tractors, chainsaws, motor-bikes, etc.)
- Pumping and irrigation
- Herbicide spraying
- Pesticide spraying
- Aerial spraying
- Animal husbandry practices (castration, dehorning, etc.)
- Driving livestock on roads
- Fodder production
- Construction of access roads and tracks
- Slashing and mowing vegetation
- Planting of woodlots
- Extractive industries
- Stockyards
- Traffic on unsealed rural roads

**Such rural activities are likely to cause nuisance in respect of noise, odours, dust, spray emissions, smoke, vibration, blasting, etc. during 24 hours including early mornings and late evenings.**

<b>RIGHT TO FARM POLICY</b>
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**Intending purchasers and owners of rural land who consider they may have difficulty in living with the above practices being carried out on adjacent or nearby land should seriously consider their position.**

POLICY DOCUMENT CONTROL

Right To Farm Policy	First adopted	Date 17Feb10 Min 2183
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**Annexure 4**

**Narrandera LEP 2013 Extract**

## Narrandera Local Environmental Plan 2013

Current version for 4 April 2016 to date (accessed 10 June 2016 at 16:10)

Part 4 ▶ Clause 4.2B



### 4.2B Rural subdivision and erection of dwelling houses for intensive plant agriculture

- (1) The objectives of this clause are as follows:
  - (a) to provide flexibility in the application of lot size standards for subdivision for the purpose of intensive plant agriculture,
  - (b) to encourage sustainable intensive plant agriculture.
- (2) Land in Zone RU4 Primary Production Small Lots may, with development consent, be subdivided for the purpose of intensive plant agriculture to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (3) However, development consent must not be granted to such a subdivision if an existing dwelling house would, as a result of the subdivision, be situated on a lot created by the subdivision unless the consent authority is satisfied that:
  - (a) the lot will have an area of at least 40 hectares, and
  - (b) the lot is or is to be subject to irrigation requiring a water licence and the volume of, and entitlement to, water available under that licence is or will be adequate for the use of the land for the purpose of intensive plant agriculture, and
  - (c) the lot is suitable for, and is to be used for, intensive plant agriculture, and
  - (d) the dwelling house is required to support the carrying out of such a purpose.
- (4) Development consent may be granted for the erection of a dwelling house on a lot created by a subdivision under this clause or on an existing lot of any size that only contains land in a zone to which this clause applies if the consent authority is satisfied that:
  - (a) the lot complies with subclause (3) (a) and (b), and
  - (b) the lot is suitable for, and is being used for, the purpose of intensive plant agriculture, and
  - (c) the dwelling house is required to support the carrying out of that purpose.

**Note.** *State Environmental Planning Policy (Rural Lands) 2008 and Assessing Intensive Plant Agriculture Developments* (published by the Department of Primary Industries) sets out other relevant issues for the consideration of consent authorities when assessing development applications for intensive plant agriculture.

**Annexure 5**

**Extract of Example LEPs**

## ANNEXURE 5

### *Kempsey LEP 2013*

#### **Clause 7.6 Protection of scenic character and landscape values**

- (1) The objectives of this clause are as follows:
  - (a) to identify areas that have particular scenic value either from major roads or other public places,
  - (b) to ensure development in these areas is located and designed to minimise its visual impact.
- (2) This clause applies to land identified as “Scenic Protection Land” on the Scenic Protection Land Map.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the development to minimise the visual impact of the development from major roads and other public places.

### *Blue Mountains LEP 2015*

#### **Clause 6.12 Protected area—escarpment**

- (1) The objectives of this clause are as follows:
  - (a) to preserve and enhance the visual, cultural and ecological values of the escarpment systems in the Blue Mountains,
  - (b) to restrict development, including buildings, alterations and vegetation clearing, so as to minimise any adverse impact on the perception of escarpments as significant natural features,
  - (c) to limit the proportion of hard surfaces in close proximity to escarpment systems,
  - (d) to ensure that the design and siting of development minimises any adverse environmental impact,
  - (e) to encourage the retention, restoration and maintenance of areas of disturbed native vegetation.
- (2) This clause applies to land identified as “Protected Area—Escarpment” on the *Scenic and Landscape Values Map*.
- (3) Development consent must not be granted to development on land to which this clause applies that requires the clearing of native vegetation unless the consent authority is satisfied that:
  - (a) the development will not have any adverse impact on the ecological or scenic values of the escarpment system, and
  - (b) all existing native vegetation situated outside the land required for the development will be retained and appropriate measures will be incorporated to facilitate the maintenance of such vegetation, and
  - (c) the development will incorporate measures to regenerate any native vegetation that has been cleared from land to which this clause applies that does not form part of the site of any existing or proposed development, and
  - (d) the development will be designed and sited to respond sympathetically to the land form of which it will form a part, and
  - (e) no part of the development will protrude above any adjacent buildings or the existing vegetation canopy surrounding the site area, and

## ANNEXURE 5

- (f) the development will not visually disrupt the skyline by protruding above the ridgeline within or behind the site, and
- (g) the development will use unobtrusive and non-reflective materials to blend structures into the natural environment, and
- (h) the development will incorporate appropriate measures to minimise the reflection of sunlight from glazed surfaces.

### *Wollongong LEP 2009*

#### *Clause 7.8 Illawarra Escarpment area conservation*

- (1) The objective of this clause is to provide specific controls to protect, conserve and enhance the Illawarra Escarpment.
- (2) This clause applies to land shown as being within the Illawarra Escarpment area on the Illawarra Escarpment Map.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
  - (a) will be located so as to minimise any adverse impact on the natural features and environment of the Illawarra Escarpment, and
  - (b) will incorporate on the land, conservation and rehabilitation measures to enhance the Illawarra Escarpment.

## Rural Lands Strategy – Submissions Response Table.

<b>Table 1 - Public Authority Submissions</b>		
<b>Submittor</b>		<b>Reference</b>
1. Wollondilly Council		1.01 - 1.11
2. Department of Primary Industries		2.01 - 2.05
3. Liverpool Council		3.01
4. Campbelltown Council		4.01

<b>Table 2 – Community Submissions</b>		
<b>Submittor</b>		<b>Reference</b>
1.		1.01 - 1.02
2.		2.01- 2.03
3.		3.01 - 3.05
4.		4.01 - 4.05
5.		5.01 - 5.02
6.		6.01 - 6.02
7.		7.01 - 7.03
8.		8.01 - 8.09
9.		9.01 - 9.02
10.		10.01 - 10.08
11.		11.01 - 11.02
12.		12.01 - 12.08

Table 1: Public Authority Submissions

Ref No	Issue / Comment	Officer Response	Proposed Action
1.01	Commends Camden Council for undertaking the Strategy and its efforts to manage growth and retain places, landscapes and characteristics of Camden's rural and country heritage and backdrop.	Noted.	Proceed with the finalisation of the draft Strategy.
1.02	The strategy falls short in providing detail on how the issues that have been identified will be managed. Additional detail is required to provide those that rely on the strategy with certainty as to how issues will be dealt with.	The draft Strategy includes seven broad planning principles to inform future land use decision making and an action plan for implementing the principles.  Subject to the adoption of the Strategy, the actions will provide Council with the mechanisms to protect rural lands.	Proceed with the finalisation of the draft Strategy.
1.03	Consideration should be given to a 'right to farm' type policy or to a clearly worded 'compliance policy' to give certainty to agricultural producers around how complaints (about noise, odour, dust etc.) will be managed and to give certainty to them that they will be able to continue their agricultural operations.	The NSW Government has an existing <i>Right to Farm Policy</i> to which the draft Strategy broadly aligns.  The draft Strategy also includes an action for Council to prepare informative / educational material for the community about farming impacts and land use conflicts. This material could include information about how complaints are managed.  Referencing the Government's <i>Right to Farm Policy</i> within the draft Strategy is supported.	Amend the draft Strategy to make reference to the NSW Government's <i>Right to Farm Policy</i> .

Ref No	Issue / Comment	Officer Response	Proposed Action
1.04	<p>Wollondilly Council regularly receives feedback from agricultural producers and suppliers that the cost and time associated with the preparation of a DA for submission to Council are counter-productive to encouraging new agricultural activities and to maximising opportunities for relocation of rural enterprises.</p> <p>The provision of targeted information would assist agricultural producers and it is recommended that this be added as an action in the strategy.</p>	<p>Council offers a pre DA advice service that is aimed at providing advice to prospective applicants, including on DA submission requirements.</p> <p>DAs are subject to merit-based assessment and consideration of impacts.</p>	Proceed with the finalisation of the draft Strategy.
1.05	<p>The draft Strategy should include a planning principle to preserve the best quality agricultural land for agricultural purposes.</p>	<p>The draft Strategy outlines guiding criteria to assist in the assessment of planning proposals. These include consideration of agricultural land production value and existing intensive agricultural land uses.</p> <p>The draft Strategy includes an action to investigate potential activities to support and promote viable and sustainable agriculture.</p>	Proceed with the finalisation of the draft Strategy.
1.06	<p>Consideration should be given to what risks there are to existing agricultural production from encroaching urban development across Council boundaries.</p>	<p>The draft Strategy seeks to protect Camden's remaining rural lands.</p> <p>Consultation with adjoining LGAs will be undertaken should Council receive rezoning proposals that pose a risk to agricultural production in adjoining LGAs.</p>	Proceed with the finalisation of the draft Strategy.
1.07	<p>The Outer Sydney Orbital creates both</p>	<p>Ongoing dialogue with Wollondilly Council</p>	Amend the action's measurement to:

Ref No	Issue / Comment	Officer Response	Proposed Action
	<p>threats and opportunities for agricultural / rural pursuits.</p> <p>The action/measurement in the strategy is to forward the strategy to Transport for NSW. More details are required to explain to Transport for NSW as to how the Outer Sydney Orbital will impact rural land and outline the design requirements that we would be seeking.</p> <p>It is suggested that this could be a joint project between Councils affected by the alignment.</p>	<p>about the M9 is supported.</p>	<p>"Council has ongoing dialogue with Transport for NSW and the Greater Sydney Commission and other affected Councils regarding the protection of Camden's Rural Lands".</p>
1.08	<p>Wollondilly Council has recently commenced an investigation into the establishment of an agricultural enterprise credit scheme.</p> <p>It is requested that consideration be given to this scheme as an action to principles 1 and 7.</p>	<p>Ongoing dialogue with Wollondilly Council on the feasibility of an agricultural enterprise incentive scheme is supported.</p>	<p>Amend the draft Strategy to include the following action (under principles 1 and 7):</p> <p><b>Action:</b> Work with Wollondilly Council to explore options to protect agricultural land and encourage food production.</p> <p><b>Measurement:</b> Council staff has ongoing dialogue with Wollondilly Council to explore options to protect agricultural land and encourage food production.</p> <p><b>Timeframe:</b> Ongoing</p>
1.09	<p>Wollondilly Council has recently resolved to write to the Greater Sydney Commission and support the Metropolitan Rural Area boundaries in their current</p>	<p>Council is supportive of protecting the Metropolitan Rural Area. This position is reflected in Council's submission to the draft South West District Plan.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
1.10	<p>form.</p> <p>Council resolved to request that the Metropolitan Rural Area remain as a whole with no further reductions to its boundaries within Wollondilly. It is respectfully suggested that Camden Council could adopt a similar action in regard to principle 1 of the strategy.</p> <p>Wollondilly Council's Good Neighbour Charter is a new path for Wollondilly in managing rural land use conflict and would be supportive of its use in other Council areas.</p>	<p>The Metropolitan Rural Area is defined as a broad land use category that includes rural towns and villages. The Draft Rural Lands Strategy aims to protect Camden's remaining rural lands which is consistent with protecting the Metropolitan Rural Area.</p> <p>The draft Strategy includes an action to prepare informative and education material about farming practices and conflicts.</p> <p>This could be expanded to include fact sheets about being a good neighbour in rural areas.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
1.11	<p>Planning Principle 6 in the draft strategy does not offer any strategies for dealing with non-rural development that does not need a rezoning. E.g. educational establishments and senior living developments.</p> <p>Suggest that further thought to be placed into the draft strategy for reducing the incursion of these types of development into rural areas.</p>	<p>Development Applications are subject to merit assessment and consideration of impacts.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
<b>Submission 2 – Department of Primary Industries</b>			
2.01	For agriculture investment to continue in the local government area agri-business will need access to land and water, while able to operate normal practice without impediments from land use conflicts.	The draft Strategy has an action to retain the 40ha minimum lot size. This action will assist agri-business to continue to gain access to land and water and minimise land use conflict.	Proceed with the finalisation of the draft Strategy.
2.02	DPI Agriculture supports the principles that were used to develop the Strategy and the Strategic actions including maintaining the 40ha minimum lot size in the RU1 zone.	Noted.	Proceed with the finalisation of the draft Strategy.
2.03	The concept of right to farm lawful agriculture practice should be recognised in the final document.	The NSW Government has an existing Right to Farm Policy to which the draft Strategy broadly aligns.  The draft Strategy also includes an action for Council to prepare informative / educational material for the community about farming impacts and land use conflicts. This material could include information about how complaints are managed.  Referencing the Government's <i>Right to Farm Policy</i> within the draft Strategy is supported.	Amend the draft Strategy to make reference to the NSW Government's <i>Right to Farm Policy</i> .
2.04	The criteria for rezoning proposals could also apply to proposed development that negatively impacts an agricultural resource.	Not supported.  Part D of Camden Development Control Plan 2011 provides detailed planning controls for development in rural areas.	Proceed with the finalisation of the draft Strategy.

Ref No	Issue / Comment	Officer Response	Proposed Action
2.05	The criteria for rezoning proposals should also consider the importance of the land for soil based agriculture production which acknowledges Camden's alluvial soils, with access to water, are a valuable resource for agriculture.	Development Applications will be subject to merit-based assessment and consideration of impacts. The assessment criteria for rezoning proposals includes agricultural land production value as a key consideration.	Proceed with the finalisation of the draft Strategy.
<b>Submission 3 – Liverpool City Council</b>			
3.01	No comments	Noted.	Proceed with the finalisation of the draft Strategy.
<b>Submission 4 – Campbelltown Council</b>			
4.01	No comments or objections, recognises Camden Council's commitment to the protection of its rural land.	Noted.	Proceed with the finalisation of the draft Strategy.

Table 2 Community Submissions

Ref No	Issue / Comment	Officer Response	Proposed Action
<b>Submission 1</b>			
1.01	<p>Support the preparation of the draft Strategy and endorse the principles adopted in the supporting studies.</p> <p>It is important for Council to support rural land uses and to minimise further loss of agricultural production land in the area.</p> <p>Support reinforcement of the "right to farm".</p> <p>It is important to support the local rural economy and to ensure that the character of the areas west of the existing South West Priority Growth Area remain as rural.</p>	<p>The NSW Government has an existing <i>Right to Farm Policy</i> to which the draft Strategy broadly aligns.</p> <p>The draft Strategy also includes an action for Council to prepare informative /educational material for the community about farming impacts and conflicts.</p> <p>Referencing the Government's <i>Right to Farm Policy</i> within the draft Strategy is supported.</p>	Amend the draft Strategy to make reference to the NSW Government's <i>Right to Farm Policy</i> .
1.02	<p>In the context of the State Heritage Registered Denbigh and the Draft Rural Lands Strategy, the site offers the opportunity to address land use conflicts between residential and rural land. Indeed, this is already addressed by the substantial 292 hectare E4 zoned curtilage and transition zones.</p>	<p>The subject land is zoned E4 Environmental Living and already acts as a transition between urban and rural land.</p>	Proceed with the finalisation of the draft Strategy.
<b>Submission 2</b>			
2.01	Support the aims of the draft Strategy.	Noted.	Proceed with the finalisation of the draft Strategy.
2.02	This Draft Strategy aims to protect Camden's rural lands and retain	Noted.	Proceed with the finalisation of the draft Strategy.

Ref No	Issue / Comment	Officer Response	Proposed Action
2.03	Camden's valued scenic and cultural landscapes of which the property of "Fairview" at 95 The Old Oakes Road is a prime example of this true, rural based heritage of Camden.  The ridgeline that runs parallel to the Old Oaks Road could be used as a natural divider between non-rural development on the northern side of the road and rural usage to its south.	Noted.	Proceed with the finalisation of the draft Strategy.
<b>Submission 3</b>			
3.01	Productive rural land must be sacrosanct and we must take their future scarcity and security seriously.  Supports the draft Strategy, but has concerns that it will be a blunt instrument in light of current speculation unless all levels of government treat the preservation of rural lands as a matter of priority.	The draft Strategy includes a number of actions which seek to protect Camden's remaining rural lands.  The draft South West District Plan seeks to discourage urban development in the Metropolitan Rural Area. The draft Strategy is consistent with the draft District Plan.	Proceed with the finalisation of the draft Strategy.
3.02	Existing agricultural enterprises operating in a rural zoning have a right to continue to farm. Land use conflict is a significant threat to these enterprises.	The NSW Government has an existing Right to Farm Policy to which the draft Strategy broadly aligns.  The draft Strategy also includes an action for Council to prepare informative /educational material for the community about farming impacts and conflicts.	Amend the draft Strategy to make reference to the NSW Government's <i>Right to Farm Policy</i> .

Ref No	Issue / Comment	Officer Response	Proposed Action
3.03	<p>Rural land owners need zoning and planning certainty to ensure they continue to invest in their agricultural enterprises.</p> <p>There will be a negative impact to the local economy if agricultural businesses are lost. This is because they support other local businesses and contribute towards tourism.</p>	<p>Referencing the Government's <i>Right to Farm Policy</i> within the draft Strategy is supported.</p> <p>Key assessment criteria for rezoning proposals include that proposals must not adversely impact on the operation of existing rural enterprises.</p> <p>The draft Strategy includes actions to protect rural land and provide certainty.</p>	Proceed with the finalisation of the draft Strategy.
3.04	<p>Disappointed that Council has opposed the expansion of an existing poultry farm that is located in the Wollondilly Shire. This decision appears to be at odds with the draft Strategy's stated aim of attracting rural enterprises.</p>	<p>The draft Strategy includes an action to investigate potential activities to support and promote viable and sustainable agriculture.</p>	Proceed with the finalisation of the draft Strategy.
3.05	<p>Development Applications are subject to merit assessment and consideration of impacts.</p> <p>Council lodged a submission objecting to the DA. Council's submission noted that, whilst Council supports agriculture uses in rural areas, such uses need to be managed and operated so as to not result in unreasonable amenity impacts to the surrounding residents. The key amenity impacts raised by Council included potential air quality and odour impacts from the proposed development upon residential properties and Camden High School; noise impacts; traffic concerns; and public interest.</p>	<p>Development Applications are subject to merit assessment and consideration of impacts.</p> <p>Council lodged a submission objecting to the DA. Council's submission noted that, whilst Council supports agriculture uses in rural areas, such uses need to be managed and operated so as to not result in unreasonable amenity impacts to the surrounding residents. The key amenity impacts raised by Council included potential air quality and odour impacts from the proposed development upon residential properties and Camden High School; noise impacts; traffic concerns; and public interest.</p>	Proceed with the finalisation of the draft Strategy.

Ref No	Issue / Comment	Officer Response	Proposed Action
Submission 4 4.01	<p>Concerns about losing Camden's rural heritage to urban development.</p> <p>Some rural lands should be maintained, such as the land at Elderslie that is being kept for ongoing agriculture, along-side of Camden Valley Way and the Nepean River.</p> <p>Some current rural lands are very fertile for agriculture e.g. some of the Leppington Pastoral Company land and University of Sydney should be retained for agricultural purposes and open spaces. Land around the new proposed airport should act as a buffer.</p>	<p>The draft Strategy seeks to protect Camden's remaining rural lands and to protect Camden's valued scenic and cultural landscapes.</p> <p>The draft Strategy includes criteria for rezoning proposals which seek to ensure that existing rural enterprises are not adversely impacted and that proposals do not reduce the quality of scenic landscapes, vistas, ridgelines, or heritage values. Proposals must also demonstrate that there will be improvement / ongoing maintenance of biodiversity, ecological, scenic and productive values.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
4.02	<p>Elements of agriculture and urban growth can co-exist.</p> <p>Areas of flood plain should be retained for agriculture and / or sporting facilities.</p> <p>The remnants of endangered Cumberland Plain Forest need to be protected and managed.</p>	<p>The flood plain and endangered vegetation constrain urban development.</p> <p>Some sporting facilities may be suitable to locate within the floodplain (subject to merit-based assessment).</p> <p>Remnant endangered Cumberland Plain Forest is protected under Government biodiversity legislation.</p> <p>Assessment criteria for rezoning proposals include a Key Consideration: the improvement/ ongoing maintenance</p>	<p>Amend the draft Strategy to include additional commentary to acknowledge that flood plains in the Camden LGA act as a natural buffer for urban encroachment and should be protected.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
4.03	<p>Parts of the Central Scenic Hills area should be retained for agriculture and protected.</p> <p>Some parts should be incorporated into the Western Sydney Parklands as public open space.</p>	<p>of biodiversity, ecological, and productive values.</p> <p>The draft Strategy seeks to retain Camden's valued scenic and cultural landscapes, consistent with Council's Community Strategic Plan and the draft South West District Plan.</p> <p>The Western Sydney Parklands is administered by the NSW Government. This is not a relevant matter for the draft Rural Lands Strategy.</p>	Proceed with the finalisation of the draft Strategy.
4.04	With the success of "Paws in the Park", attention should be providing more 'dog off leash' parks in developing areas.	This issue is not relevant to the draft Strategy. This comment has been forwarded to Council's Sport, Recreation and Sustainability Branch.	Proceed with the finalisation of the draft Strategy.
4.05	All proposals acceptable to Council should be dedicated in development control plans and committed to so they cannot be over turned by new development applications or the NSW Land and Environment Court.	The draft Strategy is a broad Strategic document that will help inform future reviews of the Camden Local Environmental Plan 2010 and Camden Development Control Plan 2011.	Proceed with the finalisation of the draft Strategy.
<b>Submission 5</b>			
5.01	With the large number of homes now going into the Camden area and land being cleared of the vegetation and wildlife. What is happening to the bees and all the insects that we need for pollination. Is the Council looking into this	<p>The legislative weight of DCPs and the appeal rights for Development Application proponents are established by the NSW Government under the Environmental Planning and Assessment Act, 1979.</p> <p>A Key Direction of the Camden Community Strategic Plan is for a healthy urban and natural environment. Strategy 2.12 of the CSP seeks to conserve native flora and fauna and their habitats, and promote local involvement through</p>	Proceed with the finalisation of the draft Strategy.

Ref No	Issue / Comment	Officer Response	Proposed Action
5.02	<p>and planting trees, shrubs etc. to help bring and keep a natural area?</p> <p>Suggests encouraging land to plant more trees. This would give a better look and may bring back the bird life and bees.</p> <p>It is important to keep local farms so that people have the advantage of fresh food.</p>	<p>community education programs.</p> <p>The draft Rural Lands Strategy seeks to protect Camden's remaining rural lands.</p> <p>Assessment criteria for rezoning proposals include a Key Consideration: the improvement/ ongoing maintenance of biodiversity, ecological, and productive processes.</p> <p>Noted.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
<b>Submission 6</b>			
6.01	<p>Not clear as which land is being protected as rural.</p>	<p>The draft Strategy is a broad strategic document which includes principles and actions to help protect Camden's remaining rural lands (outside of the South West Priority Growth Area).</p> <p>The draft Strategy also includes a set of guiding assessment criteria for rezoning proposals for non-agricultural development in rural zones.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
6.02	<p>Concerns about the growth and traffic will result in loss of country town feel in the area.</p>	<p>The draft Strategy seeks to retain Camden's valued scenic and cultural landscapes and to minimise unplanned non-agricultural development.</p> <p>One of the key actions of the draft Strategy is for Council to undertake a detailed visual study of Camden's rural lands and to investigate options to review</p>	<p>Proceed with the finalisation of the draft Strategy.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
<b>Submission 7</b>			
7.01	Concerns about the recent and potential future loss of rural character, landscapes, and views.	<p>The draft Strategy seeks to retain Camden's valued scenic and cultural landscapes and to minimise unplanned non-agricultural development.</p> <p>One of the key actions of the draft Strategy is for Council to undertake a detailed visual study of Camden's rural lands and to investigate options to review scenic protection controls in planning instruments.</p>	Proceed with the finalisation of the draft Strategy.
7.02	Would like to see a long term view (50 plus years) to prevent the loss of rural land in the future.	<p>The draft Strategy aligns with the draft South West District Plan and the Sydney Metropolitan Plan 'A Plan for Growing Sydney'.</p> <p>The Greater Sydney Commission is currently in the process of reviewing 'A Plan for Growing Sydney' which sets out a 40 year vision.</p> <p>The draft District Plan provides a 20-year vision with priorities which discourage urban development in the Metropolitan Rural Area.</p>	Proceed with the finalisation of the draft Strategy.

Ref No	Issue / Comment	Officer Response	Proposed Action
7.03	Suggest that consultation be undertaken with local farmers (who want to protect the rural area).	<p>The Camden Rural Lands Strategy will be reviewed every 4 years or when there is a major change in policy or legislation that impacts rural land within the Camden LGA.</p> <p>Council officers engaged rural lands specialists (Booth and Associates) to prepare a technical evidence base study to inform the Rural Lands Strategy.</p> <p>The public exhibition of the draft Strategy has provided an opportunity for rural landowners to contribute to the draft Strategy. If adopted, the implementation of the actions within the draft Strategy will include further consultation with landowners.</p>	Proceed with the finalisation of the draft Strategy.
<b>Submission 8</b>			
8.01	<p>There are current investigations for the ability to develop land at Cobbitty for future development.</p> <p>The development would be largely reliant on the consideration of the subject site as land viable for residential development and not key to agricultural production in the area.</p>	<p>The draft Strategy outlines guiding criteria to assist in the assessment of planning proposals. Each criterion is considered reasonable.</p> <p>It is the responsibility of proponents to demonstrate merit for rezoning proposals.</p>	Proceed with the finalisation of the draft Strategy.
8.02	It is understood that the Rural Lands Study was limited to a desk top review and did not include any consultation with land owners.	<p>When preparing the Study, Council's consultant visited Camden's rural areas.</p> <p>It was outside the scope of the Study for</p>	Proceed with the finalisation of the draft Strategy.

Ref No	Issue / Comment	Officer Response	Proposed Action
8.03	Disappointed in the lack of consultation early in the process.	<p>Council's consultants to consult directly with individual land owners to address site specific issues.</p> <p>Council officers engaged rural lands specialists (Booth and Associates) to prepare a technical evidence base study to inform the Rural Lands Strategy.</p> <p>The public exhibition process has provided an opportunity for rural landowners to contribute to the draft Strategy. If adopted, the implementation of the actions within the draft Strategy will include further consultation with landowners.</p>	Proceed with the finalisation of the draft Strategy.
8.04	Without proper consultation in the preparation of the Study, the Study has come up short and should not be endorsed by Council.	<p>The Rural Lands Study is a reference document which has been used as a base point to prepare the draft Strategy.</p> <p>There is no intention for the Rural Lands Study to be formally endorsed by Council.</p>	Proceed with the finalisation of the draft Strategy.
8.05	Agricultural land classification information contained in the study is outdated. There is no discussion of how the agricultural land has changed over time (e.g. more/less productive).	<p>The land classification data is largely based on the existing physical attributes of the land. This information informs the Study by providing a snapshot of the current situation. The draft Strategy contains no specific actions linked to the land classification data.</p>	Proceed with the finalisation of the draft Strategy.
8.06	As the Study has not actively engaged with landowners, Council would not be	The public exhibition has provided an opportunity for landowners to contribute	Proceed with the finalisation of the draft Strategy.

Ref No	Issue / Comment	Officer Response	Proposed Action
	<p>aware of some of the problems being experienced by farmers and therefore are unable to develop best practice ways of assisting landowners.</p>	<p>to the draft Strategy.</p> <p>There are a number of actions within the draft Strategy which seek to assist rural land owners.</p>	
8.07	<p>Agriculture only employs a small percentage of people in the Camden LGA and the industry is declining. Agricultural industries are relocating to areas where land is cheaper.</p> <p>It is unreasonable to restrict urban development when farming is not viable.</p> <p>The scenic and cultural landscape of the region can be maintained whilst allowing for further urban growth if each proposal is assessed on its merit rather than an overarching strategy.</p>	<p>It is acknowledged that farming within the Sydney Basin has a number of challenges and the draft Strategy does not specifically consider farming viability as one of the criteria for consideration for planning proposals.</p> <p>The draft Strategy does contain a planning principle to "Enhance Camden's Rural Economy" and it is proposed to strengthen this principle by the inclusion of an action to work with Sydney University and other partners such as Department of Primary Industries and Wollondilly Shire Council to explore opportunities to increase farming viability through innovative farming practices and maximising potential opportunities created by key infrastructure such as the M9 Orbital and future Western Sydney Airport.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
8.08	<p>The use of zoning and minimum lot sizes restricts viable development options and</p>	<p>The current minimum lot size for RU1 Primary Production land is 40ha.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
8.09	<p>restricts land uses.</p> <p>The Strategy lacks an analysis of the proposed M9 Orbital and its potential impact on rural lands and agricultural production in the area.</p> <p>The M9 orbital will have a substantial impact on rural lands and their potential future development. The orbital will create a barrier between Sydney and rural lands thus restricting rural lands for future development and due to increased land value lead to dormant land.</p>	<p>Retention of the minimum lot size has been supported by Council's rural planning consultant as well as the Department of Primary Industries.</p> <p>Retaining this minimum lot size is important to help discourage speculative development and may assist in the relocation of grazing and other extensive forms of agriculture displaced by the South West Priority Growth Area.</p> <p>The draft Strategy includes an action to investigate potential activities to support and promote viable and sustainable agriculture.</p> <p>The NSW Government is yet to confirm the route alignment for the M9 Orbital.</p> <p>There is an action in the draft Strategy to provide an advocacy role that the preferred M9 Corridor option minimises impact on rural zoned land.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
<b>Submission 9</b>			
9.01	<p>A total catchment management study should be undertaken for the Cobbitty valley.</p>	<p>The rezoning process for the Oran Park Precinct of the South West Priority Growth Area was led by the Department</p>	<p>Proceed with the finalisation of the draft Strategy.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
	<p>Unfortunately, Council has rezoned half the valley and left the remainder of the valley to suffer the uncontrolled impacts of urban development in the proximity.</p> <p>I have raised this issue with Council numerous times. Council's response has been that the planning controls and Indicative Layout Plan implemented during the rezoning of the Oran Park precinct in 2007 include buffers between future development and existing rural land uses.</p> <p>However, anyone who comes on site is shocked to see the reality. The riparian zone in the current zoning map is the minimum in size and doesn't even follow the watercourse.</p>	<p>of Planning (now Department of Planning and Environment) and included the preparation of a comprehensive water cycle management and water sensitive urban design strategy. This strategy was prepared in accordance with the Department of Environment and Conservation's guidelines (now Office of Environment and Heritage). The strategy incorporates appropriate water quality and quantity management measures to accommodate the future urban development of Oran Park, and subsequent development applications must demonstrate compliance with these measures.</p> <p>The draft Strategy includes an action to investigate the potential introduction of appropriate zones within the South West Priority Growth Area to provide a buffer between rural land uses and transition urban development. This action will not apply retrospectively to growth area precincts that have already been rezoned to enable development.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
9.02	<p>It is requested that Council officers and Booth Associates (consultants who prepared the Rural Lands Study) visit the site to see the issues first hand.</p>	<p>When preparing the Study, Council's consultant visited Camden's rural areas. It was outside the scope of the Study for Council's consultants to consult directly with individual land owners to address site specific issues. The Rural Lands Study is a reference document which has</p>	

Ref No	Issue / Comment	Officer Response	Proposed Action
		<p>been used as a base point to prepare the draft Strategy.</p> <p>The draft Strategy is a strategic document that applies to all land within the Camden Local Government Area that is zoned rural (excluding the South West Priority Growth Area). It was not considered necessary for Council officers to attend the subject site.</p>	
<b>Submission 10</b>			
10.01	<p>The intent of the Rural Lands Study and draft Rural Lands Strategy are supported in terms of preserving the declining agricultural base and scenic landscape protection.</p>	<p>Noted.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
10.02	<p>Not all rural land constitutes agricultural land.</p>	<p>The draft Rural Lands Strategy applies to all land within the Camden Local Government Area that is zoned rural (excluding the South West Priority Growth Area).</p> <p>While it is understood that some rural land is not being used for agriculture, it is important that Council endeavours to protect Camden's rural land for a variety of reasons. In particular, it is important to protect Camden's valued scenic and cultural landscapes.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
10.03	<p>The highly productive Class 1 and 2 lands (largely flood prone) should continue as</p>	<p>There are a number of actions within the draft Strategy which seek to protect</p>	<p>Proceed with the finalisation of the draft Strategy.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
10.04	<p>the backbone of productive sustainable agriculture in the Camden LGA and must be preserved.</p> <p>Council should ensure land use compatibility with adjoining lands.</p> <p>The more marginal Class 3, 4 and 5 lands have limited potential for long term sustainable productive enterprises given the prevailing topographical/geotechnical, vegetation and bushfire constraints.</p> <p>Intensive agriculture is not showing signs of significant growth due to high land values, fragmented land ownership and its need to address land use conflict.</p>	<p>Camden's remaining rural lands and to minimise rural land use conflict.</p> <p>It is acknowledged that farming within the Sydney Basin has a number of challenges and the draft Strategy does not specifically consider farming viability as one of the criteria for consideration for planning proposals.</p> <p>The draft Strategy does contain a planning principle to "Enhance Camden's Rural Economy" and it is proposed to strengthen this principle by the inclusion of an action to work with Sydney University and other partners such as Department of Primary Industries and Wollondilly Shire Council to explore opportunities to increase farming viability through innovative farming practices and maximising potential opportunities created by key infrastructure such as the M9 Orbital and future Western Sydney Airport.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
10.05	<p>It is unrealistic to expect that rural industries displaced by the South West Priority Growth Area will relocate to another location within the Camden LGA.</p>	<p>The Rural Land Study acknowledges that Council cannot easily influence or facilitate agricultural enterprise relocation.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
	It is not financially viable for them to do so.	The draft Strategy includes an action to retain the 40ha minimum lot size for rural land.	
10.06	Biobanking opportunities should potentially be explored in respect to many of the Class 3, 4 and 5 lands.	Biobanking is an opportunity that landowners are entitled to explore.	Proceed with the finalisation of the draft Strategy.
10.07	Opportunities for transitional rural-residential / low density residential should be explored as both an interface management technique and housing diversity strategy for existing and proposed urban areas of Cobbitty Village and South West Priority Growth Centre.	The draft Strategy includes an action to investigate the introduction of appropriate transition zones within the SWPGA to provide a buffer between rural land uses and urban development. The draft Strategy also includes criteria to assist in the assessment of planning proposals outside of the SWPGA.	Proceed with the finalisation of the draft Strategy.
10.08	Council should review the Camden Rural Lands Study (Booth Associates) evidence base and the draft Strategy (many of the conclusions of the Camden Rural Lands Study and draft Rural Lands Strategy are flawed).	The Rural Lands Study is an evidence based reference document which was used to help inform the draft Strategy.  It should be noted that there is no intention for the Rural Lands Study to be formally endorsed by Council.  The draft Strategy has been reviewed in response to issues raised in submissions.	Proceed with the finalisation of the draft Strategy.
<b>Submission 11</b>			
11.01	The Camden area is coming under increasing pressure from residential development and transport infrastructure. It is essential that Camden Council	There are a number of actions within the draft Strategy which seek to minimise land use conflict including:  - Reviewing development controls	Proceed with the finalisation of the draft Strategy.

Ref No	Issue / Comment	Officer Response	Proposed Action
11.02	<p>considers the land use conflicts at the interface between rural and urban lands and has taken appropriate measures to ensure that the long-term interface at these locations is managed with appropriate zoning.</p> <p>The draft Study should be updated to consider using the Applewood property to manage the interface between urban development and rural lands.</p> <p>Applewood is at the interface and provides a unique opportunity to manage the interface with a significant land holding which can be serviced and is well aligned to a logical north south boundary which protects the significant RU1 Primary Production land immediately west of the South West Growth Centre.</p> <p>If the opportunity was taken to create an appropriate transition over Applewood, this combined with the existing heritage curtilage of Denbigh (within the South West Priority Growth Area) would create a well-defined, master planned outcome between the urban development and rural lands from Cobbitty Village through to</p>	<p>to provide additional guidance on land use conflict;</p> <ul style="list-style-type: none"> <li>- Investigating the potential introduction of appropriate zones within the South West Priority Growth Area to provide a buffer between rural land uses and transition urban development; and</li> <li>- Prepare informative / educational material for the community about farming impacts and conflicts.</li> </ul> <p>The draft Strategy includes an action to investigate the potential introduction of appropriate zones within the South West Priority Growth Area to provide a buffer between rural land uses and urban development.</p> <p>The draft Strategy also outlines guiding criteria to assist in the assessment of planning proposals. Each criterion is considered reasonable and proposals will be assessed on merit.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
	Oran Park and extending north to the Marylands Precinct.		
<b>Submission 12</b>			
12.01	Camden Rural Lands Strategy should acknowledge the extent of the University's Camden Campus lands as an educational establishment so that it is protected from urban encroachment and biosecurity is maintained within close proximity to Metropolitan Sydney.	Agreed.	Include additional commentary in the Rural Lands Strategy which acknowledges that University of Sydney land and the area around it should be protected from urban encroachment.
12.02	Camden Rural Lands Strategy should acknowledge employment land and jobs including the protection, enhancement and future opportunities of employment land to facilitate between research and industry, agribusiness and associated knowledge job creation and multiplier outcomes. In particular, where such land is side-by-side with existing and future transport infrastructure.	The draft Strategy highlights the need to enhance Camden's rural economy and includes an action to investigate potential activities to support and promote viable and sustainable agriculture as part of the ongoing implementation of the Camden Economic Development Strategy.	Proceed with the finalisation of the draft Strategy.
12.03	The draft Strategy should acknowledge that flood plains around the Camden Campus act as a natural buffer for urban encroachment and should be protected.	Agreed.	Amend the draft Strategy to include additional commentary to acknowledge that flood plains in the Camden LGA act as a natural buffer for urban encroachment and should be protected.
12.04	Council should help drive innovation within the campus. The draft Strategy should acknowledge the future role of the University's Camden	Council welcomes the opportunity to meet with representatives from the University of Sydney to discuss appropriate mechanisms to help drive innovation within the University of Sydney Camden	Include the following action under the principle "Enhance Camden's Rural Economy" <b>Action:</b> Work with the University of

Ref No	Issue / Comment	Officer Response	Proposed Action
	<p>campus in providing an appropriate range of permissible land uses pertinent to the achievement of education and research facilities, including the opportunity for industry collaboration and partnerships around the centre of the knowledge hub (consistent with existing zoning).</p>	<p>campus.</p>	<p>Sydney to investigate innovative opportunities for the Camden Campus.</p> <p><b>Measurement:</b> Ongoing implementation of the Economic Development Strategy.</p> <p><b>Timeframe:</b> Ongoing</p> <p><b>Relevant other plans and strategies:</b></p> <ul style="list-style-type: none"> <li>- Draft South West District Plan</li> <li>- Camden Economic Development Strategy 2013.</li> </ul>
12.05	<p>The draft Strategy should recognise the economic value of the University's Bringly campus in the South West District.</p> <p>The University recognises and encourages the potential for employment land use and economic growth areas straddling the future M9 transport infrastructure corridor. This corridor has the potential to provide land use and economic/employment opportunities dedicated to business, research and production enterprises associated with Agricultural production/research, particularly at nodes where the M9 corridor is bisected by other major transport / road networks.</p>	<p>The draft Rural Lands Strategy provides some broad commentary on infrastructure and growth.</p> <p>The NSW Government is yet to confirm the route alignment for the M9 Orbital.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>
12.06	<p>There is a need to consider and reference supporting documentation from the</p>	<p>AgEconPlus was commissioned by the Greater Sydney Commission to prepare</p>	<p>Proceed with the finalisation of the draft Strategy.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
12.07	<p>Greater Sydney Commission including the report by AgEconPlus 'Values of the Metropolitan Rural Area of the Greater Sydney Region'.</p> <p>The draft Strategy refers to the draft SW District Plan by the GSC, and future transport infrastructure corridor. However, the draft Strategy identifies the infrastructure and growth provisions as constraints rather than an opportunity. Recommends Council recognise that the M9 corridor can provide essential road and rail transport infrastructure that would benefit the expedient transport of agricultural produce nationally and internationally through road/rail network as well as connections to Badgerys Creek airport.</p>	<p>an evidence-base report that identifies the economic, environmental and social values of the Sydney Region Metropolitan Rural Areas. The reports scope is broad based.</p> <p>The NSW Government is yet to confirm the route alignment for the M9 Orbital.</p> <p>The action within the draft Strategy is to provide an advocacy role that the preferred M9 corridor option minimises impact on rural zoned land.</p> <p>However, it is agreed that the Outer Sydney Orbital has the potential to create opportunities for agricultural / rural pursuits.</p>	<p>Amend the draft Strategy (page 7) to acknowledge that the Outer Sydney Orbital has some potential to create positive opportunities for agricultural / rural pursuits (e.g. providing for expedient transport of agricultural produce).</p>
12.08	<p>There is in-principle support for the draft Strategy. However, Council should defer the decision to adopt the draft Rural Lands Strategy until the South West District Plan is updated to reflect stakeholder inputs following public exhibition.</p> <p>Deferring the draft Strategy will provide a balanced whole-of-Government strategic</p>	<p>The draft Strategy includes a review process.</p> <p>In this regard, a significant change in policy or legislation will trigger a review of the Strategy.</p>	<p>Proceed with the finalisation of the draft Strategy.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
	<p>approach that can implement viable and reasonable retention of rural lands.</p>		



# PURCHASING AND PROCUREMENT POLICY

## P3.0161.1

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## PURCHASING AND PROCUREMENT POLICY

**DIVISION:** CUSTOMER AND CORPORATE SERVICES

**BRANCH:** FINANCE AND CORPORATE PLANNING

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### PART 1 - INTRODUCTION

#### 1. BACKGROUND

- 1.1 This Policy refers to Council's procurement of all goods and services in pursuing its commitment to efficiently deliver services to meet the needs of our community.

#### 2. OBJECTIVE

The objective of this policy is to set out the principles and framework for Council's purchasing and procurement activities and to ensure that Council is at all times compliant with the *Local Government Act 1993*, *Local Government (General) Regulations 2005*, Tendering Guidelines for NSW Local Government and Council's Code of Conduct in relation to the procurement of goods and services.

- 2.1 Through the application of this Policy, Council is committed to the following:
- obtaining value for money for the Community;
  - transparency and accountability;
  - making environmentally sustainable decisions;
  - eliminating any conflicts of interest;
  - monitoring and evaluating performance;
  - providing policy and guidance on purchasing and procurement activities to ensure consistency;
  - setting out Council's procurement governance framework.

#### 3. SCOPE

- 3.1 This Policy applies to all purchasing, procurement, tendering and contracting activities undertaken by Camden Council, other than statutory payments or payments for membership of regional or state organisations and is binding on Council officers (i.e. staff, contractors, consultants, Committee members, volunteers etc) who are involved in any aspect of procurement on behalf of Council.

#### 4. DELEGATED AUTHORITY

- 4.1 In order to purchase goods and services on behalf of Council, a **delegated authority** is required from the General Manager. Numerous employees of Council are charged with financial delegations for the *Purchasing and Procurement of Goods, Works and Services*. Employees may only procure goods and/or services applicable to their delegated authority.

Financial delegations define the financial limitations within which specified staff may approve a purchase, quotation and contractual processes. Employees may only procure goods and/or services in accordance with these delegations.

Financial delegations are set out in the Council's Schedule of Delegation Register which is available on the intranet.

## PART 2 - POLICY STATEMENT

### 5. PURCHASING PROCEDURES

- 5.1 Prescriptive purchasing procedures are located in Council's *Procurement Procedures and Guidelines* documentation.
- 5.2 The procedures outline Council's requirements when procuring goods and/or services on behalf of Council. Different requirements apply, depending on the total value of the supply.
- 5.3 All goods and/or services procured on behalf of Council must be procured following these procedures.

### 6. TENDERING PROCEDURES

- 6.1 Tenders are **mandatory** for the majority of purchases where the total anticipated expenditure is \$150,000 (GST inclusive) or above over more than one accounting period. Council may also tender for purchases below this limit.
- 6.2 Detailed tender procedures are contained in Council's *Procurement Procedures and Guidelines*.
- 6.3 It is noted that the process for public tendering may be waived when dealing with prescribed NSWBuy Government Contracts, Local Government Procurement (LGP) or Procurement Australia Contracts. Advice on this may be sought from Council's Financial Accounting Section – Purchasing and Procurement Coordinator.

### 7. PROCUREMENT PROTOCOLS

#### 7.1 Ethics and Probity

All Council Officers must comply with the standards of integrity, probity, professional conduct and ethical behaviour established by Council's *Code of Conduct*, Council's Statement of Business Ethics and Guidelines issued by ICAC.

Council officials **must disclose** any *potential or actual* conflict of interest (whether pecuniary or non-pecuniary) in order to protect the public interest and prevent breaches of public trust.

Council has adopted a Statement of Business Ethics which sets out the standards of behaviour that Council expects from its private/public partners.

Probity auditors may be commissioned where deemed appropriate by Council's General Manager, in circumstances where additional professional knowledge, experience or independent recommendation is required.

**7.2 Value for Money**

Council resources are to be used efficiently and effectively to procure goods, services and works and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this Policy.

**7.3 Record Keeping**

All substantive communications with potential suppliers in respect of procurement and purchasing should be in writing and/or formal minuted meetings. Records for all procurement activities must be kept and recorded in Council's records management system.

**7.4 Lobbying**

Lobbying of Councillors and staff by tenderers or their agents is not permitted and shall result in their disqualification from the quotation or tender process on that occasion. For the purposes of this clause "lobbying" shall include seeking to influence, seeking to obtain support or assistance, urging or persuading.

**7.5 Gifts and Benefits**

Council officers must never seek or accept any payment, gift or benefit intended or likely to influence, or that could be reasonably perceived by an impartial observer as intended or likely to influence their decision making.

In some circumstances token or nominal gifts may be accepted but only in situations that do not create a sense of obligation on the staff or Councillors actions. Where you cannot reasonably refuse or return a gift or benefit of more than nominal value this must be disclosed to your supervisor and then ensure this is recorded in the Gifts Register through Governance. Under no circumstances should a gift of cash, or cash – like gift, be accepted.

**7.6 Local Preference Policy**

Council currently does not have a Local Preference Policy, i.e. Council does not give preference to local suppliers. The implementation of a Local Preference Policy is not necessarily inconsistent with the principles of National Competition Policy.

However, the use of local preference in the evaluation of tenders and awarding of contracts possesses inherent risks in terms of anti-competitiveness and the maintenance of defensibility, accountability and probity. ICAC does not advocate the use of local preference policies and believes they represent a corruption risk. This is because they are anti-competitive in application and create circumstances in which conflicts of interest can arise.

Council does however continue to play a significant role in local and regional economic development through other initiatives such as the Business Alliance, Small Business friendly Council Program and establishing an On-Time Payment Policy.

Local businesses should be encouraged to look in the local press, on Council's website or to register with NSW e-tendering for current quotations and tenders for the opportunity of conducting business with Council.

**8. SUSTAINABLE PURCHASING**

- 8.1 Council staff and its representatives must consider the impact that their purchases have on the environment. Value for money in procurement is enhanced by promoting the efficient, effective and ethical use of resources.
- 8.2 Consideration will be given to areas such as:
- Minimising greenhouse gas emissions, waste, habitat destruction, soil degradation and toxicity;
  - Maximising water efficiency.

**9. WORKPLACE HEALTH AND SAFETY**

- 9.1 All contractors of Council must adhere to relevant Work Health and Safety (WHS) 2011 legislation. WHS performance will be monitored and reviewed to ensure continued adherence to legislation and relevant Council Policies. All Contractors providing services to Camden Council are required to complete an Accreditation process. Please refer to the *Contractor Management Procedures* for more detail.

**10. ADMINISTRATION OF THIS POLICY**

- 10.1 General enquiries in regard to this Policy should be directed in the first instance to Council's Purchasing and Procurement Coordinator.
- 10.2 Council will deal promptly with any concerns or complaints regarding this Policy. Any issues should be directed in writing to the General Manager.

\* \* \*

**RELEVANT LEGISLATION:** *Local Government Act 1993*  
*Local Government (General) Regulations 2005*  
*Tendering Guidelines for NSW Local Government*  
*Work Health and Safety Act 2011*  
*Local Government Code of Accounting Practice and Financial Reporting*  
*Government Information (Public Access) Act 2009*  
*Waste Avoidance and Resource Recovery Act 2001*  
*Related Party Transaction Act 2016*

**RELATED POLICIES AND PROCEDURES:** Code of Conduct  
 Procurement Procedures and Guidelines  
 On-time Payment Policy  
 Petty Cash Policy  
 Purchase Card Policy  
 Financial Delegations from General Manager  
 Purchased Goods Safety Evaluation Sheet  
 Contractor Management Procedure 5.0A  
 Contractor Management (PC) Procedure 5.B  
 Work Health and Safety Policy  
 ICAC Guidelines  
 Statement of Business Ethics

**RELEVANT CAMDEN 2040 KEY DIRECTION AND OBJECTIVE:** (6) Strong Local Leadership; (6.2) It is well governed

**RESPONSIBLE DIRECTOR:** Director of Customer & Corporate Services

**APPROVALS** Consultative Committee, ELG, Council

**NEXT REVIEW DATE:** October 2018

**RECORD KEEPING NOTES:**

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

**HISTORY:**

Version	Amended by	Changes made	Date	TRIM Number
<i>1</i>	<i>Council</i>	<i>Minor</i>	<i>July 2002</i>	<i>???</i>



camden council

# Six Month Progress Report

January to June 2017

2013/14 – 2016/17 Delivery Program  
2016/17 Operational Plan

Transforming Community Vision into Action

Camden Council 70 Central Ave, Oran Park PO Box 183, Camden 2570 P: 02 4654 7777  
E: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au) • [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au)

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## 1. Executive Summary

In June 2016 Council adopted the 2016/2017 Operational Plan (Budget). The Operational Plan is a sub-set of the four-year Delivery Program (2013/14 to 2016/17), and spells out individual activities that will be undertaken in a financial year.

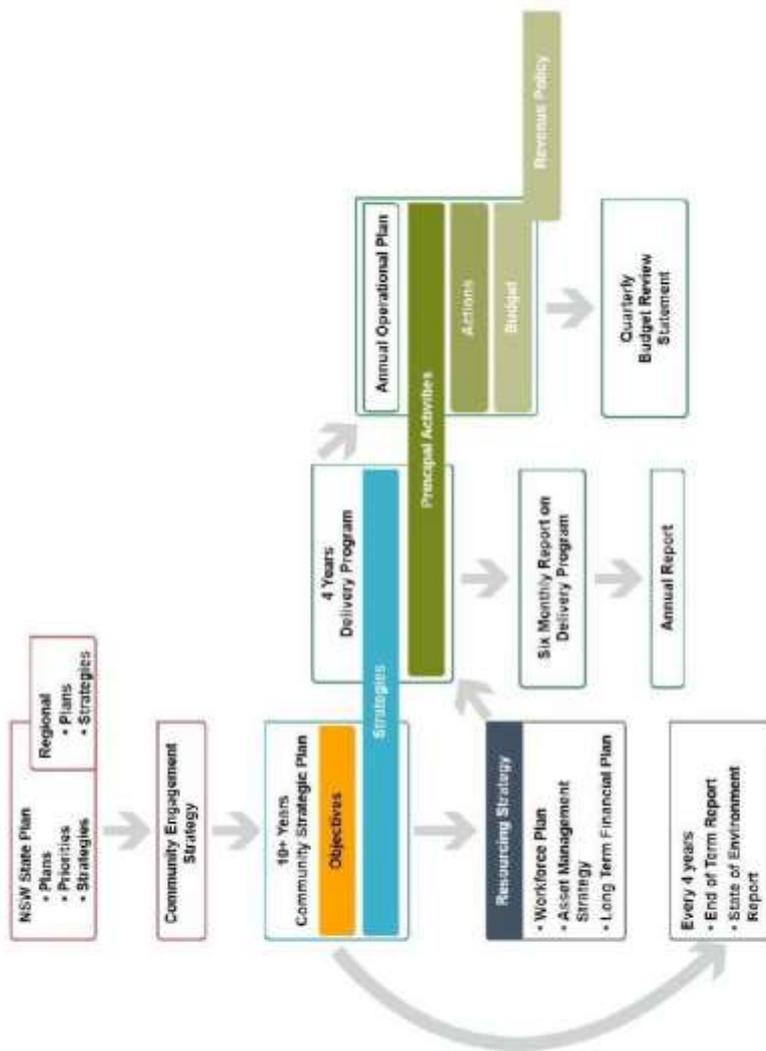
The diagram showcases the inter-relationship between objectives under Community Strategic Plan i.e. Camden 2040, and the strategies that form the basis of the Delivery Program.

In accordance with the Integrated Planning and Reporting (IPR) framework, this report has been prepared detailing the progress on the Delivery Program against Camden 2040 i.e. Community Strategic Plan.

This report adheres with the IPR statutory reporting requirements and includes:

- Progress on the Delivery Program Indicators by Key Directions
- Delivery Program Outcomes that supports the objectives as stated in Camden 2040.

This report also includes Awards and Recognition Council has received during this reporting period.



The chart below provides a snapshot on the Delivery Program's progress against the set target.



The table below provides a summary on the number of indicators reported under each Key Direction by rating scale.

No.	Key Directions	No. of Indicators	No. of indicators reported by rating scale		
			On-Track	Monitor	Off-Track
1	Actively Managing Camden Growth	8	5	0	0
2	Healthy Urban and Natural Environments	32	18	0	3
3	A Prosperous Economy	8	4	1	0
4	Effective and Sustainable Transport	12	4	0	0
5	An Enriched and Connected Community	25	11	1	1
6	Strong Local Leadership	31	15	0	2
	<b>TOTAL</b>	<b>116</b>	<b>57</b>	<b>2</b>	<b>6</b>
					<b>51</b>

#### Snapshot

- 91% of indicators reveal that Council is positively moving towards achieving the objectives as per Camden 2040, with 88% of indicators 'on-track' and 3% of indicators rated as 'monitor'.
- The section 'The Details' covers information on each Indicator and Outcomes under each Key Direction.

## 2. Performance Management Methodology

The Delivery Program progress is measured against the set target with a rating scale – On-Track, Monitor, Off-Track and Previously Reported. It is important to note that each Delivery Program Indicator has:

- A data 'unit' is either a percentage, number, kilometre, kilolitre or dollar value
- The data is the 'actual' result for the reporting period
- The data (actual) is measured against the set target. The target is either an industry standard benchmark, legislative requirement or an average determined as a baseline acquired through internal business intelligence
- The measure is calculated either as 'less is better' or 'more is better'.

An acceptable corporate variance outside the target is considered as reasonable to acknowledge the external forces which may impact on corporate performances. The external forces could be social and cultural trends, demographics, government directions and policy, etc.

The corporate variance differentiates Council's performance measurement from the statistical measurement. Application of Corporate or Statistical Variance warrants monitoring that supports systematic development for continuous improvement and innovation. Corporate Variance or Statistical Variance is not applicable to benchmark determined by the legislative requirement e.g. 40 days for DA approval process, and where applicable N/A (not applicable) is noted throughout the report under Variance.

### The Indicators are rated

Rating Scale	Description
On-Track	When the data (actual) is either equal, less or greater than the target and is considered as target met.
Monitor	<p>a) Statistical Variance (margin of error) of +ve/-ve4.40% (±4.90%) - this applies to data (actual) related to Indicators where the data source is telephone survey. The statistical variance is determined by an independent provider as a standard statistical margin of error.</p> <p>b) Corporate Variance of +ve/-ve10% (±10%) - this applies to the set 'target' determined by Council either by industry benchmarks or baseline acquired by internal data sources. A ±10% corporate variance is considered to be achievable, feasible and realistic for performance improvement in areas that can be influenced and improved.</p>
Off-Track	When the data (actual) is either below or above the 'corporate/statistical variance range', and is considered as target not met
Previously Reported	When the data (actual) was reported in the previous six monthly Delivery Program progress reports.





### 3. Awards and Recognition

In this reporting period from January – June 2017, Council received two awards and recognition as follows, making a total of 9 awards for the year 2016/2017:

**Highly Commended - Birriwa Reserve Outdoor Youth Space**  
*Parks and Leisure Australia Awards of Excellence*

Council received the award for its innovation and initiative in creating the Birriwa Reserve Outdoor Youth Space.

**2<sup>nd</sup> Place – LG Professional Australasian Management Challenge, NSW Division**  
*NSW Annual Local Government Excellence Awards*

The Australasian Management Challenge is a program that provides real life problem solving experiences, where teams comprising 5 or 6 people are given a range of tasks which simulate different scenarios and hurdles that local councils manage on a day-to-day basis. This is a very competitive process and highly regarded within the Local Government Industry.



## 4. Highlights

Council's performance shows that 57 Indicators are 'On-Track' and listed below are some of the activities and achievements for this reporting period, January to June 2017.

- Construction works on the new state-of-the-art Oran Park Library and Community Centre Facility commenced.
- Mount Annan Leisure Centre Works commenced for Stage 2, comprising the expansion of the carpark, new sports hall construction, renewal of existing facilities including the pool and temporary relocation of the gym facilities to enable refurbishment of the existing health and fitness areas. Works have also included renewal of the existing facilities including the pool area.
- Council allocated \$4 million for the design and construction of two large water play parks and two major youth play spaces.
- The 'Camden Growth Areas Contributions Plan' was adopted by Council, consisting of \$670 million of infrastructure, which will support future development within the Leppington and Leppington North growth centre precincts.
- Council determined 938 development applications with a value of approximately \$538 million. The assessment timeframe on average is 32 days, which well below the statutory legislative target of 40 days or less.
- The 'Draft Camden Rural Lands Strategy and Study' was endorsed by Council for public exhibition. The aim of the study was to identify the need to effectively manage urban development and population growth, while protecting the rural and heritage character of the Camden LGA.
- Council implemented quarterly Builders BBQ's for local tradespeople and construction companies to raise awareness in regards to site management, sediment and erosion control, prevention of illegal dumping and site theft.
- The new Integrated Planning and Reporting Package (including 2017/18 Budget) was adopted by Council, comprising of the Community Strategic Plan, Delivery Program and Resource Strategy: Executive Summary documents.



- Council adopted its 'Active Ageing Strategy' in June 2017, which is based on the express wishes of Camden Seniors, and supports senior residents in achieving a more balanced lifestyle that is active and healthy through a range of educational programs.
- The Disability Inclusion Action Plan was adopted in June 2017 by Council and will ensure people with a disability have opportunities to be involved in community activities, development and focuses on four key areas to support social and physical wellbeing.
- Council continues to educate the community about sustainability, through initiatives such as EnviroMentors, Seeds of Sustainability (Pre-School Program), Cook it! Macarthur (Love Food Hate Waste) community workshops, Don't feed the Wildlife signage installed and information letter box drops and hosting the EnviroBank Reverse Vending Machine and Sydney Water's Portable Water Unit together with a Refillable Drink Bottle Giveaway at Camden Show.
- Council obtained a NSW Department of Industry, Skills and Regional Development grant of \$5,000 to run a Back to Business event. This was held from 26 February to 4 March, 2017. Council partnered with the South West Sydney Business Enterprise Centre (SWSBEC) to deliver this free event to help support, innovate and celebrate local business.
- Council continues to implement an extensive companion animal education program, including educational displays at Paws in the Park, free micro chipping day for cats and dogs and similar events. Additionally, Council Rangers investigate incidents of roaming dogs and take compliance action where offences under the Companion Animals Act have occurred.
- Council hosted a wide range of events and activities catering for young people, women, seniors, children and diverse communities including; an Inaugural Date Night and Bounce Town events, a free family fun day at Camden Play Day, Australia and Anzac Day.
- Renewal of the Harrington Park Shared Pathway Upgrade Reconstruction took place during this period, with 1.4 kilometres of old asphalt walkway replaced with a 2.5 metre wide concrete pathway.
- Council continues to network with neighbouring Councils and State and Federal Government on projects that benefits the community of Camden LGA. The networks include MACROC, Developers' and Builder's Forum, Regional Special Interest Groups and Westpool.



## 5. Responding to our Results

Council is closely monitoring the 6 indicators with 'Off-Track' and they are:

Key Directions	Indicators – Off-Track	Comments
<b>Healthy Urban and Natural Environments</b>	<p>Illegal Dumping - Incidents of illegal dumping resident advised</p> <p>Number of non-complying premises are decreasing - Food Premises</p>	<p>251 incidents of illegal dumping were reported by residents and were investigated and identified. Council investigated approximately 42 reports per month. Council continues to undertake a number of educational initiatives around illegal dumping including Builders BBQ's. Council proactively and reactively addresses instances of illegal dumping and takes compliance action against identified offenders.</p> <p>Twelve Improvement Notices have been issued for non-complying food premises and five Prohibition Notices have been issued in this reporting period. It is important to note there has been an increase in businesses across the Camden LGA reflecting the population growth. To improve food safety knowledge and compliance, Council issued its food safety newsletter and conducted free food hygiene training sessions for local food businesses to improve food safety knowledge and compliance.</p>
<b>An Enriched and Connected Community</b>	<p>Waste diverted from landfill</p> <p>More people participate in active recreation using Council facilities - Seasonal Attendance at Aquatic Facilities: Mount Annan Leisure Centre</p>	<p>In the period January 2017 to June 2017 - 47% of all domestic waste collected was diverted from landfill. This lower diversion rate is based on Council's Waste processing contractor who is no longer processing municipal waste material at the facility.</p> <p>There were a total of 119,248 attendances at Mount Annan Leisure Centre during this reporting period. Due to the interruption caused by construction this is reflected in the attendance rate. The pool hall was closed for renovations for a period of six weeks in May/June 2017 impacting overall attendance rate.</p>

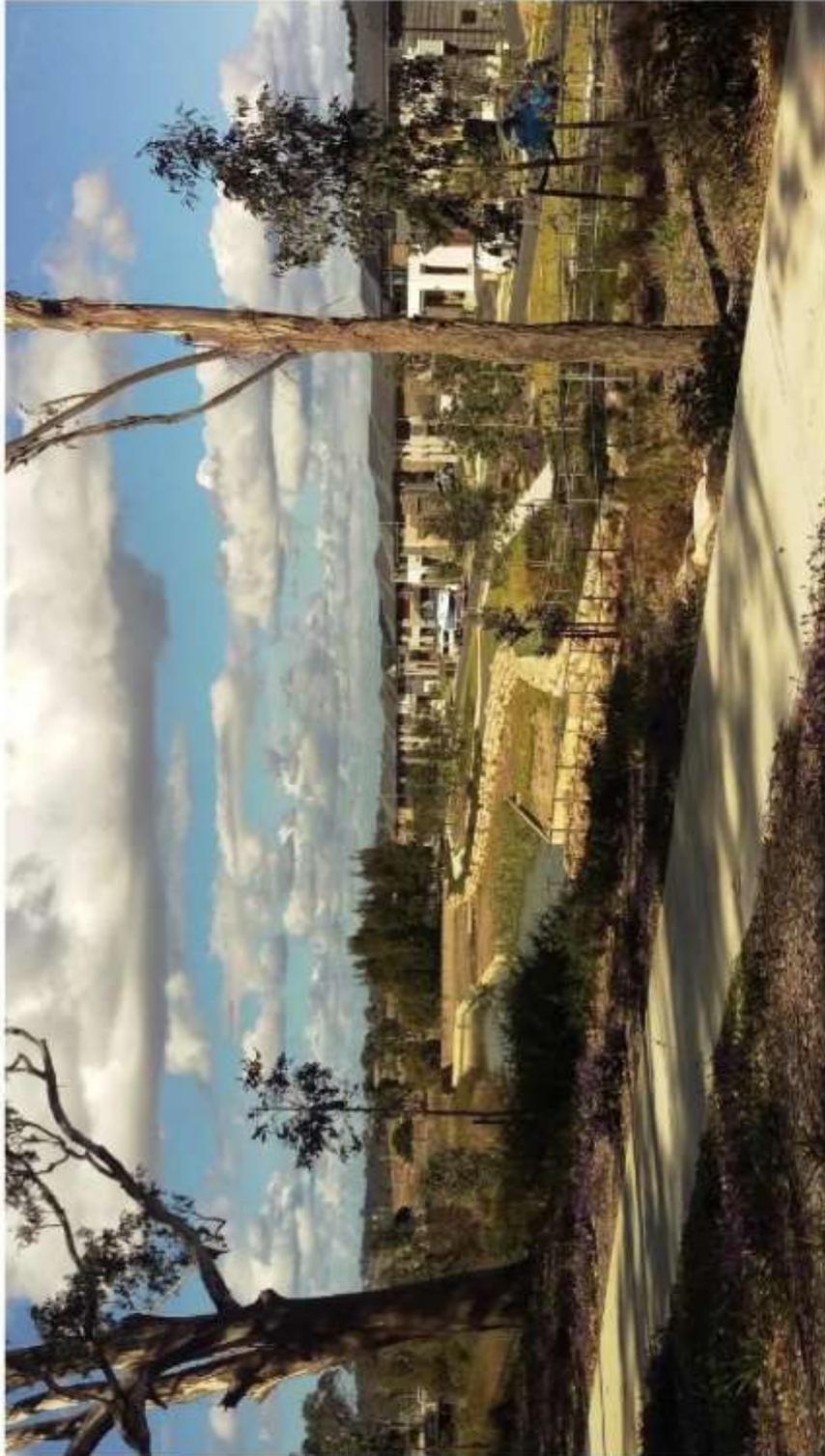


Key Directions	Indicators – Off-Track	Comments
	Council's resources are well-protected through careful risk management processes - Liability Claims	Claims were tracking well during this reporting period, however unexpected weather events resulted in a spike in claims at the end of March 2017 as they caused damage across Council's road network.
<b>Strong Local Leadership</b>	Council's resources are well-protected through careful risk management processes - Motor and Plant Claims	As Council staff numbers continue to grow, so does the number of fleet vehicles and plant. Since the last reporting period Council's Fleet has increased by 21%. There has been an increase in the number of motor vehicle and plant claims, however this number includes not at fault accidents which account for 30% of claims. During this reporting period Council has seen an overall percentage decrease in claims of 20% as a proportion of our fleet. This target will be reviewed in future to take into account future growth. During this reporting period Council has started driving training and education.



ORD07

Attachment 1



Oran Park



## 6. The Details



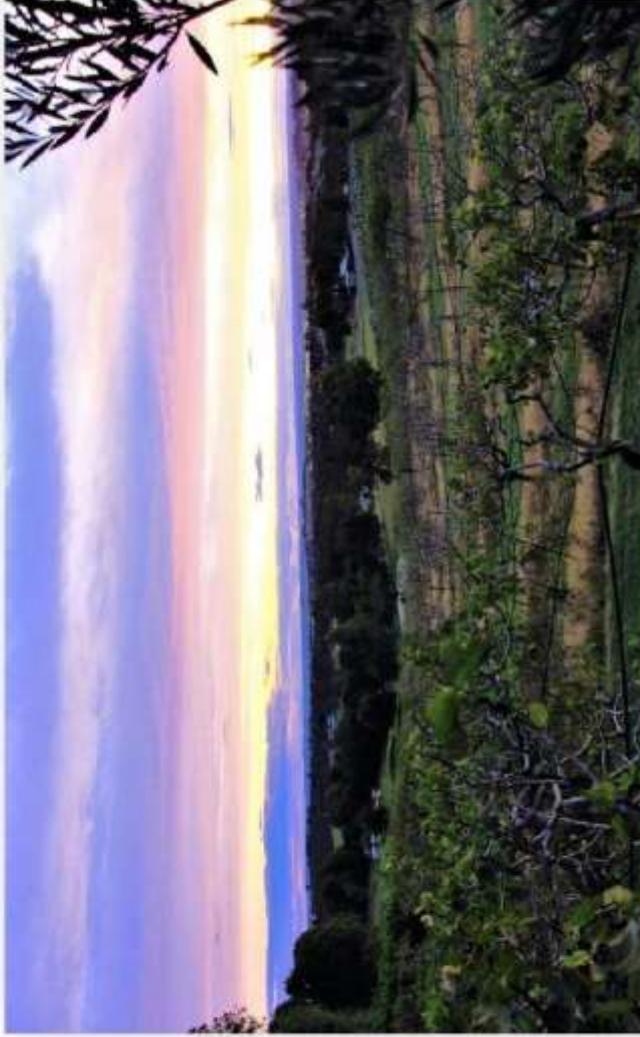
## Key Direction 1 – Actively Managing Camden’s Growth

### *What is Actively Managing Camden’s Growth?*

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

The community of the Camden area does not want to lose the character of this area that they so highly value - its rural setting, country town feel, and the lifestyle associated with these. Achieving a balance between large population increases and keeping the valued characteristics of Camden as it is now will be an ongoing challenge over the coming decades.

However with growth will come significant new opportunities in terms of infrastructure, services, employment, housing choice, and economic benefits. The community is concerned to see public transport, roads, infrastructure, parks and recreational facilities, and the effective management of development as priorities as the area undergoes this growth.



*‘The fig farm Leppington’ Photo Credit: Murray Wilson*

## Progress on Delivery Program Indicators: Key Direction 1 - Actively Managing Camden's Growth

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Construction certificates are provided in a timely fashion <i>This represents another very pleasing result for the Certification teams. The service levels achieved have contributed to maintaining certification customers.</i>	Days	28.00	9.17	N/A	 GREEN
Development assessments are completed in a timely fashion <i>The 40 day statutory timeframe has continued to be met.</i>	Days	40.00	31.52	N/A	 GREEN
Significant Camden sites are under active protection/management <i>Council continues to oversee the implementation of 19 initiatives from the Camden Town Centre Vision. Seven of the key initiatives are actively underway through the Camden Town Centre Urban Design Framework.</i>	%	85.00	85.00	10.00%	 GREEN
Monitor and maintain the Council's planning instruments <i>Phase 1 of the Comprehensive LEP Review has been publicly exhibited and projected to be finalised by year end. The Camden DCP 2016 is also currently under preparation and proposed to be publicly exhibited by the end of 2017.</i>	%	100.00	100.00	10.00%	 GREEN
Timely delivery of infrastructure included in developer agreements <i>Council currently has twelve executed VPAs. Each of these VPAs delivers a range of infrastructure and facilities which include roads, drainage, riparian areas, recreation and community facilities. Council continues to work closely with Developers to ensure the design and specifications for these projects meet the needs of the community.</i>	%	100.00	100.00	10.00%	 GREEN



## Delivery Program Outcomes: Key Direction 1 - Actively Managing Camden's Growth

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that are delivered supports the longer term objectives of the Camden community. These objectives are:

1. Camden has the best of both worlds
2. People can access what they need
3. There are housing choices

To support the community vision, below is a summary of some of the actions Council has undertaken:

### Draft Camden Rural Lands Strategy

The Camden Rural Lands Strategy will guide Council's decision on land use planning that will impact the area's rural hinterland.

The draft Strategy aims to protect rural lands at the rezoning stage, and to ensure that development controls provide sufficient guidance on matters such as land use conflict and scenic protection.

The draft Strategy's seven broad planning principles to inform future land use decision-making include:

- Protect Camden's remaining rural lands
- Retain Camden's valued scenic and cultural landscapes
- Provide certainty and avoid rural land fragmentation
- Minimise and manage rural land use conflict
- Enhance Camden's Rural Economy
- Minimise unplanned non-agricultural development
- Maximise opportunities for relocation of rural enterprises

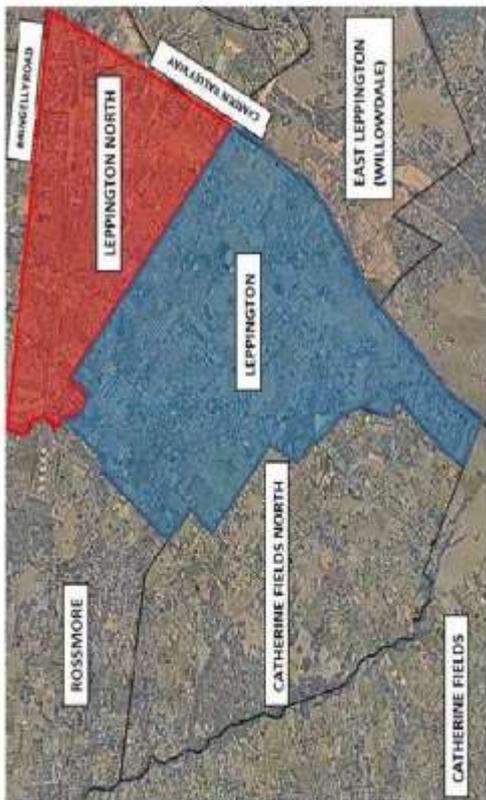
Council at its meeting in May 2017, endorsed the draft strategy to be placed on public exhibition from June to July 2017.



**Camden Growth Areas Contributions Plan (Leppington and Leppington North Precincts)**

The Camden Growth Areas Section 94 Contributions Plan was adopted by Council at its meeting of 28 February 2017, and came into effect in March 2017. This Plan enables Council to levy contributions on developments within the Leppington and Leppington North precincts.

The contributions collected will enable Council to deliver \$675m worth of essential infrastructure including Open Space, Transport and Drainage that will service the community and assist the area in the transition from a rural residential area to a major town centre.



**Comprehensive LEP Review Phase 1 – Public Exhibition**

Council at its meeting on 12 July 2016, resolved to exhibit minor amendments to the Camden Local Environmental Plan 2010 (LEP), following a Gateway Determination from the Department of Planning and Environment. The exhibition period was from 29 November 2016 – 27 January 2017.

These changes were administrative and low impact in nature with respect to the following:

- Administrative review of Schedule 5 (Environmental Heritage)
- Comprehensive Review of LEP Mapping
- Review of LEP clauses & exempt development provisions
- Review of Land Use Table
- Review of Additional Permitted Uses.



## Key Direction 2 – Healthy Urban and Natural Environments

### *What are Healthy Urban and Natural Environments?*

Camden's natural and built environments are the "setting" for all aspects of life and are essential for sustaining the health, well-being and the prosperity of people who live here.

The natural environment encompasses all living and non-living things, occurring both naturally and as a result of human activities. It includes the natural assets and resources such as air, water, fuel and biodiversity, the interactions and processes between these resources and both positive and negative impacts from human existence.

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



Kirkham - Photo Credit: Murray Wilson

## Progress on Delivery Program Indicators: Key Direction 2 - Healthy Urban and Natural Environments

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<p><b>Companion animals are appropriately identified</b></p> <p>121 dogs impounded with 103 microchipped - 85% 40 cats impounded with 9 microchipped - 23%</p> <p>Council Rangers returned 47 dogs and 1 cat to their owners instead of impounding. To assist in improving micro chipping and registration rates, Council Rangers continue to run an extensive Companion Animal education program including school visits, advertising campaigns and promotion at local events. Council Rangers also ran a free microchipping for cats in the month of May and 19 cats were microchipped as part of this initiative.</p>	%	50.00	70.00	10.00%	 GREEN
<p><b>Illegal Dumping - Incidents of illegal dumping ranger observed</b></p> <p>66 incidents of illegal dumping on public land were identified and investigated, an average of eleven illegal dumpings per month, as a result of proactive patrol services.</p>	#	35.00	11	10.00%	 GREEN
<p><b>Illegal Dumping - Incidents of illegal dumping resident advised</b></p> <p>Council investigated approximately 42 reports per month. Council continues to undertake a number of educational initiatives around illegal dumping including Builders BBQ's. Council proactively and reactively addresses instances of illegal dumping and takes compliance action against identified offenders.</p>	#	35.00	42	10.00%	 RED
<p><b>Incidents of Dog Attacks</b></p> <p>Council received 54 dog attack reports. All were investigated with 23 proven and appropriate compliance action taken.</p>	Per 1000 Population	1.00	0.26	10.00%	 GREEN



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<b>Incidents of Nuisance Dogs</b> <i>Council received 27 complaints in relation to nuisance dogs. All complaints were investigated and Council issued five Nuisance Dog Orders where an offence was substantiated.</i>	Per 1000 Population	2.00	0.30	10.00%	 GREEN
<b>Incidents of Stray Dogs</b> <i>Council received 178 requests relating to stray dogs within the LGA. All were investigated and five nuisance orders were issued as a result. Council continues to run an extensive companion animal education program to promote responsible pet ownership.</i>	Per 1000 Population	2.00	2.00	10.00%	 GREEN
<b>Incidents of overgrown land (private)</b> <i>98 complaints were received for overgrown properties (private land). All complaints were investigated and appropriate compliance action taken.</i>	Per 1000 Population	2.00	1.11	10.00%	 GREEN
<b>Maintenance cycles are completed to approved service levels</b> <i>Council continues to deliver services according to the approved service level, and is currently reviewing the maintenance cycles.</i>	%	100.00	100.00	10.00%	 GREEN
<b>Number of non-complying premises are decreasing - Food Premises</b> <i>Twelve Improvement Notices have been issued for non-complying food premises and five Prohibition Notices have been issued in this reporting period. It is important to note there has been an increase in businesses across the Camden LGA reflecting the population growth. To improve food safety knowledge and compliance, Council issued its food safety newsletter and conducted free food hygiene training sessions for local food businesses to improve food safety knowledge and compliance.</i>	#	5.00	12	10.00%	 RED



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<b>Condition of Parks and Playgrounds</b>	%	100.00	100.00	10.00%	 GREEN
<i>All parks and playgrounds inventory and condition completed July 2016.</i>					
<b>Number of non-complying premises are decreasing - Skin Penetration</b>	#	5.00	3	10.00%	 GREEN
<i>Three Improvement Notices have been issued on non-complying skin penetration premises.</i>					
<b>Onsite sewage management systems are operating satisfactorily</b>	#	95.00	160.00	10.00%	 GREEN
<i>160 Approvals to operate were issued for onsite sewage management systems.</i>					
<b>The community is becoming more educated about sustainability</b>	%	50.00	50.00	10.00%	 GREEN
<i>Scheduled Education Programs delivered:</i>					
<ul style="list-style-type: none"> <li>• <i>Keep NSW Beautiful's EnviroMentors - environmental education workshops themed around 'water' or 'catchment' and 'litter' to local schools</i></li> <li>• <i>Cook It! Macarthur (Love Food Hate Waste) - in partnership with Campbelltown Council, community workshops delivered</i></li> <li>• <i>Promotion at Community Events - EnviroBank and Portable Water Units promoted at Camden Show</i></li> <li>• <i>Don't feed the Wildlife - signage installed and information letter box dropped to residents surrounding open water bodies</i></li> <li>• <i>Seeds of Sustainability - program delivered to local early childhood service providers</i></li> </ul>					
<b>Bushland under active management - Hectares of natural area in Council ownership</b>	%	12.05	21.50	10.00%	 GREEN
<i>Council continues to actively maintain natural areas and currently has bush care programs operating at the following reserves:</i>					
<i>Bicentennial Equestrian Park, John Peat Reserve, Hayter Reserve, Kings Bush Reserve, Ron Dine Reserve, River Road Reserve, Benwerrin Reserve, Sickles Creek Reserve, Gundungurra Reserve, Parratts Farm, Spring Farm Bush Corridor, Camden Wetlands Reserve, Harrington Grove Reserve, Homestead Reserve, Elizabeth Throsby Reserve, Charles Throsby Reserve, Camden Town Farm, Rotary Cowpasture Reserve, Elizabeth Macarthur Reserve.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<b>Bushland under Active Management - Number of volunteer bushcare hours</b>	Days	43.00	123.00	10.00%	 GREEN
<i>A total of 862 hours worked by bush care volunteers during the reporting period, with a total of 123 days (based on a 7hr working day)</i>					
<b>Street trees are proactively managed within budget - Identified works completed within service standards</b>	%	60.00	60.00	10.00%	 GREEN
<i>Street Tree Planting Program was completed in the July - Dec 2016 period, with 126 trees planted within the Stage Two Street Tree Planting Program.</i>					
<b>The Community is generating less waste</b>	#	200.00	196.50	10.00%	 GREEN
<i>This figure is calculated on the projected estimated population from 2017 and may fluctuate slightly between reporting periods.</i>					
<b>There are places to play</b>	#	3.70	3.76	10.00%	 GREEN
<i>Currently there are 286 parks and reserves under Council's control, with an additional eight parks delivered by developers through Voluntary Planning Agreements and Works in Kind Agreements. Additionally, existing parks are being embellished through Council's Works program, such as Birriwa Reserve.</i>					
<b>Waste diverted from landfill</b>	%	75.00	47.00	10.00%	 RED
<i>In the period January 2017 to June 2017 - 47% of all domestic waste collected was diverted from landfill. This lower diversion rate is based on Council's Waste processing contractor who is no longer processing municipal waste material at the facility.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Water quality in rivers and waterways is maintained or improved	#	100.00	100.00	10.00%	 GREEN
<i>The water quality is considered stable and monitored regularly. Notifications of any concerns within the water systems such as the occurrence of Blue Green Algae is signposted on detection.</i>					
Street trees are proactively managed within budget - Inspections undertaken within service standards	%	75.00	75.00	10.00%	 GREEN
<i>During this reporting period 710 new customer requests were received and inspected, of which 1,340 work orders were issued.</i>					



## Delivery Program Outcomes: Key Direction 2 – Healthy Urban and Natural Environments



Macarthur Park

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that we deliver supports the longer term objectives of the Camden residents. These objectives are:

1. The water is clean
2. People breathe clean air
3. Bushland is protected
4. You can hear the sounds of nature
5. Nothing is wasted
6. There is community pride
7. There are places to play
8. People are healthy

To support the community vision, below is a brief on some of the actions Council has undertaken:

### 20 Million Trees

Council currently manages natural areas in community land to improve natural amenities, enhance tree cover and habitat corridors, and improve green spaces for the community. In March 2015, Council received funding from the Australian Government (through the 20 Million Trees Program), for the *Nepean River Trail - Habitat Corridor Enhancement and Extension*. Council, along with members of the community from local schools, various sporting groups, community groups and the Australian Government Green Army Program, have continued to plant trees and shrubs at Rotary Cowpasture Reserve from January to June 2017, bringing the total to more than 12,000 plantings.

This program has also included the removal of more than 2.5ha of weeds to restore the endangered ecological community, River-flat Eucalyptus Forest which will provide plants and animals with an ecologically rich habitat to thrive in.



Nepean River Trail Habitat Corridor signage



**Seeds of Sustainability**

Council's *Seeds of Sustainability* is a sustainability education program held for local pre-schools enabling staff and children to take a more active role in caring for their environment and contributing to a sustainable future. Seeds of Sustainability addresses the four key themes of waste, water, energy and biodiversity.

Over 730 children and 80 staff members from 19 preschools participated in 26 waste and biodiversity incursions facilitated by Council during 2016/17. This includes ten new preschools in the new release areas of Gregory Hills, Oran Park and also mobile service providers. Since its launch in November 2014, over 1645 preschool children have participated in Seeds of Sustainability.



Envirobank Reverse Vending Machines



Seeds of Sustainability Education Program

**Envirobank Reverse Vending Machines**

Council's Waste and Sustainability Teams collaborated to implement a range of initiatives at the largest local community event, the annual Camden Show.

These initiatives ranged from:

- Catchment Model Demonstrations - showing how simple actions, such as washing the car on the driveway or not picking up dog droppings can impact on our local waterways.
- Envirobank Reverse Vending Machines (RVMs) - enabled visitors to get rewarded for their recycling efforts. A total number of 1,075 drink containers (711 PET bottles and 364 aluminium cans) were recycled through the RVMs.
- Portable Water Units - enabling visitors to 'top up' their bottles with drinking water for Free! 608 Litres were consumed over two days.



**Water Quality Monitoring Program**

Council is committed to improving water quality in waterways, and in particular preserving the amenity values of lakes and ponds in keeping with community expectations. As such, Council has commenced a water quality monitoring program which will establish a data base of water quality indicators for future use of Council, as well as showing improvement trends across the LGA.

As urban areas increase in the LGA, water quality data will provide valuable input into a number of programs including storm water infrastructure planning, weed removal and vegetation management.

With the onset of warmer weather the monitoring program will include sampling of recreational sites on the Nepean River and Blue Green Algae monitoring.



Water Quality Monitoring Program



EnviroMentors Sustainability program

**EnviroMentors Sustainability Education Program**

Council held a sustainability education program in late February 2017, where seven local primary schools attended. A total of 712 students either participated in the 'Litter' module, learning about the environmental and social impacts of littering and ways to protect the environment by correctly disposing of rubbish or 'Keeping Waterways Clean' module, learning about catchment health, littering and pollutants.

EnviroMentor's water-themed modules are funded through Council's Stormwater Education and Awareness program in 2016/17.



## Key Direction 3 – A Prosperous Economy

### *What is a Prosperous Economy?*

Prosperity means that people have enough – that they are satisfied with their standard of living and have a balance between their financial and social wellbeing. Financial wellbeing relies on access to education, employment, housing, and a strong and diverse local economy.

A strong local economy for the Camden LGA is characterised by vibrant town and commercial centres, thriving local businesses, stable and diverse employment opportunities, skilled local residents, infrastructure that supports economic growth, and a thriving tourist/visitor market.

The development of a strong local economy is essentially about developing an environment that supports a diversity of business and industry to invest, establish, grow and be sustainable over time.

The economic development and prosperity of Camden is linked with the broader South West region and much of the focus for the Camden LGA into the future will continue to be working with relevant partners as well as through the Camden Regional Economic Taskforce (CRET) and the Macarthur Regional Organisation of Councils, on the development of a strong regional economy.



Back to Business Event Photo Credit: Brett Atkins

### Progress on Delivery Program Indicators: Key Direction 3 – A Prosperous Economy

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<b>The number of jobs in the Camden Local Government Area increases</b>	%	23,295.00	27,057.00	10.00%	 GREEN
<i>There were 27,057 jobs located in the Camden LGA in the year ending June 2016. Annual statistics are usually available from the National Institute of Economic and Industry Research (NIEIR), in the March of the following year.</i>					
<b>The Community is actively engaged in the planning for places</b>	%	100.00	100.00	10.00%	 GREEN
<i>Community engagement for the Camden Town Centre Urban Design Framework has been undertaken during the period with a range of community meetings and other engagement techniques. Council also commenced the process of early planning proposal notification during this time.</i>					
<b>Tourists are satisfied with the Macarthur Region visitor experience</b>	%	80.00	95.00	10.00%	 GREEN
<i>Camden Visitor Information Centre continues to receive positive feedback both verbally and via the guest book located at the Visitor Information Centre. Surveys completed via the brochure request form on the Camden website, indicate that visitors who have travelled to Camden previously are generally satisfied with their experience.</i>					
<b>Utilisation of the regional tourism website is increasing</b>	#	50,000	202,932	10.00%	 GREEN
<i>Page views via <a href="http://www.macarthur.com.au">www.macarthur.com.au</a> were a total of 202,932, an increase on the previous six month period of 115%. New visitors continue to increase to the page, with a total of 73.05% new visitors up from 71.9%, an increase of 1.15% on the previous six month period. Page views via <a href="http://www.visitcamden.com.au">www.visitcamden.com.au</a> (Tourism page for Camden Council) received 21,241 views compared to 21,935 in the previous six month period, a small decrease in number.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<p><b>Visitors to the Tourism Information Centre are increasing</b></p> <p><i>Camden Visitor Information Centre received 1,170 visits, 95 phone calls and 175 emails during the period, a consistent increase of online services.</i></p>	#	1,600	1,440	10.00%	 <b>AMBER</b>



## Delivery Program Outcomes: Key Direction 3 – A Prosperous Economy

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that we deliver supports the longer term objectives of the Camden residents. These objectives are:

1. The local economy is growing
2. There are a variety of local jobs available
3. There is a commitment to learning
4. People can access what they need

To support the community vision, below are the highlights on some of the actions Council has undertaken:

### Back to Business Event

The Back to Business Week is a new NSW government initiative that celebrates small to medium businesses, and promotes and supports the critical role they play in local communities. Council received funding of \$5,000 (to run a "Back to Business" event) from the NSW Department of Industry, Skills and Regional Development.

Council partnered with the South West Sydney Business Enterprise Centre (SWSBEC) to host this free event from (26 February to 4 March 2017) to help support, innovate and celebrate local business.



Back to Business Event Photo Credit: Brett Atkins

### Creative Camden Hub

Council successfully attracted funding of \$15,000 for its Creative Camden Hub project from the NSW Create NSW Government grant.

The project will be based at the Harrington Park Community Centre and will support local artists, arts groups to hold workshops, rehearsals and performances as well as the existing uses of the community centre. The grant will support new creative hubs to build capacity and sustainability of the arts.

**Partnership with Golf NSW**

Camden has successfully hosted two Regional Qualifier's for the NSW Men's Open. Last year's NSW Open Regional Qualifier marked the first regional golf event to be held in Camden, as part of a three-year partnership between Golf NSW and Camden Council.

The second event held in May 2017 was a 'stroke play' event, incorporated into the Camden Cup, with players from across Sydney participating in both events at Camden Golf Club.

The partnership with Golf NSW aims to increase visitors and support economic development, local businesses and tourism in the LGA, as well as showcase Camden.



Jason Webb – Winner Men's NSW Open Regional Qualifier - May 2017



Men's NSW Open Regional Qualifier - May 2017  
Photo: (l-left to Right)  
Bob Zelesco - Club Captain, Camden Golf Club  
Jason Webb - Winner May 2017  
Graeme Philipson - General Manager, Golf NSW



## Key Direction 4 – Effective and Sustainable Transport

### *What is Effective and Sustainable Transport?*

Effective transport underpins all aspects of an accessible and functioning place.

Transport impacts on the health of the natural environment and the health and wellbeing of people able to connect with their community and services. It impacts on the effectiveness and amenity of the urban environment and on the viability and growth of the local and regional economy.

An accessible Camden means that people are able to travel easily within their own local area and are effectively connected to the wider Macarthur and metropolitan regions.

Effective and sustainable transport for Camden would include affordable, convenient and integrated public transport that is a viable choice over private vehicles; infrastructure that enables and encourages healthy forms of transport such as walking and cycling; safe and uncongested roads; and support structures that enable public and private transport systems to operate effectively, including interchanges, traffic management and parking.



Promoting Safe Cycling



## Progress on Delivery Program Indicators: Key Direction 4 - Effective and Sustainable Transport

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<b>Outstanding Traffic Committee recommendations are being met</b>	%	90.00	90.00	10.00%	 GREEN
<i>All Traffic Committee recommendations and actions were successfully completed.</i>					
<b>Successful completion of Black Spot Funded projects</b>	%	100.00	100.00	10.00%	 GREEN
<i>Design completed for Burraborang Road / Cawdard Road Intersection Upgrade and Request for Tender issued with revised program and scope agreed with RMS. Design completed for Deepfields Road Upgrade and works commenced. Revised program agreed with RMS. RMS have extended the Black Spot Funded Projects till December 2017.</i>					
<b>Identified projects are completed as planned - Road Construction</b>	%	90.00	90.00	10.00%	 GREEN
<i>Projects are being completed as per Council's Works Program with some minor delays.</i>					
<b>The number of recorded road accidents (fatal and non-fatal) per 1000 population</b>	%	1.40	1.40	10%	 GREEN
<i>Latest crash rate from RMS (December 2015) had 1.4 fatality and injury crashes per 1000 population. RMS crash data for 2016 anticipated to become available at the end of 2017.</i>					



## Delivery Program Outcomes: Key Direction 4 - Effective and Sustainable Transport

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that we deliver supports the longer term objectives of the Camden residents. These objectives are:

1. Roads are High Quality, Free-Flowing and Safe
2. We leave the car at home
3. People Breathe Clean Air

To support the community vision, below is a snapshot on some of the actions Council has undertaken:

### Harrington Park Footpath

Council has renewed 1.4 kilometres of old pathway surrounding Harrington Park Lake, with a new 2.5 metre wide fully reinforced concrete shared pathway. This shared pathway will allow residents to walk safely around the lake, while bicycles share the pathway, to cater for the growing number of families and recreational activities in the area.

Further works are programmed for this site which will see new fitness stations adjacent to the pathway.



Harrington Park Footpath Construction



Harrington Park Footpath Construction Complete



## Key Direction 5 – An Enriched and Connected Community

### *What is an Enriched and Connected Community?*

An enriched and connected community involves arts and culture, community safety, healthy lifestyles and community health, enrichment through learning and information, and recreation and leisure to build social capital and cohesion.

These are all elements that lead to a community with high levels of wellbeing. This is usually characterised by connection, networks and support within the community; participation and ownership; equity and access; and democratic governance. Equity and access means that all people are able to access the variety of opportunities within a community, both social and economic, regardless of background, ability or circumstance.

Community wellbeing describes the state of satisfaction, contentment and fulfilment of needs experienced within a particular group of people.



NAIDOC Week 2016

### Delivery Program Indicators: Key Direction 5 - An Enriched and Connected Community

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Council delivers programs catering for identified target groups	Number	14.00	15.00	10.00%	 GREEN
<i>A variety of events and activities including, Seniors Week, Youth week, International Women's Day, Family Fun Day, Refugee Week Youth Art Projects and Harmony Day were held.</i>					
Council's Community Halls are utilised	%	15	18.8	10.00%	 GREEN
<i>Community hall usage achieved a total average of 18.8% which includes the seasonal variation with January a low use month.</i>					
Council's library facilities and programs are well-attended	#	160,000	198,226	10.00%	 GREEN
<i>Libraries continue to attract large numbers of visitors.</i>					
Library membership is high amongst residents	%	37.00	52.00	10.00%	 GREEN
<i>Membership rates continue to be higher than target.</i>					
More people participate in active recreation using Council facilities - Seasonal Attendance at Aquatic Facilities: Mount Anman Leisure Centre	#	168,907	119,248	10.00%	 RED
<i>There were a total of 119,248 attendances at Mount Anman Leisure Centre during this reporting period. Due to the interruption caused by construction this is reflected in the attendance rate. The pool hall was closed for renovations for a period of six weeks in May/June 2017 impacting overall attendance rate.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
More people participate in active recreation using Council facilities - Seasonal Bookings of Sportsfields	#	120.00	157.00	10.00%	 GREEN
<i>There were a total of 157 sports field bookings for this reporting period.</i>					
More opportunities for participating in community cultural events	#	5.00	8.00	10.00%	 GREEN
<i>During this reporting period there were a number of cultural highlight events including; Camden Shorts Young People's Performance Event, Successful Live and Local Event, Sydney Writers Festival Event, Sell out comedy circuit events including Anh Do, Dave Hughes and Children's events which included Play School Concert and Lah Lah.</i>					
The Camden Civic Centre is enjoyed by the community as a venue for a range of events – ratio of returning clients to new clients	%	80.00	92.50	10.00%	 GREEN
<i>New markets have strengthened with the Centre's activity heightened in terms of corporate training and live entertainment. 40 new clients commenced with the centre representing 7.5% growth in clients and 92.5% return business for the Centre.</i>					
The Camden Civic Centre is enjoyed by the community as a venue for a range of events – Average number of non-Council events (Civic Centre Utilisation)	#	50.00	71.00	10.00%	 GREEN
<i>71% of the overall number of bookings for events held within the venue are community or private events.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
The value of event sponsorship stays the same or increases – Incoming	\$	6,000	6,460	10.00%	 GREEN
<i>Sponsorship for the first half of 2017 was on target with the main focus the Paws in the Park event. Major sponsors included Royal Canin, Macarthur Vet Group and University of Sydney all returned as key sponsors, plus five bronze level local businesses were repeat event supporters and four new businesses came on board as sponsors this year.</i>					
The number of event sponsorship stays the same or increases - Outgoing	#	10.00	10.00	10.00%	 GREEN
<i>Ten events sponsored with a total combined monetary and in-kind value of \$48,450. This is an increase of \$17,475 from the Jan-Jun period in 2016.</i>					
Camden families have access to quality Family Day Care services – Hours of Care Provided	#	160.00	189.00	10.00%	 GREEN
<i>Camden families continue to have access to a high quality Family Day Care service. The service provision ranges from 6am to 7pm. The average utilisation rate by families is 189 for the past six months. It is anticipated that this will increase due to the number of enquiries received reflective of the development that is occurring in the Camden LGA and the growth of the population of young families.</i>					
Crime Levels in the Camden area remain low	#	27.00	27.75	10.00%	 AMBER
<i>Latest 24 month crime rate (all classes) as at December 2016 from Bureau of Crime Statistics and Research (BOCSAR) was 27.75 incidents per 1000 population. This indicates a generally stable crime rate.</i>					



### Delivery Program Outcomes: Key Direction 5 - An Enriched and Connected Community

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that we deliver supports the longer term objectives of the Camden residents. These objectives are:

- 1. People feel they belong
- 2. There is community pride
- 3. People feel safe
- 4. People are healthy

To support the community vision, below is a summary on some of the actions Council has undertaken:



Camden Play Day

#### Camden Play Day

A successful Camden Play Day was attended by over 2000 people at Kirkham Park, Elderslie in May 2017. The event included free activities for a variety of ages such as how to do CPR from St John Ambulance, various safety messages from local Police and Fire Brigade, and lessons on environmental sustainability and reducing food waste.

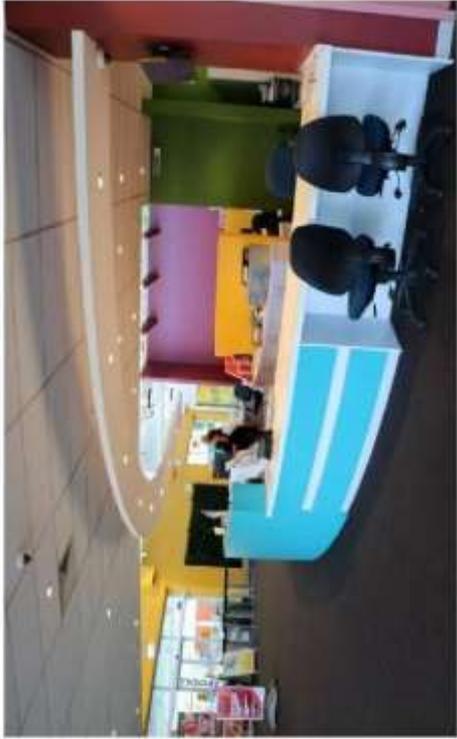
Council provided Love Food Hate Waste demonstrations, PIP (Permanent Identification Program) and PAWS (Pet Awareness and Safety Program) programs, Books Unbound Library Services, Council's interactive Waste Services truck, all popular with families attending.



**Mount Annan Leisure Centre**

Stage 2 works to the Mount Annan Leisure Centre have commenced and the upgrades include:

- Expansion of the Health and Fitness facilities including new amenities
- Upgrade of the service desk and entry foyer
- New two court indoor multipurpose sports hall
- Expansion of crèche facilities
- Restoration of indoor pools
- Painting of pool hall
- Replacement of corroded water slide
- Upgrade of kiosk servery and
- Resurfacing of the existing carpark and additional car parking.



Mount Annan Leisure Centre – Upgrade of the service desk and entry foyer

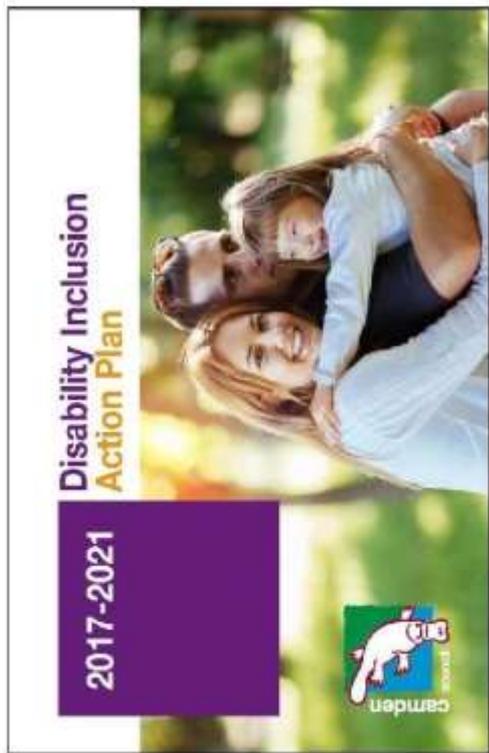


Construction of new Oran Park Library and Community Centre

**Oran Park Library and Community Centre work underway**

Council's new state-of-the-art Library and Community Centre in the heart of the Oran Park Precinct construction works are well underway. The new facility will be delivered under a Voluntary Planning Agreement between Council, Urban Growth NSW and Greenfields Development. The focus will be on sustainable features to reduce the eco footprint including air conditioning linked to the Council administration building, to reduce running costs, and efficient water use. The external space has been designed to encourage cycling and walking and will feature an outdoor recreation area with user-friendly street furniture.





**Disability Inclusion Action Plan**

Council strengthened its resolve in supporting the community through its Disability Inclusion Action Plan 2017-2021 which was adopted in June 2017.

The Plan outlines a list of tasks which will ensure people with a disability have opportunities to be involved in community activities and development and focuses of four key areas to support social and physical wellbeing. These include:

- Encouraging positive community attitudes towards people with a disability
- Creating liveable communities by making events and facilities accessible
- Supporting access to meaningful employment
- Improving systems and processes for people with a disability



**Active Ageing Strategy**

The Active Ageing Strategy was adopted by Council in June 2017 and was created by listening to community views, experiences and values. The strategy's main focus is to optimise the quality of life as people age, by ensuring that older people feel safe, have access to information, services, facilities and opportunities to maximise health, well-being and participation in community life.

## Key Direction 6 – Strong Local Leadership

### *What is Strong Local Leadership?*

Strong local leadership means that the Camden area has strong organisations and individuals representing its interests, who are responsive to this community, and who are working together to achieve the community's vision for the future. This will be the key vehicle for achieving the outcomes expressed by the Camden community in this plan.

Strong local leadership will be needed from all levels of government, as well as the private sector, non-government organisations, business and industry groups, and community organisations. Developing leaders within our community will place the Camden area in good stead for the years to come.

Camden Council, as the level of government in closest contact with the local community, has a particular role in the planning, advocacy and delivery of good outcomes on behalf of the Camden community. This role is important, as Camden faces massive urban and population growth, particularly in advocating for the delivery of major infrastructure provision, and in balancing the needs and desires of the current population with the pressures of growth.

Importantly, strong local leadership can influence the way that government engages with and responds to the local community in decisions, plans and services that impacts on this local area.



Community Engagement



## Progress on Delivery Program Indicators: Key Direction 6 - Strong Local Leadership

INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
All Council meetings are arranged and conducted in accordance with Council's Code of Meeting Practice	#	0.00	0.00	N/A	 GREEN
No breaches of the Code of Meeting Practice occurred.					
Council addresses areas of poor performance in its Delivery Program	%	100.00	100.00	N/A	 GREEN
Council continues to focus on continuous business improvement and organisational development via Council's Business Improvement Plan (BIP) and service delivery via Customer Service Workshops.					
To date: 98% of BIP Projects on track, with 75% BIP Projects completed and 97% of teams have completed Customer Service Workshops.					
Disaster Plan remains current and accessible	%	100.00	100.00	N/A	 GREEN
The Emergency Management Committee have been involved in the review of the development of emergency plans and are aware of procedures. Copies of the final plan have been circulated. The existing plan remains current until the new plan is endorsed.					
Local emergency management committee is familiar with emergency facilities and emergency procedures - Evaluation completed	%	100.00	100.00	10.00%	 GREEN
The Emergency Management Committee have been involved with the development of the emergency plans and are aware of the procedures. Regular evaluations are conducted at Rural Fire Service headquarters.					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
Local emergency management committee is familiar with emergency facilities and emergency procedures - Exercises conducted	#	1.00	1.00	10.00%	 GREEN
<i>Emergency Management Committee have been involved with developing emergency plans and are aware of procedures. Exercise undertaken at Rural Fire Service headquarters.</i>					
Council reports its performance to the community	%	100.00	100.00	N/A	 GREEN
<i>Council presented the Delivery Program Progress Report for July to December 2016 to the community in April 2017.</i>					
The promotion of Council services, programs and local information is delivered effectively to the community	%	100.00	100.00	10.00%	 GREEN
<i>Council promotes its services, programs and local information to the community via a range of methods including Media Releases, Let's Connect, Facebook, website, Mayor's print and radio messages, corporate weekly ad, information at events, flyers, brochures, road side banners and rates notices.</i>					
Council's workforce is appropriately skilled, safe and stable - Proportion of staff accessing education assistance as proportion of full time employees (FTE's)	%	4.00	6.90	N/A	 GREEN
<i>Over this reporting period 16 applications for education assistance were approved. 25 staff in total utilised education assistance over 2016/2017 financial year.</i>					
Lost time as a proportion of full time employees – Injury Frequency Rate	%	19.00	12.71	N/A	 GREEN
<i>Council has experienced a decrease in lost time during the reporting period. This decrease brings the result below the identified target.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<b>Staff Turnover</b>	%	8.10	4.70	N/A	 GREEN
<i>Staff Turnover has remained steady over the last six months and is still under the industry standard. The second half of the year sees a slight drop in turnover.</i>					
<b>Staff display Council's Corporate Core Values in their work</b>	%	80.00	81.50	10.00%	 GREEN
<i>The 2016/17 final performance review resulted in 81.50% of staff receiving a score of seven or higher across Council's Core Values.</i>					
<b>Information systems are reliable and technical support to users is provided promptly – System Downtime</b>	%	2.00	0.31	10.00%	 GREEN
<i>72 hours availability per week - 288 hours for the month – 1,728 hours for six months. Consolidation of six months outage numbers down for 5.42 hours out of 1,728 hours.</i>					
<b>Technical support incident closure rate</b>	%	80.00	82.51	10.00%	 GREEN
<i>2,100 IT requests completed from 2,545 in the month they were raised.</i>					
<b>Council's resources are well-protected through careful risk management processes - Property Claims</b>	#	8.00	3.00	10.00%	 GREEN
<i>Property claims remain consistent with the last reporting period.</i>					



INDICATORS	UNIT	TARGET	ACTUAL	VARIANCE %	RESULT
<b>Council's resources are well-protected through careful risk management processes - Liability Claims</b>	#	35.00	56.00	10.00%	 RED
<i>Claims were tracking well during this reporting period, however unexpected weather events resulted in a spike in claims at the end of March 2017 as they caused damage across Council's road network.</i>					
<b>Council's resources are well-protected through careful risk management processes - Motor and Plant Claims</b>	#	28.00	39.00	10.00%	 RED
<i>As Council staff numbers continue to grow, so does the number of fleet vehicles and plant. Since the last reporting period Council's Fleet has increased by 21%. There has been an increase in the number of motor vehicle and plant claims, however this number includes not at fault accidents which account for 30% of claims. During this reporting period Council has seen an overall percentage decrease in claims of 20% as a proportion of our fleet. This target will be reviewed in future to take into account future growth. During this reporting period Council has started driving training and education.</i>					
<b>Council engages with a demographic diversity of residents that is consistent with the community's demographic composition</b>	%	100.00	100.00	10.00%	 GREEN
<i>Council's Community Engagement Policy was reviewed. Council continues to develop a range of media, communications and community engagement strategies and plans for major projects and initiatives. Council have delivered a range of events throughout the year to cater for the diverse needs of the community including Australia Day, Citizenship Ceremonies and Civic Awards, Camden Show, Anzac Day, Paws in the Park and two new events including Bounce Town and Date Night.</i>					



## Delivery Program Outcomes: Key Direction 6 – Strong Local Leadership

Transforming the community vision into action means that Council takes an active role in ensuring the services and programs that we deliver supports the longer term objectives of the Camden residents. These objectives are:

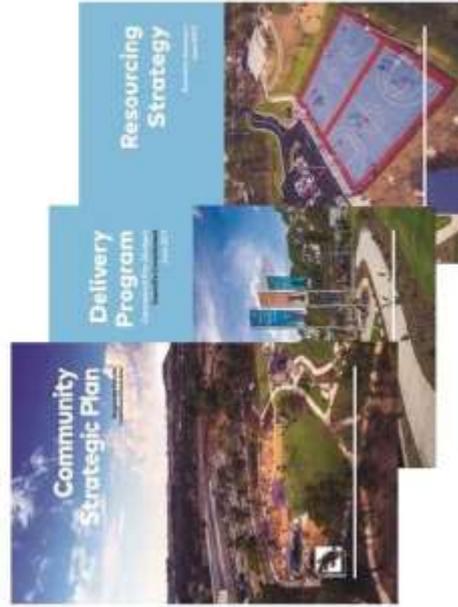
1. People have a say in the future
2. It is well governed

To support the community vision, below is the summary of some of the actions Council has undertaken:

### Council's Integrated Planning and Reporting (IPR) Package

As per IPR legislation, Council has reviewed and updated its Integrated Planning and Reporting Package. These are the main documents for Council, and consist of the Community Strategic Plan, 2017/18 - 2020/21 Delivery Program including Operational Plan (Budget), and the Resource Strategy: Executive Summary.

These key documents play a vital role in establishing strong links with the community and in ensuring the main priorities are delivered. The Integrated Planning and Reporting Package were adopted by Council at its meeting in June 2017.



### HSC High Achievers' Reception

Council hosted its 2016 Year 12 students from the local high schools who achieved Band 5 or 6 in their HSC, or other high achieving students the school would like to nominate. The event allows the community to congratulate and recognise the achievements of students who received exceptional results in the undertaking of their Higher School Certificate in 2016.



## References

1. Camden 2040
2. Delivery Program 2013/2014 to 2016/2017 including 2016/2017 Budget and Annual Operational Plan
3. Annual Report 2015/2016
4. Financial Statements 2015/2016
5. Fit for Future - [www.ipart.nsw.gov.au](http://www.ipart.nsw.gov.au)



**Rescission of policies and procedures**

This report asks Council to rescind the following policy.

	Title	Type	Reason
1.	Construction of Facilities on Council land	Policy	Not required – information relating to the landowner being responsible for appointing the Principal Certifying Authority is covered under the <i>Environmental Planning and Assessment Act 1979</i> .

**Re-classification of policies and procedures**

This report asks Council to approve the re-classification of the following policy from 'Strategic' to 'Operational'. This is directed to staff and reflects internal operational matters.

	Title	Type	Reason
1.	Smoke-Free Workplace	Policy	Directs staff on the provision of having a healthy, smoke-free work environment and aims to practically apply the provisions of the <i>Smoke-Free Environment Act 2000</i> , while continuing to promote work health and safety practices within Council.



# Monthly Report

# Camden Council

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August 2017

## Investment Exposure

Council's investment portfolio is directed to the higher rated ADIs, and this is expected to continue.

Banks such as Rabobank and ING have a reduced capacity due to being a foreign subsidiary. A-2 banks have lower counterparty limits.

It is noted that while BoQ has a higher long-term rating at Moody's, all agencies currently rate it an equivalent to A-2 (Moody's P-2 / Fitch F-2) short-term.

ING Bank (Australia) has been upgraded to A/A-1 in July, followed by an upgrade to ING Bank N.V. to A+/A-1.

Separating long and short-term assets shows the following capacity:

Short Term Institutional Exposure By Credit Rating					
ADI	Exposure \$M	Rating	Policy Limit	Actual	Capacity
BankWest	\$4.0M	A-1+	25.0%	3.7%	\$23.05M
CBA	\$12.5M	A-1+	25.0%	11.6%	\$14.55M
NAB	\$21.5M	A-1+	25.0%	19.9%	\$5.55M
AMP	\$5.0M	A-1	15.0%	4.6%	\$11.23M
Suncorp	\$12.5M	A-1	15.0%	11.6%	\$3.73M
ING^	\$4.5M	A-1	5.0%	4.2%	\$0.87M
BoQ	\$5.0M	A-2	10.0%	4.6%	\$5.82M
Bendigo-Adelaide	\$3.0M	A-2	10.0%	2.8%	\$7.82M
Rural	\$9.0M	A-2	10.0%	8.2%	\$1.95M
<b>Total</b>	<b>\$77.00M</b>			<b>71.2%</b>	

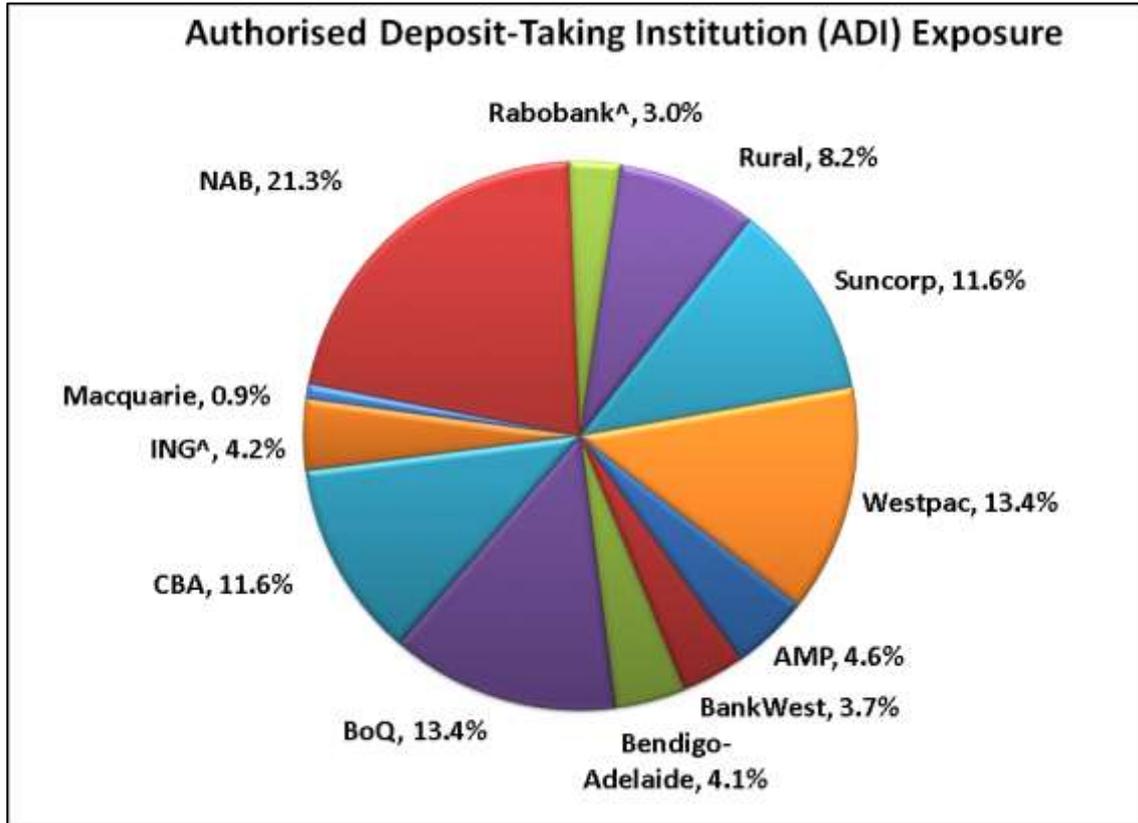
Long Term Institutional Exposure by Credit Rating					
ADI	Exposure \$M	Rating	Policy Limit	Actual	Capacity
Westpac	\$14.5M	AA-	15.0%	13.4%	\$1.73M
NAB	\$1.5M	AA-	15.0%	1.4%	\$14.73M
Rabobank^	\$3.2M	A+	5.0%	3.0%	\$2.21M
Macquarie	\$1.0M	A	15.0%	0.9%	\$15.23M
BoQ	\$9.5M	BBB+	5.0%	8.8%	-\$4.09M
Bendigo-Adelaide	\$1.5M	BBB+	5.0%	1.3%	\$4.00M
<b>Total</b>	<b>\$31.20M</b>			<b>28.8%</b>	

Foreign subsidiary banks are limited to 5% of the total investment portfolio as per Council's investment policy.

Rural Bank maintains a separate ADI licence, and is therefore a legally separate counterparty. Should they merge assets with Bendigo-Adelaide, Council would be temporarily overweight using the combined entity and are mindful of this with maturing investments.

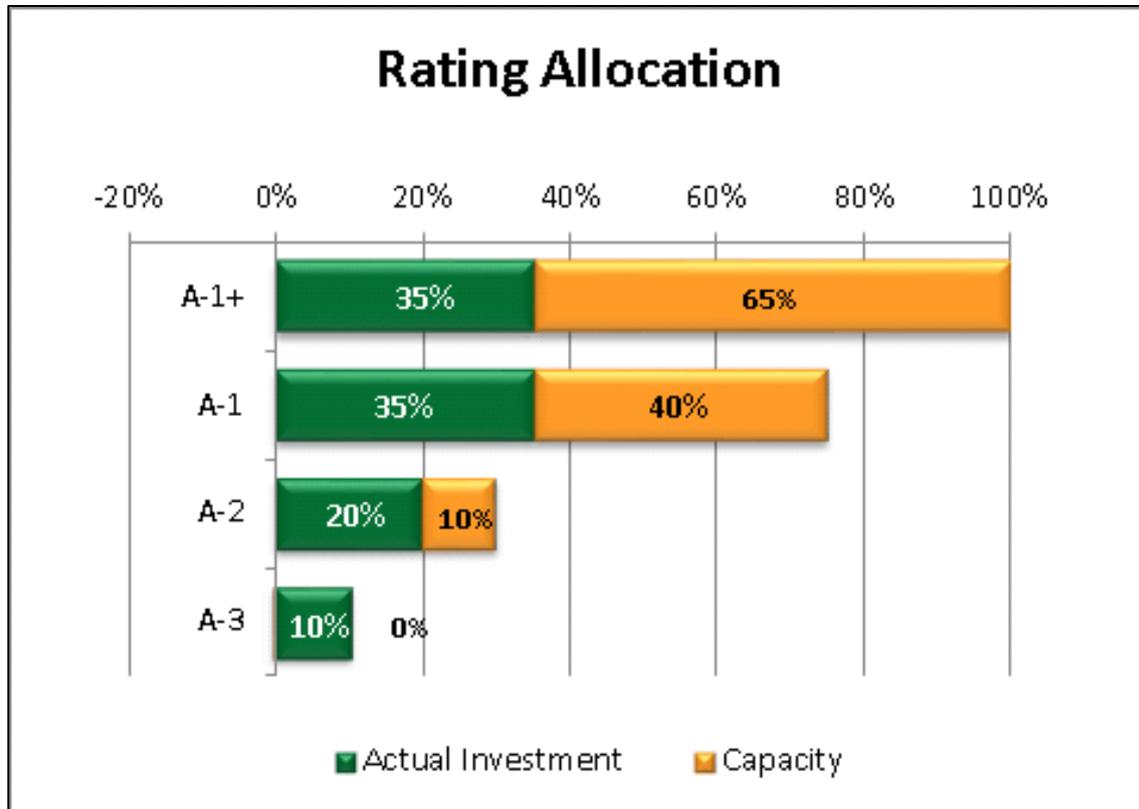
BoQ has no further maturities scheduled until October 2017. Over time, long-dated deposits will reclassify as short-term and portfolio targets will be restored. The current intention is not to break excess deposits, but to halt new purchases for now.

The counterparties are quite diverse across the larger banks (notably NAB and Suncorp, which were unaffected by the S&P downgrades):



## Credit Quality

A-1+ (the domestic majors) and A-1 (the higher rated regional) rated ADIs are the largest share of Council's investments.

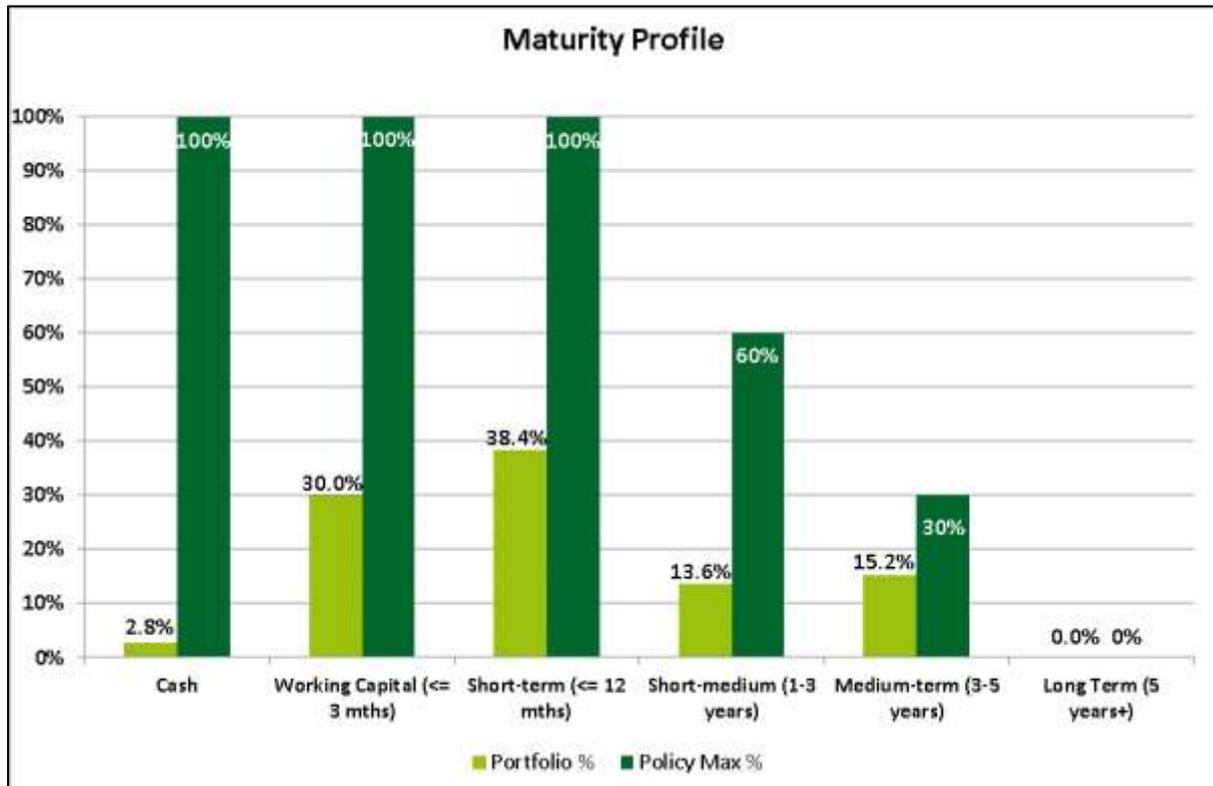


Collectively, and when grouping by long or short term, each category is in line with target levels:

Total Exposure By Credit Rating				
S & P Long Term Rating	S & P Short Term Rating	Exposure \$M	Policy limit	Actual
AAA	A-1+	\$38.0M	100%	35.1%
AA	A-1	\$38.0M	75%	35.1%
A	A-2	\$21.2M	30%	19.6%
BBB	A-3	\$11.0M	10%	10.2%
<b>Total</b>		<b>\$108.2M</b>		<b>100.0%</b>

## Term to Maturity

The portfolio remains adequately liquid with approximately 2.8% of investments at-call and another 30.0% of assets maturing within 3 months. This is well above the minimum of approximately 15% of near-term pipeline required. There is high capacity to lengthen investments, and particularly to invest at terms greater than 1 year. Council purchased some longer-term maturities up to 5 years during March, resulting in the following mix currently:



Australia did not participate in falling yields globally – a number of factors encouraged a flight to bonds, but Australian yields actually rose slightly.

## 2017-18 Budget

Source of Funds Invested	
Section 94 Developer Contributions	\$45,848,490
Restricted Grant Income	\$900,611
Externally Restricted Reserves	\$17,231,878
Internally Restricted Reserves	\$27,914,171
General Fund	\$16,304,850
<b>Total Funds Invested</b>	<b>\$108,200,000</b>

Council's investment portfolio has increased by \$5.9 million since the July reporting period. The increase primarily relates to the first rates instalment for the 2017/18 financial year. The source of funds invested are indicative only, due to Council's annual financial reports still being finalised for 30 June 2017.

INTEREST RECEIVED DURING 2017/18 FINANCIAL YEAR				
	August	Cumulative	Original Budget	*Revised Budget
General Fund	\$130,397	\$255,691	\$1,400,000	\$1,400,000
Restricted	\$147,000	\$291,000	\$1,220,000	\$1,220,000
<b>Total</b>	<b>\$277,397</b>	<b>\$546,691</b>	<b>\$2,620,000</b>	<b>\$2,620,000</b>

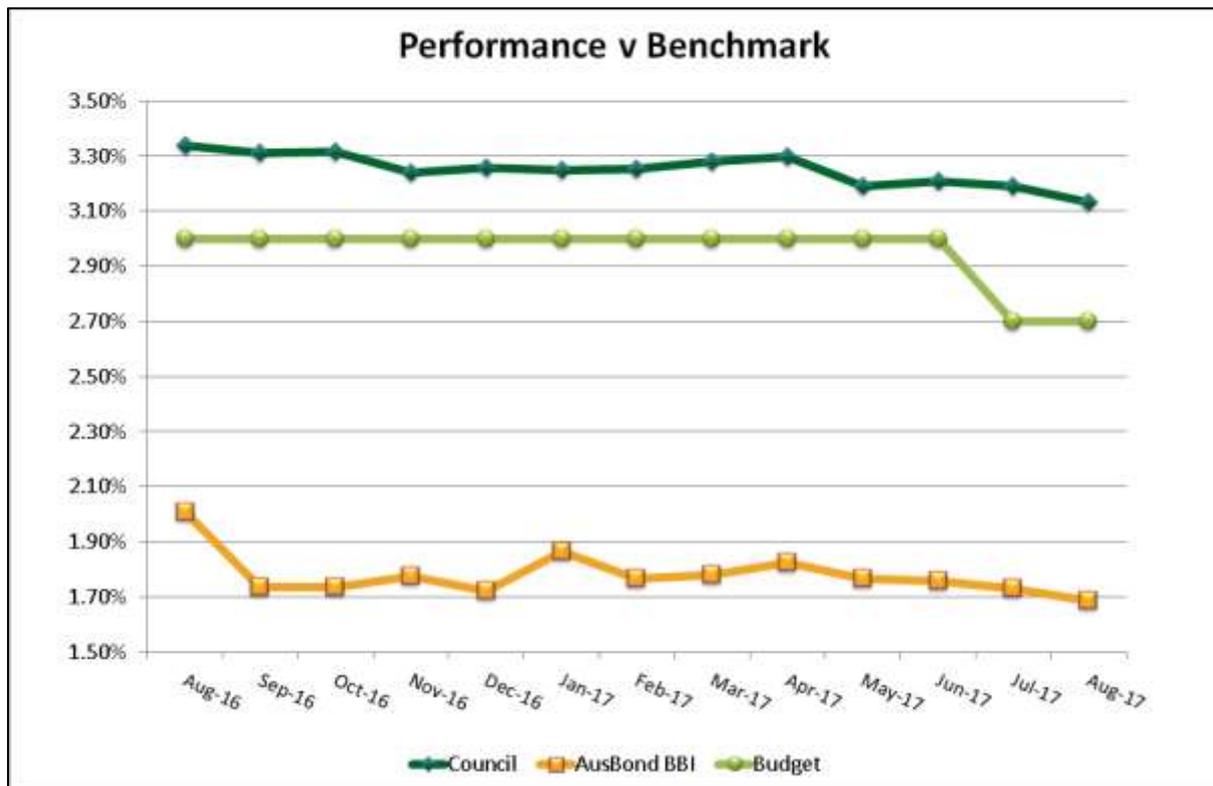
\*The Revised Budget is reviewed on a quarterly basis as part of the Budget Process

# Interest Summary

The portfolio's interest summary as at 31<sup>st</sup> August 2017 is as follows:

NUMBER OF INVESTMENTS	85
AVERAGE DAYS TO MATURITY	441
AVERAGE PERCENTAGE	3.13% p.a.
WEIGHTED PORTFOLIO RETURN	3.13% p.a.
CBA CALL ACCOUNT *	1.20% p.a.
HIGHEST RATE	5.10% p.a.
LOWEST RATE	2.41% p.a.
BUDGET RATE	3.00% p.a.
AVERAGE BBSW (30 Day)	1.60% p.a.
AVERAGE BBSW (90 Day)	1.70% p.a.
AVERAGE BBSW (180 Day)	1.85% p.a.
OFFICIAL CASH RATE	1.50% p.a.
AUSBOND BANK BILL INDEX	1.69% p.a.

\*Note: CBA call account is not included in the investment performance calculations

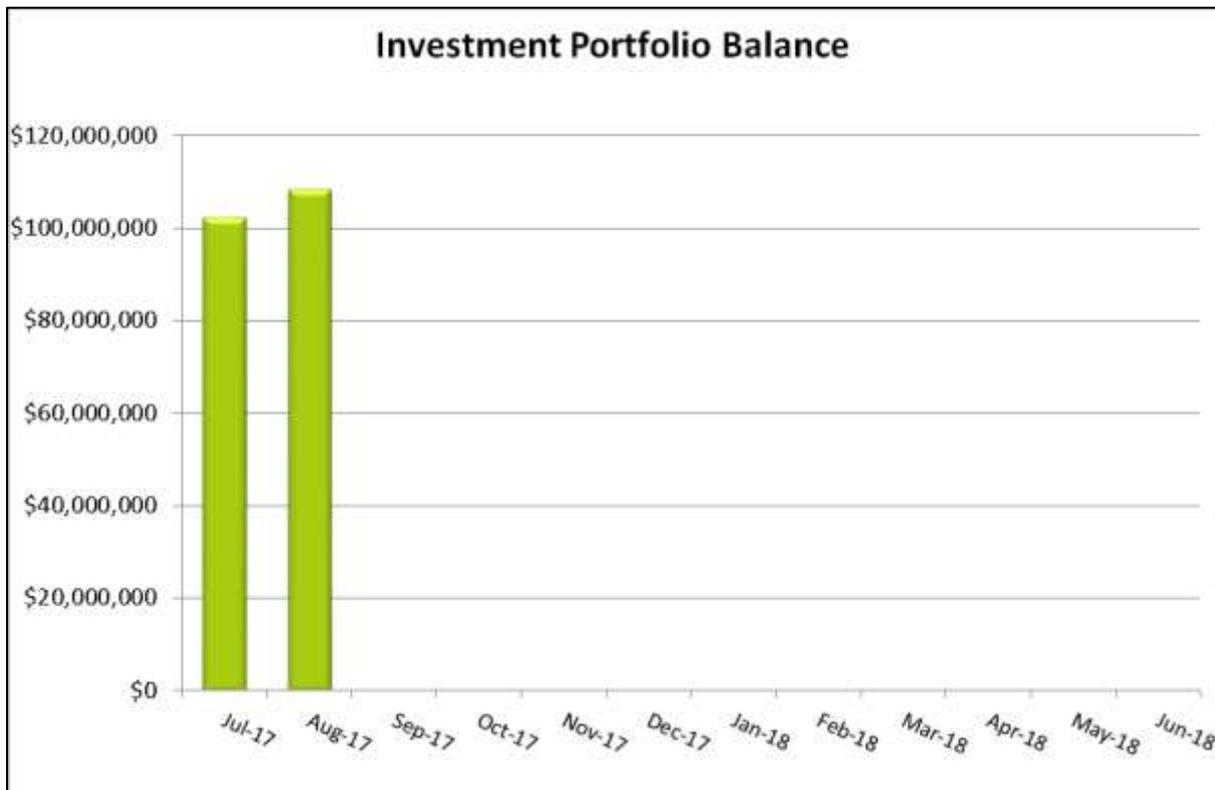


The portfolio's outperformance over the benchmark (AusBond Bank Bill Index) continues to be attributed to the longer-dated deposits in the portfolio, and Council has been widening the gap between returns and the benchmark recently. As existing deposits mature, performance will generally fall as deposits will be reinvested at much lower prevailing rates compared to previous years.

# Appendix A – List of Investments

Camden Council Investment Portfolio as at 31 Aug 2017								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 31/08/2017
BOQ	TD	\$2,500,000.00	5.00%	4/11/2013	1/11/2018	1823	427	\$21,575.34
BOQ	TD	\$1,000,000.00	5.10%	25/11/2013	22/11/2018	1823	449	\$8,802.74
ING Bank	TD	\$1,000,000.00	4.63%	28/11/2013	23/11/2017	1456	84	\$7,991.51
BOQ	TD	\$1,000,000.00	4.85%	28/11/2013	23/11/2017	1456	84	\$8,371.23
BOQ	TD	\$1,000,000.00	4.65%	27/02/2014	22/02/2018	1456	175	\$8,026.03
Rabobank	TD	\$1,000,000.00	5.00%	28/02/2014	28/02/2019	1826	546	\$8,630.14
Rabobank	TD	\$1,200,000.00	5.00%	3/03/2014	6/03/2019	1829	552	\$10,356.16
Westpac	TD	\$1,500,000.00	4.55%	15/05/2014	15/05/2019	1826	622	\$11,780.14
Westpac	TD	\$1,500,000.00	4.55%	21/05/2014	22/05/2019	1827	629	\$11,780.14
BOQ	TD	\$1,000,000.00	4.15%	5/08/2014	1/08/2018	1457	335	\$7,163.01
Rabobank	TD	\$1,000,000.00	4.10%	27/11/2014	27/11/2019	1826	818	\$7,076.71
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.25%	28/11/2014	4/12/2019	1832	825	\$11,003.42
NAB	TD	\$1,500,000.00	4.00%	15/12/2014	11/12/2019	1821	832	\$10,356.16
Macquarie Bank	TD	\$1,000,000.00	3.85%	19/12/2014	19/12/2019	1826	840	\$6,645.21
Rural Bank	TD	\$2,000,000.00	3.70%	9/01/2015	9/01/2018	1095	131	\$12,772.60
Rural Bank	TD	\$1,500,000.00	3.70%	14/01/2015	15/01/2018	1097	137	\$9,579.45
Westpac	TD	\$1,000,000.00	3.90%	2/02/2015	2/02/2020	1826	885	\$6,731.51
Bendigo Adelaide Bank	TD	\$1,000,000.00	3.00%	14/10/2015	18/10/2017	735	48	\$5,178.08
Bendigo Adelaide Bank	TD	\$2,000,000.00	3.00%	20/11/2015	22/11/2017	733	83	\$10,356.16
BOQ	TD	\$1,000,000.00	3.05%	25/11/2015	29/11/2017	735	90	\$5,264.98
NAB	TD	\$1,000,000.00	2.80%	19/10/2016	4/10/2017	350	34	\$4,832.88
NAB	TD	\$1,500,000.00	2.75%	26/10/2016	25/09/2017	334	25	\$7,119.86
NAB	TD	\$1,500,000.00	2.80%	2/11/2016	30/10/2017	362	60	\$7,249.32
CBA	TD	\$2,000,000.00	2.75%	3/01/2017	3/01/2018	365	125	\$9,493.15
BOQ	TD	\$1,000,000.00	2.75%	4/01/2017	9/10/2017	278	39	\$4,746.58
Westpac	TD	\$1,000,000.00	3.60%	1/02/2017	1/02/2022	1826	1615	\$6,213.70
Westpac	TD	\$1,500,000.00	3.57%	2/02/2017	2/02/2022	1826	1616	\$9,242.88
Westpac	TD	\$1,000,000.00	3.56%	10/02/2017	10/02/2022	1826	1624	\$6,144.66
BOQ	TD	\$1,500,000.00	3.75%	15/02/2017	15/02/2022	1826	1629	\$9,708.90
Westpac	TD	\$2,000,000.00	3.64%	22/02/2017	22/02/2022	1826	1636	\$12,565.48
BOQ	TD	\$1,000,000.00	3.75%	27/02/2017	28/02/2022	1827	1642	\$6,472.60
Westpac	TD	\$1,000,000.00	3.55%	28/02/2017	28/02/2022	1826	1642	\$6,177.40
Westpac	TD	\$1,000,000.00	3.58%	1/03/2017	1/03/2022	1826	1643	\$6,179.18
Westpac	TD	\$1,000,000.00	3.60%	3/03/2017	3/03/2022	1826	1645	\$6,213.70
Westpac	TD	\$1,000,000.00	3.61%	9/03/2017	9/03/2022	1826	1651	\$6,230.96
ING Bank	TD	\$1,000,000.00	2.70%	13/03/2017	11/09/2017	182	11	\$4,660.27
BOQ	TD	\$1,000,000.00	3.60%	15/03/2017	15/03/2021	1461	1292	\$6,213.70
Suncorp Metway	TD	\$2,000,000.00	2.60%	20/03/2017	11/09/2017	175	11	\$8,975.34
BOQ	TD	\$500,000.00	3.80%	23/03/2017	23/03/2022	1826	1665	\$3,279.45
Suncorp Metway	TD	\$1,000,000.00	2.58%	27/03/2017	18/09/2017	175	18	\$4,453.15
AMP	TD	\$1,000,000.00	2.75%	29/03/2017	20/09/2017	175	20	\$4,746.58
BOQ	TD	\$1,000,000.00	3.50%	3/04/2017	7/04/2021	1463	1315	\$6,041.10
Suncorp Metway	TD	\$1,000,000.00	2.62%	5/04/2017	27/09/2017	175	27	\$4,522.19
NAB	TD	\$1,000,000.00	2.59%	10/04/2017	10/04/2018	365	222	\$4,470.41
CBA	TD	\$1,000,000.00	2.55%	12/04/2017	11/10/2017	182	41	\$4,401.37
Rural Bank	TD	\$1,500,000.00	2.65%	19/04/2017	4/09/2017	138	4	\$6,860.96
Suncorp Metway	TD	\$1,000,000.00	2.58%	24/04/2017	23/10/2017	182	53	\$4,453.15
Suncorp Metway	TD	\$1,500,000.00	2.60%	1/05/2017	16/10/2017	168	46	\$6,731.51
Suncorp Metway	TD	\$1,500,000.00	2.60%	3/05/2017	25/10/2017	175	55	\$6,731.51
BOQ	TD	\$1,000,000.00	3.60%	8/05/2017	4/05/2022	1822	1707	\$6,213.70
Bankwest	TD	\$1,000,000.00	2.55%	10/05/2017	1/11/2017	175	62	\$4,401.97
Rural Bank	TD	\$1,000,000.00	2.55%	15/05/2017	4/10/2017	142	34	\$4,401.37
Rural Bank	TD	\$1,000,000.00	2.65%	15/05/2017	6/11/2017	175	67	\$4,573.97
Westpac	TD	\$1,000,000.00	3.10%	16/05/2017	17/05/2021	1462	1355	\$5,350.68
Suncorp Metway	TD	\$1,000,000.00	2.60%	17/05/2017	8/11/2017	175	69	\$4,487.67
Suncorp Metway	TD	\$1,000,000.00	2.60%	22/05/2017	13/11/2017	175	74	\$4,487.67
Suncorp Metway	TD	\$1,500,000.00	2.59%	25/05/2017	15/11/2017	174	76	\$6,705.62
ING Bank	TD	\$1,500,000.00	2.60%	30/05/2017	27/11/2017	181	88	\$6,731.51
CBA	TD	\$1,500,000.00	2.55%	30/05/2017	26/02/2018	272	179	\$6,602.05
Bankwest	TD	\$1,000,000.00	2.45%	5/06/2017	6/09/2017	93	6	\$4,228.77
NAB	TD	\$2,000,000.00	2.45%	7/06/2017	4/12/2017	180	95	\$8,457.53

Camden Council Investment Portfolio as at 31 Aug 2017								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 31/08/2017
CBA	TD	\$1,000,000.00	2.55%	9/06/2017	28/02/2018	264	181	\$4,401.37
CBA	TD	\$1,000,000.00	2.55%	9/06/2017	5/03/2018	269	186	\$4,401.37
CBA	TD	\$1,000,000.00	2.55%	9/06/2017	7/03/2018	271	188	\$4,401.37
NAB	TD	\$1,000,000.00	2.48%	14/06/2017	6/12/2017	175	97	\$4,280.55
AMP	TD	\$2,000,000.00	2.60%	21/06/2017	21/06/2018	365	294	\$8,975.34
AMP	TD	\$1,000,000.00	2.60%	21/06/2017	25/06/2018	369	298	\$4,487.67
Suncorp Metway	TD	\$1,000,000.00	2.50%	3/07/2017	11/12/2017	161	102	\$4,109.59
Rural Bank	TD	\$2,000,000.00	2.55%	4/07/2017	18/12/2017	167	109	\$8,243.84
CBA	TD	\$1,000,000.00	2.60%	4/07/2017	2/05/2018	302	244	\$4,202.74
CBA	TD	\$1,000,000.00	2.60%	4/07/2017	7/05/2018	307	249	\$4,202.74
AMP	TD	\$1,000,000.00	2.60%	5/07/2017	11/12/2017	159	102	\$4,131.51
ING Bank	TD	\$1,000,000.00	2.59%	17/07/2017	16/04/2018	273	228	\$3,264.11
Bankwest	TD	\$1,000,000.00	2.45%	20/07/2017	13/12/2017	146	104	\$2,886.30
Bankwest	TD	\$1,000,000.00	2.41%	27/07/2017	13/12/2017	139	104	\$2,376.99
NAB	TD	\$500,000.00	2.41%	31/07/2017	13/12/2017	135	104	\$1,056.44
NAB	TD	\$2,000,000.00	2.43%	2/08/2017	18/12/2017	138	109	\$3,994.52
NAB	TD	\$1,000,000.00	2.43%	3/08/2017	20/12/2017	139	111	\$1,930.68
NAB	TD	\$2,000,000.00	2.42%	9/08/2017	20/12/2017	133	111	\$3,049.86
NAB	TD	\$1,000,000.00	2.46%	22/08/2017	20/12/2017	120	111	\$673.97
NAB	TD	\$1,000,000.00	2.47%	22/08/2017	2/01/2018	133	124	\$676.71
NAB	TD	\$1,000,000.00	2.49%	28/08/2017	3/01/2018	128	125	\$272.88
NAB	TD	\$1,500,000.00	2.50%	29/08/2017	8/01/2018	132	130	\$308.22
NAB	TD	\$2,000,000.00	2.53%	31/08/2017	17/01/2018	139	139	\$138.63
NAB	TD	\$1,500,000.00	2.54%	31/08/2017	22/01/2018	144	144	\$104.38
# TD Investments	05	\$105,200,000.00	3.13%					\$517,735.75
CBA	Call Account	\$3,000,000.00	1.20%					
		\$108,200,000.00						



# Appendix B – Ratings Definitions

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## Standard & Poor's Ratings Description

Standard & Poor's (S&P) is a professional organisation that provides analytical services. An S&P rating is an opinion of the general credit worthiness of an obligor with respect to particular debt security or other financial obligation – based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment
- Nature and provisions of the obligation
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganisation or other laws affecting creditors' rights
- The issue rating definitions are expressed in terms of default risk.

### S&P Short-Term Obligation Ratings are:

- **A-1:** This is the highest short-term category used by S&P. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.
- **A-2:** A short-term obligation rated A-2 is somewhat more susceptible to the adverse changes in circumstances and economic conditions than obligations in higher rating categories. However the obligor's capacity to meet its financial commitment on the obligation is satisfactory.
- **A-3:** A short-term obligation rated A-3 exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.

### S&P Long-Term Obligations Ratings are:

- **AAA:** An obligation/obligor rated AAA has the highest rating assigned by S&P. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.
- **AA:** An obligation/obligor rated AA differs from the highest rated obligations only in small degree. The obligor's capacity to meet its financial commitment on the obligations is very strong.
- **A:** An obligation/obligor rated A is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations/obligors in higher rated categories. However the obligor's capacity to meet its financial commitment on the obligation is strong.

- **BBB:** A short-term obligation rated BBB exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
- **Unrated:** Financial Institutions do not necessarily require a credit rating from the various ratings agencies such as Standard & Poor's and these institutions are classed as "Unrated". Most Credit Unions and Building societies fall into this category. These institutions nonetheless must adhere to the capital maintenance requirements of the Australian Prudential Regulatory Authority (APRA) in line with all authorised Deposit Taking Institutions (Banks, Building societies and Credit Unions).
- **Plus (+) or Minus(-):** The ratings from "AA" to "BBB" may be modified by the addition of a plus or minus sign to show relative standing within the major rating categories

Fitch and Moody's have similar classifications.



## ORDINARY COUNCIL

**ORD03**

**SUBJECT:** CONSTRUCTION OF A NEW FARM BUILDING AND RETAINING WALL, PARTIAL REMOVAL OF A PORTION OF THE EXISTING STABLES COMPLEX AND TREE REMOVAL - 2 CAERNARVON CLOSE & 110 MACQUARIE GROVE ROAD, KIRKHAM

**FROM:** Director Planning & Environment  
**TRIM #:** 17/229185

**APPLICATION NO:** DA/2017/390/1  
**PROPERTY ADDRESS:** 2 Caernarvon Close Kirkham and 110 Macquarie Grove Road Kirkham  
**APPLICANT:** Peter Dunbier  
**OWNER:** Peter and Nicole Dunbier

### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the construction of a new farm building and retaining wall, partial removal of an existing horse stables and tree removal associated with the landholding at 2 Caernarvon Close, Kirkham and 110 Macquarie Grove Road, Kirkham.

The DA is referred to Council for determination due to a variation to the street setback control in the Camden Development Control Plan 2011 (DCP).

### SUMMARY OF RECOMMENDATION

That Council determine DA 390/2017 for the construction of a new farm building and retaining wall, partial removal of the existing horse stables and tree removal associated with the landholding at 2 Caernarvon Close, Kirkham and 110 Macquarie Grove Road, Kirkham, pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

### THE PROPOSAL

DA 390/2017 seeks approval for the construction of a new farm building and retaining wall, partial removal of the existing horse stables and tree removal at 2 Caernarvon Close Kirkham and 110 Macquarie Grove Road Kirkham.

Specifically the proposed development involves:

- Partial demolition of the existing horse stables;
- Construction of a new farm building consisting of 308m<sup>2</sup> floor area and an 88m<sup>2</sup> awning;
- Associated earthworks to facilitate the development;
- Construction of a sandstone retaining wall;
- Associated landscaping; and
- Removal of one tree.

The total cost of works being \$140,000.

This is the report submitted to the Ordinary Council held on 12 September 2017

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A copy of the proposed plans is provided as an attachment to this report. Further information on the DA is publicly available on Council's website under the Development Applications, then click on 'Find A DA'.

### THE SITE

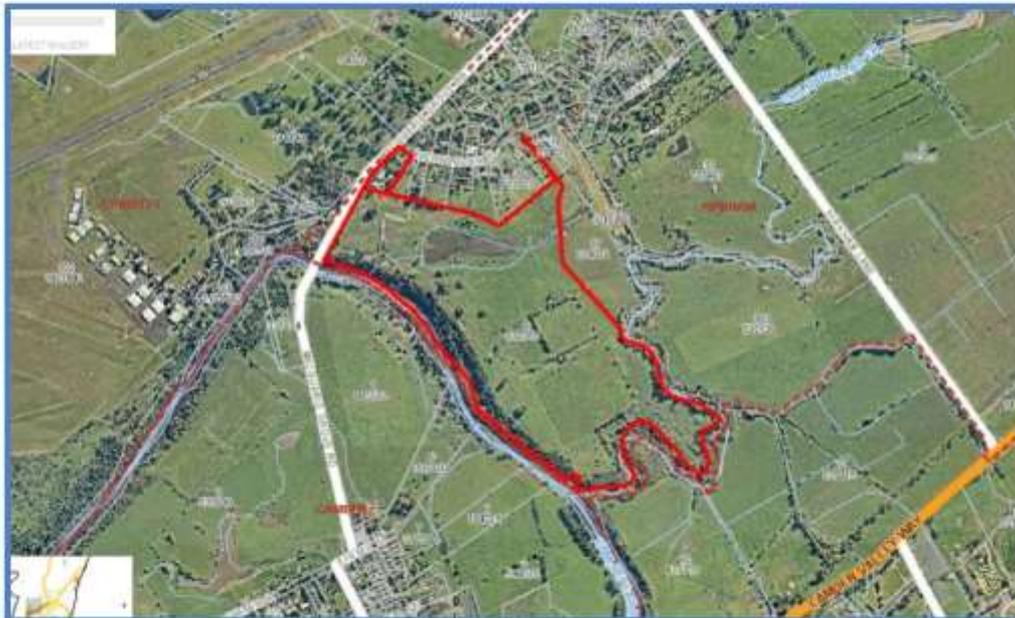
The site comprises two properties, known as 2 Caernarvon Close and 110 Macquarie Grove Road, Kirkham, and is legally described as Lot 24 DP 700360 and Lot 4 DP 832365.

2 Caernarvon Close, Kirkham is a corner lot with a primary frontage to Caernarvon Close and a secondary frontage to Macquarie Grove Road. The property is zoned R5 Large Lot Residential and consists of a residential dwelling and horse stables. The lot is 10,000m<sup>2</sup> in size. The proposed farm building is sited between the horse stables and dwelling and is outside the 1 in 100 year flood level which affects the southern portion of the site.

110 Macquarie Grove Road has a frontage to Macquarie Grove Road and is accessed via a common boundary with 2 Caernarvon Close (rear of site). The property is zoned RU1 Primary Production and is used in conjunction with the adjoining property at 2 Caernarvon Close for the purpose of horse agistment and associated agricultural activities. The lot has an area of 48.45 hectares and the majority of the property is affected by the 1 in 100 year flood level.

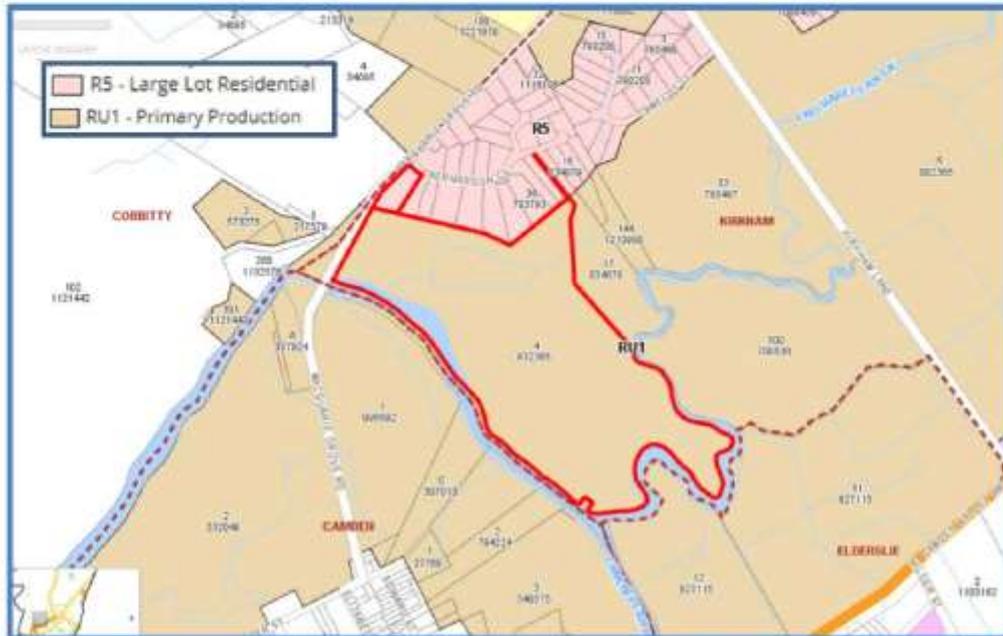
2 Caernarvon Close and 110 Macquarie Grove Road are in the same ownership.

Surrounding the site to the east and north are residential dwellings. The Nepean River adjoins the site to the south and to the west is the Camden Airport.



Aerial Photo

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Zoning Map

### SITE HISTORY

Development consent was granted for the 'construction of a metal shed for storage, stabling and agistment of horses and ancillary veterinary care' under DA 1001/2000 on 2 Caernarvon Close, Kirkham, with the agistment of the horses being within 110 Macquarie Grove, Kirkham.

### KEY DEVELOPMENT STATISTICS

The development has been assessed against the relevant planning controls and is compliant with the exception of a variation to the street setback control. Below is a summary of the key development statistics associated with the DA.

Clause	Requirement	Provided	Compliance
<b>Camden Local Environment Plan 2010</b>			
4.3 Height of Buildings.	Max permitted height 9.5m.	6.85m maximum.	Yes.
5.9 & 5.9AA Trees or Vegetation.	Consent required for tree removal.	The removal of one tree is proposed. Council's Vegetation Management Officer has reviewed the proposal and has recommended conditions for replacement plantings.	Yes.
7.1	Development situated at or below	The proposed farm building is to be situated above the 1	Yes.

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Clause	Requirement	Provided	Compliance
<b>Camden Local Environment Plan 2010</b>			
Flood Planning.	the flood planning level shall make considerations in regards to flood risk management.	in 100 year flood level. Flood free access is maintained to the site. The structure is a non-habitable rural structure and therefore considered acceptable in its location.	
7.2 Airspace Operations.	Development not to conflict with airport operations.	The DA was referred to Camden Airport for comment and no objection was raised.	Yes.

Control	Requirement	Provided	Compliance
<b>Camden Development Control Plan 2011</b>			
B1.11 Flood risk management.	Development to be in accordance with Council's flood risk management policy.	The development is consistent with the flood risk management policy. Conditions regarding construction methods and flood risk management are recommended.	Yes.
B3.1.5 Environmental Heritage – Cultural and Visual Landscapes.	Development should optimise the preservation and interpretation of the identified significant Cultural and Visual Landscapes.	See Preservation of Cultural and Visual Landscapes discussion in the Key Issues section of the report.	Yes – subject to conditions.
D1.2 Farm Buildings.	All farm buildings must be ancillary to an existing agricultural use being undertaken on the land on which it is situated.	Approval was granted for an agricultural use (horse agistment) under DA1001/2000. The proposed farm building is associated with the rural land use under the above development consent. A condition is recommended requiring the farm building to be decommissioned if 2 Caernarvon Close and 110 Macquarie Grove Road Kirkham no longer operates as one landholding.	Yes.

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Control	Requirement	Provided	Compliance
<b>Camden Development Control Plan 2011</b>			
	Farm buildings should be constructed using materials, colours and finishes that complement the principal dwelling, including low reflective, neutral/earth tones which blend in with the natural landscape.	<p>The external wall cladding and roof material is proposed to be colorbond. This is consistent with the colorbond construction of the existing horse stables.</p> <p>The proposed colour of the walls is Paperbark.</p>  <p>The proposed colour of the roof/doors is Basalt (non-reflective).</p>  <p>These colours are considered neutral and recessive and will appropriately blend into the landscape.</p>	Yes.
	Farm buildings should be sited so as not to be visually prominent when viewed from the road.	See Visual Impact discussion in the Key Issues section of the report.	Yes.
	Farm buildings should be constructed in a cluster to minimise the amount of land occupied by development.	The proposed farm building will adjoin the existing horse stables on the site. The location is considered appropriate given its associated use with the horse agistment use/business and proximity to the existing buildings on the site.	Yes.
	The minimum setback from any road is 20m.	8m to Macquarie Grove Road.	<b>No – See DCP Variation 1.</b>
	The minimum side and rear boundary	Side – 37m (Eastern	Yes.

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Control	Requirement	Provided	Compliance
<b>Camden Development Control Plan 2011</b>			
	setback is 5m.	Boundary).	
		Rear – 59m.	

## ASSESSMENT

### **Zoning and Permissibility**

Zoning:	R5 Large Lot Residential
Permissibility:	<p>The proposed development is defined as a 'Farm Building' which is a permitted land use within the zone. The LEP defines a farm building as:</p> <p><i>'a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated'.</i></p> <p>The proposed farm building is ancillary to the agricultural land use approved on the site under DA 1001/2000.</p>

### **Environmental Planning and Assessment Act 1979 – Section 79(C) Matters for Consideration**

State Environmental Planning Policy(s) - S79C(1)(a)(i).	<p>State Environmental Planning Policy 55 – Remediation of Land – Compliant with conditions recommended.</p> <p>Deemed SEPP Regional Environmental Plan No 20 – Hawkesbury-Nepean River – Compliant with conditions recommended.</p>
Local Environmental Plan - S79C(1)(a)(i).	Camden LEP 2010 – Compliant with conditions recommended.
Draft Environmental Planning Instrument(s) - S79C(1)(a)(ii).	None applicable.
Development Control Plan(s) - S79C(1)(a)(iii).	Camden Development Control Plan 2011 – Generally compliant with one variation proposed to the Macquarie Grove Road frontage as discussed below.
Planning Agreement(s) - S79C(1)(a)(iii).	None.
The Regulations - S79C(1)(a)(iv).	Impose prescribed conditions.
Likely Impacts - S79C(1)(b).	No significant impacts.
Site Suitability - S79C(1)(c).	The site is suitable for development and the site attributes are conducive to development.
Submissions - S79C(1)(d).	The DA was publicly exhibited for 14 days in accordance with the DCP. The exhibition period was from 21 April 2017 to 4 May 2017. No submissions were received.
Public Interest - S79C(1)(e)	The development is in the public interest.

### **Compliance with Plans or Policies**

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### DCP Variation 1 – Minimum Setback from a Road

#### *DCP Control*

The Camden DCP (Clause D1.2.5) requires farm buildings to be setback a minimum 20 metres from any road.

#### *Variation Request*

The farm building is proposed to be setback a minimum 8 metres from Macquarie Grove Road. The applicant has requested a DCP variation to facilitate the development, given the site constraints and existing stables building.

#### *Council Staff Assessment*

Council staff have reviewed the DCP variation and taken into consideration the following:

- The site constraints which limit the location of the proposed farm building. These constraints include flooding, on-site sewage management to service the residential dwelling, the existing horse stables and existing internal vehicular access to the horse stables.
- The 1 in 100 year flood affectation on the site is shown in the figure below. As shown, the opportunity for the construction of a building above the 1 in 100 year flood level is limited to the north-western portion of the site adjacent to Macquarie Grove Road.
- The area available to erect a building is further limited by the effluent disposal area associated with the residential dwelling. A plan demonstrating the area required for the disposal of wastewater is included as an attachment to this report.
- Vegetation screening is proposed along the Macquarie Grove Road frontage to screen the farm building from the street. Additional screen planting is recommended to the north of the proposed farm building to further mitigate the visual impact as viewed from Macquarie Grove Road when travelling south.
- The proposal includes excavating the land a maximum 2.68m below existing ground level, as viewed from Macquarie Grove Road. As a result, the farm building will be partially concealed from the road. In addition, a condition is recommended that the maximum height of the farm building be reduced to be no higher than the height of the existing stables building, as discussed in the Key Issues section.

Having regard to the above, Council officers support the setback variation, subject to the height of the farm building being reduced to be no higher than the existing stables building and the provision of additional planting.



Extent of 1 in 100 year and 1 in 20 year flood events.

### **Key Issues**

#### Preservation of Cultural and Visual Landscapes

The Camden DCP (Part B3.1.5 – Cultural and Visual Landscapes) requires the preservation of identified significant cultural and visual landscapes. The Macquarie Grove Road corridor pastoral landscapes and sequential vistas and view corridors have been identified as a potential heritage cultural and visual landscape.

The photo below shows the view corridor from Macquarie Grove Road travelling south, across the site to the ridgeline beyond. The proposed farm building will form part of that vista and as such, consideration has been given to its bulk, scale and form.

The view to the ridgeline beyond is considered significant and should be preserved. As proposed, the height of the farm building will protrude above the existing stables building.

It is recommended that the height of the proposed farm building be reduced to be no higher than the height of the existing stables building. The recommended condition will reduce the height of the farm building by approximately 550mm.

Subject to the above condition, Council staff are satisfied the view of the ridgeline can be maintained.

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View of the site from Macquarie Grove Road looking south.

#### Visual Impact

The Camden DCP (Part D1.2) requires farm buildings to be sited so as not to be visually prominent when viewed from the road.

The land is proposed to be excavated a maximum 2.68m below existing ground level, as viewed from Macquarie Grove Road. As a result of this excavation, the proposed farm building will be partially concealed from the road.

The applicant has proposed vegetation screening along the Macquarie Grove Road frontage to screen the farm building from the street. Additional screen planting is recommended to the north of the proposed farm building to further soften the visual impact when viewed from Macquarie Grove Road travelling south.

Subject to the recommended amendments, being a reduced building height and additional planting, the proposed farm building is considered to be suitably sited when viewed from Macquarie Grove Road.

#### **Submissions**

The DA was publicly exhibited for 14 days in accordance with the DCP. The exhibition period was from 21 April 2017 to 4 May 2017. No submissions were received.

#### **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

#### **CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 390/2017 is recommended for approval subject to the conditions



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attached to this report.

### **RECOMMENDED**

**That Council approve DA 390/2017 for the construction of a new farm building and retaining wall, partial removal of the existing horse stables complex and tree removal associated with the landholding known as 2 Caernarvon Close, Kirkham and 110 Macquarie Grove Road, Kirkham, subject to the recommended conditions.**

### **ATTACHMENTS**

1. Recommended Conditions
2. Proposed Plans
3. Public Exhibition & Submissions Map - *Supporting Document*



### ATTACHMENT 1 - RECOMMENDED CONDITIONS

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Dwg No 01 Revision 02	Location Plan	Dane Anderson	1 September 2016
Dwg No 02 Revision 02	Site and Landscape plan	Dane Anderson	1 September 2016
Dwg No 03 Revision 01	Drainage Plan	Dane Anderson	1 September 2016
Dwg No 04 Revision 01	Floor plan	Dane Anderson	1 September 2016
Dwg No 05 Revision 01	South east and north west elevation	Dane Anderson	1 September 2016
Dwg No 06 Revision 01	South west and north east elevation	Dane Anderson	1 September 2016

Document Title	Prepared by	Date
Waste Management Plan	Unsigned	Undated

- (2) **Modified Documents and Plans** - The development shall be modified as follows:
- The maximum ridge height of the farm building shall be consistent with and not exceed the maximum ridge height of the existing horse stables on the property.
  - Additional landscape screening to be provided to the northern corner of the farm building and north east façade to be shown on the revised landscaping plan. This landscape screening shall consist of at least 4 native trees capable of reaching a mature height of 4m to appropriately screen the farm building. The screening shall reflect an informal pattern as to integrate with the existing vegetation to be retained.
- Amended plans or documentation demonstrating compliance shall be provided to the Certifying Authority and Council prior to the issue of a Construction Certificate
- (3) **Conditional Approval for Tree Removal** - Consent is granted for the removal of only those trees and vegetation as shown on amended plans received 21/6/2017 (Drw No. 02 Rev 02 dated 1/9/2016).

The following conditions apply:

- Approved tree works are to be undertaken in accordance with the relevant provisions of AS 4373 'Pruning of amenity trees' and is to be carried out in accordance with the WorkCover NSW Code of Practice for the Amenity Tree Industry.

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- b) Approved tree work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
  - c) This consent does not grant access to adjoining land. The applicant must negotiate any issues of access with adjoining property owners.
  - d) Green waste and or timber generated from the approved tree work is to be recycled into mulch and reused on site or transferred to a designated facility for composting. Stock piles of green waste or processed timber for reuse including firewood must be stored behind the building line or place out view from the street within 28 days of the tree works authorised by this consent.
  - e) All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.
- (4) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.

#### 2.0 – Prior to Issue of a Construction Certificate

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

- (1) **Detailed Landscape Plan** - A landscape plan must be prepared and include the following screen planting specifications;
- a. Trees or tall shrub species capable of reaching a minimum mature height of 4 metres shall be planted on western side of the proposed farm building and planted at a maximum of 2 metre centres.
  - b. The planting area preparation shall consist of sub grade rips 0.5m apart to a minimum depth of 0.4m followed by cultivation of the top soil at a depth of 100mm.
  - c. Individual planting holes shall be excavated to twice the depth and the width of the new tree root-ball and backfilled with quality garden mix.
  - d. A 75mm layer of leaf mulch shall be applied evenly over the entire planting area after planting.
  - e. The planting stock shall consist of minimum 5 litre container stock and must consist of a mix of at least four different species with known performance in the Camden district. Suggested species; Callistemon, Grevillea, Hakea, Leptospermum, Melaleuca, Pittosporum, Viburnum or Syzygium.



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- f. The planting must be cared for and maintained until a continuous screen is established. Should any of the trees/tall shrubs die then they shall be replaced with another small tree/tall shrub.
  - g. Prior to issue of OC the applicant shall make arrangements for a Council officer to inspect the plantings (referred to in the clause above) to ensure that the screen planting is achieved.
- (2) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (3) **Construction Drawings** – Prior to the issue of a Construction Certificate the applicant shall provide to the Principal certifying authority detailed fully dimensioned plans indicating compliance with of the Building Code of Australia making specifically part H3 "Farm Buildings and Farm Sheds". The amended plans shall also detail any required upgrade works for the existing stables and the location of any required essential services for both buildings.
- (4) **Amended Drainage Plan** - Amended plans by Dane Anderson are to be provided to meet the requirements of Council's Engineering Design Specifications 2009.
- A. The Drainage Plan Drawing Number 03 Revision 01 dated 01.09.16 be updated or on additional drawing prepared including the following:
- i. The proposed development is to provide on-site detention through a dual Water Conservation and On-Site Detention rainwater tank. Water conservation volume is to comply with any BASIX requirements. A minimum of 1m<sup>3</sup> (one cubic metres) air space is to be provided for on-site detention in the rainwater tank.
  - ii. Details of the proposed Water Conservation/ On-Site Detention are to be provided on amended plans.
  - iii. The rainwater tank shall contain a 50mm discharge control pipe/ orifice and a minimum 100mm overflow pipe.
  - iv. The outlet point for the on-site detention facility (rainwater tank) shall be located above the 1% AEP flood level.
  - v. Section 3.7 of Councils Engineering Specification 2009 states that "Drainage easements are to be created in situations where stormwater is concentrated or discharged onto adjoining lands other than an existing easement or natural watercourse". Amended plans need to show discharge point for flows from rainwater tank/ OSD tank.
- (5) **Amended Engineers Certificate** - Structural Certification letter by Northern Consulting Engineers to be amended as follows:
- i. The 75.5m AHD flood level referred to in the certificate is the PMF level, not the 1% AEP Flood Level. An amended certificate is to be provided accordingly in reference to the PMF.



- (6) **Flood Management Plan** - A flood management plan prepared by a suitable qualified engineer in accordance with Camden Council's Flood Risk Management Policy.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (7) **Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications.

- (8) **Structural Engineer's Certificate** - A certificate must be prepared by a practising structural engineer certifying that the building design is capable of withstanding the effects of water and water pressure due to flooding. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (9) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

A stormwater plan is to be submitted to the Certifying Authority prior to the augmentation of the existing drainage system to accommodate drainage from the approved development and to protect other property to the satisfaction of the Certifying Authority.

**Note** – Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

- (10) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

Where a Construction Certificate is required by this development consent, a detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the Certifying Authority with the Construction Certificate application.

Where a Construction Certificate is not required by this development consent, a detailed on-site detention and water quality report reflecting the approved development application plans and Council's Engineering Specifications shall be provided to Council prior to works commencing.

- (11) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

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### 3.0 - Prior to Commencement of Works

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

- (1) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone, and displayed in a prominent position.
- (2) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
  - a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
  - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - f) a telephone number on which the PCA may be contacted for business purposes.
- (3) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
  - a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;
  - d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the PCA/developer (only where no PCA is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (4) **Demolition Work** - Consent is granted for the demolition of part of the horse stables currently existing on the property, subject to compliance with the following conditions:

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- a) The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site;
  - b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address;
  - c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied;
  - d) Prior to demolition, all services (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant service authorities regarding their requirements for the disconnection of services;
  - e) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times;
  - f) A Work Plan prepared by a suitably qualified person in accordance with AS 2601 'Demolition of Structures' shall be provided to the PCA for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials;
  - g) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal. All asbestos material must be disposed of at a facility licenced to accept asbestos. Tipping receipts for the disposal of the asbestos must be retained.
  - h) The burning of any demolished material on site is not permitted and offenders will be prosecuted; and
  - i) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.
- (5) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;

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- b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the EP&A Act 1979;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
  - e) the PCA is notified in writing of the name and contractor licence number of the owner/builders intending to carry out the approved works.
- (6) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
  - c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (7) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to [www.sydneywater.com/tapin](http://www.sydneywater.com/tapin) to apply.

A copy of the approval receipt from Sydney Water must be submitted to the PCA.

- (8) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.
- (9) **Construction Management Plan** - A construction management plan that includes, dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the PCA.
- (10) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specifications shall be provided to the PCA.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment are not unacceptably impacted upon the proposal. The EMP shall include but not be necessarily limited to the following measures:



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- a) measures to control noise emissions from the site;
  - b) measures to suppress odours and dust emissions;
  - c) soil and sediment control measures;
  - d) measures to control air emissions that includes odour;
  - e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;
  - f) any other recognised environmental impact;
  - g) work, health and safety; and
  - h) community consultation

#### 4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact "Dial Before You Dig" prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.



This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (4) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.

- (5) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the *Soils and Construction – Managing Urban Stormwater manual (Blue Book)*.

Soil erosion and sediment control measures shall only be removed upon completion of the works when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (6) **Salinity Management Plan** – All proposed construction works that includes earthworks, imported fill, landscaping, roads, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the "Mandatory Building and Infrastructure Requirements" as contained within Camden Council's "Building In A Saline Prone Environment" policy.

- (7) **Construction Noise Levels** – Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's *Environmental Noise Control Manual*. This manual recommends;

Construction period of 4 weeks and under:

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

Construction period greater than 4 weeks:

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

- (8) **Demolition and Construction Waste Management Plan** – A demolition and construction waste management plan must be created and utilised to manage all waste generated from all construction activities. Recycling of waste material where appropriate must be incorporated into the plan.

- (9) **Approved and Prepared Plans and Reports to be Complied With** - All plans and reports approved by, and required to be prepared by, this development consent must be complied with.

#### 5.0 - Prior to Issue of an Occupation Certificate

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



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- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
  - (2) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the PCA in accordance with the requirements of the EP&A Regulation 2000.
  - (3) **Flood Management Plan** - A certificate of compliance prepared by a suitably qualified engineer shall be provided to the PCA stating that all aspects of the flood risk management plan have been completed and/or implemented in accordance with the approved Plan.

#### 6.0 – Ongoing Use

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

- (1) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (2) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

The 12 month maintenance and establishment period includes the applicant's responsibility for the establishment, care and repair of all landscaping elements including all street tree installations, plantings, lawn and hardscape elements including paths, walls, bins, seats, BBQs, shelters, playground equipment and soft fall treatments.

The date of practical completion is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation, street tree installation and mulching.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards, etc) shall be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans and all improvements be in full working order.

- (3) **Use Limitations** - Garden sheds, carports, garages, outbuildings, rural sheds and the like must not be adapted, converted or used for commercial, industrial or residential purposes without the prior approval of Council.

**Note** – Carports shall not be enclosed in any manner, including solid gates or door, without the prior consent from Council.

- (4) **Use of the Farm Building** – The farm building located on 2 Caernarvon Close, Kirkham has been approved to be used in conjunction with the RU1 land known as

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## Attachment 1

## Recommended Conditions



110 Macquarie Grove, Road Kirkham which in the one landholding. If either of these allotments is sold off separately the farm building the subject of this application is to be decommissioned and removed from the site.

- (5) **Stormwater Drainage** – All stormwater associated with 2 Caernarvon Close Kirkham drains through 110 Macquarie Grove Road Kirkham. If in the future the lots are no longer in the same ownership an easement to drain water through 110 Macquarie Grove Road Kirkham is to be registered benefiting 2 Caernarvon Close Kirkham.

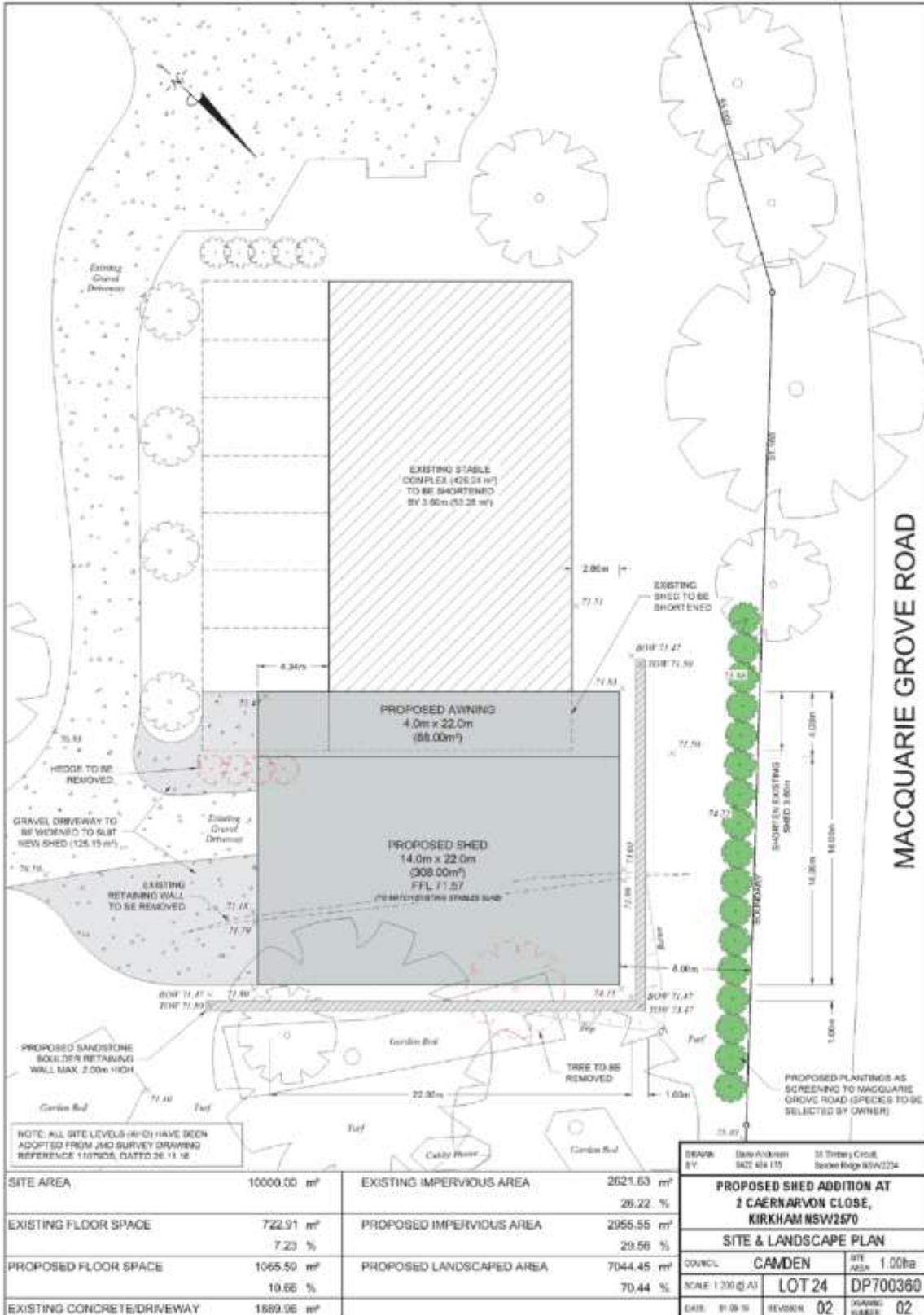
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Attachment 2

Proposed Plans



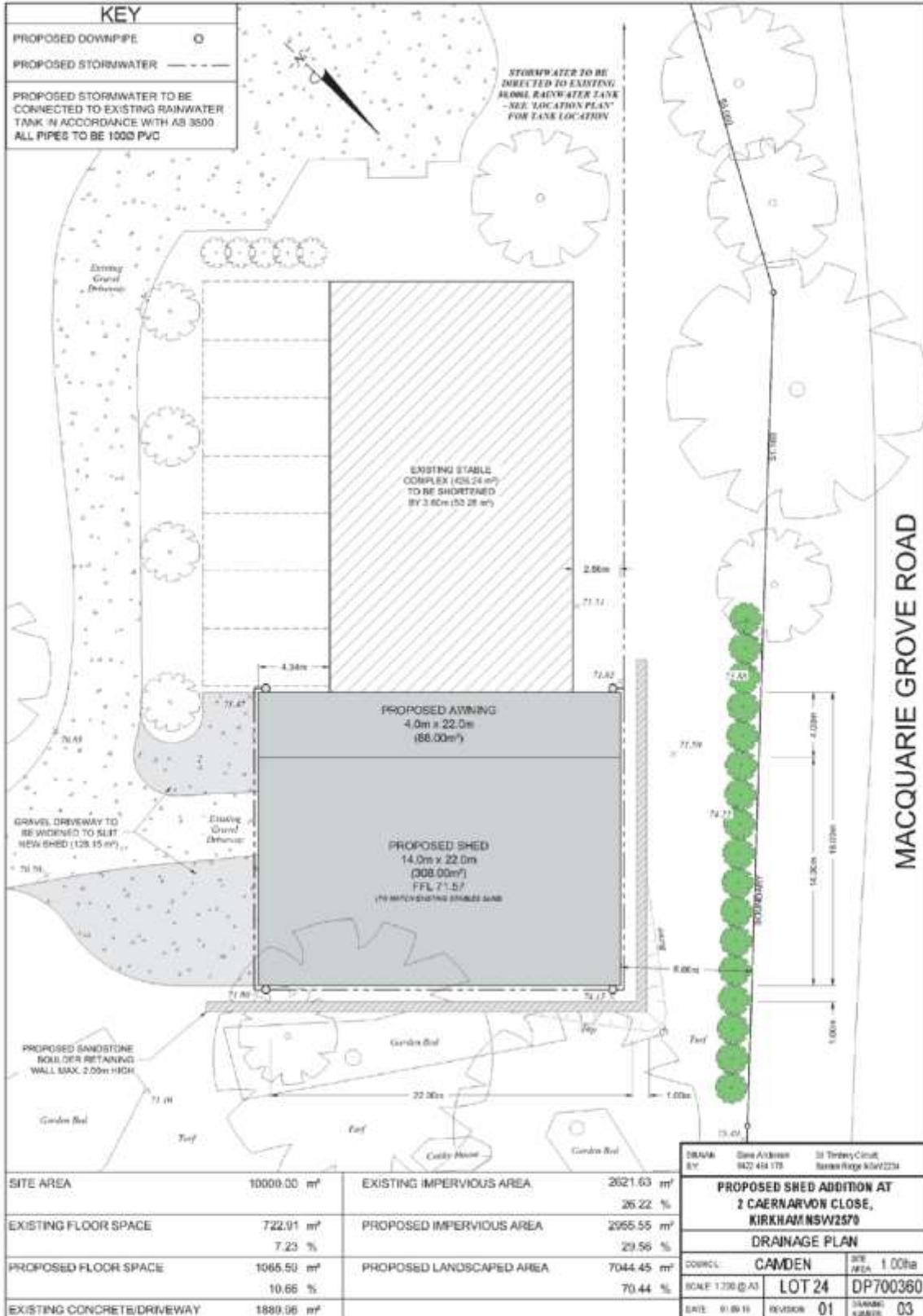
NOTE: ALL SITE LEVELS (M+D) HAVE BEEN ADOPTED FROM LHD SURVEY DRAWING REFERENCE 1107605, DATED 26.11.16

SITE AREA	10000.00 m <sup>2</sup>	EXISTING IMPERVIOUS AREA	2621.63 m <sup>2</sup>
			26.22 %
EXISTING FLOOR SPACE	722.91 m <sup>2</sup>	PROPOSED IMPERVIOUS AREA	2955.55 m <sup>2</sup>
	7.23 %		29.56 %
PROPOSED FLOOR SPACE	1065.50 m <sup>2</sup>	PROPOSED LANDSCAPED AREA	7044.45 m <sup>2</sup>
	10.66 %		70.44 %
EXISTING CONCRETE/DRIVEWAY	1889.06 m <sup>2</sup>		

DRAWN BY	Dave Anderson	35 Three Crick, Broken Ridge NSW2224
<b>PROPOSED SHED ADDITION AT 1 CAERNARVON CLOSE, KIRRKHAM NSW2570</b>		
<b>SITE &amp; LANDSCAPE PLAN</b>		
COUNCIL	CAMDEN	SITE AREA 1.00ha
SCALE 1:200 @ A3	LOT 24	DP700360
DATE 01.09.16	REVISION	02 DRAWING NUMBER 02

Attachment 2

Proposed Plans

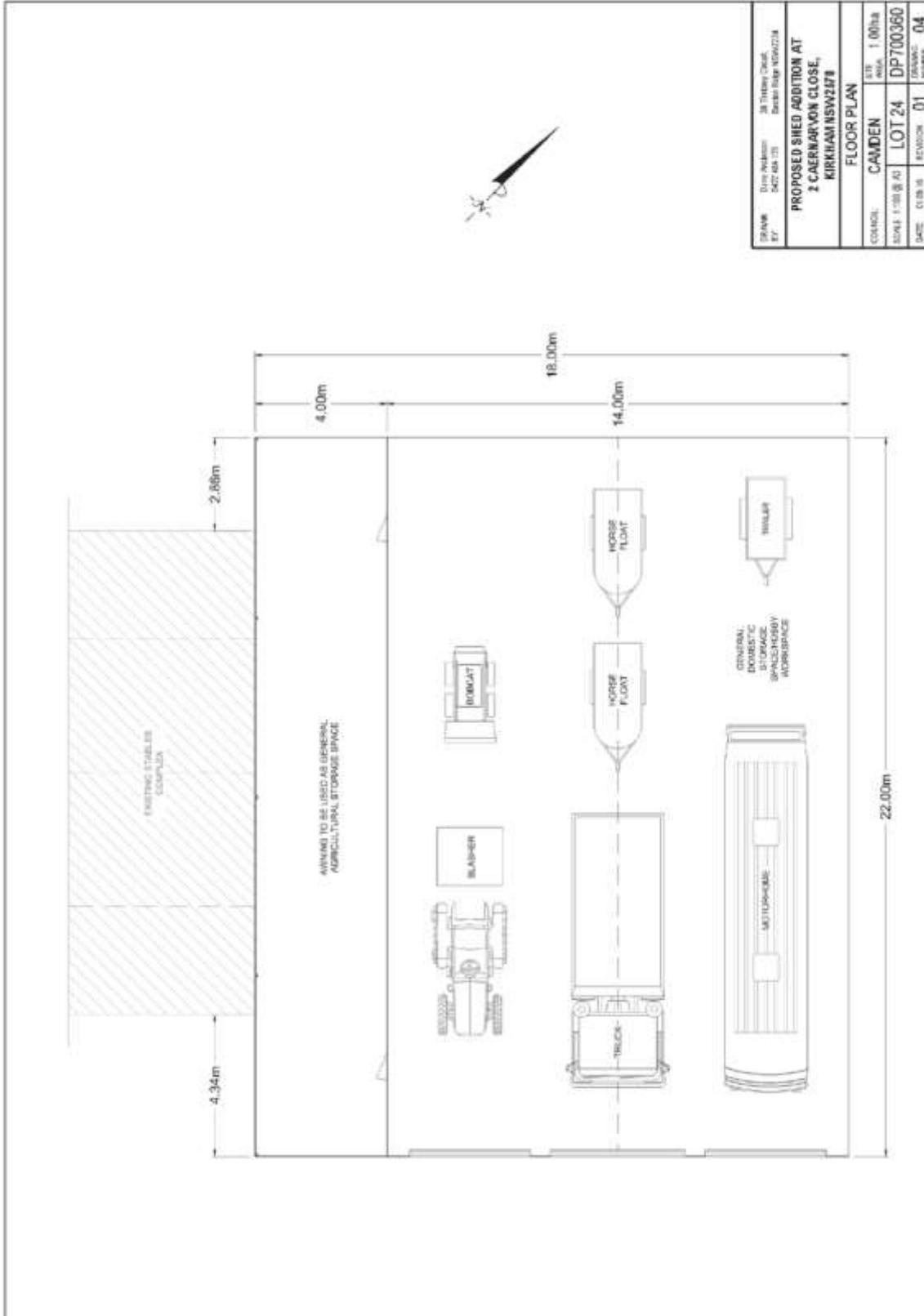


ORD14

Attachment 1

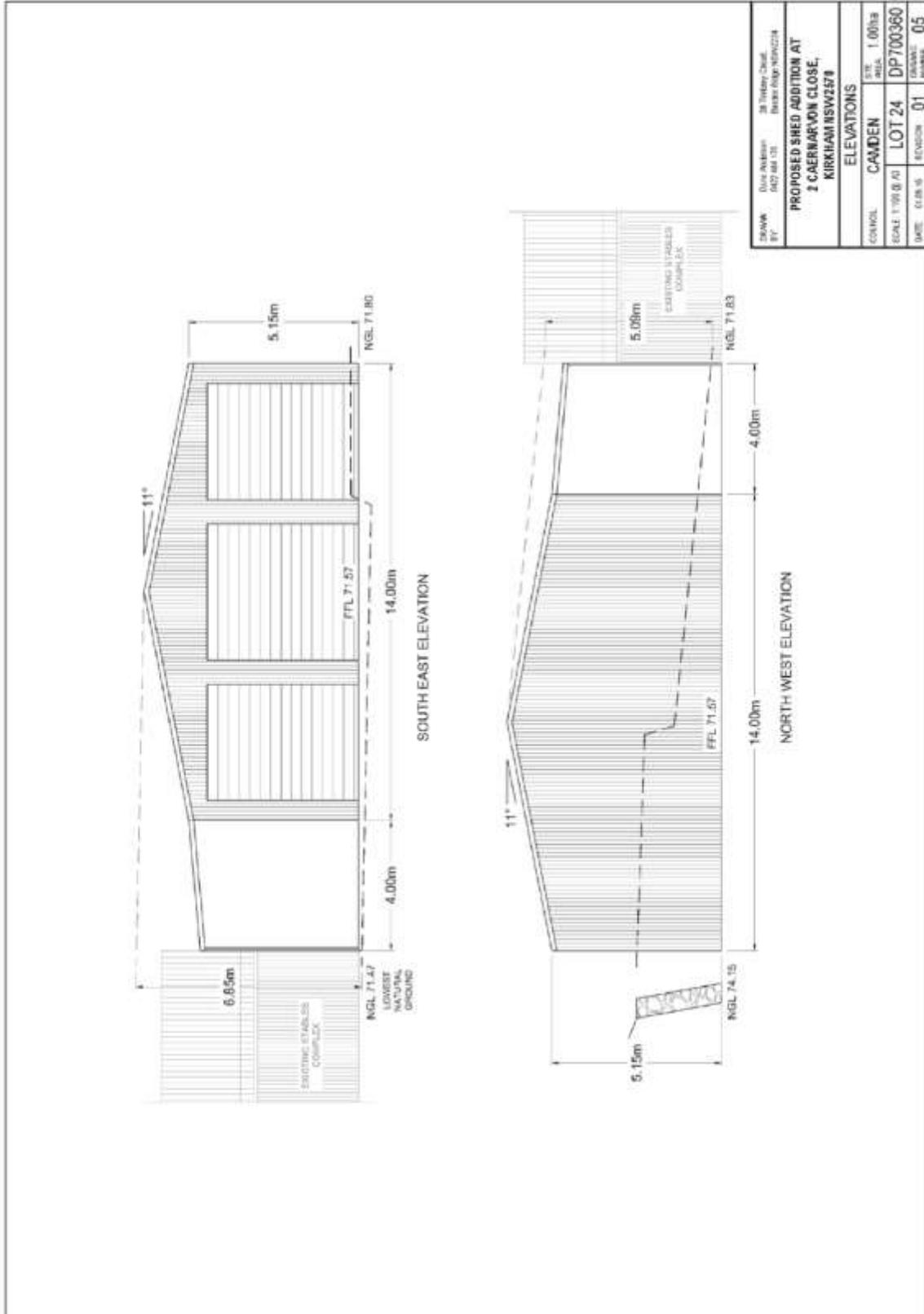
Attachment 2

Proposed Plans



Attachment 2

Proposed Plans



ORD14

Attachment 1

Attachment 2

Proposed Plans

