



# Camden Council

## Attachments

**Ordinary Council Meeting**  
**14 April 2020**

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





# ORDINARY COUNCIL

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# Greater Sydney Women's Safety Charter

Mayoral Minute

Attachment 1





### Greater Sydney Women's Safety Charter

The objective of the Greater Sydney Women's Safety Charter (the Charter) is to bring together businesses, government agencies, peak groups and not-for-profit organisations to take collective action that improves the safety of women and girls in Greater Sydney. Together we can build a safer city for women and girls, which means a safer city for everyone.

The Charter has been developed collaboratively with the input of 80 organisations across Greater Sydney.

The Charter recognises the diverse experiences of women and aims to promote a safer city for women of all ages, abilities, identities, and social and cultural backgrounds.

The Charter is designed to influence participating organisations' policies and practices, services planning and delivery, in ways that enable women and girls to feel safer and more confident participating in the city's social, economic and cultural life.

In December 2019 the Greater Sydney Commission and Transport for NSW co-hosted the Symposium: *A City for People - Women and Safety in the City*. An important outcome of this event was the Greater Sydney Commission, Transport for NSW and Committee for Sydney's commitment to develop this Charter together.

The Charter builds upon research done by *Plan International* on how safe girls feel as they move around the cities in which they live, and the Committee for Sydney's work on the social and economic impact of girls and women not feeling safe. Making our city more female-friendly also brings wider social and productivity benefits because a city that works better for women, works better for everyone.

Please join us as a participant in the Greater Sydney Women's Safety Charter.

A handwritten signature in black ink that reads "Lucy Turnbull".

Lucy Turnbull AO  
Chief Commissioner



# Greater Sydney Women's Safety Charter

A safer city for women and girls, means a safer city for everyone

The Charter is based on three foundation principles:

1. **A commitment to a culture of gender equality**  
A culture where women are equal and well considered when designing places and services.
2. **A commitment to listen, share and reflect**  
Communication, knowledge and evidence are key to influencing effective enduring change.
3. **A commitment to collective action and continuous improvement**  
Active participation through collaboration, united action and reflective practice.

The Charter has nine key outcomes:

### Commitment to a culture of gender equality

1. **Design for Equality**  
Ensure women's participation in the design and decision-making process is "business as usual".
2. **Leadership**  
Executives create an environment where all staff are encouraged to participate.
3. **Champion & Participate**  
Tap into existing capability within your organisation to co-ordinate, advocate and participate in initiatives related to women's safety.

### Commitment to listen, share and reflect

4. **Communication**  
Share best practice around safety solutions and clearly communicate policies and principles on women's safety.
5. **Data**  
Collect and share data insights to build a better picture of the issues and make informed decisions on how to resolve them.
6. **Reporting**  
Women are supported to report safety incidents and there is a clear, straight-forward process to get help if needed.

### Commitment to collective action and continuous improvement

7. **Evaluation**  
Track and evaluate the effectiveness of initiatives implemented in your organisation.
8. **Collaboration**  
Actively collaborate with members of the Charter to build a safer city for women.
9. **Process**  
Design organisational policies and procedures to respond to evidence.



## Becoming a Greater Sydney Women's Safety Charter participant

You are invited to participate in the Greater Sydney Women's Safety Charter.

The Charter is designed to be used by small and large businesses, government, peak bodies and not-for-profit organisations – all of whom play a part in making our city safer.

It acknowledges that every organisation's work is different and so organisations will have different and unique contributions to make towards the nine outcomes of the Charter. We encourage you to explore how your organisation could make the most difference to women's safety in the city.

During the Charter's development, stakeholders agreed that it should symbolise the need for innovation and continuous improvement. The Charter's circular symbol represents this aspiration. The Greater Sydney Commission will also convene 'community of practice' events where Charter participants can share experiences, learn and collaborate.

Visit the Commission's website to become a participant. Together we can make Greater Sydney a safer place for everyone.

If you have any questions, please visit our website, <https://www.greater.sydney/womens-safety-charter> or email [engagement@gsc.nsw.gov.au](mailto:engagement@gsc.nsw.gov.au)



The Greater Sydney Commission acknowledges the goodwill of those participants signing up to the Charter, however the Commission reserves the right to remove or exclude participants from involvement in the Charter at any time. The Commission does not have any responsibility for ensuring that participants uphold the principles and outcomes of the Charter, or the manner in which participants choose to deliver upon these principles and outcomes. To the fullest extent permitted by law, the Commission disclaims any liability that may arise out of a participant signing or delivering upon the principles and outcomes in the Charter.

# Planning Proposal to Amend Development Standard

PLt 627, DP1 163903, Currans Hill,  
NSW

80219016



Prepared for  
Wolin Investments Pty Ltd and  
Landco (NSW) Pty Ltd

02 December 2019



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4	2/12/2019	Final	Katrina Magee/Gilead Chen	John O'Grady

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## EXECUTIVE SUMMARY

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This Planning Proposal (PP) applies to a portion of land within the existing residential suburb of Currans Hill. The land is a portion of a large allotment known as Lot 627, DP1163903, Currans Hill. It has a total area of approximately 1.4ha.

The PP is to amend the current Minimum Lot Size Development Standard that applies to the subject site to a minimum 500m<sup>2</sup>.

The PP is considered justified for the following reasons:

- It will allow for a more locally appropriate development form on the land where dwellings would address the adjoining open space and a perimeter road would improve public access to open space.
- It will address local bushfire risk by including a ring road with a dual function of providing access for fire fighting and an Asset Protection Zone.
- It will result in a modest increase in housing numbers in an area that is suited to additional housing due to its adjacency to local open space.
- The increased housing numbers would have minimal impacts on the local road system and there are adequate local transport, retail and community services to service the small increase in population.

For these reasons, detailed in the PP below, it is our opinion that the Proposal should be progressed to Gateway for further consideration.

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## 1 Introduction

This Planning Proposal (PP) has been prepared by Cardno (NSWACT) Pty Ltd on behalf of the landowners, being a joint venture between Wolin Investments Pty Ltd and Landco (NSW) Pty Ltd.

The PP seeks an amendment to the *Camden Local Environmental Plan, 2010* (CLEP) in relation to land which is part of Lot 627 DP 1163903, Currans Hill. The proposed amendment pertains to a 1.4ha portion of land located in the north western corner of Lot 627, adjacent to Caulfield Close. (Figure 1-1)

The Proposed amendment to the Development Standards pertaining to this portion of land is to Amend the minimum lot size requirement from 900m<sup>2</sup> and 1,500m<sup>2</sup> to 500m<sup>2</sup>.

The PP has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and in accordance with the document '*Planning Proposals - A Guide to Preparing Planning Proposals*', (NSW Department of Planning, Industry and Environment).

Cardno requests that Council forwards the PP to the Minister for Planning (or delegate) for a 'Gateway Determination' in accordance with Section 3.34 of the EP&A Act.

## 2 The Site

The site that is the subject of this Planning Proposal is a parcel of land approximately 14,000m<sup>2</sup> in area located at the current eastern extremity of Caulfield Close, Currans Hill (Figure 1-1). For the purposes of this Planning Proposal, this land parcel is referred to as **the subject site**.

Legally, the site is part of a much larger land parcel known as Lot 627 DP 1163903 (No.207B) Tumer Road, Currans Hill (Figure 1-2). This larger land parcel has a total area of approximately 343,380m<sup>2</sup> and is referred to in this PP as **the greater site**.

### 2.1 Site Description

#### Subject site

The subject site is roughly triangular in shape and is accessed via Caulfield Close. It has frontages to Caulfield Close and adjoining residential land to the north, Caulfield Reserve, a local drainage / open space corridor, to the west and south west and undeveloped land to the east. Immediately to the east, the Subject Site is adjoined by a 60m TransGrid electrical easement which runs north-south along the length of the greater site.

The subject site is generally cleared of vegetation apart from a very small portion of remnant Cumberland Plain Woodland in its south western corner adjacent to Caulfield Reserve and a further area of Cumberland Plain Woodland Derived Grassland further to the north east. The land falls gradually from north to south in the general direction of Caulfield Reserve at an average gradient of approximately 1 in 12 (Figure 2-2).

#### The Greater Site

The greater site is currently undeveloped and was historically used for cattle grazing. Consistent with its former uses the greater site is currently vegetated with a mix of grasslands and woodlands. There is a substantial remnant of Cumberland Plain Woodland in the south east portion of the Lot.

Topographically the greater site rises gently from a low point of 105 metres above sea level at the south of the site to a high point of 145 metres at its northern edge. A small hill lies at the northern end of the lot, with the gradient of the slope rising up to the peak, measuring an incline greater than 16% in certain areas.

The State Heritage Listed Sydney Water Upper Canal System traverses the eastern part of the greater site. The northern highest point of the greater site supports a recently constructed Sydney Water reservoir tank.



Figure 2-1 The Subject Site (Portion of Lot 627 DP1163903)  
Source: Google Maps



Figure 2-2 Site and Contour Map  
Source: Cardno GIS



Figure 2-3 Subject site (outlined red) within the context of the Greater Site (Lot 627 DP1163903)

Source: Cairns GIS

## 2.2 Site Context

Currans Hill is located approximately 60 km south-west of the Sydney Central Business District (CBD). The suburb adjoins Gregory Hills to the north, a developing residential community which is part of the Turner Road Precinct within the South West Growth Centre.

Although not part of the Growth Centre, Currans Hill enjoys the same strategic advantages. The following commercial / retail centres are located within a 5km radius:

- > Mount Annan Neighbourhood Centre (3km distant)
- > Campbelltown City Centre and Macarthur Town Centre (5.5kms to the north west)

The Subject Site is connected to others area of Sydney via existing major road networks such as:

- > Narellan Road, an arterial road connects with the Hume Motorway to the south-east and Camden Valley Way to the north-west; and
- > Hume Motorway connects with the Westlink M7 Motorway and the M5 Motorway further north at the Sir Roden Cutler Interchange.

The proposed Western Sydney Airport and Aerotropolis is 20 km north of the site at Badgerys Creek.



- Insufficient demonstrated strategic and site specific merit for rezoning land outside the Growth Centre to higher density
- Camden Council staff reporting that it does not require zoning changes to achieve its housing targets in the South West Growth Area
- Advantages of preserving the current E4 zoning at least in part to allow a meaningful transition between the metropolitan density of the existing Currans Hill subdivision and the adjacent rural lands
- Existing approved subdivision would allow for 23 environmental living lots (DA 2014/597).
- Objective of supplying 'housing choice' within the Camden LGA would be better supported by the provision of the increasingly scarce 'environmental living' stock, to supplement the denser offerings already existing in Currans Hill.
- Removal of vegetation including Cumberland Plain Woodland
- Difficulty in accessing the development from the existing subdivision
- Land slope producing challenges to orderly residential subdivision and civil engineering
- No proposal for maximum building height, FSR or lot size.
- Potential for out of scale / character development due to the range of uses permissible in the R1 Residential zoning.
- Lack of access to amenities and public transport
- Inconsistency with the following Planning Priorities:
  - W14 'Protecting and Enhancing bushland and biodiversity'
  - W15 'increasing urban tree canopy cover and delivering Green Grid connections'
  - W16 'Protecting and enhancing rural landscapes'

In late 2018, a further Planning Proposal was submitted pertaining to the subject site, being the land which is the subject of this PP. This PP sought to amend the Camden LEP 2010 in relation to the land via:

- Rezoning the land from E4 and E2 to R1;
- Amending the minimum lot size from 900m<sup>2</sup> / 1500m<sup>2</sup> to 450m<sup>2</sup>, and
- Establishing a maximum building height of 9.5m.

The Camden Planning Panel considered the draft PP and provided the following comments:

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

- *It doesn't provide a diversity of lot sizes consistent with the planning of the surrounding area.*
- *The current zoning provides an appropriate transition to the immediately adjoining E2 zoned land containing Cumberland Plain Woodland.*
- *The existing E2 Environmental Conservation zone should be retained, as CPW vegetation has been identified on the E2 zoned land."*

In response to these comments and advice from Council, the Proponent has elected to prepare this amended Planning Proposal that pertains to the subject site. The PP proposes retention of the existing land zoning and facilitates an improved planning and urban design outcome via amendments to the Development Standard for minimum lot size and to correct an anomaly to the building height development standard applies to the subject site.

The following table provides an overview of issues raised by the Planning Panel and how the current PP aims to address each of them.

Reason for Decision	Comment
<i>"while there is scope within the planning proposal process for increased density to be permitted on sites which demonstrate sufficient strategic and site-specific merit, that does not mean that any site which is located</i>	This PP seeks to increase the minimum lot size whilst maintaining the current site zoning. A minimum lot size of 500m <sup>2</sup> is considered appropriate at the Subject Site in

<p><i>outside the edge of the growth centre area that can be built upon should be rezoned for higher density'</i></p>	<p>context to the size of surrounding established residential lots within Currans Hill.</p> <p>It is also argued that densities permitted within the adjoining Growth Centre are relevant to the Subject site and should be taken into consideration as part as a holistic approach to planning for the area rather than looking at each 'estate' or community in isolation. This approach aims to promote integration and social cohesion, as well as positive urban design outcomes across the locality into the future.</p>
<p><i>"Camden Council report that they are well placed to meet and exceed its housing targets, particularly in the South West Growth Area. With a target for the LGA of 11,800 for the current planning period, the Council reports 7,000 dwellings constructed or under construction and 7,500 additional approvals"</i></p>	<p>According to Profile 1D the population of Camden LGA is forecast to grow to 233,289 by 2036, which represents a 118.03% change. Accordingly, additional housing at the Subject site will benefit the local housing market and community through increased availability and choice.</p> <p>Further, additional lots at the Subject site are not likely to undermine housing targets set for the South West Growth Area, but rather maximises the economic potential of this land without compromising environmental or planning considerations as demonstrated by this PP.</p>
<p><i>"This site is outside the southernmost extremity of the growth area. It is not close to town community facilities and is remote from public transport. While the site offers the advantage of connection to an existing suburban development, there are also significant advantages of preserving the current E4 zoning at least in part to allow a meaningful transition between the metropolitan density of the existing Currans Hill subdivision and the adjacent rural lands. That is particularly so given the significant contribution that the nationally listed critically endangered remnant Cumberland Plain woodland makes to the visual and ecological catchment. The transition will also increase the amenity and desirability of the areas where increased densities have been permitted"</i></p>	<p>This proposal seeks to retain the current zoning provisions at the site. The proposed minimum lot size aims to allow a greater number of lots whilst maintaining a transition between existing smaller lots within Currans Hill and adjacent rural lands.</p> <p>The distance to community facilities and public transport is consistent with other lots adjoining the site within Currans Hill. These existing issues should be addressed by the relevant local or State Government authorities.</p>
<p><i>"The objective of supplying 'housing choice within the Camden LGA' would be better supported by the provision of the increased scarce 'environmental living' stock, to supplement the denser offerings already existing in Currans Hill."</i></p>	<p>Again, given the proposal seeks to retain the current E2 and E4 zones at the site, current permitted land uses will remain unchanged.</p> <p>The proposed minimum lot size of 500m<sup>2</sup> will accommodate single dwellings that allow for transition into adjoining rural lands and will provide increased density adjacent to public open space.</p>
<p><i>"The panel considers the proposal inconsistent with the following Planning Priorities:</i></p> <ul style="list-style-type: none"> <li>• W14 'Protecting and Enhancing bushland and biodiversity'</li> <li>• W15 'increasing urban tree canopy cover and delivering Green Grid connections'</li> <li>• W16 'Protecting and enhancing rural landscapes'"</li> </ul>	<p>Maintaining the current E2 and E4 zoning at the site will ensure future development of this land is consistent with the relevant objectives and permitted land uses under Camden LEP, 2010.</p> <p>The potential loss of the very small area of CPW on the subject site is supported by the Flora and Fauna Assessment, and is therefore considered consistent with the subject planning priorities.</p> <p>Because the Environmental zoning is proposed to remain, the vegetation on the site would be subject to detailed assessment as part of any future development application pertaining to the land.</p> <p>Within the bounds of bushfire controls, the perimeter road that would be the likely outcome of the PP would provide increased opportunities for street trees and potentially increased urban tree canopy.</p> <p>Rural landscapes would not be impacted by the PP and the proposed height standard would contribute to protection of any possible views towards rural landscapes.</p>

### 3.2 Current Relevant Planning Controls – Camden Local Environmental Plan, 2010

#### Zoning

The extract from the Camden Local Environmental Plan, 2010 at Figures 3-1 indicates that the greater site is zoned E2 Environmental Conservation, E4 Environmental Living and RU2 Rural Landscape. The subject site associated with this PP is zoned E4 Environmental Living and E2 Environmental Conservation and has an area in the order of 1.4ha.



Figure 3-1 Camden LEP Zoning Map – subject site (edged red)  
Source: Camden LEP 2010

#### Height of Buildings

Figure 3-2 (extract from Camden LEP Height of Building Map) indicates that a maximum Height of Building Development Standard of 9.5m currently applies to the majority of the subject site, apart from a small portion of land on its southern edge that is currently zoned E2-Environmental Conservation and is not subject to the Height of Building Development Standard.



Figure 3-2 Height of Buildings Map - Sheet HOB\_017 (subject site edged red)  
 Source: NSW Legislation

**Floor Space Ratio**

No Floor Space Ratio Standard is currently applicable to the subject site or to other land within Currans Hill. Development density is controlled via relevant development controls in the Camden Development Control Plan, 2012 including building height, boundary setbacks, private open space percentages and the like.

**Minimum Allotment Size**

Figure 3-3 (extract from Camden LEP, 2010, illustrates that minimum allotment size Standards of 900m<sup>2</sup> and 1,500m<sup>2</sup> apply to the subject site.

The existing minimum allotment size of 900m<sup>2</sup> is inconsistent with other E4 zoned land located within Currans Hill. As illustrated in Figure 3-3, a minimum lot size of 500m<sup>2</sup> has been applied to a parcel of E4 zoned land (adjacent to Apollo Explorer Street) situated to the north-west of the Subject Site.

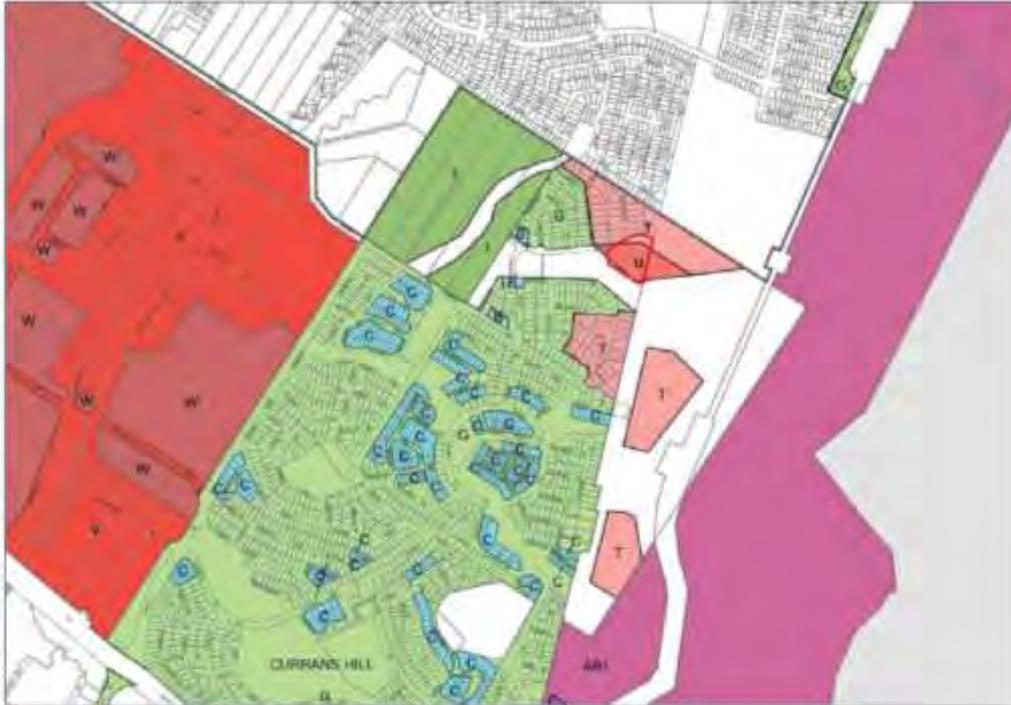


Figure 3-3 Lot Size Map - Sheet HOB\_017 (subject site edged red)

Source: NSW Legislation

#### 4 Proposed Amendments to Development Standards

The PP is to make the following amendments to Development Standards in the CLEP, 2010:

- > Amending the minimum lot size from 900m<sup>2</sup> / 1500m<sup>2</sup> to 500m<sup>2</sup>.

The following maps have been generated to show the proposed changes subject to this PP.



Figure 4-1 Minimum Lot Size Map – Sheet L3Z\_17 (Proposed)

## 5 Justification for the Planning Proposal

Under Section 3.33(2) of the *Environmental Planning and Assessment Act*, justification for making the proposed LEP must be provided in accordance with Part 3 of ‘A Guide to Preparing Planning Proposals’.

For the purposes of Gateway consideration, the overarching principles that guide the preparation of planning proposals are:

- > the level of justification should be proportionate to the impact the planning proposal will have
- > it is not necessary to address a question of this guide if it is not considered relevant to the planning proposal. In such cases the reason why it is not relevant should be briefly explained, and
- > the level of justification should be sufficient to allow a Gateway determination to be made with the confidence that the LEP can be finalised within the time-frame proposed.

The questions to consider when demonstrating the justification in accordance with the Guide have been addressed under the relevant headings outlined below.

### 5.1 Section A – Need for Planning Proposal

**Question 1. “Is the planning proposal a result of any strategic study or report?”**

The PP to amend the minimum lot size Development Standard as it applies to the extent of the Subject Site is not a direct result of a strategic study or report. It is, however, informed by the Western Sydney District Plan (March 2018) which identifies the lot that comprises the Greater Site and the Subject Site within the Metropolitan Urban Area (Figure 5-1).

Inclusion of the land within an identified urban area would imply, in our opinion, a strategic planning intention that the land would be developed for urban purposes. Given that the portion of the land subject to this Planning Proposal is a small land parcel that extends west of the greater site into the existing Currans Hill urban lands, it effectively is an infill site which would provide greater support for a denser form of residential development that currently is permitted.



Legend

- L11027, L1F1182802
- Protected Natural Area
- Metropolitan Rural Area
- Metropolitan Urban Area

Figure 5-1 Except from the Structure Plan, Western Sydney District Plan – prepared by Cardno

**Question 2. “Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?”**

The intended outcome of the PP is to reduce the minimum lot size across the subject site from 900m<sup>2</sup>-1,500m<sup>2</sup> to 500m<sup>2</sup>. The best means of achieving this change is through the preparation of a PP to amend the relevant Development Standard to the subject site under CLEP 2010.

No change to current zoning provisions are proposed and consequently permissible land uses at the subject site would remain unchanged. Amending the minimum lot size only is considered the most effective way of increasing density at the site and improving amenity and risk management outcomes without compromising the environmental value of the site or its role in providing a transition between residential and rural lands within Currans Hill.

## 5.2 Section B – Relationship to Strategic Planning Framework

**Question 3.** *“Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?”*

The PP will give effect to the *Greater Sydney Regional Plan: A Metropolis of Three Cities – Connecting People (2018)* and *Our Greater Sydney 2056: Western City District Plan – Connecting Communities (2018)* as demonstrated below.

### Greater Sydney Regional Plan: A Metropolis of Three Cities – Connecting People (2018)

On 18 March 2018, the Greater Sydney Commission (GSC) released the *Greater Sydney Regional Plan: A Metropolis of Three Cities – Connecting People* (the Plan) to guide development and establish the aspirations for the Greater Sydney over the next 40 years. The Plan consists of a vision, objectives, and actions for managing growth within Greater Sydney.

Following is an overview and commentary on the applicable planning priorities and objectives contained in the Plan that are of direct relevance to the intent of this PP:

Planning Priorities and Objectives	Comment
<i>Objective 10: Greater housing supply</i>	The PP will enable a modest number of additional dwellings to be provided on the subject site and contribute to the Western City housing target identified by the NSW Government. The site is specifically suitable to the provision of additional housing due to its adjacency and potential to provide increased public access to existing open space.
<i>Objective 11: Housing is more diverse and affordable</i>	The proposal would potentially enable a greater choice of allotment sizes and housing forms to cater to different needs and lifestyles. It is likely that the proposal will improve housing availability within the locality and will allow for increased housing directly addressing local open space.
<i>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</i>	As illustrated from the subdivision plan, no Cumberland Woodland (CPW) is proposed to be removed with the exception of 0.05ha of Cumberland Woodland Derived (CPW) Grassland. The removal of CPW Grassland is required to enable the subdivision and development of the subject site. The retention of the CPW Grassland will reduce the subdivision by 5 lots and making the development financially unviable. Furthermore, a Flora and Fauna assessment has been undertaken by Cardno, which indicates that: <ul style="list-style-type: none"> <li>▪ <i>The projected removal of TEC and threatened fauna habitat from the Subject Site is not considered a significant reduction of the resources in the locality. Large areas of CPW Derived Grassland and habitat for the threatened fauna species are present on the remainder of Lot 627 DP1163903 to the east and in Manooka Reserve to the south. Development of the Subject Site would not create a barrier to fauna dispersal across the landscape.</i></li> <li>▪ <i>The development avoids the majority of high value native vegetation and fauna habitat present in Lot 627 DP1163903. The small amount of TEC and potential threatened fauna habitat to be removed from the Subject Site is not considered to represent a significant loss of these resources in the locality.</i></li> <li>▪ <i>It is recommended that the E2 zoned lands elsewhere in Lot 627 DP1163903 are managed for conservation purposes. This would more than compensate for the small amount of TEC and potential threatened fauna</i></li> </ul>

<p><i>Objective 28: Scenic and cultural landscapes are protected</i></p>	<p><i>habitat which would be lost through future development of the Subject site.</i></p> <p>In summary, the PP is not likely to impact on existing urban bushland and remnant vegetation located within the Greater Site.</p> <p>The scenic landscape of Camden will be protected as the PP involves only a small area of the Greater site, which has defined ecological values and outlooks to the Scenic Hills.</p> <p>The building height control will ensure that consequent housing will not impact on views towards local scenic and cultural landscapes.</p> <p>Existing E2 and E4 zoning provisions will remain applicable to the site to provide a transition to the rural land use and Scenic Hills located to the east of the Site.</p>
<p><i>Objective 29: Environmental, social and economic values in rural areas are protected and enhanced</i></p>	<p>Future uses at the site are limited to those permitted under the current E2 and E4 environmental zones. Further, the proposed minimum lot size will provide a transition between existing smaller lots within Currans Hill and adjoining rural lands. The PP will facilitate a subdivision form that will enhance access to local open space, consistent with locally relevant environmental and social values and provide opportunities for additional housing that would contribute to the local economy.</p>

Table 5.1 Applicable Planning Priorities and Objectives from 4 Metropolis of Three Cities

**Our Greater Sydney 2056: Western City District Plan – Connecting Communities (2018)**

On 18 March 2018, the GSC released the Western City District Plan (the District Plan) to guide development in the Greater Sydney Western District over a 20 year timeframe. The District Plan will inform a local strategic planning statement and local environmental plans, the assessment of planning proposals, and community strategic plans and policies.

The South West District is Sydney’s fastest growing District with plans for an estimated 39,850 additional residential dwellings. In particular, a housing target of 11,800 dwellings has been identified for Camden Council by 2021 and 184,500 additional dwellings are to be provided within the Western District by 2036, equivalent to an average annual supply of 9,225 dwellings over 20 years.

Following is an overview and commentary on the priorities and objectives in the District Plan that are of direct relevance to the intent of this PP:

Planning Priorities and Objectives	Comment
<p><i>Planning Priority W5 – Providing housing supply, choice and affordability with access to jobs, services and public transport</i></p>	<p>The proposal will enable additional dwellings to be provided on a site that is specifically suited to increased density due to its adjacency to local open space. The modest number of additional dwellings in this suitable location will contribute toward the Western City housing target identified by the NSW Government.</p>
<p><i>Planning Priority W6 – Creating and renewing great places and local centres and respecting the District’s heritage</i></p>	<p>The form of development that would be facilitated by the Planning Proposal would contribute positively to placemaking by improving access to open space and allowing houses to address the street and adjacent open space.</p> <p>Sydney Water Upper Canal System is a state heritage item and bisects the greater site. The proposal will have no impacts to the canal system as the proposed amendments are located 500m from the canal.</p>
<p><i>Planning Priority W12 – Protecting and improvement the health and enjoyment of the District’s waterways</i></p>	<p>The broader site contains three watercourses of Kenny Creek which are zoned E2 Environmental Conservation and E4 Environmental Living. The proposal will retain the E2 Environmental Conservation and E4 Environmental Living for the watercourses.</p>

<p><i>Planning Priority W14 – Protecting and enhancing bushland and biodiversity</i></p>	<p>Current E2 Environmental Conservation and E4 Environment Living zoning provisions will remain applicable to the site.</p> <p>Further, a Flora and Fauna Assessment supports the potential removal of a very small portion of CPW located with the subject site for the following reasons:</p> <p>The development avoids the majority of high value native vegetation and fauna habitat present in Lot 627 DP1163903. The small amount of TEC and potential threatened fauna habitat to be removed from the Subject site is not considered to represent a significant loss of these resources in the locality.</p> <p>It is recommended that the E2 zoned lands elsewhere in Lot 627 DP1163903 are managed for conservation purposes. This would more than compensate for the small amount of TEC and potential threatened fauna habitat which would be lost through future development of the Subject site.</p>
<p><i>Planning Priority W15 – Increasing urban tree canopy cover and delivering Green Grid connections</i></p>	<p>Urban tree canopy of the site will remain unchanged as no trees are proposed to be removed as part of the Planning Proposal. The provision of a new street that would potentially result from the PP would increase opportunities for street tree planting, contributing to the urban tree canopy.</p>
<p><i>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes</i></p>	<p>The retention of the E2 Environmental Conservation and E4 Environment Living zones will provide a transition to the adjoining rural land and Scenic Hills.</p> <p>The existing Cumberland Plain Woodland located to the east of the proposal will partially screen the residential development when viewed from the nearby rural lands and Scenic Hills. This ensures that the scenic quality of the area is retained.</p> <p>The existing Maximum Height of Building development Standard along with existing controls in the Camden Development Control Plan will further protect local views.</p>
<p><i>Planning Priority W17 – Better managing rural areas</i></p>	<p>The site is identified as 'metropolitan urban area' and located adjacent to the 'metropolitan rural area' identified in the Western City District Plan.</p> <p>The PP will preserve the metropolitan rural area and rural setting by retaining the E2 and E4 zone provisions. The existing Cumberland Plain Woodland located to the east of the site will provide a transition to the neighbouring rural land and Scenic Hills.</p>
<p><i>Planning Priority W20 – Adapting to the impacts of urban and natural hazards and climate change</i></p>	<p>The site is identified as bushfire-prone land. Any future development on the subject site is required to comply with Planning for Bushfire Protection 2006 and referred to Rural Fire Service (RFS) for comments. Further, the future subdivision of the subject site is likely to include a new perimeter road that would facilitate a permanent Asset Protection Zone adjacent to existing bushland and improve access for fire fighting.</p>

Table 3.1 Applicable Planning Priorities and Objectives from Western City District Plan

**Question 4. "Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another local strategy or strategic plan?"**

No site specific relevant local strategy has been endorsed by the Department that can be relied on to establish strategic merit. However, consideration has been given to the Community Strategic Plan – Shaping the Camden Local Government Area adopted by Council on 27 June 2017.

**Community Strategic Plan – Shaping the Camden Local Government Area (2017)**

The Community Strategic Plan (CSP) identifies the community's main priorities and aspirations for the Camden LGA for the future and plans and strategies for achieving these goals.

The CSP is an update to the Camden 2040 and retains the vision of A Sustainable Camden LGA by 2040. Following is an overview and commentary on the applicable directions, objectives and strategies in the CSP that are of direct relevance to the intent of this PP:

Directions, Objectives and Strategies	Comment
<p><b>1.2 Rural land is adequately administered</b>                      Maintain and protect Camden LGA's rural lands.                      Retain Camden LGA's valued heritage sites, scenic vistas and cultural landscape.</p>	<p>The proposal will not result in a reduction of rural lands within the Camden LGA and will retain current E2 and E4 zoned land within Currans Hill.</p> <p>The retention of the E2 Environmental Conservation and E4 Environment Living zones will provide a transition and visual buffer to the neighbouring rural/scenic protection areas and Scenic Hills.</p> <p>Development of the subject site subsequent to amendment to the Minimum Lot Size standard would not encroach on any significant view corridors or compromise any heritage sites.</p>
<p><b>2.1 Caring for urban and natural environment including heritage sites</b>                      Maintain biodiversity, natural reserves, streetscapes and open spaces</p>	<p>The PP applies to a parcel of vacant E2 Environmental Conservation and E4 Environmental Living zones lands within Currans Hill.</p> <p>Future subdivision of the land may require removal of a small proportion of regrowth CPW from the Subject site. The CPW represents less than 1% of this community present in the entirety of Lot 627 DP 1163903. A Flora and Fauna assessment has been undertaken Cardno which supports the proposal as follows:</p> <ul style="list-style-type: none"> <li>▪ <i>The development avoids the majority of high value native vegetation and fauna habitat present in Lot 627 DP1163903. The small amount of TEC and potential threatened fauna habitat to be removed from the Subject site is not considered to represent a significant loss of these resources in the locality.</i></li> <li>▪ <i>It is recommended that the E2 zoned lands elsewhere in Lot 627 DP1163903 are managed for conservation purposes. This would more than compensate for the small amount of TEC and potential threatened fauna habitat which would be lost through future development of the Subject site.</i></li> </ul>

Table 5.1 – Application Key Directions, Objectives and Strategies from Community Strategic Plan

**Question 5. "Is the planning proposal consistent with applicable State Environmental Planning Policies?"**

The following SEPPs are potentially of relevance to the land that is the subject of this Planning Proposal:

- State Environmental Planning Policy No 19—Bushland in Urban Areas
- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy No 44—Koaia Habitat Protection
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The intention of the PP to amend the Minimum Lot Size Development Standard that currently applies to the land would not be affected by either or any of these SEPPs. Assessment under the SEPPs would be triggered by any Development Application that applies to the land, whether or not the PP proceeds to gazettal.

A table indicating compliance of the PP with all relevant SEPPs is at **Appendix F**.

Question 6. "Is the PP consistent with the applicable Ministerial directions (s.9.1 directions)?"

Following is an assessment of the PP against the relevant Ministerial Directions.

6.17 Direction Title	Consistency	Comment
<b>Employment and Resources</b>		
1.1 Business and Industrial Zones	N/A	The PP does not apply to land in Business or Industrial zones.
1.2 Rural Zones	N/A	This direction does not apply as the Planning Proposal does not affect land within an existing or proposed rural zone.
1.3 Mining, Petroleum Production and Extractive Industries	N/A	This direction does not apply as the Planning Proposal does not affect land containing mining, petroleum production and extractive industries.
1.4 Oyster Aquaculture	N/A	This direction does not apply as the Planning Proposal does affect land impacted with oyster aquaculture.
1.5 Rural Lands	N/A	This direction does not apply to the Camden LGA.
<b>Environment and Heritage</b>		
2.1 Environment Protection Zones	The PP is consistent with this direction	<p>The PP seeks to amend a Development Standard applying to land zoned E2 and E4.</p> <p>Existing Cumberland Plain Woodland will be protected via the retention of the existing E2 and E4 zones. Hence, the PP will not reduce the environment protection standards that apply to the land or reduce the environmentally sensitive areas at Currans Hill.</p> <p>A Flora and Fauna Assessment (<b>Appendix C</b>) prepared by Cardno has been submitted as part of the PP. The assessment outlines the effects of this PP and future development in the Greater Site.</p> <p>Based on the above reasons and evidence, the PP is not inconsistent with the objectives of Direction 2.1.</p>
2.2 Coastal Protection	N/A	This direction does not apply as the Planning Proposal as it is not located near the coast.
2.3 Heritage Conservation	N/A	<p>This direction does not apply as the Planning Proposal is not located within a Heritage Conservation area.</p> <p><b>Note:</b> The Sydney Water Upper Canal System is a State Heritage Item and bisects the Greater Site. However, the PP will not impact on the canal system as it is located approximately 500m from the Subject Site. The zoning for the canal system will remain unchanged.</p>
2.4 Recreation Vehicle Areas	N/A	This direction does not apply as the Planning Proposal is not located within a Recreational Vehicle area.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	This direction does not apply as the Planning Proposal is not located at the Far North Coast of NSW.
<b>Housing, Infrastructure and Urban Development</b>		

5.1 / Direction Title	Consistency	Comment
3.1 Residential Zones	The PP is consistent with this direction.	<p>The PP is consistent with the objectives of Direction 3.1 for the following reasons:</p> <ul style="list-style-type: none"> <li>• The PP could potentially result in an additional 10 dwellings on the subject site (over and above the current development approval for 9 lots that applies to the site). These additional dwellings will have enhanced access to existing recreational land and development would potentially also improve public access to the recreational areas.</li> <li>• The subject site will have appropriate access to existing infrastructure and services.</li> <li>• The PP will have no impacts on the environment and resources.</li> </ul>
3.2 Caravan Parks and Manufactured Home Estates	N/A	This direction does not apply as the Planning Proposal is not impacted by Caravan Parks or Manufactured Home Estates.
3.3 Home Occupations	N/A	This direction does not apply as the Planning Proposal is not considering Home Occupations.
3.4 Integrating Land Use and Transport	The PP is consistent with this direction.	<p>The PP is consistent with the objectives of Direction 3.4 for the following reasons:</p> <ul style="list-style-type: none"> <li>• The additional housing is located within the vicinity of the following bus routes: <ul style="list-style-type: none"> <li>○ 890 – Campbelltown to Harrington Park via Narellan;</li> <li>○ 891 – Mount Anna to Campbelltown via Currans Hill; and</li> <li>○ 896 – Campbelltown to Oran Park via Gregory Hills.</li> </ul> <p>Bus stops located on Narellan Road, approximately 750 m south of the site, provide access to Camden, Campbelltown, Spring Farm, and Picton. Other bus routes from Campbelltown and Camden provide access to various regional areas of Sydney and NSW.</p> </li> <li>• The Turner Road Growth Centre Precincts Development Control Plan indicates that bus routes connecting Gregory Hills to Currans Hill (via Currans Hill) have been proposed. The proposed bus routes would provide services to Oran Park, Harrington Park, and Campbelltown/Macarthur. The final location of the bus stops will be determined in the future.</li> <li>• The PP will provide additional housing and choice in a location with good access to nearby major employment, strategic and local centres such as Campbelltown Town Centre and Macarthur Town Centre (5km), Mount Annan Neighbourhood Centre (3km) and Curran Hills Local Centre (1.5km).</li> </ul>

5.1 / Direction Title	Consistency	Comment
3.5 Development Near Regulated Airports and Defence Airfields	N/A	This direction does not apply as the Planning Proposal is not near a licensed aerodrome.
3.6 Shooting Ranges	N/A	This direction does not apply as the Planning Proposal is not located near any shooting ranges.
<b>Hazard and Risk</b>		
4.1 Acid Sulphate Soils	N/A	This direction does not apply as the Planning Proposal is not situated on land with acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	N/A	This direction does not apply as the Planning Proposal is not within a mine subsidence or unstable land area.
4.3 Flood Prone Land	N/A	This direction does not apply as the Planning Proposal is not within a flood prone area.
4.4 Planning for Bushfire Protection	The PP is consistent with this direction	<p>The site is located on Bush Fire Prone Land Vegetation Category 2 and Vegetation Buffer 100m &amp; 30m. A detailed Bushfire Assessment Report has been prepared by Travers Bushfire and Ecology detailing the required measures that will enable sound management of bushfire prone areas.</p> <p>The Bushfire Assessment Report is attached to the PP at <b>Appendix E</b>.</p> <p>The amendment to minimum lot sizes has the potential to allow for a new ring road that would improve access for fire fighting and perform a dual role as a permanent Asset Protection Zone.</p>
<b>Regional Planning</b>		
5.1 Implementation of Regional Strategies	N/A	This direction does not apply as the Planning Proposal is not within areas to which the relevant regional strategies apply.
5.2 Sydney Drinking Water Catchments	N/A	This direction does not apply as the Planning Proposal is not within Sydney drinking water catchment areas.
5.3 Farmland of State and regional Significance on the NSW Far North Coast	N/A	This direction does not apply as the Planning Proposal is not within significant farmland in the stated locality.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	This direction does not apply as the Planning Proposal is not within the relevant location.
5.9 North West Rail Link Corridor Strategy	N/A	This direction does not apply as the Planning Proposal is not within the affected Local Government Areas.
5.10 Implementation of Regional Plans	N/A	This direction does not apply to the Subject Site.
<b>Local Plan Making</b>		
6.1 Approval and Referral Requirements	N/A	This direction does not apply to the Subject Site.
6.2 Reserving Land for Public Purposes	N/A	This direction does not apply as the Planning Proposal is not within land that is reserved for Public Purpose.
6.3 Site Specific Provisions	Yes	<p>The objective of the direction is to discourage unnecessarily restrictive site-specific planning controls and facilitate development of the subject site that is consistent with best practices in urban design by allowing future dwellings to address local public open space.</p> <p>The PP seeks to reduce the minimum allotment size from 1,500m<sup>2</sup> to 500m<sup>2</sup>.</p>

5.1 / Direction Title	Consistency	Comment
		The proposed development standards are consistent with the existing development standards applying to E4 – Environmental Living land within the vicinity of the site.
<b>Metropolitan Planning</b>		
7.1 Implementation of A Metropolis of Three Cities	The PP is consistent with this direction.	The PP has considered and is consistent with the NSW Government's <i>A Metropolis of Three Cities</i> as detailed in the PP report.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	This direction does not apply as the Planning Proposal is not within the relevant Local Government Areas.
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A	This direction does not apply as the Planning Proposal is not within the relevant Local Government Areas.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	This direction does not apply as the Planning Proposal is not within the North West Priority Growth Area.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This direction does not apply as the Planning Proposal is not within the Greater Parramatta Priority Growth Area.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This direction does not apply as the Planning Proposal is not within the Wilton Priority Growth Area.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	This direction does not apply as the Planning Proposal is not within the Glenfield to Macarthur Urban Renewal Corridor.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	This direction does not apply as the Planning Proposal is not within the Western Sydney Aerotropolis.
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A	This direction does not apply as the Planning Proposal is not within the Bayside West Precincts.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	This direction does not apply as the Planning Proposal is not within the Cooks Cove Precinct.

Evidenced by this assessment, it is considered that the PP is consistent with the relevant Ministerial Directions issued under Section 9.1(2) of the EP&A Act.

### 5.3 Section C - Environmental, Social and Economic Impact

**Question 7** *"Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?"*

A Flora and Fauna Assessment (FFA) for the site has been prepared by Cardno which identifies matters for consideration for the PP. Surveys conducted as part of this FFA concluded that the Subject site has been highly modified through recent clearing and is dominated by exposed soil and exotic grasslands. However, a small portion of the TEC Cumberland Plain Woodland (CPW) is present in the south-west as an extension of CPW vegetation in the adjacent Caulfield Reserve. In addition, a portion of the regenerating grasslands of the Subject site were identified as most closely conforming to CPW derived grasslands. CPW is listed as a critically endangered TEC under the TSC Act and EPBC Act. As illustrated in the indicative layout plan, 0.05ha of CPW Grassland be impacted by the subdivision. It should be noted that the existing CPW will be retained and located adjacent to the extension of Caulfield Close.

No threatened flora species were encountered during the survey and none are considered likely to occur. Significant fauna habitat was observed including a single mature eucalypt and small vegetated pond are present in the south-west of the Subject Site. No threatened fauna species were detected during survey.

however, two were considered likely to occur based on the presence of suitable habitat and recent occurrence records from within 5 km:

- > Cumberland Plain Land Snail (*Meridolum carneovirens*) – listed as endangered under the TSC Act; and
- > Green and Golden Bell Frog (*Litoria aurea*) – listed as endangered under the TSC Act and vulnerable under the EPBC Act.

Assessments of the above TEC and threatened species were conducted under the seven-part test methodology (EP&A Act) and/or tests of significance (EPBC Act). These tests concluded that although future development of the Subject site would result in the removal of the whole occurrence of TEC and threatened fauna habitat from the Subject site, the level of impact is not considered to be significant. The CPW present on the Subject site represents less than 1 % of this community present in the entirety of Lot 627 DP1163903 and the fauna habitat values present are not limited in the local area. Similar vegetation and fauna habitat are also present within the Caulfield Reserve, which is located to the immediate south of the Subject site.

Based on this assessment, no significant impact on any listed entity under the TSC Act and/or EPBC Act is considered likely as a result of future development of the Subject site and further assessment through a SIS (NSW) or a referral to the federal Minister of the Environment (Commonwealth) would be required to support a future DA.

Based on the results of this assessment, reducing the minimum lot size at the subject site is supported. This approach would avoid the majority of high value native vegetation and fauna habitat present in Lot 627 DP1163903. The small amount of TEC and potential threatened fauna habitat to be removed from the subject site is not considered to represent a significant loss of these resources in the locality.

The FFS recommends that the E2 zoned lands elsewhere in Lot 627 DP1163903 are managed for conservation purposes. This would more than compensate for the small amount of TEC and potential threatened fauna habitat which would be lost through future development of the subject site.

**Question 8. “Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?”**

No other likely environmental effects resulting from implementation of this PP have been identified. Specialist studies concerning bushfire and contamination have been undertaken and discussed below. Other investigations have found that the Subject site is not impacted by flooding, acid sulfate soil or landslip.

#### **Bushfire**

The Subject site is located on Bush Fire Prone Land Vegetation Category 2 and Vegetation Buffer 100m & 30m. A Bushfire Protection Assessment has been prepared by Travers Bushfire & Ecology which identifies matters for consideration for the PP and to highlight the required bushfire protection measures for the site.

The assessment found that bushfire can potentially affect the site from the woodland vegetation associated with the riparian corridor to the south and west and the woodland extending beyond the electrical easement to the east resulting in possible ember attack and radiant heat attack.

The bushfire risk posed to the Planning Proposal can be mitigated if appropriate bushfire protection measures (including APZs) are put in place and managed in perpetuity.

Future development on site is to comply with the following key recommendations as proposed by *Travers Bushfire and Ecology*.

- > A perimeter road (8m carriageway width) is to be provided adjacent to all bushland areas and
- > APZs have been recommended in compliance with BAL29. APZs are to be measured from the exposed wall of any dwelling toward the hazardous vegetation. The minimum APZ must be achievable within all lots fronting the bushfire hazard.
- > Fuel management within the APZs is to be maintained by regular maintenance of the landscaped areas, mowing of lawns in accordance with the guidelines provided by the RFS.
- > Building construction standards are to be applied for future residential dwellings in accordance with Australian Standard AS3959 Construction of buildings in bushfire-prone areas (2009).

The majority of the developable area is located outside of the APZ which is consistent with the recommendations. Dwellings fronting Caulfield Reserve and transmission easement will be outside of the

APZ as a front setback requirement of 4.5m applies to the subject lots. Refer to **Appendix E** for the Bushfire Assessment Report.

Cardno has prepared an indicative subdivision plan to illustrate the potential benefits of the proposed changes to the existing lot size and building height Development Standards (**Appendix G**). The indicative layout is provided as one possible development scenario. Numerous other options may apply and any of these would be subject to the Development Approval process. The indicative plan includes a new perimeter road consistent with the bushfire consultant's recommendations. It is notable that the commercial viability of construction of this perimeter road would be likely contingent on achieving lot yields that would not be possible under the current permissible minimum lot size.

#### Contamination

As part of DA2014/560-1, a contamination assessment of the entire site was undertaken by GeoEnviro Consultancy in June 2014. The key findings of this report are as follows:

- > The test pit investigation indicates the site to be predominantly underlain by natural ground comprising topsoil and topsoil/fill up to about 300mm thick overlying natural medium to high plasticity Silty Clay overlying shale at depths up to about 2.3m below existing ground surface.
- > The laboratory test results indicate concentrations of contaminants of concern to be within the acceptable levels. Elevated concentrations of Manganese were detected however the Manganese was found to be naturally occurring as background levels and therefore considered acceptable.
- > The report concluded that the likelihood of gross ground chemical contamination on the site was considered low.
- > As the site was not subjected to any recent activities that may have resulted in contamination, GeoEnviro were of the opinion that the contamination status of the site remains unchanged and therefore the site is suitable for the proposed residential subdivision and development subject to removal of surface and buried rubbish fill as had been previously recommended, and which is proposed.

Camden Council granted development consent for DA/2014/560/1 on 24 November 2014. However, the approval was never enacted.

The site is not identified as contaminated land by the NSW Environment Protection Authority (EPA) contamination register. Also, low and medium density residential developments are located to north and west of the Subject site. Therefore, the Subject site is unlikely to be contaminated.

#### **Question 9. Has the planning proposal adequately addressed any social and economic effects?**

Implementation of the Planning Proposal is considered unlikely to result in any specific negative social or economic effects. Heritage significance, social and economic benefits associated with the proposal are discussed below:

#### European or Aboriginal Cultural Heritage

The Subject site does not contain any heritage items. However, the Greater site is bisected by the Sydney Water Upper Canal Corridor (Item No: 1122) which is identified as a State Heritage Item. The proposal would have no impacts to the Upper Canal as no amendment is sought for this portion of the site and the proposed amendments are located 1km (approx.) from the canal. The subject site is located adjacent to other residential developments located to the north, south and west.

European or Aboriginal Cultural Heritage issues were not identified by Camden Council as part of the development consent for DA/2014/560/1.

If deemed appropriate by Council and/or Department of Planning and Environment, a condition can be incorporated into the Gateway Determination requiring a heritage impact assessment to be prepared prior to the agencies and community consultation. Additionally, it is recommended that Office of Environment and Heritage be consulted during government agency consultation.

#### Social benefits

The PP is considered appropriate in context to minimum lot sizes permitted on adjoining lots within Currans Hill and the adjoining suburb of Gregory Hills within the Growth Centre Growth Centre. The modest

increase to housing as a result of the proposal is unlikely to place significant pressure on existing and planned community facilities within the LGA.

Specific social benefits arising from an increase in permissible density on this subject site come from the adjacency of the Subject site to Caulfield Reserve, a public park area that has already been developed and is suitable for use by the residents. The decreased lot size and the inclusion of a perimeter road would:

- provide increased public access to local open space, specifically Caulfield Reserve;
- allow increased numbers of houses close to and directly addressing the open space;
- improve the quality of views from the Reserve towards its residential surroundings; and
- contribute to community safety by facilitating passive surveillance from the street and the new houses.

Moreover, the proposal would facilitate a road edge to Caulfield Close consistent with the remainder of its northern and southern boundaries.

The proposal is likely to provide a positive impact for the community as it offers greater housing choice and diversity to meet the anticipated population growth of the Camden LGA on a site that has specific qualities that maximise these benefits. Additionally, the site is located within the vicinity of community facilities, public open space and services such as Currans Hill Community Centre, Narellan Library and Caulfield Reserve.

#### Economic benefits

The PP will provide additional housing and choice in a location with good access to nearby major employment, strategic and local centres.

## 5.4 Section D - State and Commonwealth Interests

### *Question 10. "Is there adequate public infrastructure for the planning proposal?"*

The PP aims to reduce the current permitted minimum lot size across the subject site to 500m<sup>2</sup>, which will allow for its subdivision into approximately 17 residential lots under the existing E2 and E4 zoning provisions. This yield would represent a modest increase in lot yield in comparison to the currently approved subdivision of 10 lots, including 1 residual lot.

It is not anticipated that the proposal will place significant pressure or demand on existing public infrastructure. Additionally, the site is located adjacent to other residential development which is serviced by utilities and essential services.

Utility providers would be consulted as part of any Gateway Determination to determine the existing and future capacity of the site.

In terms of traffic, the Traffic Impact Assessment Report prepared for the PP concludes the following:

- *"It is anticipated that Spring Farm Parkway Extension will alleviate the traffic issues on Narellan Road.*
- *Nearest bus stop is approximately 1km from the subject site with a bus service to Campbelltown running every 30 minutes during peak hours.*
- *The proposed increase of 10 dwellings would equate to 1 vehicle movement every 5 minutes which would have a negligible impact on the surrounding local road network and not be of a noticeable difference to the existing neighbourhood.*
- *Assessment done on Currans Hill Drive / Spring Hill Circle indicate that no significant impact on the road network will be caused by the proposed development.*
- *Assessment done on Glenfield Drive / Spring Hill Circle indicate that no significant impact on the road network will be caused by the proposed development"*

Refer to **Appendix D** for the Traffic Impact Assessment Report

### *Question 11. "What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?"*

The Gateway Determination will identify the relevant State and Commonwealth public authorities to be consulted as part of the PP. Consultation with the following departments and agencies should be considered:

- Transport for NSW

- Rural Fire Service
- Office of Environment and Heritage
- Sydney Water
- Endeavour Energy
- Jemena Gas
- Transgrid

These agencies will be consulted during the Gateway process as per the Regulations.

## 6 Mapping

In accordance with Part 4 of 'A guide to preparing Planning Proposals' PP should be supported by appropriate mapping.

The specific amendments to the LEP maps are attached to this report at **Appendix H**. A summary of the maps to be amended under this proposal are outlined below:

- Site Plan; and
- Minimum Lot Size Map

## 7 Community Consultation

The public exhibition period and the requirements for the PP will be outlined in the Gateway Determination. It is recommended that the PP is exhibited for 14 days as the proposal would have a low impact on the surrounding land uses and environment.

The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Camden Council's website. The notice will:

- Give a brief description of the objectives or intended outcomes of the PP;
- Indicate the land affected by the PP;
- State where and when the PP can be inspected;
- Give the name and address of the Planning Proposal Authority (PPA) for the receipt of any submissions, and
- Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection: -

- The PP, in the form approved for community consultation by the Secretary of Planning and Environment;
- The Gateway determination; and
- Any studies relied upon by the PP

## 8 Project Timeline

The anticipated timeframe for the completion of the PP will depend on the complexity of the matters, the nature of any additional information that may be required and the need for agency and community consultation.

Task	Timeline
Commencement date (date of Gateway determination)	
Anticipated timeframe for the completion of required technical information	
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	
Commencement and completion dates for public exhibition period	
Dates for public hearing (if required)	
Timeframe for consideration of submissions	
Timeframe for the consideration of a proposal post exhibition	
Date of submission to the department to finalise the LEP	
Anticipated date RPA will make the plan (if delegated)	
Anticipated date RPA will forward to the department for notification	

Table 8-1 Project Timeline

ORD01

Attachment 1



**MANOOKA VALLEY  
STAGE 2C  
DEVELOPMENT APPLICATION**  
CAMDEN COUNCIL DEVELOPMENT CONSENT






LOCALITY PLAN  
Scale 1:10,000



**DISCLAIMER**

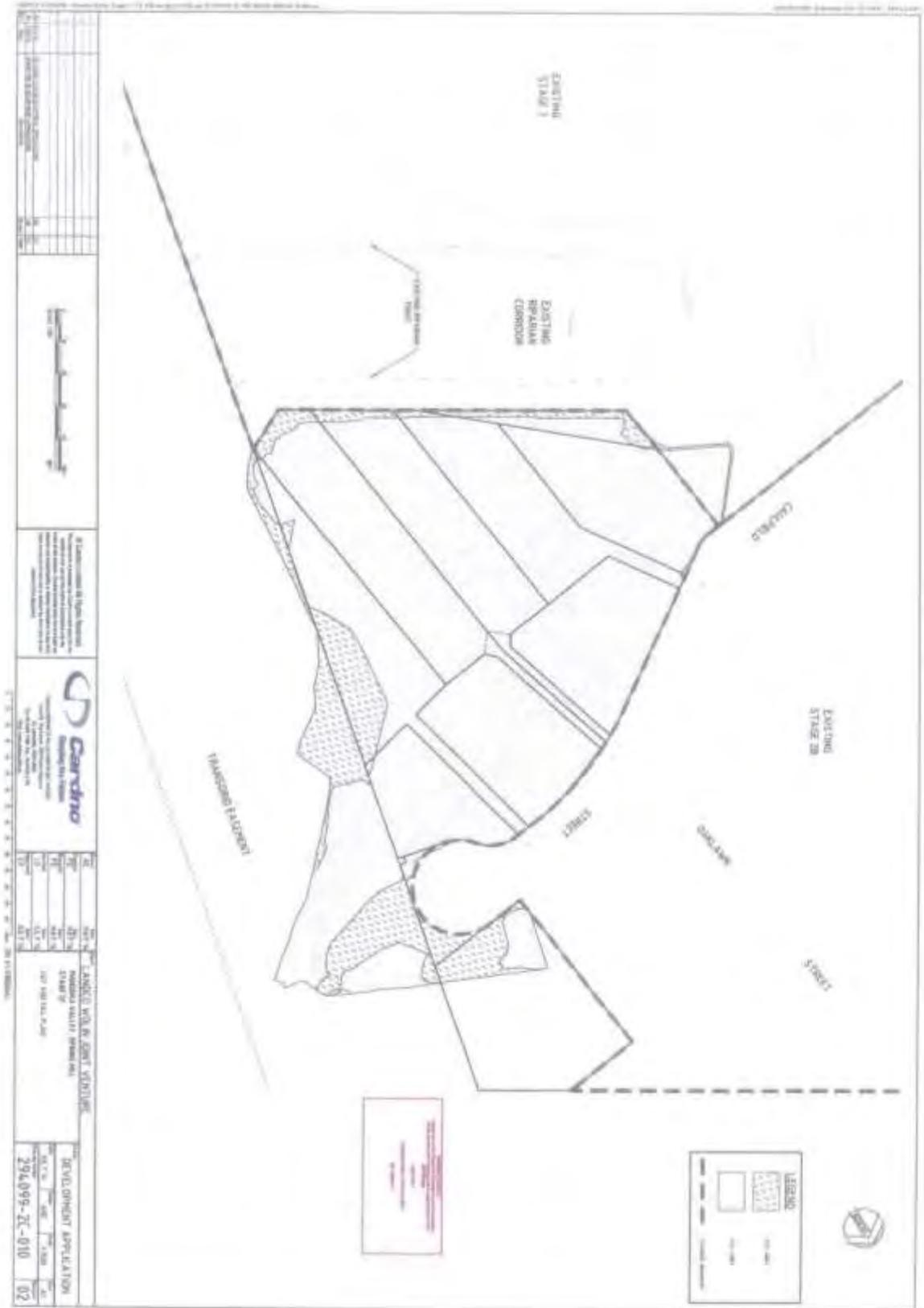
This map is a general guide only and does not constitute a contract. The Council is not responsible for any errors or omissions. The Council is not liable for any loss or damage arising from the use of this map. The Council is not responsible for any loss or damage arising from the use of this map. The Council is not responsible for any loss or damage arising from the use of this map.







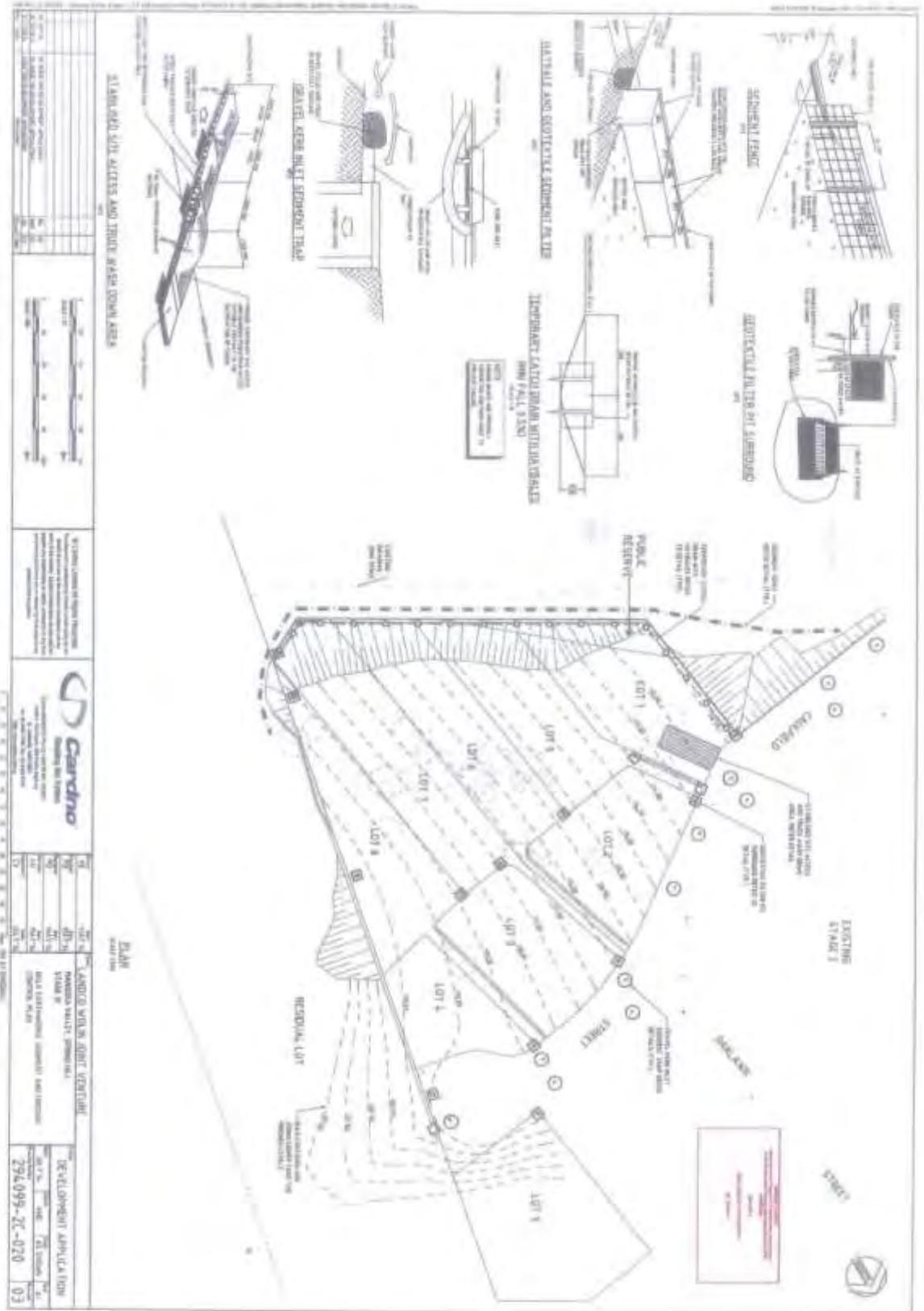




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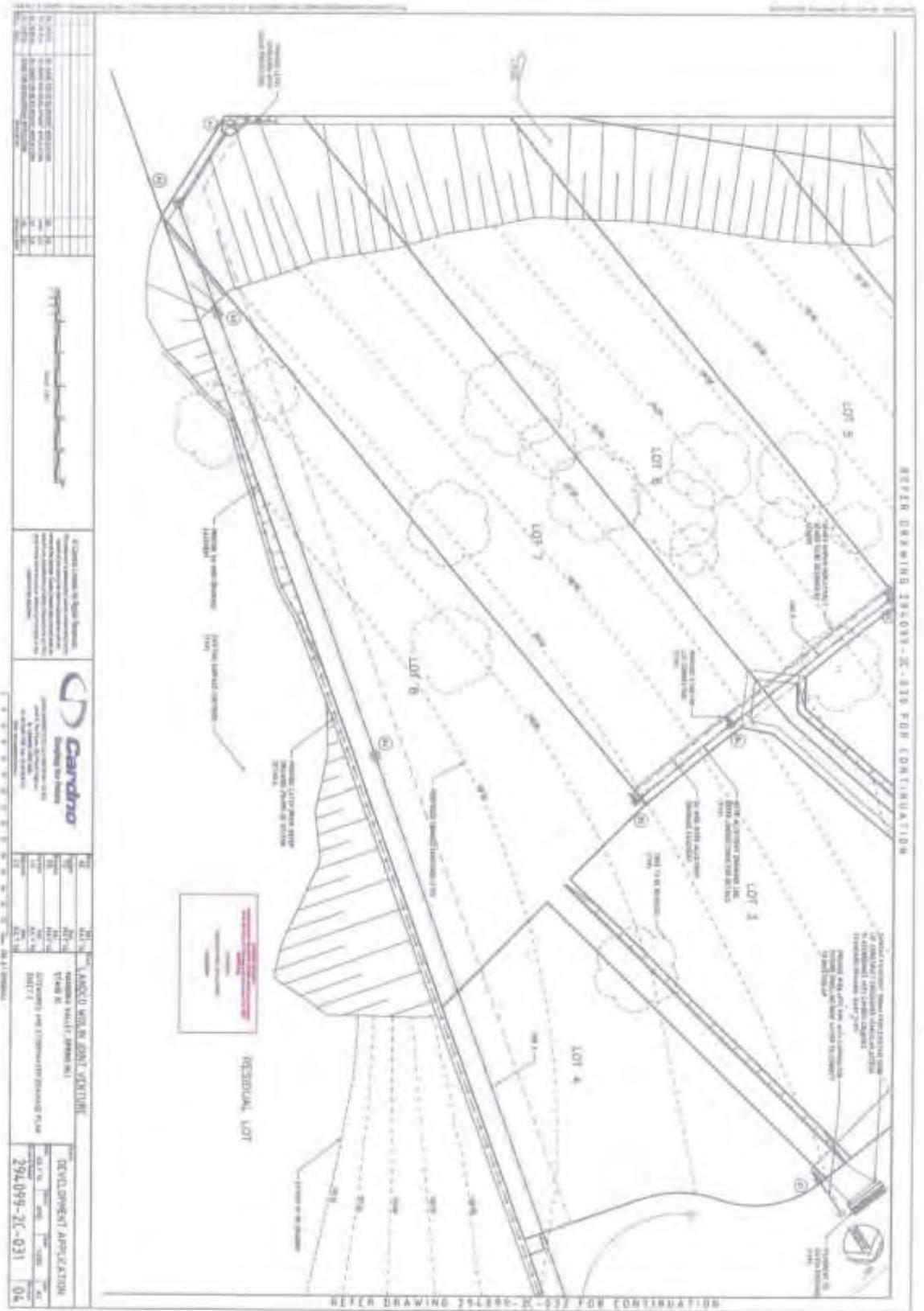
Attachment 1

Attachment 1  
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Attachment 1  
ORD01



APPENDIX

B

PREVIOUS PLANNING PROPOSAL AND SYDNEY  
NORTH PLANNING PANEL DECISION





Tracy Davey  
 Cardno (NSW) Pty Ltd  
 P O Box 19  
 St Leonards NSW 1590

23 May 2018

Dear Tracey,

**Request for a Rezoning Review – 201855W004 - PGA\_2017\_CAMD\_001\_00**

I refer to the request for a Rezoning Review for a proposal at Lot 627 DP 1163903, Currans Hill to amend the Camden Local Environmental Plan 2010 to rezone land at Lot 627 DP 1163903, Currans Hill.

The Sydney Western City Planning Panel (Planning Panel) has considered the request for a Rezoning Review together with the advice provided by Council and determined that the proposal should not proceed to Gateway determination stage. A copy of the Panel's decision is attached.

Although there are no opportunities to appeal this decision, should you wish to pursue this matter further you have the option of preparing a new proposal for consideration by Council. I encourage you to liaise with Council prior to submitting any further proposal.

If you have any queries on this matter, please contact Stuart Withington, Manager, Planning Panels Secretariat on (02) 8217 2062 or via email to [stuart.withington@planning.nsw.gov.au](mailto:stuart.withington@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Justin Doyle'.

**Justin Doyle**  
 Chair, Sydney Western City Planning Panel

encl. Rezoning Review Record of Decision

**Planning Panels Secretariat**  
 225 Pitt Street Sydney | GPO Box 39 Sydney NSW 2000 | T (02) 8217 2000 | [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)



Planning  
Panels

REZONING REVIEW  
RECORD OF DECISION  
SYDNEY NORTH PLANNING PANEL

DATE OF DECISION	Monday 21 May 2018
PANEL MEMBERS	Justin Doyle (Chair), Bruce McDonald, Julie Savet Ward
APOLOGIES	Nicole Gurrin
DECLARATIONS OF INTEREST	Lara Symkowiak and Peter Sidgreaves declared a conflict having voted on this planning proposal in their capacity as Councillors.

REZONING REVIEW

2018SSW004 – Camden – RR\_2017\_CAMD\_001\_00 at Lot 627 DP 1168903 Currans Hill (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- The council has notified the proponent that the request to prepare a planning proposal has not been supported
- The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- should be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- should not be submitted for a Gateway determination because the proposal has
- not demonstrated strategic merit
  - has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined that the planning proposal demonstrated neither strategic nor site specific merit and therefore the proposal should not proceed to Gateway.

The South West Growth Area has been planned through an integrated approach to provide a major greenfield contribution of some 110,000 new dwellings to the area's future housing supply and choice. While there is scope within the planning proposal process for increased density to be permitted on sites which demonstrate sufficient strategic and site-specific merit, that does not mean that any site which is located outside the edge of the growth area that can be built upon should be rezoned for higher density.

For this site, the case for strategic merit is not strong. Camden Council staff report that the local government area is currently well placed to meet and exceed its housing targets, particularly in the South West Growth Area. With a target for the LGA of 11,800 for the current planning period, the Council reports 7,000 dwellings constructed or under construction and 7,500 additional approvals.

Within that context, this site is outside the southernmost extremity of the growth area. It is not close to town community facilities and is remote from public transport. While the site offers the advantage of connection to an existing suburban development, there are also significant advantages of preserving the current E4 zoning at least in part to allow a meaningful transition between the metropolitan density of the existing Currans Hill subdivision and the adjacent rural lands. That is particularly so given the significant contribution that the nationally listed critically endangered remnant Cumberland Plain Woodland makes to the visual and ecological catchment. The transition will also increase the amenity and desirability of the areas where increased densities have been permitted.

Some more dense residential development of parts of this site might be justified. Notably, there is an existing residential subdivision which would increase the density that Council reports to be consistent with the current zoning which would allow for 23 environmental living lots (DA 2014/597). The northern residual lot that would be created by that subdivision could also allow for additional lots to add to those 23, with lot sizes similar to the adjacent existing approved house lots.

While recognising that the proposal is consistent with Planning Priority W5 of the draft Plan 'Providing Housing Supply, Choice and Affordability', for the reasons outlined above the Panel considers the contribution of 180-200 additional dwellings to be insufficient strategic justification to compensate for the adverse site-specific impacts. The site is within the colouring mapped as "Metropolitan Urban Area" in the District plan, but the existing approval for 900 m<sup>2</sup> lots is not out of step with that designation.

Instead, the objective of supplying "housing choice" within the Camden LGA would be better supported by the provision of the increasingly scarce 'environmental living' stock, to supplement the denser offerings already existing in Currans Hill.

At the level of site specific assessment, the site presents a number of challenges including:

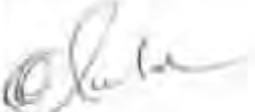
- (a) The location of critically endangered Cumberland Plain Woodland. The current proposal would require removal of 1.6 hectares of vegetation including at least the edges of the existing Cumberland Plain Woodland and one hollow bearing tree, without any significant proposal for embellishment or amelioration. No substantial justification for that removal on this greenfield site was offered other than to increase the land available for residential development.
- (b) Access to the development would be afforded by narrow residential streets in the existing subdivision.
- (c) The site is irregular, with a slope in excess of 16%, bisected by a high tension transmission easement, a state heritage listed canal and significant bushfire affectation requiring asset protection zones, which combine to limit the developable area and produce challenges to an ordered residential layout and civil engineering.

Despite these challenges, the planning proposal does not propose a maximum building height, FSR or lot size. There was also little information as to how the significant issues of subdivision design might be able to be addressed. Given the range of uses permitted within the R1 Residential zoning, there is potential for development to be both out of character and scale with the established greenfield development adjoining and to provide an unsympathetic transition between the urban area and the adjoining rural context.

The Panel considers the proposal inconsistent with the following Planning Priorities:

- W14 'Protecting and enhancing bushland and biodiversity'
- W15 'Increasing Urban tree canopy cover and delivering Green Grid connections'
- W16 'Protecting and enhancing rural landscapes'

Together the issues discussed above raise as the important issue of the potential for this proposal to create a precedent for further isolated and compromised environmentally or rurally zoned sites, adjacent to existing or planned residential precincts, seeking densities for which they are not well suited solely on the basis that they will add to Sydney's housing stock.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Julie Savet Ward
 Bruce McDonald	

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Attachment 1

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF – ADDRESS	201855W004 – Camden – RR_2017_CAMD_001_00 at Lot 627 DP 1163903, Currans Hill
2	LEP TO BE AMENDED	Camden Local Environmental Plan 2010
3	PROPOSED INSTRUMENT	The proposal seeks to amend the Camden LEP2010 by rezoning land at Lot 627 DP 1163903, Currans Hill
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Rezoning review request documentation</li> <li>• Briefing report from Department of Planning and Environment</li> </ul>
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Site inspection &amp; Briefing meeting with Department of Planning and Environment (DPE): 21 May 2018, 10.30am <ul style="list-style-type: none"> <li>○ Panel members in attendance: Justin Doyle (Chair), Julie Savet Ward, Bruce McDonald</li> <li>○ Department of Planning and Environment (DPE) staff in attendance: Chantelle Chow, Terry Doran</li> </ul> </li> <li>• Briefing meeting with Proponent: 21 May 2018, 12.05pm <ul style="list-style-type: none"> <li>○ Panel members in attendance: as above</li> <li>○ Department of Planning and Environment (DPE) staff in attendance: as above</li> <li>○ Proponent representatives in attendance: Tracey Davey, Josip Zivko, Andrew Osborne, Hayden Calvey, Jane Riathby-Veall</li> </ul> </li> <li>• Briefing meeting with Council: 21 May 2018, 1.20pm <ul style="list-style-type: none"> <li>○ Panel members in attendance: as above</li> <li>○ Department of Planning and Environment (DPE) staff in attendance: as above</li> <li>○ Council representatives in attendance: Heath James, Nicole Magurran, Tina Chappell, Heath James, Ilyas Karaman</li> </ul> </li> </ul>

ORD01

Attachment 1



ORD01

Attachment 1

# Flora and Fauna Assessment

Caulfield Stage 2C Rezoning

80219016



Prepared for  
Landco (NSW) and Wolin Investments Pty Ltd

7 March 2019





**Contact Information**

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Effective Date 7/03/2019

Approved By:

Name: Kevin Roberts  
Job title: Technical Director Environmental Services

Date Approved 7/03/2019

**Document History**

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
RevA	12/12/2018	Draft for client review	Bo Davidson	Kevin Roberts
RevB	07/03/2019	Final	Bo Davidson	Tracy Davey

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## Executive Summary

### Introduction and Aims

Landco (NSW) and Wolin Investments Pty Ltd engaged Cardno NSW/ACT Pty Ltd (Cardno) to conduct a Flora and Fauna Assessment (FFA) to support a rezoning proposal for a portion of lot 627 DP1163903, Currans Hill in the Camden Local Government Area (LGA), hereafter referred to as the Subject Site. This proposal would result in the rezoning of the existing E2 – Environmental Conservation and E4 – Environmental Living lands of the Subject Site to R1 – General Residential for future residential development.

Although the NSW *Biodiversity Conservation Act 2016* (BC Act) came into force on 25 August 2017, the Camden LGA is listed as an Interim Designated Area (IDA). Applications made within this LGA may still be assessed under the previous legislation provided they are submitted prior to the end of the interim period, currently set as 25 November 2019.

### Methodology

This FFA consisted of two components, a desktop study and a field survey.

The desktop study consulted a variety of secondary resources, including the NSW BioNet database and the Commonwealth Protected Matters Search Tool (PMST), vegetation spatial mapping resources and relevant NSW and Commonwealth legislative instruments. The desktop study also included a detailed review of an existing FFA conducted for the entirety of lot 627 DP1163903 by Biosis in 2017.

The primary purpose of the desktop study was to identify threatened species, populations and Threatened Ecological Communities (TECs) which could occur on the Subject Site. These entities are those so listed under the NSW *Threatened Species Conservation Act 1995* (TSC Act) and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Surveys were conducted on the Subject Site, on 05 December 2018 by one Ecologist from Cardno. This survey consisted of a thorough walk-through assessment of the entire Subject Site to identify the vegetation communities present, conduct a comprehensive survey for threatened flora and identify areas and items of significant fauna habitat (hollow-bearing trees, waterbodies, creeklines, rock outcrops etc.). The survey also included opportunistic recordings of all flora and fauna encountered as well as dedicated surveys for small reptiles and gastropods.

### Results

Surveys conducted as part of this FFA concluded that the Subject Site has been highly modified through recent clearing and is dominated by exposed soil and exotic grasslands. However, a small portion of the TEC Cumberland Plain Woodland (CPW) is present in the south-west as an extension of CPW vegetation in the adjacent Manooka Reserve. In addition, a portion of the regenerating grasslands of the Subject Site were identified as most closely conforming to CPW derived grasslands. CPW is listed as a critically endangered TEC under the TSC Act and EPBC Act.

No threatened flora species were encountered during survey and none are considered likely to occur. Due to the small size of the Subject Site, the entire land area was surveyed with no individuals of any threatened flora species known to occur in the locality documented. The survey was also conducted during an appropriate season (summer) for the detection of the majority of these species.

Significant fauna habitat was observed to be limited with a single mature eucalypt and a small vegetated pond is present in the south-west of the Subject Site. No threatened fauna species were detected during survey; however, two were considered likely to occur based on the presence of suitable habitat and recent occurrence records from within 5 km:

- > Cumberland Plain Land Snail (*Meridolum carneovirens*) – listed as endangered under the TSC Act, and
- > Green and Golden Bell Frog (*Litoria aurea*) – listed as endangered under the TSC Act and vulnerable under the EPBC Act.

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## Impact Assessment

No impact on the ecological entities identified in this report would occur as a result of rezoning. To inform future assessment requirements an indicative impact assessment based on the existing concept plan for the Subject Site has been conducted. This assessment assumes clearing of the whole of the Subject Site.

Assessments of the above TEC and threatened species were conducted under the seven-part test methodology (EP&A Act) and/or tests of significance (EPBC Act). These tests concluded that although future development of the Subject Site would result in the removal of the whole occurrence of TEC and threatened fauna habitat from the Subject Site, the level of impact is not considered to be significant. The CPW present on the Subject Site represents less than 1 % of this community present in the entirety of lot 627 DP1163903 and the fauna habitat values present are not limited in the local area. Similar vegetation and fauna habitat is also present within the Manooka Reserve, which is located to the immediate south of the Subject Site.

Based on this assessment, no significant impact on any listed entity under the TSC Act and/or EPBC Act is considered likely as a result of future development of the Subject Site and further assessment through a SIS (NSW) or a referral to the federal Minister of the Environment (Commonwealth) would be required to support a future DA.

## Recommendations

Due to the small size of the Subject Site, retention of all or a portion of the TEC and threatened fauna habitat present is not considered practical for any future development. However, as above the impact of this removal is not considered to be a significant impact on these values in the locality.

Secondary impacts can be mitigated through appropriate controls during development as well as environmentally sensitive development design. Manooka Reserve is already bordered by residential development to the west and south and the development of the relatively small Subject Site is not considered likely to significantly exacerbate the existing pressures on this reserve from adjacent residential lands.

A dedicated survey for the Green and Golden Bell Frog is recommended as part of any future DA. This survey would need to be conducted in line with the minimum survey requirements for this species as detailed in the NSW NPWS Environmental Impact Assessment Guidelines.

Based on a review of the OEH Biodiversity Values Map and Threshold Tool (BVMTT) for this report, any future DA would require assessment through the Biodiversity Assessment Method (BAM), as the majority of the Subject Site is mapped as "biodiversity values". This assessment is required to determine whether offsetting through the Biodiversity Offsets Scheme (BOS) would be required for the small amount of native vegetation and threatened fauna habitat present as per Part 6 of BC Act, when this legislation comes into effect for the Camden LGA on 25 November 2019.

## Conclusion

Based on the results of this assessment, the proposed rezoning of the Subject Site is considered likely to be supported. This approach would avoid the majority of high value native vegetation and fauna habitat present in lot 627 DP1163903. The small amount of TEC and potential threatened fauna habitat to be removed from the Subject Site is not considered to represent a significant loss of these resources in the locality.

It is recommended that the E2 zoned lands elsewhere in lot 627 DP1163903 are managed for conservation purposes. This would more than compensate for the small amount of TEC and potential threatened fauna habitat which would be lost through future development of the Subject Site following rezoning.

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- Appendix C** Species Lists
- Appendix D** Likelihood of Occurrence Tables
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## 1 Introduction and Aims

Landco (NSW) and Wolin Investments Pty Ltd engaged Cardno NSW/ACT Pty Ltd (Cardno) to conduct a Flora and Fauna Assessment (FFA) to support a rezoning proposal for a portion of lot 627 DP1163903, Currans Hill in the Camden Local Government Area (LGA), hereafter referred to as the Subject Site.

The purpose of the FFA is to:

- > Identify the presence or likely presence of any threatened species, population or Threatened Ecological Communities (TECs) listed under the NSW *Threatened Species Conservation Act 1995* (TSC Act) and/or Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) on the Subject Site;
- > Determine whether future development works following rezoning would have a significant impact on any identified listed entity; and
- > Make recommendations to prevent, mitigate and/or minimise any potential impacts to native flora, fauna and ecological communities.

The NSW *Biodiversity Conservation Act 2016* (BC Act) replaced the TSC Act as of 25 August 2017; however, several LGAs were classified as Interim Designated Areas (IDAs), for which Development Applications (DAs) could continue to be assessed and submitted under the previous legislation until the expiry of the designated interim period. This period was recently extended until 25 November 2019 for several LGAs, which included Camden.

### 1.1 Description of the Project

Cardno are in the process of preparing a rezoning application for the Subject Site from its current zoning of E4 (Environmental Living) and E2 (Environmental Conservation) to R1 (General Residential) to support future residential development.

### 1.2 Site Particulars

<b>Locality</b>	The Subject Site is located within the west of existing lot 627 DP1163903, Currans Hill ( <b>Figure 1-1</b> and <b>Figure 1-2</b> )
<b>LGA</b>	Camden
<b>Lot / DP</b>	627/DP1163903
<b>LEP</b>	E4 – Environmental Living E2 – Environmental Conservation
<b>Subject Site Area</b>	Approximately 1.3 ha
<b>Current Land Use</b>	The Subject Site consists of cleared, currently unused land
<b>Topography</b>	The Subject Site is located within gently undulating terrain. It has a southerly facing aspect draining towards Manocka Reserve
<b>Bioregion</b>	Sydney Basin/Cumberland
<b>Mitchell Landscape</b>	Cumberland Plain
<b>Geology</b>	Wianamatta Group shales and Hawkesbury shale



Attachment 1  
ORD01

Flora and Fauna Assessment  
Caulfield Stage 2C Rezoning

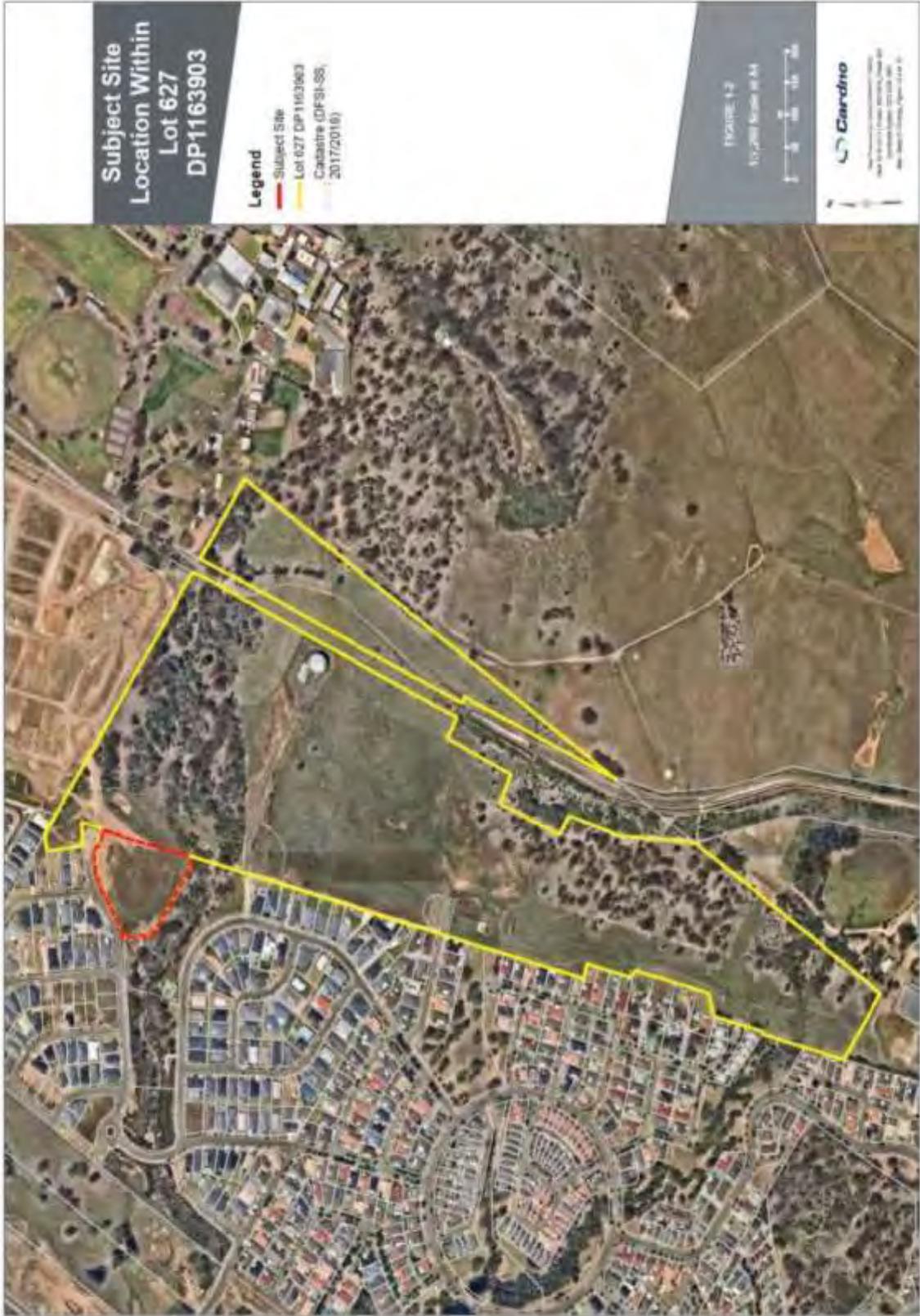


Figure 1-2 Subject Site location within lot 627 DP1163903

80219016 | 7 March 2019 | Commercial in Confidence

### 1.3 Legislative Requirements

This report presents an assessment of the flora and fauna values present on the Subject Site. It addresses the following specific legislative planning requirements relating to flora and fauna:

- > Threatened species, populations and ecological communities listed under the NSW TSC Act, pursuant to **Part 5A** of the NSW EP&A Act, and
- > Nationally listed threatened species, populations and ecological communities listed under the Commonwealth EPBC Act.

This report also considers the following legislative instruments:

- > *NSW Biosecurity Act 2015*;
- > *NSW Fisheries Management Act 1994 (FM Act)*; and
- > *NSW Water Management Act 2000 (WM Act)*.

This FFA also makes reference to the Camden *Local Environmental Plan 2010 (LEP)*.

## 2 Methodology

### 2.1 Database Searches and Literature Review

A desktop assessment was undertaken to identify current records of threatened flora, fauna and ecological communities, migratory species and Key Threatening Processes (KTP) within and adjacent to the Subject Site. This included searches of online databases and a review of available literature relevant to the Subject Site, particularly:

- > The NSW Department of Primary Industries (DPI) threatened species database;
- > The NSW Office of Environment and Heritage (OEH) BioNet Atlas database, which contains records of threatened species and ecological communities, and KTPs listed under the NSW TSC Act. The search was undertaken within a 5 km radius of the Subject Site (accessed: 04 December 2018);
- > The Commonwealth Department of the Environment (DoE) Protected Matters Search Tool was used to identify MNES listed under the Commonwealth EPBC Act occurring within a 5 km radius from the Subject Site (accessed: 05 December 2018);
- > Review of Native Vegetation mapping from the Local Land Services (LLS) Biometric database (OEH 2011); and
- > Review the habitat profiles for all threatened species, populations and TECs that are known to or potentially occur within the locality.

A FFA for an earlier rezoning proposal for the whole of lot 627 DP1163903 had previously been prepared by Biosis (Biosis 2017). The findings of this FFA concerning the Subject Site as well as relevant details of the wider landscape were also reviewed as part of this FFA.

### 2.2 Field Surveys

Ecological surveys were undertaken by a qualified ecologist on the afternoon of the 05 December 2018. Due to the small size and depauperate nature of the Subject Site, this survey's primary function was to confirm the conditions present on the Subject Site apparent from aerial imagery. However, opportunistic and targeted flora and fauna surveys were conducted, as detailed below.

See **Table 2-1** below for the weather and climatic conditions during survey.

Table 2-1 Weather conditions during survey.

Field Survey Dates	Temperature (°C)	Rainfall (mm)	Sunrise / Sunset	Moonrise / Moonset
05 December 2018	15.4 - 20.6	1.6	05:37 / 19:53	13:17 / 16:46

Sources: Weatherzone (2018); Timeanddate.com (2018a, 2018b)

#### 2.2.2 Flora

The survey involved a regular meander of the entire Subject Site and adjacent areas of native vegetation with a greater emphasis on key microhabitat features (areas of native vegetation, waterbodies etc.). This survey included targeted searches for endangered species, populations and communities known to occur within the LGA and within 5 km, as identified in the desktop study. Landscape features were also recorded for greater ecological context and weed species were also recorded.

#### 2.2.3 Fauna

Fauna surveys and habitat assessment was undertaken throughout the entire Subject Site and adjacent areas of native vegetation. **Table 2-2** below details the surveys conducted.

Table 2-2 Fauna survey effort

Fauna group	Surveys	Methods
Diurnal birds	Area searches	Birds were identified from visual observations and call identification. Vegetation within the Study Area was also visually searched for existing nests

Fauna group	Sub-Vert	Methods
Amphibians, Gastropods and Herpetofauna	Habitat searches	Opportunistic active searches for frogs, native gastropods and reptiles within suitable habitat (i.e. leaf litter, under rocks and long grass). Passive listening to identify calling frogs was also undertaken in areas of suitable habitat.
All	Opportunistic sightings	Encounters of all fauna groups were recorded during all phases of work.

#### 2.2.4 Habitat Assessment

The availability and quality of habitat within the Subject Site was assessed with respect to the following factors:

- > Structural and floral diversity;
- > Occurrence and extent of habitat types;
- > Habitat connectivity, including continuity with similar habitat within the site, and off-site via habitat corridors;
- > Key habitat features such as tree hollows, waterbodies, caves and crevices, rocky areas;
- > Degree of disturbance and degradation; and
- > Topographic features such as aspect and slope.

The location of trees with potential to provide significant habitat within, and adjacent to, the Subject Site were recorded with a hand-held GPS (accuracy < 2 m). Tree data collection comprised:

- > Species;
- > Approximate height (in m);
- > Approximate Diameter and Breast Height (DBH) in mm;
- > Number of hollows;
- > Hollow size class (S=<50mm, M=50-150mm, L=>150mm); and
- > Other relevant observations (occupancy of hollows, evidence of use, presence of loose bark habitat etc.).

#### 2.2.5 Secondary Indications and Incidental Observations

Opportunistic sightings of secondary indications of resident fauna were noted. Indicators included:

- > Distinctive scats and scents left by mammals;
- > Collection of predator scats for potential prey species identification;
- > Nests made by various guilds of birds;
- > Whitewash, regurgitation pellets and prey remains from owls;
- > Skeletal material of vertebrate fauna;
- > Calls of fauna;
- > Footprints left by mammals;
- > Chewed She-oak (*Allocasuarina* spp.) cones indicative of feeding by Glossy Black-Cockatoo (*Calyptorhynchus lathami*) – listed as vulnerable under the TSC Act;
- > Chewed fruit remains indicative of past feeding by frugivorous birds such as fruit-doves; and
- > Any other signs of fauna occupation or site usage.

#### 2.2.6 Survey Limitations

Survey efficacy is influenced by a range of factors. For this type of survey, such limitations are generally due to a single, short duration survey that does not account for seasonal variation. Given the short period of time spent on site, the detection of certain species may be affected by:

- > Seasonal migration (particularly migratory birds);
- > Seasonal flowering periods (some species are cryptic and are unlikely to be detected outside of the known flowering period);
- > Seasonal availability of food, such as blossoms for some fauna;
- > Weather conditions during the survey period (some species may go through cycles of activity related to specific weather conditions, for example some microchiropteran bats, reptiles and frogs can be inactive during cold weather); and

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- > Species lifecycle (cycles of activity related to breeding).

These potential limitations have been addressed by applying the precautionary principle in cases where the survey methodology may have given a false negative result (e.g. a species that could reasonably be expected to occur, based on previous records and available habitat, was not observed). All species have been assessed on the basis of the presence of their habitat and the likely significance of that habitat to a viable local population.

Attachment 1

## 3 Results

### 3.1 Desktop Study

#### 3.1.1 NSW BioNet Atlas

The NSW BioNet Atlas identified a total of 25 listed flora and fauna entities from within 5 km of the Subject Site (one amphibian, 12 bird, eight mammal, one gastropod and three flora species). The details of these species, their legislative status and number of locality records are provided in **Table A-1 of Appendix A**.

In addition, this database identified a total of 16 TECs as known to occur within the Camden LGA. These TECs and their legislative status are provided in **Table A-2 of Appendix A**.

#### 3.1.2 Commonwealth PMST

The Commonwealth PMST identified a total of 52 listed flora and fauna entities which may, are likely to or are known to occur from within 5 km of the Subject Site (three amphibian, eight threatened bird, three fish, seven mammal, one reptile, 16 migratory bird and 14 flora species). These species, their legislative status and type of presence are provided in **Table A-3 of Appendix A**.

In addition, this database identified a total of six TECs which may, are likely to or are known to occur within 5 km of the Subject Site. These TECs, their legislative presence and type of presence are provided in **Table A-4 of Appendix A**.

The PMST report is provided in full as **Appendix B**.

#### 3.1.3 Vegetation Mapping

Historical aerial imagery indicated that remnant native vegetation had been removed from the Subject Site in 2015 and the Subject Site has been dominated by exposed soil and regenerating exotic grasslands since this clearing.

OEH vegetation mapping reviewed during the desktop study identified the native vegetation previously present on the Subject Site as Shale Plains Woodland and Shale Hills Woodland. These communities most likely conformed to the following Plant Community Types (PCTs), under the NSW BioNet Vegetation Classification system:

- > Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion (PCT ID 849); and
- > Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion (PCT ID 850).

Both of these PCTs conform to the TEC of:

- > TSC Act:
  - o Cumberland Plain Woodland of the Sydney Basin Bioregion – listed as critically endangered
- > EPBC Act:
  - o Cumberland Plain Shale Woodlands and Shale - Gravel Transition Forest – listed as critically endangered.

These PCTs are still evident on adjacent lands, in Manooka Reserve to the south as well as in portions of the remainder of lot 627 DP1163903.

### 3.2 Field Survey

The Subject Site was observed to comprise recently cleared and modified lands. Limited native vegetation and fauna habitat was present. The following sections document the biodiversity values of the Subject Site. Flora and Fauna species encountered during survey are provided in **Appendix C**.

#### 3.2.1 Vegetation Communities

As above, the Subject Site was observed to be dominated by cleared soil and exotic grasslands, indicative of its recent historic clearing. **Figure 2 (Page 34)** of the Biosis report concurs with the conditions observed on site, displaying the majority of the Subject Site as cleared land, with exotic grasslands present only in the south-east corner.

Vegetation recovery since the publication of the Biosis report was evident during surveys however, with native vegetation present, as shown in Table 3-1 below. These occurrences were small and restricted to the south-west of the Subject Site, adjacent to better condition native vegetation in Manooka Reserve.

Table 3-1 Vegetation communities on the Subject Site

Vegetation Community	Formation (Keith 2004)	Class (Keith 2004)	Plant Community Type	Plant Community Type ID	TEC	TSC Act Status	EPBC Act Status	Approximate area (ha)
Cumberland Plain Woodland	KF_CH3 Grassy Woodlands	Coastal Valley Grassy Woodlands	- Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion	850	Cumberland Plain Woodland in the Sydney Basin Bioregion	CE	CE	0.01
Cumberland Plain Woodland Derived Grassland	KF_CH4 Grasslands	-	Derived grasslands on shale hills of the Cumberland Plain (50-300m aasl)	806	Cumberland Plain Woodland in the Sydney Basin Bioregion	CE	-	0.05
Typha Reedlands	KF_CH8 Freshwater Lagoons	Coastal Freshwater Lagoons	Coastal freshwater swamps of the Sydney Basin Bioregion	783	-	-	-	0.02
Erotic grasslands	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.19
Cleared	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.03
<b>Total</b>								<b>1.3</b>

The distribution and extent of these communities is shown below in Figure 3-1 and are described in detail in the following sections.



Figure 3-1 Vegetation communities within the Subject Site

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### 3.2.1.2 Cumberland Plain Woodland

This vegetation had a very limited occurrence within the Subject Site, restricted to a single mature *Eucalyptus moluccana* (Grey Box), several immature *E. moluccana*, the shrub *Bursaria spinosa* (Blackthorn) and a variety of native ground cover species including *Desmodium brachypodum* (Large Tick-trefoil), *Glycine tabacina* (Variable Glycine) and *Hardenbergia violacea* (False Sarsaparilla). This community is predominantly present in the south-west corner, with the species described above falling within the mapped boundaries. Mature *E. moluccana* also overhang the Subject Site from Manooka reserve to the south along the southern boundary.

This vegetation is considered to be in moderate to good condition, with mature trees present as well as representatives of all sub-canopy strata and low occurrence of weed species. This vegetation also has connectivity with moderate to good condition CPW in Manooka reserve to the south.

Figure 3-2 below provides an example of this community within the Subject Site.



Figure 3-2 CPW within the Subject Site

Page 11 of the Commonwealth Government Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest: A Guide to Identifying and Protecting the Nationally Threatened Ecological Community provides a key diagnostic features flow chart for the identification of the federally listed community (DEWHA 2010). With reference to this tool, this community is considered to qualify as the federally-listed community due to the following criteria:

- > Are native tree species present with a minimum projected foliage cover of 10%?
  - o Yes.
- > Is the patch of the ecological community 0.5 ha or greater in size?
  - o Yes, the vegetation is part of the vegetation of the wider Manooka Reserve.
- > Of the perennial understorey vegetative cover present, is 50% made up of native species?;

- o Yes, refer to **Figure 3-2** above. Native species are present in all sub-canopy strata and there are low levels of exotic weeds.

### 3.2.1.3 Cumberland Plain Woodland Derived Grassland

This vegetation was indicative of the native woodland vegetation formally present on the Subject Site, as described above. This vegetation community is indicative of the recovery of this vegetation from seedstock as well as likely recruitment from nearby areas of CPW.

This community was represented by numerous CPW indicative groundcover species, including *Cyperus gracilis* (Slender Flat Sedge), *Desmodium brachypodium*, *Eriochloa pseudoacrotricha* (Cupgrass), *Glycine tabacina*, *Hardenbergia violacea* and *Themeda triandra* (Kangaroo Grass) as well as the widespread occurrence of the non-CPW indicative but native grass *Aurolistia rudis* (Speargrass). However, several seedling eucalypts were also present, most likely *Eucalyptus moluccana* due to the proximity of mature individuals of this species on lands to the south. *E. moluccana* is a key indicative CPW canopy species.

This community is considered to be of moderate condition, with large numbers of exotic species present throughout. However, it is considered to conform to CPW under the TSC Act due to the number of indicative species present, with 65% of the native species encountered during surveys being indicative species for this TEC under the OEH scientific determination species list. It is not however, considered to conform to CPW under the EPBC Act. With reference to the Commonwealth Government Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest: A Guide to Identifying and Protecting the Nationally Threatened Ecological Community tool, grasslands do not qualify as the federally-listed community due to the absence of native trees with a minimum projective cover of 10%.

**Figure 3-3** provides an example of this community on the Subject Site.



Figure 3-3 CPW Derived Native Grasslands on the Subject Site

### 3.2.1.4 Typha Reedlands

This community is restricted to a small waterbody in the west of the Subject Site. The base of this waterbody is almost totally dominated by *Typha orientalis* (Cumbungi) as well as other native species including

*Cynodon dactylon* (Common Couch), *Juncus usitatus* (Common Rush) and *Ludwigia peploides* (Water Primrose). See Figure 3-4 below for the condition of this community on the Subject Site.



Figure 3-4 Typha Reedlands on the Subject Site

This vegetation does not strongly conform to the PCT detailed in Table 3-1, with only two indicative species present and a significant presence of exotic species, primarily *Aster subulatus* (Wild Aster) and a total absence of upper and middle strata species. Due to this and its very small size, it is therefore not considered to conform to the potential TEC of Sydney Freshwater Wetlands in the Sydney Basin Bioregion.

#### 3.2.1.5 Exotic grasslands

As above, this vegetation community occurred throughout the majority of the Subject Site.

Species composition was dominated by exotic grasses and forbs such as *Chloris gayana* (Rhodes Grass), *Eragrostis curvula* (African Love Grass), *Hypericum perforatum* (Common St John's Wort), *Plantago lanceolata* (Lamb's Tongues), *Pennisetum clandestinum* (Kikuyu Grass) and *Sporobolus africanus* (Parramatta Grass). Native grasses and forbs were also present throughout this community; however, at much lower densities than the dominant exotics. Figure 3-5 provides an example of this vegetation within the Subject Site.



Figure 3-5 Exotic vegetation within the Subject Site

### 3.2.2 Flora

No threatened flora species or populations listed under the TSC Act and/or EPBC Act were documented on the Subject Site during survey. As above, the vegetation present on the Subject Site was highly limited and dominated by regenerating exotic grasslands species. None of the flora species known to occur from within 5 km of the Subject Site were considered likely to occur.

An assessment of the likelihood of occurrence of all threatened flora species, populations and communities known from the locality is provided as **Table D-1 of Appendix D**.

#### 3.2.2.1 Priority Weeds

Priority weeds are classified under specific Biosecurity Duties under the NSW Bio Act for the respective Local Land Services (LLS) area. All plants have a general biosecurity duty under the Act.

Priority weeds for the LLS area of Greater Sydney (which includes the Camden LGA) documented on the subject site and their required biosecurity duties are described in **Table 3-2** below.

Table 3.2 Priority weeds documented in the Subject Site and required (necessity) duties under the Bio Act

Scientific name	Common name	Biosecurity duty	Duty description
<i>Olea europaea</i> subsp. <i>cuspidata</i>	African Olive	Regional Recommended Measure	An exclusion zone is established for all lands in Blue Mountains City Council and Central Coast local government areas. The remainder of the region is classified as the core infestation area.  <i>Whole region: The plant or parts of the plant are not traded, carried, grown or released into the environment. Exclusion zone: The plant is eradicated from the land and the land kept free of the plant. Core infestation area: Land managers prevent spread from their land where feasible. Land managers reduce impacts from the plant on priority assets.</i>
<i>Senecio</i> <i>madagascariensis</i>	Fireweed	Prohibition on dealings	Must not be imported into the State or sold
-	All plants	General Biosecurity Duty	All plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable

### 3.2.3 Fauna

The Subject Site contained limited habitat for native fauna, with the area dominated by exotic grasslands.

A small pond was observed in the west of the Subject Site, providing the only significant fauna habitat item present. This pond contained standing water and water-dependent riparian vegetation. A mapped ephemeral drainage line was present draining through the Subject Site from the north-east into Manooka Reserve to the south. However, observations during survey indicated that this line had largely been removed by the previous clearing works with no discernible channel present.

The following sections detail the main species encountered and an assessment of the habitat present for the fauna classes encountered during survey.

#### 3.2.3.1 Amphibians

As above, the small pond in the west of the Subject Site provides suitable refuge and breeding resources for native amphibian species. During survey it was observed to contain tadpoles of an unidentified amphibian species and an absence of the exotic Plague Minnow (*Gambusia holbrooki*), a major exotic predator of native amphibian eggs and tadpoles.

Only one native amphibian was identified during survey, the Bleating Tree Frog (*Litoria dentata*), which was heard calling from the nearby Manooka Reserve to the south of the Subject Site. No threatened amphibian species were observed or heard calling during survey. However, conditions were not optimal for the detection of this fauna class.

The small waterbody on the Subject Site conforms to suitable habitat for the Green and Golden Bell Frog (*Litoria aurea*) – listed as endangered under the TSC Act and vulnerable under the EPBC Act. This species is also known from recent occurrence records (2015) from within 5 km of the Subject Site.

### 3.2.3.2 Birds

Birds were the most frequently encountered fauna class on the Subject Site, with numerous common native species observed or heard calling. Species observed to be utilising the Subject Site included the Australian White Ibis (*Threskiornis molucca*), Australian Wood Duck (*Chenonetta jubata*), Crested Pigeon (*Ocyphaps lophotes*) and Noisy Miner (*Manorina melanocephala*) as well as the exotic Common Myna (*Acridotheres tristis*) and Spotted Turtle Dove (*Spilopella chinensis*).

No threatened bird species were encountered during surveys. The Subject Site is not considered to support important key life stage habitat (breeding) or important foraging resources for this species class. The small pond is considered too small and exposed to provide suitable refuge and foraging resources for wetland-dependent birds such as the Australasian Bittern (*Botaurus poiciloptilus*) – listed as endangered under the TSC Act and EPBC Act and known from recent occurrence records (2011) from within 5 km of the Subject Site.

The Subject Site does provide foraging resources for seed-eating birds such as finches, fairy wrens and pigeons. However, these resources are not limited in the locality with large areas of similar grassland habitat in the remainder of lot 627 DP1163903 to the east. No threatened bird species is considered dependent on the resources of the Subject Site for their long-term survival.

### 3.2.3.3 Gastropods

One threatened gastropod species is known from the locality, the Cumberland Plain Land Snail (*Meridolum corneovirens*) – listed as endangered under the TSC Act. This species is known from numerous (39) occurrence records, with the most recent from 2017 and this species is closely associated with the TEC CPW.

Surveys for this species were undertaken within the small portion of remnant CPW in the south and south-west of the Subject Site (refer to **Section 2** above). No living snails or empty shells were encountered during this survey. However, due to the large number of records from the locality and the presence of suitable habitat on the Subject Site and nearby adjacent lands, this species is considered to have potential to occur on the Subject Site.

### 3.2.3.4 Mammals

Few mammal species were encountered during surveys. The majority of species encountered consisted of exotic wild and domestic species; the Domestic Cat (*Felis catus*), European Hare (*Lepus europaeus*) and the European Rabbit (*Oryctolagus cuniculus*).

Macropod scat, considered most likely attributable to the Swamp Wallaby (*Wallabia bicolor*) was observed in numerous locations and this species as well as other macropods, including the Eastern Grey Kangaroo (*Macropus giganteus*) are considered likely to utilise the Subject Site for grazing as well as watering from the small pond present.

Important habitat for the threatened mammal species known from the local area is not considered to be present on the Subject Site. No hollow-bearing trees, significant rock outcrops or fallen timber resources were observed within the Subject Site. These resources were all present within the adjacent Manooka Reserve.

The Subject Site is considered to be providing foraging and watering resources for native mammals. These resources are not limited in the locality, with large areas of similar exotic and native grasslands present in the remainder of lot 627 DP1163903 as well as small ponds within the creekline of Manooka reserve. No threatened mammal species are considered to be dependent on the resources of the Subject Site for their long-term survival in the locality.

### 3.2.3.5 Reptiles

No reptile species were encountered during surveys; however, this is considered attributable to the mild weather conditions. Suitable habitat for native skinks, goannas and snakes was present within Manooka Reserve as well as the small portion of CPW and the pond environment of the Subject Site.

A single threatened reptile species is considered to have potential to occur within the locality, the Broad-headed Snake (*Hoplocephalus bungaroides*) – listed as endangered under the TSC Act and vulnerable under the EPBC Act. However, it is not considered likely to occur within the Subject Site. No suitable sandstone outcroppings or hollow-bearing trees were present, key habitat requirements for this species.

## 4 Impact Assessment

This sections details the potential impacts of development following the rezoning of the Subject Site. Based on concept plans provided to Cardno as part of this assessment it is assumed that future development would necessitate the removal of all vegetation present on the Subject Site. As this FFA has been drafted to support the rezoning proposal for the Subject Site the impacts described below would not arise from the rezoning itself and should be considered as an indicative prediction of future impacts assuming the development of the entire Subject Site.

### 4.1 Ecological Impacts

#### 4.1.1 Direct Impacts

As above, future development of the Subject Site would result in the removal of all vegetation communities and habitat resources present for the required residential lots, Asset Protection Zones (APZs) and road network.

As removal of the listed TEC CPW would be required, a seven-part test under **Part 5A** of the EP&A Act has been undertaken to assess the significance of the removal of this TEC from the Subject Site. In addition, as a portion of the CPW present also conforms to the Commonwealth listing for this community, a Test of Significance (ToS) is required to be conducted for this listed Matter of National Environmental Significance (MNES) under the EPBC Act as detailed in the Commonwealth Department of Environment Matters of Environmental Significance Significant Impact Guidelines (DoE 2013). These assessments are provided in **Appendix E**.

In addition, two listed fauna species are considered to have a moderate likelihood of occurring on the Subject Site:

- > Cumberland Plain Land Snail (*Meridolum corneovirens*) – listed as endangered under the TSC Act; and
- > Green and Golden Bell Frog (*Litoria aurea*) – listed as endangered under the TSC Act and vulnerable under the EPBC Act.

Development works for the concept plan would necessitate the removal of all habitat resources for these two species from the Subject Site. Consequently, seven-part tests and ToS (for the Commonwealth MNES species only) have been conducted for these species, and the results provided in **Appendix E**.

These assessments concluded that there is not likely to be a significant impact on these entities as a result of projected future works. **Table 4-1** below details the percentage reduction of TEC in the wider lot 627 DP1163903 as a result of the projected development on the Subject Site (based on the vegetation extent provided in **Section 4.4** of the Biosis FFA and **Table 3-1** of this report).

Table 4-1 Projected TEC reduction from lot 627 DP1163903

TEC	Total extent (ha)	Projected clearing (ha)	Retained area following clearing (ha)	Percentage reduction
Cumberland Plain Woodland	8.86	0.01	8.85	0.1
Cumberland Plain Derived Grassland	0.48	0.05	0.43	10.4
<b>Total</b>	<b>9.34</b>	<b>0.06</b>	<b>9.28</b>	<b>0.6</b>

The projected removal of TEC and threatened fauna habitat from the Subject Site is not considered a significant reduction of the resources in the locality. Large areas of CPW, CPW Derived Grasslands and habitat for the above threatened fauna species are present on the remainder of lot 627 DP1163903 to the east and in Manooka Reserve to the south. Development of the Subject Site would not create a barrier to fauna dispersal across the landscape. Connectivity with woodlands in Manooka Reserve through lot 627 DP1163903 and onto lands further east would be retained following development.

Based on the results of the seven part tests (TSC Act) and ToS (EPBC Act), a significant impact on any listed species, population or TEC known or considered to have potential to occur on the Subject Site is not considered likely as a result of future development following rezoning. Consequently, further assessment through a Species Impact Statement (SIS) under the TSC Act and/or a referral to the federal Minister for the Environment under the EPBC Act is not considered necessary.

#### 4.1.2 Key Threatening Processes

Table 4-2 below details the Key Threatening Processes (KTPs) which could arise from development of the Subject Site following rezoning, as well as an assessment of the extent to which these KTPs would be exacerbated.

Table 4-2 Key Threatening Processes

KTP (TSC Act)	KTP (EPBC Act)	Extent of KTP exacerbation
Anthropogenic Climate Change	Loss of climatic habitat caused by anthropogenic emissions of greenhouse gases	Development of the Subject Site will contribute to greenhouse gas emissions through construction activities and removal of vegetation.  Due to the small size of the Subject Site, the proposed works are not considered likely to significantly exacerbate this KTP
Clearing of native vegetation	Land clearance	The development of the Subject Site will result in the removal of a small portion of native vegetation.  This impact is not considered a significant exacerbation of this KTP on the locality scale
Infection of frogs by amphibian chytrid causing the disease chytridiomycosis	Infection of amphibians with chytrid fungus resulting in chytridiomycosis	There is a low risk that this pathogen could be introduced in unclean fill, stow-away amphibians in landscaping plants and untreated water running offsite.  This is not considered a significant risk provided appropriate mitigation measures are enacted (see Section 5)
Infection of native plants by <i>Phytophthora cinnamomi</i>	Dieback caused by the root-rot fungus ( <i>Phytophthora cinnamomi</i> )	This pathogen may be introduced in unclean fill used on site as well as soil in pots of landscaping plants.  This is not considered a significant risk provided appropriate mitigation measures are enacted (see Section 5)
Introduction and establishment of Exotic Rust Fungi of the order Pucciniales pathogenic on plants of the family Myrtaceae	-	This pathogen may be introduced in unclean fill used on site as well as soil in pots of landscaping plants.  This is not considered a significant risk provided appropriate mitigation measures are enacted (see Section 5)
Invasion and establishment of exotic vines and scramblers	-	Exotic weed vine and scrambler species may be introduced as seed in unclean fill. Representatives of such species were observed to already be present on the Subject Site, but in low numbers.  This is not considered a significant risk provided appropriate mitigation measures are enacted (see Section 5)
Invasion and establishment of Scotch Broom ( <i>Cytisus scoparius</i> )	-	This species may be introduced as seed in unclean fill.  This is not considered a significant risk provided appropriate mitigation measures are enacted (see Section 5)

KTP (TSC Act)	KTP (EPBC Act)	Extent of KTP exacerbation
Invasion of native plant communities by African Olive <i>Olea europaea</i> subsp. <i>cuspidata</i> (Wall. ex G. Don) Cif	-	<p>This species may be introduced as seed in unclean fill. Representatives of this species was observed to already be present within the southern boundary of the Subject Site. Future development is not considered likely to significantly exacerbate this KTP in the locality.</p> <p>This is not considered a significant risk provided appropriate mitigation measures are enacted (see Section 5)</p>
Invasion of native plant communities by <i>Chrysanthemoides monilifera</i>	-	<p>This species may be introduced as seed in unclean fill.</p> <p>This is not considered a significant risk provided appropriate mitigation measures are enacted (see Section 5)</p>
Invasion of native plant communities by exotic perennial grasses	-	<p>Exotic perennial grass species may be introduced as seed in unclean fill. Representatives of such species were observed to already be present in significant numbers throughout much of the Subject Site. Future development is not considered likely to significantly exacerbate this KTP in the locality.</p> <p>This is not considered a significant risk provided appropriate mitigation measures are enacted (see Section 5)</p>
Invasion, establishment and spread of Lantana ( <i>Lantana camara</i> L. sens. Lat)	-	<p>This species may be introduced as seed in unclean fill.</p> <p>This is not considered a significant risk provided appropriate mitigation measures are enacted (see Section 5)</p>
Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants	Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants	<p>Landscaping and gardening works by future residents following development may introduce new exotic weeds into the locality following development.</p> <p>This is not considered a significant risk provided appropriate mitigation measures are enacted (see Section 5)</p>
Removal of dead wood and dead trees	-	<p>Development of the Subject Site would necessitate the removal of minor dead wood. However, no significant large woody debris were observed within the Subject Site during surveys.</p> <p>The development of the Subject Site would represent a negligible exacerbation of this KTP on the locality scale</p>

The future development of the Subject Site is not considered likely to lead to a significant exacerbation of any of the above KTPs, provided mitigation measures detailed in Section 5 below are implemented during and following development.

#### 4.1.3 Indirect Impacts

In addition to direct impacts associated with the development of lands through removal of native vegetation, fauna habitat, changes to surface drainage patterns etc., developments also have a variety of secondary impacts on the wider locality. Indirect impacts likely to arise as a result of the development of the Subject Site following rezoning comprise:

- > Sediment migration from areas of unconsolidated, exposed soil during development works into downslope areas of native vegetation;
- > Introduction of new weed species and pathogens into downslope and downstream areas due to runoff from unconsolidated, exposed soil during development as well as in stormwater following development;

- > Increased contaminant and nutrient loads introduced from stormwater into native vegetation downslope and downstream of the Subject Site following development;
- > Increased vehicle traffic leading to higher incidences of native fauna road fatalities following development;
- > Increased noise and light pollution on nearby areas of retained native vegetation, reducing fauna utility of this habitat;
- > Increased dust generation during development works, reducing fauna utility of areas of nearby retained habitat; and
- > Increases in the local population of exotic predators (dogs and cats) leading to increased predation pressure on native fauna.

**Section 5** below details measures which may be implemented throughout all stages of future development to mitigate the effects of the above indirect impacts.

## 4.2 Matters of National Environmental Significance

As described in **Section 2** above, an EPBC Act Protected Matters Search was undertaken within the DoE online database (Accessed: 05 December 2018) to identify MNES which are known or have the potential to occur within a 5 km radius of the Subject Site (**Appendix B**). This data, combined with other local knowledge and records, was utilised to assess whether the type of activity proposed within the Subject Site will have, or is likely to have, a significant impact upon a MNES.

The identified MNES and site-specific responses are listed below.

### 4.2.1 World Heritage Properties

Based on the desktop search, no World Heritage Property listed under the EPBC Act occur within the search area.

### 4.2.2 National Heritage Places

Based on the desktop search, no National Heritage Places listed under the EPBC Act occur within the search area.

### 4.2.3 Wetlands of International Importance

Based on the desktop search, no Wetlands of International Importance listed under the EPBC Act occur within the search area.

### 4.2.4 The Great Barrier Reef Marine Park

The Subject Site is not part of or near the Great Barrier Reef Marine Park. Therefore, the project will not impact on the Great Barrier Reef Marine Park.

### 4.2.5 Commonwealth Marine Area

The Subject Site is not part of or near the Commonwealth Marine Area. Therefore, the project will not impact on the Commonwealth Marine Area.

### 4.2.6 Listed Threatened Ecological Communities

The PMST search identified a total of six EPBC Act listed TECs as potentially occurring within 5 km of the Subject Site.

As detailed in **Section 4.1** above, one of these TECs was observed to be present on the Subject Site, CPW. This TEC occurs as a small extension of a larger occurrence in the Marnock Reserve to the south of the Subject Site. As this TEC was confirmed as present on the Subject Site, and the concept plan for future development of the Subject Site would necessitate the removal of this occurrence a ToS for this MNES was conducted (see **Appendix E**).

This assessment concluded that there was unlikely to be a significant impact on this MNES as a result of future development. The removal of this occurrence would result in a reduction of this TEC within the wider lot 627 DP1163903 area by less than 1 %.

As this assessment concluded that the future development is unlikely to have a significant impact on this MNES, further assessment through a referral to the federal Minister for the Environment is not considered necessary.

#### 4.2.7 Listed Threatened Species

A total of 36 listed species were identified as known to, likely to or may occur within 5 km of the Subject Site.

None of these species were encountered during surveys. However, one species was considered to have potential to occur due to recent local occurrence records and the presence of suitable habitat, the Green and Golden Bell Frog (*Litoria aurea*).

The Commonwealth Government have produced significant impact guidelines for the assessment of likely impacts on this species (DEWHA 2009). Under these guidelines, a referral under the EPBC Act should be considered if the action results in triggering at least one of the following thresholds:

1. The removal or degradation of aquatic or ephemeral habitat either where the green and golden bell frog has been recorded since 1995 or habitat that has been assessed as being suitable according to these guidelines. This can include impacts from chytrid and mosquito fish originating off-site;
2. The removal or degradation of terrestrial habitat within 200 metres of habitat identified in threshold 1; and
3. Breaking the continuity of vegetation fringing ephemeral or permanent waterways or other vegetated corridors linking habitats meeting the criteria in threshold 1.

Assessed against these records, future development works are considered to trigger threshold one of the above. The nearest record (from 2015) is located 3.4 km to the south-east, and this habitat has connectivity with the Subject Site through the tributaries of Bow Creek and the network of small farm dams in the locality.

With reference to the habitat suitability checklist on **Page 10-11** of the DEWHA guidelines, the available habitat on the Subject Site is considered suitable for this species, with a presence of preferred aquatic species (*Typha orientalis*) and nearby grass and woodland areas for foraging and dispersal. Unidentified tadpoles were observed to be present within the pond, indicating that the waterbody provides suitable amphibian breeding habitat and a population of the known amphibian egg predator, the Plague Minnow (*Gambusia holbrooki*) was not observed to be present.

On the basis of the presence of the species in the locality and of suitable habitat within the Subject Site, an ToS was conducted for this MNES, see **Appendix E**. This assessment concluded that there is unlikely to be a significant impact on this species as a result of future development on the Subject Site. Suitable breeding habitat on the Subject Site is limited and numerous similar waterbodies are present in the wider locality as well as large areas of grass and woodland foraging and breeding habitat. In addition, none of the key populations listed in the draft NSW Green and Golden Bell Frog *Litoria aurea* (Lesson 1829) Recovery Plan are located within the Camden LGA (DECC 2005). Consequently, the local population is not considered an 'important' population of this species under the definitions in the Commonwealth Significant Impact Guidelines for vulnerable species (DoE 2013).

Based on the assessment conducted for this report, further assessment through a referral to the federal Minister of the Environment is not considered necessary. However, further survey and habitat assessment for this species is recommended as part of an DA for development of the Subject Site (see **Section 5**).

#### 4.2.8 Listed Migratory Species

The PMST identified 16 listed migratory species as known to, likely to or may occur within 5 km of the Subject Site. None of these species were encountered during surveys.

Half of these species were marine or terrestrial species for which the Subject Site provided limited habitat utility due to the near absence of suitable native vegetation for these species. The small pond provides potential foraging and refuge habitat for some wetland species. However, this resource is small and lacks significant fringing vegetation. It is not considered suitable breeding habitat for any of the wetland migratory species known to occur in the locality. In addition, the surrounding locality contains numerous similar aquatic resources for these species. This form of habitat is not considered limited in the locality.

## 5 Recommendations

### 5.1 Introduction

When assessing the biodiversity impact of a proposed development the consideration of three approaches provides a comprehensive raft of potential options. These three approaches are listed in a descending order of best biodiversity outcomes:

- > **Avoid:** modify the proposed development so no significant impact on resident biodiversity values would occur. This is typically impractical but can help guide mitigation measures;
- > **Mitigate:** modify the proposed development to reduce the significant impacts on biodiversity values to the maximum extent possible. This is typically achieved through measures such as modification of proposed dwelling envelopes to avoid removing vegetation etc.; and
- > **Compensate:** include measures in the proposed development to compensate for the biodiversity values lost. This can be achieved through an on-site offset which reserves a portion of the subject site in perpetuity for conservation and rehabilitation purposes. It can also be achieved through an off-site offset under the NSW Biobanking scheme. This allows for the proponent of a proposed development to purchase biodiversity credits of an equal value to the credit value of the biodiversity assets present on a subject site. These credits will then be used to preserve an area of equivalent biodiversity value off-site.

This section makes recommendations to reduce or to provide suitable compensation for the impacts on flora and fauna values detailed in **Section 4** above.

### 5.2 Avoiding Impacts

As detailed in **Section 4** above, the development of the Subject Site under the current concept plan would require the removal of all native vegetation and significant fauna habitat features. Consequently, there is little opportunity to avoid impacts on the flora and fauna values present.

However, the portion of CPW to be removed constitutes less than 1 % of the CPW present in the entirety of lot 627 DP1163903, based on the results of the Biosis FFA and the analysis for this report (see **Section 3**). Development of the Subject Site would have no direct impact on CPW elsewhere in the wider lot.

Threatened fauna habitat on the Subject Site is limited to the small vegetated pond and occurrence of woody CPW vegetation. This habitat is not limited in the locality and the single mature tree present was not observed to contain significant fauna habitat values (hollows, nests etc.). No significant impact on threatened fauna considered to have potential to occur on the Subject Site is considered likely as a result of future development.

As a result, although there is limited scope to avoid the direct impacts of the development of the Subject Site, these impacts are not considered significant on the locality scale.

### 5.3 Mitigating Impacts

As above, there is limited scope for the retention of all or part of the native vegetation and significant fauna habitat within the Subject Site. Due to the small size of the Subject Site, required surface recontouring, road network and APZs, retention of a portion of the native vegetation present is not considered feasible.

However, a range of mitigation measures are available to mitigate the likely secondary impacts identified in **Section 4.1.3** above. Appropriate mitigation measures for these impacts are described in **Table 5-1** below.



Table 5-1 Appropriate mitigation measures to likely indirect impacts of future development

Impact	Action	Outcome	Timing	Responsibility
Sediment migration from areas of unconsolidated, exposed soil during development works into downslope areas of native vegetation	Sediment fencing is to be installed below all areas of exposed soil during works	Prevention of migration of unconsolidated soil into areas of retained native vegetation	Prior to any soil disturbance works. Maintained and repaired as required. Retained until soil is stabilised by another mechanism (laying of turf, sowing of grass etc.)	Contractor(s) responsible for works
Introduction of new weed species and pathogens into downslope and downstream areas due to runoff from unconsolidated, exposed soil during development as well as in stormwater following development	Appropriate runoff controls such as sediment fencing can be installed prior to any soil disturbance works. Any exogenous soil and water used on site (e.g. for dust suppression) is to be appropriately treated to minimize the risk of the introduction of new pests and diseases. Appropriate stormwater infrastructure design (as detailed below) will also minimize the risk to downslope native vegetation following development	Mitigation of the risk of introduction of new pests and diseases into downslope areas of native vegetation as a result of development	Prior to any soil disturbance works and during development	Contractor(s) responsible for works/Proponent/development planner



Impact	Action	Outcome	Timing	Responsibility
Increased contaminant and nutrient loads introduced from stormwater into native vegetation downslope and downstream of the Subject Site following development.	The impact on downslope native vegetation can be mitigated through the use of appropriate stormwater infrastructure that will maximise uptake of stormwater in the development area (semi-permeable surfaces, vegetated roadside swales) as well as to manage stormwater prior to discharge into the retained vegetation area (through the use of vegetated settlement ponds to partially treat stormwater prior to discharge as well as reduce the discharge rate of stormwater entering this area).	Minimisation of contaminated stormwater entering areas of retained native vegetation on the subject site and adjacent lands	During development	Proponent/development planner
Increased vehicle traffic leading to higher incidences of native fauna road fatalities following development	This impact can be reduced by the use of human-exclusion fencing and signage to define the boundaries of adjacent native vegetation areas. Such fencing was observed to be present along the boundary of the Subject Site and Manooka Reserve	Minimal disturbance to the habitat utility of nearby native vegetation for native fauna. Reduction in the risk of vehicle collisions with native fauna	During and following development	Proponent/development planner
Increased noise and light pollution on nearby areas of retained native vegetation, reducing fauna utility of this habitat	Restricting works to daylight hours and minimising the use of loud machinery whenever possible or containing such machinery within noise barriers	Minimal disturbance to sensitive fauna using habitat within the subject site and adjacent lands	During all development works	Contractor(s) responsible for works
Increased dust generation during development works, reducing fauna utility of areas of nearby retained habitat	Dust minimisation through water suppression, avoiding works on high wind days and limiting dust generating activities to the extent possible	Minimal disturbance to sensitive fauna using habitat within the subject site and adjacent lands	During all development works	Contractor(s) responsible for works

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Impact	Action	Outcome	Timing	Responsibility
Increases in the local population of exotic predators (dogs and cats) leading to increased predation pressure on native fauna	Education of future residents as to the potential impact these predators can have and recommendations on how to mitigate this impact (not allowing pets to roam at night, containment of pets within backyards etc.)	Minimisation of increased predation pressure from additional domestic exotic predators	Following development	Proponent/development planner

## 5.4 Compensate

As detailed in **Section 4**, the remainder of lot 627 DP1183903 contains significant stands of CPW, which would not be directly impacted upon by future development of the Subject Site. As detailed in the Basis report, much of this vegetation occurs within E2 zoned lands and could be managed for conservation purposes. The management and enhancement of this vegetation through weed control and assisted natural regeneration would compensate for the small amount of CPW to be removed from the Subject Site from any future development. However, as no significant impact is anticipated as a result of future development of the Subject Site, the establishment of a formal offset in this area is not required.

In addition, the use of local native species in future landscaping of road reserves etc. is recommended. Such plantings should ideally utilise seedstock from adjacent vegetation to preserve the genetic integrity of the local CPW community.

## 5.5 Additional recommendations

### 5.5.1 Dedicated Threatened Fauna Surveys

As detailed in **Section 3** above, suitable habitat for the Green and Golden Bell Frog was documented on the Subject Site during surveys. Although physical inspection for residents of this species was conducted during surveys with no individuals documented, conditions during survey were not considered appropriate for detection. Surveys for amphibians are best conducted following significant rainfall when activity is highest and males are most likely to be calling.

As this species is known from recent occurrence records and suitable breeding habitat is present on the Subject Site, a dedicated survey to determine presence is recommended prior to the submission of any DA. Such a survey is to follow the minimum survey requirements detailed in the NSW National Parks and Wildlife Service (NPWS) Environmental Impact Assessment Guidelines for this species (NSW NPWS 2003). For the Subject Site, such a survey would consist of:

- > A minimum of three separate survey events within the species' activity period (September to January) and under suitable conditions (warm conditions following significant rainfall);
- > Each survey to be over a minimum of one hour;
- > Each survey to consist of the following techniques:
  - Diurnal surveys;
    - Active habitat searches amongst aquatic and riparian vegetation as well as adjacent terrestrial grasslands; and
    - Dip netting for tadpoles.
  - Nocturnal surveys;
    - Torch or headlight searches amongst aquatic and riparian vegetation; and
    - Call playback surveys.

All staff undertaking surveys for this species are to observe appropriate hygiene protocols to minimise the unintentional introduction of the amphibian Chytrid fungus. This would involve disinfection of footwear, survey equipment (dip nets) and hands of involved staff. Encountered amphibians should not be handled; however, if this is required it is to be preceded by hand washing or the wearing of gloves.

### 5.5.2 Future Assessment Requirements (*Biodiversity Conservation Act 2016*)

As mentioned in **Section 1**, the Camden LGA is currently listed as an IDA for the purposes of assessment under the BC Act. Applications submitted up until 25 November 2019 may be assessed under the previous legislation.

If a DA for the development of the Subject Site is submitted following this date, then assessment through a Biodiversity Development Assessment Report (BDAR) under the Biodiversity Assessment Method (BAM) will be required as the Subject Site falls within lands mapped on the Biodiversity Values Map and Threshold Tool (BVMTT), see **Figure 5-1** below.



Figure 5-1 BVMTT map for the Subject Site

As native vegetation communities and threatened fauna habitat is present on the Subject Site, offsetting for the small amount of these values to be removed by future development through the Biodiversity Offset Scheme (BOS) will be required as part of the BDAR.

It must also be noted that CPW is listed as a Serious and Irreversible Impact (SAIL) candidate entity under the BC Act. An assessment of this entity against the SAIL criteria will also be required as part of the BDAR and Council will be required to make a determination as to whether the impact of the development constitutes a SAIL. If Council considers the impact to be an SAIL, it would be required to reject the application.

## 6 Conclusion

This report describes a FFA conducted to support a proposed rezoning of a portion of lot 627 DP1163903 in the Camden Council LGA. This proposal would result in the rezoning of the existing E2 and E4 lands of the Subject Site to R1 for future residential development.

Surveys conducted as part of this FFA concluded that the Subject Site has been highly modified through recent clearing and is dominated by exposed soil and exotic grasslands. However, a small portion of the TEC CPW is present in the south-west as an extension of CPW vegetation in the adjacent Manooka Reserve. In addition, a portion of the regenerating grasslands of the Subject Site were identified as most closely conforming to CPW derived grasslands. Finally, a small vegetated pond is present providing limited habitat for native fauna, particularly amphibians.

No threatened flora species were encountered during survey and none are considered likely to occur. Due to the small size of the Subject Site, the entire land area was surveyed with no individuals of any threatened flora species known to occur in the locality documented. The survey was also conducted during an appropriate season (summer) for the detection of the majority of these species.

No threatened fauna species were detected during survey, however, two were considered likely to occur based on the presence of suitable habitat and recent occurrence records from within 5 km, the Cumberland Plain Land Snail and the Green and Golden Bell Frog.

An indicative impact assessment was conducted based on the existing concept plan, which would require removal of all vegetation and habitat from the Subject Site. Assessments of the above TECs and threatened species were conducted under the seven-part test methodology (EP&A Act) and/or tests of significance (EPBC Act). These tests concluded that although future development of the Subject Site would result in the removal of the whole occurrence of TEC and threatened fauna habitat from the Subject Site, the level of impact is not considered to be significant. The CPW present on the Subject Site represents less than 1 % of this community present in the entirety of lot 627 DP1163903 and the fauna habitat values present are not limited in the local area.

Based on this assessment, no significant impact on any listed entity under the TSC Act and/or EPBC Act is considered likely as a result of future development of the Subject Site and further assessment through a SIS (NSW) or a referral to the federal Minister of the Environment (Commonwealth) would be required to support a future DA.

The future development of the Subject Site poses a range of potential secondary impacts during and following development on adjacent areas of retained native vegetation in the downslope Manooka Reserve. However, these impacts can be mitigated through appropriate controls during development as well as environmentally sensitive development design. Manooka Reserve is already bordered by residential development to the west and south and the development of the relatively small Subject Site is not considered likely to significantly exacerbate the existing pressures on this reserve from adjacent residential lands.

A dedicated survey for the Green and Golden Bell Frog is recommended as part of any future DA. This survey would need to be conducted in line with the minimum survey requirements for this species as detailed in the NSW NPWS Environmental Impact Assessment Guidelines.

Submission of any DA after the 25 November 2019 will require assessment through the BAM under the new BC Act, based on a review of the BVMTT for this report. This resource shows the majority of the Subject Site mapped as "biodiversity values". All Part 4 developments on mapped lands require assessment through the BAM.

Based on the results of this assessment, the proposed rezoning of the Subject Site is considered likely to be supported. This approach would avoid the majority of high value native vegetation and fauna habitat present in lot 627 DP1163903. The small amount of TEC and potential threatened fauna habitat to be removed from the Subject Site is not considered to represent a significant loss of these resources in the locality.

It is recommended that the E2 zoned lands elsewhere in lot 627 DP1163903 are managed for conservation purposes. This would more than compensate for the small amount of TEC and potential threatened fauna habitat which would be lost through future development of the Subject Site following rezoning.

## 7 References

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APPENDIX

A

DATABASE SEARCH RESULTS

Attachment 1



## Appendix A: Database Search Results

Table A-1: NSW BuNet Atlas Threatened species and populations from within 5 km of the Subject Site

Family Name	Scientific Name	Common Name	TSC Act*	EPBC Act*	No. Records
<b>Frogs</b>					
Hylidae	<i>Litoria aurea</i>	Green and Golden Bell Frog	E	V	2
<b>Birds</b>					
Anatidae	<i>Stictonetta naevosa</i>	Freckled Duck	V	-	1
Ardeidae	<i>Botaurus poiciloptilus</i>	Australasian Bittern	E	E	1
	<i>Ardea ibis</i>	Cattle Egret	-	C,J	4
Accipitridae	<i>Hieraaetus morphnoides</i>	Little Eagle	V	-	2
Psittacidae	<i>Glossopsitta pusilla</i>	Little Lorikeet	V	-	5
	<i>Neophema pulchella</i>	Turquoise Parrot	V	-	1
Strigidae	<i>Ninox strenua</i>	Powerful Owl	V	-	1
Meropidae	<i>Merops ornatus</i>	Rainbow Bee-eater	-	J	1
Neosittidae	<i>Daphoenositta chrysoptera</i>	Varied Sittella	V	-	20
Artamidae	<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	V	-	75
Petroicidae	<i>Petroica boodang</i>	Scarlet Robin	V	-	7
Scolopacidae	<i>Gallinago hardwickii</i>	Latham's Snipe	-	C,J,K	16
<b>Mammals</b>					
Phascolarctidae	<i>Phascolarctos cinereus</i>	Koala	V	V	1
Erballonuridae	<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	V	-	1
Pteropodidae	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V	V	11
Molossidae	<i>Mormopterus norfolkensis</i>	Eastern Freetail-bat	V	-	10
Vespertilionidae	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	V	-	2
	<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	V	-	6
	<i>Myotis macropus</i>	Southern Myotis	V	-	5
	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	V	-	2
<b>Gastropods</b>					



Family Name	Scientific Name	Common Name	TSC Act <sup>1</sup>	EPBC Act <sup>1</sup>	No. Records
Camaenidae	<i>Meridolum corneovirens</i>	Cumberland Plain Land Snail	E	-	39
<b>Flora</b>					
Apocynaceae	<i>Marsdenia viridiflora</i> subsp. <i>viridiflora</i>	<i>Marsdenia viridiflora</i> R. Br. subsp. <i>viridiflora</i> population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith local government areas	EP	-	7
Myrtaceae	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	V	-	1
Thymelaeaceae	<i>Firmelea spicata</i>	Spiked Rice-flower	E	E	712

<sup>1</sup>CE = Critically Endangered, E = Endangered, EP = Endangered Population, V = Vulnerable

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Table A-1 NSW Bushfire Atlas Threatened Ecological Communities from the Camden LRA

Community Name	TSC Act	EPBC Act	Type of Prescribed
<i>Agnes Banks Woodland in the Sydney Basin Bioregion – TSC Act</i>	CE	E	Known
<i>Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion – EPBC Act</i>			
<i>Blue Gum High Forest in the Sydney Basin Bioregion – TSC Act</i>	CE	CE	Known
<i>Blue Gum High Forest of the Sydney Basin Bioregion – EPBC Act</i>			
<i>Blue Mountains Shale Cap Forest in the Sydney Basin Bioregion</i>	E	CE	Known
<i>Castlereagh Scribbly Gum Woodland in the Sydney Basin Bioregion – TSC Act</i>	V	E	Known
<i>Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion – EPBC Act</i>			
<i>Castlereagh Swamp Woodland Community</i>	E	-	Known
<i>Cooks River/Castlereagh Ironbark Forest of the Sydney Basin Bioregion</i>	E	CE	Known
<i>Cumberland Plain Woodland in the Sydney Basin Bioregion – TSC Act</i>	CE	CE	Known
<i>Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest – EPBC Act</i>			
<i>Freshwater Wetlands on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions</i>	E	-	Known
<i>Moist Shale Woodland in the Sydney Basin Bioregion – TSC Act</i>	E	CE	Known
<i>Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest – EPBC Act</i>			
<i>River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions</i>	E	-	Known
<i>Shale Gravel Transition Forest in the Sydney Basin Bioregion – TSC Act</i>	E	CE	Known
<i>Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest – EPBC Act</i>			
<i>Shale Sandstone Transition Forest in the Sydney Basin Bioregion – TSC Act</i>	CE	CE	Known
<i>Shale Sandstone Transition Forest of the Sydney Basin Bioregion – EPBC Act</i>			
<i>Southern Sydney sheltered forest on transitional sandstone soils in the Sydney Basin Bioregion</i>	E	-	Known



Community Name	TSC Act	EPBC Act	Type of Remnant
<i>Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions</i>	E	E	Known
<i>Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community</i>			
<i>Swamp Sclerophyll Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions</i>	E	-	Known
<i>Western Sydney Dry Rainforest in the Sydney Basin Bioregion – TSC Act</i>	E	CE	Known
<i>Western Sydney Dry Rainforest and Moist Woodland on Shale – EPBC Act</i>			

\*CE = Critically Endangered, E = Endangered, V = Vulnerable

Table A-3 Commonwealth PMST Threatened and migratory species from within 5 km of the Subject Site

Scientific Name	Common Name	TSC Act*	EPBC Act*	Type of Presence
<b>Birds</b>				
<i>Anthochaera phrygia</i>	Regent Honeyeater	CE	CE	Species or species habitat <b>likely</b> to occur within area
<i>Botaurus poiciloptilus</i>	Australasian Bittern	E	E	Species or species habitat <b>known</b> to occur within area
<i>Calidris ferruginea</i>	Curlew Sandpiper	E	CE	Species or species habitat <b>likely</b> occur within area
<i>Dasyornis brachypterus</i>	Eastern Bristlebird	E	E	Species or species habitat <b>may</b> to occur within area
<i>Grantiella picta</i>	Painted Honeyeater	V	V	Species or species habitat <b>likely</b> to occur within area
<i>Lathamus discolor</i>	Swift Parrot	E	CE	Species or species habitat <b>known</b> to occur within area
<i>Numerius madagascariensis</i>	Eastern Curlew	-	CE	Species or species habitat <b>may</b> occur within area
<i>Rostratula australis</i>	Australian Painted Snipe	E	E	Species or species habitat <b>likely</b> occur within area
<b>Fish</b>				
<i>Maccullochella peelii</i>	Murray Cod	-	V	Species or species habitat <b>may</b> occur within area
<i>Macquaria australasica</i>	Macquarie Perch	-	E	Species or species habitat <b>known</b> to occur within area
<i>Prototroctes maraena</i>	Australian Grayling	-	V	Species or species habitat <b>may</b> occur within area
<b>Frogs</b>				
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	V	V	Species or species habitat <b>likely</b> to occur within area
<i>Litoria aurea</i>	Green and Golden Bell Frog	E	V	Species or species habitat <b>known</b> occur within area
<i>Litoria raniformis</i>	Growling Grass Frog	E	V	Species or species habitat <b>may</b> occur within area
<b>Mammals</b>				
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	V	V	Species or species habitat <b>known</b> to occur within area
<i>Dasyurus maculatus maculatus</i>	Spotted-tailed Quoll (SE mainland population)	V	E	Species or species habitat <b>likely</b> to occur within area
<i>Petauroides volans</i>	Greater Glider	-	V	Species or species habitat <b>known</b> to occur within area

Scientific Name	Common Name	TSC Act	EPBC Act	Type of Presence
<i>Petrogale pericillata</i>	Brush-tailed Rock-wallaby	E	V	Species or species habitat <b>likely</b> to occur within area
<i>Phascolarctos cinereus</i>	Koala (combined populations of Qld, NSW and the ACT)	V	V	Species or species habitat <b>known</b> to occur within area
<i>Pseudomys novaehollandiae</i>	New Holland Mouse	-	V	Species or species habitat <b>likely</b> to occur within area
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V	V	Roosting <b>known</b> to occur within area
<b>Reptiles</b>				
<i>Hoplocephalus bungaroides</i>	Broad-headed Snake	E	V	Species or species habitat <b>likely</b> to occur within area
<b>Flora</b>				
<i>Acacia bynoeana</i>	Bynoe's Wattle	E	V	Species or species habitat <b>may</b> to occur within area
<i>Acacia pubescens</i>	Downy Wattle	V	V	Species or species habitat <b>known</b> to occur within area
<i>Allocasuarina glauca</i>	-	E	E	Species or species habitat <b>may</b> occur within area
<i>Cynanchum elegans</i>	White-flowered Wax Plant	E	E	Species or species habitat <b>known</b> to occur within area
<i>Eucalyptus benthamii</i>	Camden White Gum	V	V	Species or species habitat <b>known</b> to occur within area
<i>Genoplesium baueri</i>	Yellow Gnat-orchid	E	E	Species or species habitat <b>likely</b> to occur within area
<i>Haloragis exalata</i> subsp. <i>exalata</i>	Wingless Raspwort	V	V	Species or species habitat <b>may</b> occur within area
<i>Personia hirsuta</i>	Hairy Geebung	E	E	Species or species habitat <b>known</b> to occur within area
<i>Pimelea spicata</i>	Spiked Rice-flower	E	E	Species or species habitat <b>known</b> to occur within area
<i>Pomaderris brunnea</i>	Rufous Pomaderris	E	V	Species or species habitat <b>likely</b> to occur within area
<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	E	E	Species or species habitat <b>known</b> to occur within area
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	E	V	Species or species habitat <b>likely</b> occur within area
<i>Thelymitra kangaloonica</i>	Kangaloon Sun Orchid	CE	CE	Species or species habitat <b>may</b> to occur within area
<i>Thesium australe</i>	Austral Toadflax	V	V	Species or species habitat <b>may</b> occur within area

Scientific Name	Common Name	TSC Act*	EPBC Act*	Type of Presence
<b>Migratory Marine Birds</b>				
<i>Apus pacificus</i>	Fork-tailed Swift	-	C, J, K	Species or species habitat <b>likely</b> to occur within area
<b>Migratory Terrestrial Birds</b>				
<i>Cuculus optatus</i>	Oriental Cuckoo	-	C, J, K	Species or species habitat <b>may</b> occur within area
<i>Hirundapus caudacutus</i>	White-throated Needletail	-	C, J, K	Species or species habitat <b>known</b> to occur within area
<i>Monarcha melanopsis</i>	Black-faced Monarch	-	Bonn	Species or species habitat <b>known</b> to occur within area
<i>Monarcha trivirgatus</i>	Spectacled Monarch	-	Bonn	Species or species habitat <b>known</b> to occur within area
<i>Motacilla flava</i>	Yellow Wagtail	-	C, J, K	Species or species habitat <b>may</b> occur within area
<i>Myiagra cyanoleuca</i>	Satin Flycatcher	-	Bonn	Species or species habitat <b>known</b> to occur within area
<i>Rhipidura rufifrons</i>	Rufous Fantail	-	Bonn	Species or species habitat <b>known</b> to occur within area
<b>Migratory Wetlands Birds</b>				
<i>Actitis hypoleucos</i>	Common Sandpiper	-	Bonn, C, J, K	Species or species habitat <b>may</b> occur within area
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	-	Bonn, C, J, K	Species or species habitat <b>known</b> to occur within area
<i>Calidris ferruginea</i>	Curlew Sandpiper	E	CE, Bonn, C, J, K	Species or species habitat <b>likely</b> to occur within area
<i>Calidris melanotos</i>	Pectoral Sandpiper	-	Bonn, J, K	Species or species habitat <b>may</b> occur within area
<i>Gallinago hardwickii</i>	Latham's Snipe	-	Bonn, J, K	Species or species habitat <b>may</b> occur within area
<i>Numerius madagascariensis</i>	Eastern Curlew	-	CE, Bonn, C, J, K	Species or species habitat <b>may</b> occur within area
<i>Pandion haliaetus</i>	Eastern Osprey	V	Bonn	Species or species habitat <b>likely</b> to occur within area
<i>Tringa nebularia</i>	Common Greenshank	-	Bonn, C, J, K	Species or species habitat <b>likely</b> to occur within area

\*CE = Critically Endangered, E = Endangered, V = Vulnerable, Bonn = Convention on the Conservation of Migratory Species of Wild Animals, C = China-Australia Migratory Bird Agreement, J = Japan-Australia Migratory Bird Agreement, K = Republic of Korea-Australia Migratory Bird Agreement

Table A-4 Commonwealth PMST Threatened Ecological Communities from within 5 km of the Subject Site

Scientific Name	TSC Act*	EPBC Act*	Type of Presence
<i>Agnes Banks Woodland in the Sydney Basin Bioregion – TSC Act</i>	V	E	Community <b>may</b> occur within area
<i>Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion - EPBC Act</i>			
<i>Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions - TSC Act</i>	E	E	Community <b>likely</b> to occur within area
<i>Coastal Swamphack (Casuarina glauca) Forest of New South Wales and South East Queensland Ecological Community - EPBC Act</i>			
<i>Cooks River/Castlereagh Ironbark Forest of the Sydney Basin Bioregion</i>	E	CE	Community <b>likely</b> occur within area
<i>Cumberland Plain Woodland in the Sydney Basin Bioregion – TSC Act</i>	CE	CE	Community <b>likely</b> to occur within area
<i>Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest - EPBC Act</i>			
<i>Shale Sandstone Transition Forest in the Sydney Basin Bioregion – TSC Act</i>	CE	CE	Community <b>may</b> occur within area
<i>Shale Sandstone Transition Forest of the Sydney Basin Bioregion - EPBC Act</i>			
<i>Western Sydney Dry Rainforest in the Sydney Basin Bioregion – TSC Act</i>	E	CE	Community <b>likely</b> to occur within area
<i>Western Sydney Dry Rainforest and Moist Woodland on Shale - EPBC Act</i>			

\*CE = Critically Endangered, E = Endangered, V = Vulnerable

ORD01

Caulfield Stage 2C Rezoning

Attachment 1





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## Appendix B: PMST Report

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**ORD01**

**Attachment 1**



## EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 05/12/18 09:26:11

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are  
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[Coordinates](#)  
Buffer: 5.0Km



## Summary

### Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

<a href="#">World Heritage Properties:</a>	None
<a href="#">National Heritage Places:</a>	None
<a href="#">Wetlands of International Importance:</a>	None
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Commonwealth Marine Area:</a>	None
<a href="#">Listed Threatened Ecological Communities:</a>	6
<a href="#">Listed Threatened Species:</a>	36
<a href="#">Listed Migratory Species:</a>	16

### Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

<a href="#">Commonwealth Land:</a>	6
<a href="#">Commonwealth Heritage Places:</a>	None
<a href="#">Listed Marine Species:</a>	22
<a href="#">Whales and Other Cetaceans:</a>	None
<a href="#">Critical Habitats:</a>	None
<a href="#">Commonwealth Reserves Terrestrial:</a>	None
<a href="#">Australian Marine Parks:</a>	None

### Extra Information

This part of the report provides information that may also be relevant to the area you have nominated

<a href="#">State and Territory Reserves:</a>	1
<a href="#">Regional Forest Agreements:</a>	None
<a href="#">Invasive Species:</a>	51
<a href="#">Nationally Important Wetlands:</a>	None
<a href="#">Key Ecological Features (Marine):</a>	None

## Details

### Matters of National Environmental Significance

#### Listed Threatened Ecological Communities

[\[ Resource Information \]](#)

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
<a href="#">Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion</a>	Endangered	Community may occur within area
<a href="#">Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community</a>	Endangered	Community may occur within area
<a href="#">Cooks River/Castlereagh Ironbark Forest of the Sydney Basin Bioregion</a>	Critically Endangered	Community may occur within area
<a href="#">Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest</a>	Critically Endangered	Community likely to occur within area
<a href="#">Shale Sandstone Transition Forest of the Sydney Basin Bioregion</a>	Critically Endangered	Community may occur within area
<a href="#">Western Sydney Dry Rainforest and Moist Woodland on Shale</a>	Critically Endangered	Community likely to occur within area

#### Listed Threatened Species

[\[ Resource Information \]](#)

Name	Status	Type of Presence
<b>Birds</b>		
<a href="#">Anthochaera phrygia</a> Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Botaurus poiciloptilus</a> Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area
<a href="#">Dasyornis brachypterus</a> Eastern Bristlebird [533]	Endangered	Species or species habitat may occur within area
<a href="#">Grantiella picta</a> Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Rostratula australis</a> Australian Painted-snipe, Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area

name	Status	Type of Presence
<b>Fish</b>		
<a href="#">Maccullochella peelii</a> Murray Cod [66633]	Vulnerable	Species or species habitat may occur within area
<a href="#">Macquaria australasica</a> Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area
<a href="#">Prototroctes maraena</a> Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
<b>Frogs</b>		
<a href="#">Heleioporus australiacus</a> Giant Burrowing Frog [1973]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Litoria aurea</a> Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Litoria raniformis</a> Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat may occur within area
<b>Mammals</b>		
<a href="#">Chalinolobus dwyeri</a> Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Dasyurus maculatus maculatus (SE mainland population)</a> Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area
<a href="#">Petauroides volans</a> Greater Glider [254]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Petrogale penicillata</a> Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</a> Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Pseudomys novaehollandiae</a> New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area
<a href="#">Pteropus poliocephalus</a> Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area
<b>Plants</b>		
<a href="#">Acacia bynoeana</a> Bynoe's Wattle, Tiny Wattle [8575]	Vulnerable	Species or species habitat may occur within area
<a href="#">Acacia pubescens</a> Downy Wattle, Hairy Stemmed Wattle [18800]	Vulnerable	Species or species habitat may occur within area
<a href="#">Allocasuarina glareicola</a> [21932]	Endangered	Species or species habitat may occur within area
<a href="#">Cynanchum elegans</a> White-flowered Wax Plant [12533]	Endangered	Species or species habitat likely to occur within area

NAME	STATUS	TYPE OF PRESENCE
<a href="#">Eucalyptus benthamii</a> Camden White Gum, Nepean River Gum [2821]	Vulnerable	Species or species habitat may occur within area
<a href="#">Genoplesium baueri</a> Yellow Gnat-orchid [7528]	Endangered	Species or species habitat likely to occur within area
<a href="#">Haloragis exalata subsp. exalata</a> Wingless Raspwort, Square Raspwort [24636]	Vulnerable	Species or species habitat may occur within area
<a href="#">Persoonia hirsuta</a> Hairy Geebung, Hairy Persoonia [19006]	Endangered	Species or species habitat likely to occur within area
<a href="#">Pimelea spicata</a> Spiked Rice-flower [20834]	Endangered	Species or species habitat known to occur within area
<a href="#">Pomaderris brunnea</a> Rufous Pomaderris [16845]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Pterostylis saxicola</a> Sydney Plains Greenhood [64537]	Endangered	Species or species habitat known to occur within area
<a href="#">Syzgium paniculatum</a> Magenta Lilly Pilly, Magenta Cherry, Daguba, Scrub Cherry, Creek Lilly Pilly, Brush Cherry [20307]	Vulnerable	Species or species habitat may occur within area
<a href="#">Thelymitra kangaloonica</a> Kangaloon Sun Orchid [81861]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Thesium australe</a> Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area
<b>Reptiles</b>		
<a href="#">Hoplocephalus bungaroides</a> Broad-headed Snake [1182]	Vulnerable	Species or species habitat may occur within area
<b>Listed Migratory Species</b>		<b>[ Resource Information ]</b>
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list		
Name	Threatened	Type of Presence
<b>Migratory Marine Birds</b>		
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<b>Migratory Terrestrial Species</b>		
<a href="#">Cuculus optatus</a> Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]		Species or species habitat known to occur within area
<a href="#">Monarcha melanopsis</a> Black-faced Monarch [609]		Species or species habitat known to occur within area
<a href="#">Monarcha trivirgatus</a> Spectacled Monarch [610]		Species or species habitat known to occur within area

Name	Threatened	Type of Presence
<a href="#">Motacilla flava</a> Yellow Wagtail [844]		Species or species habitat may occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species habitat known to occur within area
<b>Migratory Wetlands Species</b>		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat likely to occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Pandion haliaetus</a> Osprey [952]		Species or species habitat likely to occur within area
<a href="#">Tringa nebularia</a> Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

**Commonwealth Land** [\[ Resource Information \]](#)

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

**Name**

- Commonwealth Land -
- Commonwealth Land - Australian Postal Commission
- Commonwealth Land - Australian Telecommunications Commission
- Commonwealth Land - Australian Telecommunications Corporation
- Commonwealth Land - Defence Housing Authority
- Commonwealth Land - Telstra Corporation Limited

**Listed Marine Species** [\[ Resource Information \]](#)

\* Species is listed under a different scientific name on the EPBC Act - Threatened Species list

Name	Threatened	Type of Presence
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**Birds**

<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area
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Attachment 1

NAME	Threatened	Type of Presence
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<a href="#">Ardea alba</a> Great Egret, White Egret [59541]		Breeding known to occur within area
<a href="#">Ardea ibis</a> Cattle Egret [59542]		Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat likely to occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Chrysococcyx osculans</a> Black-eared Cuckoo [705]		Species or species habitat likely to occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<a href="#">Haliaeetus leucogaster</a> White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]		Species or species habitat known to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Merops ornatus</a> Rainbow Bee-eater [670]		Species or species habitat may occur within area
<a href="#">Monarcha melanopsis</a> Black-faced Monarch [609]		Species or species habitat known to occur within area
<a href="#">Monarcha trivirgatus</a> Spectacled Monarch [610]		Species or species habitat known to occur within area
<a href="#">Motacilla flava</a> Yellow Wagtail [644]		Species or species habitat may occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Pandion haliaetus</a> Osprey [952]		Species or species habitat likely to occur within area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species

<u>Name</u>	<u>Threatened</u>	<u>Type of Presence</u>
<a href="#">Rostratula benghalensis (sensu lato)</a> Painted Snipe [889]	Endangered*	habitat known to occur within area  Species or species habitat likely to occur within area
<a href="#">Tringa nebulosa</a> Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Extra Information

<u>State and Territory Reserves</u>	<u>[ Resource Information ]</u>
<u>Name</u>	<u>State</u>
William Howe	NSW

<u>Invasive Species</u>	<u>[ Resource Information ]</u>
Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.	

<u>Name</u>	<u>Status</u>	<u>Type of Presence</u>
<b>Birds</b>		
<a href="#">Acridotheres tristis</a> Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
<a href="#">Alauda arvensis</a> Skylark [666]		Species or species habitat likely to occur within area
<a href="#">Anas platyrhynchos</a> Mallard [974]		Species or species habitat likely to occur within area
<a href="#">Carduelis carduelis</a> European Goldfinch [403]		Species or species habitat likely to occur within area
<a href="#">Carduelis chloris</a> European Greenfinch [404]		Species or species habitat likely to occur within area
<a href="#">Columba livia</a> Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
<a href="#">Lonchura punctulata</a> Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
<a href="#">Passer domesticus</a> House Sparrow [405]		Species or species habitat likely to occur within area
<a href="#">Passer montanus</a> Eurasian Tree Sparrow [406]		Species or species habitat likely to occur within area

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Attachment 1

name	status	type of presence
<i>Pycnonotus jocosus</i> Red-whiskered Bulbul [631]		Species or species habitat likely to occur within area
<i>Streptopelia chinensis</i> Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
<i>Sturnus vulgaris</i> Common Starling [369]		Species or species habitat likely to occur within area
<i>Turdus merula</i> Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
<b>Frogs</b>		
<i>Rhinella marina</i> Cane Toad [83218]		Species or species habitat known to occur within area
<b>Mammals</b>		
<i>Bos taurus</i> Domestic Cattle [16]		Species or species habitat likely to occur within area
<i>Canis lupus familiaris</i> Domestic Dog [82654]		Species or species habitat likely to occur within area
<i>Felis catus</i> Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
<i>Lepus capensis</i> Brown Hare [127]		Species or species habitat likely to occur within area
<i>Mus musculus</i> House Mouse [120]		Species or species habitat likely to occur within area
<i>Oryctolagus cuniculus</i> Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
<i>Rattus norvegicus</i> Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
<i>Rattus rattus</i> Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
<i>Vulpes vulpes</i> Red Fox, Fox [18]		Species or species habitat likely to occur within area
<b>Plants</b>		
<i>Alternanthera philoxeroides</i> Alligator Weed [11620]		Species or species habitat likely to occur within area
<i>Anredera cordifolia</i> Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
<i>Asparagus aethiopicus</i> Asparagus Fern, Ground Asparagus, Basket Fern,		Species or species

NAME	Status	Type of Presence
Sprengi's Fern, Bushy Asparagus, Emerald Asparagus [62425] <i>Asparagus asparagoides</i>		habitat likely to occur within area
Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
<i>Asparagus plumosus</i> Climbing Asparagus-fern [48993]		Species or species habitat likely to occur within area
<i>Asparagus scandens</i> Asparagus Fern, Climbing Asparagus Fern [23255]		Species or species habitat likely to occur within area
<i>Cabomba caroliniana</i> Cabomba, Fanwort, Carolina Watershield, Fish Grass, Washington Grass, Watershield, Carolina Fanwort, Common Cabomba [5171] <i>Chrysanthemoides monilifera</i> Bitou Bush, Boneseed [19983]		Species or species habitat likely to occur within area
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i> Boneseed [16905]		Species or species habitat likely to occur within area
<i>Chrysanthemoides monilifera</i> subsp. <i>rotundata</i> Bitou Bush [16332]		Species or species habitat likely to occur within area
<i>Cytisus scoparius</i> Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
<i>Eichhornia crassipes</i> Water Hyacinth, Water Orchid, Nile Lily [13486]		Species or species habitat likely to occur within area
<i>Genista monspessulana</i> Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
<i>Genista</i> sp. X <i>Genista monspessulana</i> Broom [67538]		Species or species habitat may occur within area
<i>Lantana camara</i> Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892] <i>Lycium ferocissimum</i> African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
<i>Nassella neesiana</i> Chilean Needle grass [67699]		Species or species habitat likely to occur within area
<i>Nassella trichotoma</i> Serrated Tussock, Yass River Tussock, Yass Tussock, Nassella Tussock (NZ) [18884]		Species or species habitat likely to occur within area
<i>Opuntia</i> spp. Prickly Pears [82753]		Species or species habitat likely to occur within area
<i>Pinus radiata</i> Radiata Pine Monterey Pine, Insignis Pine, Wilding Pine [20780]		Species or species habitat may occur within area
<i>Rubus fruticosus</i> aggregate Blackberry, European Blackberry [68406]		Species or species

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NAME	status	type or presence
Sagittaria platyphylla Delta Arrowhead, Arrowhead, Slender Arrowhead [68483]		habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13685]		Species or species habitat likely to occur within area
Senecio madagascariensis Fireweed, Madagascar Ragwort, Madagascar Groundsel [2624]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area
<b>Reptiles</b>		
Hemidactylus frenatus Asian House Gecko [1708]		Species or species habitat likely to occur within area

## Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat, or environmental modeling (MAXENT or BIOCLIM habitat modeling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells, by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull) or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent.

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

## Coordinates

-34.04021 150.77742

## Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- [Natural history museums of Australia](#)
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

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## Appendix C: Species Lists

Table C-1 Flora species documented during survey

Family	Scientific Name	Common Name	Exotic	TSC Act <sup>a</sup>	EPBC Act <sup>b</sup>	Bio Act	WoNS <sup>c,d</sup>
Amaranthaceae	<i>Einadia nutans</i>	Climbing Saltbush	-	-	-	-	-
Apiaceae	<i>Ciclospermum leptophyllum</i>	Marsh Parsely	-	-	-	-	-
Asphodelaceae	<i>Bulbine bulbosa</i>	Bulbine Lily	-	-	-	-	-
Asteraceae	<i>Aster subulatus</i>	Wild Aster	*	-	-	-	-
	<i>Cirsium vulgare</i>	Spear Thistle	*	-	-	-	-
	<i>Conyza spp.</i>	Fleabane	*	-	-	-	-
	<i>Euchiton sphaericus</i>	Cudweed	-	-	-	-	-
	<i>Senecio madagascariensis</i>	Fireweed	*	-	-	Priority	Yes
	<i>Sonchus spp.</i>	Milk Thistle	*	-	-	-	-
Boraginaceae	<i>Echium vulgare</i>	Blueweed	*	-	-	-	-
Caryophyllaceae	<i>Paronychia brasiliensis</i>	Brazilian Whitlow	*	-	-	-	-
Convolvulaceae	<i>Dichondra repens</i>	Kidney Weed	-	-	-	-	-
Cyperaceae	<i>Cyperus eragrostis</i>	Umbrella Sedge	*	-	-	-	-
Fabaceae	<i>Cyperus gracilis</i>	Slender Flat Sedge	-	-	-	-	-
	<i>Desmodium brachypodium</i>	Large Tick-trefoil	-	-	-	-	-
	<i>Glycine tabacina</i>	Variable Glycine	-	-	-	-	-
	<i>Hardenbergia violacea</i>	False Sarsaparilla	-	-	-	-	-
	<i>Lotus corniculatus</i>	Common Bird's-foot Trefoil	*	-	-	-	-
	<i>Trifolium spp.</i>	Clover	*	-	-	-	-
Gentianaceae	<i>Certaurium erythraea</i>	European Centaury	*	-	-	-	-
Geraniaceae	<i>Geranium homeanum</i>	-	-	-	-	-	-
Hypericaceae	<i>Hypericum japonicum</i>	Japanese St. John's Wort	*	-	-	-	-
	<i>Hypericum perforatum</i>	Common St John's Wort	*	-	-	-	-
Juncaceae	<i>Juncus usitatus</i>	Common Rush	-	-	-	-	-
Malvaceae	<i>Modiola caroliniana</i>	Red Mallow	*	-	-	-	-
	<i>Sida rhombifolia</i>	Paddy's Lucerne	*	-	-	-	-
Myrtaceae	<i>Eucalyptus moluccana</i>	Grey Box	-	-	-	-	-
Oleaceae	<i>Olea europaea subsp. cuspidata</i>	African Olive	*	-	-	Priority	-
Onagraceae	<i>Ludwigia peploides</i>	Water Primrose	-	-	-	-	-
Oxalidaceae	<i>Oxalis corniculata</i>	Creeping Oxalis	*	-	-	-	-
	<i>Oxalis perennans</i>	-	-	-	-	-	-
Phyllanthaceae	<i>Phyllanthus virgatus</i>	-	-	-	-	-	-
Phytolaccaceae	<i>Phytolacca octandra</i>	Inkweed	*	-	-	-	-
Pittosporaceae	<i>Bursaria spinosa</i>	Blackthorn	-	-	-	-	-
Plantaginaceae	<i>Plantago lanceolata</i>	Lambs Tongues	*	-	-	-	-
	<i>Veronica peregrina</i>	American Speedwell	*	-	-	-	-
Poaceae	<i>Austrostipa rudis</i>	Speargrass	-	-	-	-	-
	<i>Chloris gayana</i>	Rhodes Grass	*	-	-	-	-



Family	Scientific Name	Common Name	Exotic	TSC Act*	EPBC Act*	Bio Act	WoNS**
	<i>Chloris truncata</i>	Windmill Grass	-	-	-	-	-
	<i>Cynodon dactylon</i>	Common Couch	-	-	-	-	-
	<i>Eragrostis curvula</i>	African Love Grass	+	-	-	-	-
	<i>Eriochloa pseudoacroticha</i>	Cupgrass	-	-	-	-	-
	<i>Paspalum dilatatum</i>	Paspalum	+	-	-	-	-
	<i>Pennisetum clandestinum</i>	Kikuyu	+	-	-	-	-
	<i>Phalaris aquatica</i>	Harding Grass	+	-	-	-	-
	<i>Rytidosperma fulvum</i>	Wallaby Grass	-	-	-	-	-
	<i>Setaria parviflora</i>	Pale Pigeon Grass	+	-	-	-	-
	<i>Sporobolus africanus</i>	Parramatta Grass	+	-	-	-	-
	<i>Themeda triandra</i>	Kangaroo Grass	-	-	-	-	-
Polygonaceae	<i>Rumex brownii</i>	Swamp Dock	-	-	-	-	-
Portulacaceae	<i>Portulaca oleracea</i>	Purslane	+	-	-	-	-
Primulaceae	<i>Anagallis arvensis</i>	Scarlet Pimpernel	+	-	-	-	-
Solanaceae	<i>Solanum linnaeanum</i>	Apple of Sodom	+	-	-	-	-
	<i>Datura stramonium</i>	Jimson Weed	+	-	-	-	-
Typhaceae	<i>Typha orientalis</i>	Cumbungi	-	-	-	-	-
Verbenaceae	<i>Verbena bonariensis</i>	-	+	-	-	-	-
	<i>Verbena spp.</i>	Purpletop	+	-	-	-	-

\*CE = Critically Endangered, E = Endangered, V = Vulnerable, Bonn = Convention on the Conservation of Migratory Species of Wild Animals, C = China-Australia Migratory Bird Agreement, J = Japan-Australia Migratory Bird Agreement, K = Republic of Korea-Australia Migratory Bird Agreement

\*\*Weed of National Significance

Table C-2 Fauna species encountered during survey

Family	Scientific Name	Common Names	Exotic	TBC Act	EPSC Act	Mode of detection
<b>Amphibians</b>						
Hylidae	<i>Litoria dentata</i>	Bleating Tree Frog	-	-	-	Heard
<b>Birds</b>						
Anatidae	<i>Chenonetta jubata</i>	Australian Wood Duck	-	-	-	Seen
Artamidae	<i>Cracticus torquatus</i>	Grey Butcherbird	-	-	-	Heard
	<i>Gymnorhina tibicen</i>	Australian Magpie	-	-	-	Heard
	<i>Eolophus roseicapillus</i>	Galah	-	-	-	Heard
Cacatuidae	<i>Cacatua galerita</i>	Sulphur-crested Cockatoo	-	-	-	Heard
	<i>Cacatua sanguinea</i>	Short-beaked Corella	-	-	-	Heard
Columbidae	<i>Spilopelia chinensis</i>	Spotted Turtle-dove	*	-	-	Seen/heard
	<i>Ocyphaps lophotes</i>	Crested Pigeon	-	-	-	Seen/heard
Corvidae	<i>Corvus coronoides</i>	Australian Raven	-	-	-	Seen/heard
Maluridae	<i>Malurus cyaneus</i>	Superb Fairy-wren	-	-	-	Heard
Meliphagidae	<i>Manorina melanocephala</i>	Noisy Miner	-	-	-	Seen/heard
Monarchidae	<i>Grallina cyanoleuca</i>	Magpie Lark	-	-	-	Heard
	<i>Trichoglossus haematodus</i>	Rainbow Lorikeet	-	-	-	Seen/heard
	<i>Platycercus elegans</i>	Crimson Rosella	-	-	-	Heard
Psittacidae	<i>Alisterus scapularis</i>	Australian King Parrot	-	-	-	Seen/heard
	<i>Psephotus haematodotus</i>	Red-rumped Parrot	-	-	-	Seen/heard
Sturnidae	<i>Acridotheres tristis</i>	Common Myna	*	-	-	Seen/heard
Threskiornithidae	<i>Threskiornis molucca</i>	Australian White Ibis	-	-	-	Seen
<b>Mammals</b>						
Felidae	<i>Felis catus</i>	Domestic Cat	*	-	-	Seen
Leporidae	<i>Lepus europeus</i>	European Hare	*	-	-	Seen
	<i>Oryctolagus cuniculus</i>	European Rabbit	*	-	-	Seen
Macropodidae	<i>Wallabia bicolor</i>	Swamp Wallaby	-	-	-	Scat

\*CE = Critically Endangered, E = Endangered, V = Vulnerable, Bonn = Convention on the Conservation of Migratory Species of Wild Animals, C = China-Australia Migratory Bird Agreement, J = Japan-Australia Migratory Bird Agreement, K = Republic of Korea-Australia Migratory Bird Agreement

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APPENDIX

D

LIKELIHOOD OF OCCURRENCE  
TABLES

Attachment 1





## Appendix D: Likelihood of Occurrence Tables

Threatened flora and fauna, and migratory species (listed under the TSC Act and/or EPBC Act) that have been gazetted and are known, or have potential, to occur within a 5 km radius of the Subject Site have been considered in this section. TECs known from the broader area have also been considered. The likelihood of occurrence within the Subject Site of each species and TEC was assessed using the criteria described in Table D-1 and the findings presented in Table D-2 (flora species and TECs) and Table D-3 (fauna species).

This assessment was undertaken based on previous records, the results of the field survey and known species habitat requirements. An assessment of the potential impact that would likely be experienced by each species and TEC is also provided in Table D-2 and Table D-3.

Table D-1 Likelihood of occurrence criteria

Likelihood Rating	Criteria
<b>Known</b>	The species was recorded within the Subject Site during the field surveys.
<b>High</b>	<p>It is likely that a species would inhabit or utilise habitat within the Subject Site. Criteria for this category may include:</p> <ul style="list-style-type: none"> <li>➢ Species recently and/or regularly recorded in contiguous or nearby habitat.</li> <li>➢ High quality habitat or resources present within the Subject Site.</li> <li>➢ Species is known or likely to maintain a resident population surrounding the Subject Site.</li> <li>➢ Species is known or likely to visit during migration or in response to seasonal availability of resources present on site.</li> </ul>
<b>Moderate</b>	<p>Potential habitat for a species occurs within the Subject Site. Criteria for this category may include:</p> <ul style="list-style-type: none"> <li>➢ Species previously recorded in contiguous habitat albeit not recently (&gt; 10 years).</li> <li>➢ Habitat present, but poor quality, depauperate or modified types and/or resources.</li> <li>➢ Species has potential to utilise habitat during migration or seasonal availability of resources.</li> <li>➢ Cryptic flora species with potential habitat within the Subject Site that have not been targeted by surveys (for example, surveys were not undertaken with the flowering season).</li> </ul>
<b>Low</b>	<p>It is unlikely that the species inhabits the area, if it did, it would likely be a transient visitor. Criteria for this category may include:</p> <ul style="list-style-type: none"> <li>➢ The Subject Site does not support the specific habitat types or resources required by the species.</li> <li>➢ The Subject Site is beyond the current distribution of the species or is isolated from known populations.</li> <li>➢ Non cryptic flora species not observed during targeted surveys.</li> </ul>
<b>None/Absent</b>	The habitat within the Subject Site is unsuitable for the species.



Table E-1: Likelihood of Occurrence Table: Plants and Fungi

Species / Community Name	TNC Cd	EPBC Ad	Rarity Status	Substratum / Community Description	Likelihood of Occurrence	Potential for Impact
<b>Flora</b>						
<i>Acacia bynoeana</i> (Bynoe's Wattle)	E	V	Bionet - 0  PMST - M	Occurs in heath or dry sclerophyll forest on sandy soils. Seems to prefer open, sometimes slightly disturbed sites such as trail margins, edges of roadside spoil mounds and in recently burnt patches. Associated overstorey species include Red Bloodwood, Scribbly Gum, Parramatta Red Gum, Saw Banksia and Narrow-leaved Apple.	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. The species is not cryptic and adequate survey was conducted for its detection	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>Acacia pubescens</i> (Downy Wattle)	V	V	Bionet - 0  PMST - Kn	Occurs on alluviums, shales and at the intergrade between shales and sandstones. The soils are characteristically gravelly soils, often with ironstone. Occurs in open woodland and forest, in a variety of plant communities, including Cooks River/Castlereagh Ironbark Forest, Shale/Gravel Transition Forest and Cumberland Plain Woodland	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. The species is not cryptic and adequate survey was conducted for its detection	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>Allocasuarina glauca</i>	E	E	Bionet - 0  PMST - M	The species grows in Castlereagh woodland on lateritic soil. Found in open woodland with <i>Eucalyptus parramattensis</i> , <i>Eucalyptus fibrosa</i> , <i>Angophora bakeri</i> , <i>Eucalyptus sclerophylla</i> and <i>Melaleuca decora</i> . Common associated understorey species include <i>Melaleuca nodosa</i> , <i>Hakea dactyloides</i> , <i>Hakea sericea</i> , <i>Dillwynia tenuifolia</i> , <i>Micromyrtus minutiflora</i> , <i>Acacia elongata</i> , <i>Acacia brownii</i> , <i>Themeda australis</i> and <i>Xanthorrhoea minor</i> .	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. Preferred vegetation for this species was also not present	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>Cynanchum elegans</i>	E	E	Bionet - 0	White-flowered Wax Plant occurs on a variety of lithologies and soil types, usually on steep slopes with varying degrees of soil. Geology is not a limiting factor for this species and associated substrate varies at different	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed	None. As this species has no chance of occurring within the Subject Site, it is unlikely



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Species / Community Name	TBC Act	EPBC Act	Records Source	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
(White-flowered Wax Plant)			PMST - Kn	locations. This species occurs from near sea level to about 600 m above sea level and experiences hot humid summers with high summer-autumn rainfall, and cool winters with low spring rainfall. Annual average rainfall ranges from 700–1450 mm.	soil. The species is not cryptic and adequate survey was conducted for its detection	to be impacted by any future works
<i>Eucalyptus benthamii</i>	V	V	Bionet - 0 PMST - Kn	Requires a combination of deep alluvial sands and a flooding regime that permits seedling establishment. Recruitment of juveniles appears to be most successful on bare silt deposits in rivers and streams.	<b>None.</b> The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. The species is not cryptic and adequate survey was conducted for its detection	<b>None.</b> As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
(Camden White Gum)						
<i>Eucalyptus scoparia</i>	V	-	Bionet - 1 PMST - N/A	Found in open eucalypt forest, woodland and heaths on well-drained granite/myolite hilltops, slopes and rocky outcrops, typically at high altitudes	<b>None.</b> The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. The species is not cryptic and adequate survey was conducted for its detection	<b>None.</b> As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
(Mallangarra White Gum)						
<i>Genoplesium baueri</i>	E	E	Bionet - 0 PMST - L	This species grows in dry sclerophyll forest and moss gardens over sandstone.	<b>None.</b> The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. Important habitat constraints were not present	<b>None.</b> As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
(Yellow Gnat-orchid)						
<i>Haloragis exalata</i> subsp. <i>exalata</i>	V	V	Bionet - 0	Square Raspwort appears to require protected and shaded damp situations in riparian habitats.	<b>None.</b> The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed	<b>None.</b> As this species has no chance of occurring within the Subject Site, it is unlikely



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Species / Community Name	TBC Act	EPBC Act	Records Source	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
(Wingless Raspwort)			PMST - M		soil, important habitat constraints were not present	to be impacted by any future works
<i>Marsdenia viridiflora</i> R. Br. subsp. <i>viridiflora</i> population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith local government areas	EP		Bionet - 7  PMST - N/A	Grows in vine thickets and open shale woodland	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. The species is not cryptic and adequate survey was conducted for its detection	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>Pteroonia hirsuta</i>	E	E	Bionet - 0  PMST - Kn	The Hairy Geebung is found in sandy soils in dry sclerophyll open forest, woodland and heath on sandstone	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. The species is not cryptic and adequate survey was conducted for its detection	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
(Hairy Geebung)						
<i>Pimelea spicata</i>	E	E	Bionet - 712	In both the Cumberland Plain and Illawarra environments this species is found on well-structured clay soils. On the Cumberland Plain sites it is associated with Grey Box communities (particularly Cumberland Plain Woodland	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed	None. As this species has no chance of occurring within the Subject Site, it is unlikely



Flora and Fauna Assessment /  
Detailed Stage 2C Reporting

Species / Community Name	TBC Act	EPBC Act	Records Source	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
(Spiked Rice-flower)			PMST - Kn	variants and Moist Shale Woodland) and in areas of ironbark. The co-occurring species in the Cumberland Plain sites are grey box ( <i>Eucalyptus moluccana</i> ), forest red gum ( <i>E. fernticornis</i> ) and narrow-leaved ironbark ( <i>E. crebra</i> ). Blackthorn ( <i>Bursaria spinosa</i> ) is often present at sites (and may be important in protection from grazing) and kangaroo grass ( <i>Themeda australis</i> ) is usually present in the groundcover (also indicative of a less intense grazing history).	soil. The species is not cryptic and adequate survey was conducted for its detection	to be impacted by any future works
<i>Pomadouria brunnea</i> (Rufous Pomadouris)	E	V	Bionet - 0 PMST - L	It grows in moist woodland or forest on clay and alluvial soils of flood plains and creek lines.	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. The species is not cryptic and adequate survey was conducted for its detection	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>Pterostylis saxicola</i> (Sydney Plains Greenhood)	E	E	Bionet - 0 PMST - Kn	Most commonly found growing in small pockets of shallow soil in depressions on sandstone rock shelves above cliff lines. The vegetation communities above the shelves where <i>Pterostylis saxicola</i> occurs are sclerophyll forest or woodland on shale/sandstone transition soils or shale soils.	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. Important habitat constraints were not present	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>Syzygium paniculatum</i> (Magenta Lily Pilly)	E	V	Bionet - 0 PMST - L	On the south coast the Magenta Lily Pilly occurs on grey soils over sandstone, restricted mainly to remnant stands of littoral (coastal) rainforest. On the central coast Magenta Lily Pilly occurs on gravels, sands, silts and clays in riverside gallery rainforests and remnant littoral rainforest communities.	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. The species is not cryptic and adequate survey was conducted for its detection	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works



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Species / Community Name	TSC Act	EPBC Act	Records Source	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
<i>Thelymitra kangarooonica</i> (Kangaloom Sun Orchid)	CE	CE	Biomet - 0	It is found in swamps in sedgelands over grey silty grey loam soils.	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. Important habitat constraints were not present.	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works.
			PMST - L			
<i>Thesium australe</i> (Austral Toadflax)	V	V	Biomet - 0	Although originally described from material collected in the SW Sydney area, populations have not been seen in a long time. It may persist in some areas in the broader region. Occurs in grassland on coastal headlands or grassland and grassy woodland away from the coast. Often found in association with Kangaroo Grass ( <i>Themeda australis</i> ).	None. The Subject Site has been recently cleared and is dominated by recovering exotic grasslands and exposed soil. The species is not known from recent occurrence records and adequate survey was conducted in an appropriate season.	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works.
			PMST - M			
<b>Ecological Communities</b>						
Agnes Banks Woodland in the Sydney Basin Bioregion – TSC Act	CE	E	Biomet - Kn	A low woodland community with Scribbly Gum ( <i>Eucalyptus sclerophylla</i> ), Narrow-leaved Apple ( <i>Angophora bakeri</i> ) and Old Man Banksia ( <i>Banksia serrata</i> ) as the dominant canopy trees. Diverse understorey shrubs include Wallum Banksia ( <i>Banksia aemula</i> ), <i>Banksia oblongifolia</i> , Coneseed ( <i>Conospermum faxifolium</i> ), Wreeding Bush ( <i>Ricinocarpos pinifolius</i> ), Showy Parrot Pea ( <i>Dilkyria sericea</i> ) and Noddang Geebung ( <i>Pteroonia nutans</i> ).	Absent. The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site.	None. As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
			PMST - M			
Blue Gum High Forest in the Sydney Basin Bioregion – TSC Act	CE	CE	Biomet - Kn	A moist, tall open forest community, with dominant canopy trees of Sydney Blue Gum ( <i>Eucalyptus saligna</i> ) and Blackbutt ( <i>E. pilularis</i> ), Forest Oak ( <i>Allocasuarina torulosa</i> ) and Sydney Red Gum ( <i>Angophora costata</i> ) also occur.	Absent. The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition.	None. As this ecological community does not occur within the Subject Site, there would be no

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Species / Community Name	TSC Act	EPBC Act	Records Sources	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
Blue Gum High Forest of the Sydney Basin Bioregion – EPBC Act			PMST - N/A	Species adapted to moist habitat such as Lilly Pilly ( <i>Acmena smithii</i> ), Sandpaper Fig ( <i>Ficus coronata</i> ), Rainbow Fern ( <i>Calochortus dubia</i> ) and Common Maidenhair ( <i>Adiantum aethiopicum</i> ) may also occur.	Therefore, this ecological community does not occur within the Subject Site	impacts by any proposed future development.
Blue Mountains Shale Cap Forest in the Sydney Basin Bioregion	CE	CE	Blonet - Kn PMST - N/A	Characteristic tree species of this ecological community are Mountain Blue Gum ( <i>Eucalyptus deanei</i> ), Monkey Gum ( <i>E. cypellocarpa</i> ) and Turpentine ( <i>Syncarpia glomulifera</i> ). Other tree species include Sydney Red Gum ( <i>Angophora costata</i> ), Rough-barked Apple ( <i>A. floribunda</i> ), Mountain Mahogany ( <i>E. notabilis</i> ), Sydney Peppermint ( <i>E. piperita</i> ) and Grey Gum ( <i>E. purctata</i> ). Tree species composition varies between sites depending on geographical location and local conditions (e.g. topography, rainfall exposure)	<b>Absent.</b> The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site.	<b>None.</b> As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
Castlereagh Scribbly Gum Woodland in the Sydney Basin Bioregion – TSC Act			Blonet - Kn	Castlereagh Scribbly Gum Woodland in the Sydney Basin Bioregion is dominated by <i>Eucalyptus parvirens</i> subsp. <i>parvirens</i> , <i>Angophora bakeri</i> and <i>E. decora</i> . A small tree stratum of <i>Melaleuca</i> is sometimes present, generally in areas with poorer drainage. It has a well-developed shrub stratum consisting of sclerophyllous species such as <i>Banksia spinulosa</i> var. <i>spinulosa</i> , <i>Melaleuca nodosa</i> , <i>Hakea zeniceae</i> and <i>H. dactyloides</i> (multi-stemmed form). The ground stratum consists of a diverse range of forbs including <i>Themeda australis</i> , <i>Entolasia stricta</i> , <i>Cyathochaeta diandra</i> , <i>Dianella revolute</i> subsp. <i>revolute</i> , <i>Stylidium graminifolium</i> , <i>Platyssace ericoides</i> , <i>Laxmannia gracilis</i> and <i>Aristida warburgii</i> .	<b>Absent.</b> The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site.	<b>None.</b> As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion – EPBC Act	V	E	PMST - M	Occurs in western Sydney in the Castlereagh and Holsworthy areas, on deposits from ancient river systems along today's intermittent creeklines, often in poorly drained depressions. There is now only 616 hectares remaining.	<b>Absent.</b> The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition.	<b>None.</b> As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
Castlereagh Swamp Woodland Community	E	-	Blonet - Kn			



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Species / Community Name	TSC Act	EPBC Act	Records Source	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
Cooks River/Castlereagh Ironbark Forest of the Sydney Basin Bioregion	E	CE	PMST - N/A	Intact, which mainly occurs in the Hawkesbury, Liverpool and Penrith local government areas. Good examples can be seen at Windsor Downs Nature Reserve and Kemps Creek Nature Reserve	Therefore, this ecological community does not occur within the Subject Site	impacts by any proposed future development.
			Blonet - Kn	Ranges from open forest to low woodland, with a canopy dominated by Broad-leaved Ironbark ( <i>Eucalyptus fibrosa</i> ) and Paperbark ( <i>Melaleuca decora</i> ). The canopy may also include other eucalypts such as Woollybutt ( <i>E. longifolia</i> ). The dense shrubby understorey consists of Prickly-leaved Paperbark ( <i>Melaleuca nodosa</i> ) and Peach Heath ( <i>Lissanthe strigosa</i> ), with a range of 'pea' flower shrubs, such as <i>Dillwynia tenuifolia</i> , Hairy Bush-pea ( <i>Pultenaea villosa</i> ) and Gorse Bitter Pea ( <i>Daviesia ulicifolia</i> ) (can be locally abundant). The sparse ground layer contains a range of grasses and herbs. Contains many more species and other references should be consulted to identify these.	<b>Absent.</b> The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site.	<b>None.</b> As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
Cumberland Plain Woodland in the Sydney Basin Bioregion - TSC Act			Blonet - Kn	The dominant canopy trees of Cumberland Plain Woodland are Grey Box ( <i>Eucalyptus moluccana</i> ) and Forest Red Gum ( <i>E. tereticornis</i> ), with Narrow-leaved Ironbark ( <i>E. crebra</i> ), Spotted Gum ( <i>Corymbia maculata</i> ) and Thin-leaved Stringybark ( <i>E. eugenoides</i> ) occurring less frequently. The shrub layer is dominated by Blackthorn ( <i>Bursaria spinosa</i> ), and it is common to find abundant grasses such as Kangaroo Grass ( <i>Themeda australis</i> ) and Weeping Meadow Grass ( <i>Microlobena stipoides</i> var. <i>stipoides</i> ). Contains many more species and other references should be consulted to identify these.	<b>Present.</b> The vegetation within a portion of the Subject Site is commensurate with this ecological community. It occurs as woodlands and derived grasslands	Yes. Future development of the Subject Site would remove a portion of this TEC from the locality
	Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest – EPBC Act	CE	CE	PMST - L	Associated with coastal areas subject to periodic flooding and in which standing fresh water persists for at least part of the year in most years. Typically occurs on silts, muds or humic loams in low-lying parts of floodplains,	<b>Absent.</b> The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition.
Freshwater Wetlands on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	E	-	Blonet - Kn			

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Species / Community Name	TSC Act	EPBC Act	Records Source	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
Moist Shale Woodland in the Sydney Basin Bioregion – TSC Act			PMST - N/A	alluvial flats, depressions, drainage lines, backswamps, lagoons and lakes but may also occur in backbarrier landforms where floodplains adjoin coastal sandplains. Generally occur below 20 m elevation on level areas. They are dominated by herbaceous plants and have very few woody species. The structure and composition of the community varies both spatially and temporally depending on the water regime. Those that lack standing water most of the time are usually dominated by dense grassland or sedgeland vegetation, often forming a turf less than 0.5 metre tall and dominated by amphibious plants including <i>Paspalum distichum</i> (water couch), <i>Leersia hexandra</i> (swamp rice-grass), <i>Pseudoraphis spinescens</i> (mud grass) and <i>Carex appressa</i> (tussock sedge). Where they are subject to regular inundation and drying the vegetation may include large emergent sedges over 1 metre tall, such as <i>Baumea articulata</i> , <i>Eleocharis equisetina</i> and <i>Lepironia articulata</i> , as well as emergent or floating herbs such as <i>Hydrocharis dubia</i> (frogbit), <i>Philydrum lanuginosum</i> (frogsmouth), <i>Ludwigia peploides</i> subsp. <i>montevideensis</i> (water primrose), <i>Marsilea mutica</i> (nardo) and <i>Myriophyllum</i> spp. Similar to Cumberland Plain Woodland, it differs in having a shrub understorey that contains plants from moist habitats. Dominant canopy trees include Forest Red Gum <i>Eucalyptus teretecornis</i> , Grey Box <i>E. moluccana</i> , Narrow-leaved Ironbark <i>E. crebra</i> and Spotted Gum <i>Corymbia maculata</i> . Small trees, such as Hickory Wattle <i>Acacia implexa</i> and Sydney Green Wattle <i>A. parramattensis</i> subsp. <i>parramattensis</i> are also common. The shrub layer includes <i>Breynia oblongifolia</i> , Hairy Clerodendrum <i>Clerodendrum tomentosum</i> and Indian Weed <i>Siegesbeckia orientalis</i> subsp. <i>orientalis</i> .	Therefore, this ecological community does not occur within the Subject Site	impacts by any proposed future development.
Western Sydney Dry Rainforest and Moist Woodland on Shale – EPBC Act	E	CE	Blomet - Kn  PMST - N/A		Absent. The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site	None. As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.



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Special / Community Matter	TSC Act	EPBC Act	Records Source	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	E	-	Blonet - Kn  PMST - N/A	As the name suggests, this EEC is found on the river flats of the coastal floodplains. It has a tall open tree layer of eucalypts, which may exceed 40 m in height, but can be considerably shorter in regrowth stands or under conditions of lower site quality. While the composition of the tree stratum varies considerably, the most widespread and abundant dominant trees include <i>Eucalyptus tereticornis</i> (Forest Red Gum), <i>E. arripilifolia</i> (Cabbage Gum), <i>Angophora floribunda</i> (Rough-barked Apple) and <i>A. subvelutina</i> (Broad-leaved Apple). <i>Eucalyptus baueriana</i> (Blue Box), <i>E. botryoides</i> (Bangle) and <i>E. elata</i> (River Peppermint) may be common south from Sydney. <i>E. ovata</i> (Swamp Gum) occurs on the far south coast. <i>E. saligna</i> (Sydney Blue Gum) and <i>E. grandis</i> (Flooded Gum) may occur north of Sydney, while <i>E. benthamii</i> is restricted to the Hawkesbury floodplain. A layer of small trees may be present, including <i>Melaleuca decora</i> , <i>M. styphelloides</i> (Prickly-leaved Teatree), <i>Backhousia myrtifolia</i> (Grey Myrtle), <i>Melia azedarach</i> (White Cedar), <i>Casuarina cunninghamiana</i> (River Oak) and <i>C. glauca</i> (Swamp Oak).	Absent. The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site	None. As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
Shale Sandstone Transition Forest of the Sydney Basin Bioregion – TSC Act			Blonet - N/A	Occurs at the edges of the Cumberland Plain, where clay soils from the shale rock intergrade with earthy and sandy soils from sandstone, or where shale caps overlay sandstone. The boundaries are indistinct, and the species composition varies depending on the soil influences. The main tree species include Forest Red Gum ( <i>Eucalyptus tereticornis</i> ), Grey Gum ( <i>E. punctata</i> ), stringybarks ( <i>E. globulosa</i> , <i>E. eugenioides</i> ) and ironbarks ( <i>E. fibrosa</i> and <i>E. crebra</i> ). Areas of low sandstone influence (more clay-loam soil texture) have an understory that is closer to Cumberland Plain Woodland	Absent. The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site	None. As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
Shale Sandstone Transition Forest of the Sydney Basin Bioregion – EPBC Act	CE	CE	PMST - M			

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Species / Community Name	TSC Act	EPBC Act	Records Source	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
Shale Gravel Transition Forest in the Sydney Basin Bioregion - TSC Act	E	CE	Bionet - Kn	Has an open forest structure with a canopy dominated by Broad-leaved Ironbark <i>Eucalyptus fibrosa</i> , with Grey Box <i>E. moluccana</i> and Forest Red Gum <i>E. tereticornis</i> occurring less frequently. Paperbark <i>Melaleuca decora</i> is common in the small tree layer. A sparse shrub layer is usually present which includes Blackthorn <i>Bursaria spinosa</i> , <i>Daviesia ulicifolia</i> and Peach Heath <i>Lissanthe strigosa</i> .	Absent. The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site	None. As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest - EPBC Act			PMST - M			
Shale Sandstone Transition Forest in the Sydney Basin Bioregion - TSC Act			Bionet - Kn	Occurs at the edges of the Cumberland Plain, where clay soils from the shale rock intergrade with earthy and sandy soils from sandstone, or where shale caps overlay sandstone. The boundaries are indistinct, and the species composition varies depending on the soil influences. The main tree species include Forest Red Gum ( <i>Eucalyptus tereticornis</i> ), Grey Gum ( <i>E. punctata</i> ), stringybarks ( <i>E. globoides</i> , <i>E. eugenioides</i> ) and ironbarks ( <i>E. fibrosa</i> and <i>E. crebra</i> ). Areas of low sandstone influence (more clay-loam soil texture) have an understory that is closer to Cumberland Plain Woodland. Shale Sandstone Transition Forest in the Sydney Basin Bioregion contains many more species than described for the canopy (above) and other references should be consulted to identify these.	Absent. The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site.	None. As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
Shale Sandstone Transition Forest in the Sydney Basin Bioregion - EPBC Act	CE	CE	PMST - N/A			
Southern Sydney sheltered forest on transitional sandstone soils in the Sydney Basin Bioregion	E	-	Bionet - Kn	Southern Sydney sheltered forest on transitional sandstone soils is an open forest dominated by eucalypts with scattered subcanopy trees, a diverse shrub layer and a well-developed groundcover of ferns, forbs,	Absent. The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition.	None. As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.



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Species / Community Name	TSC Act	EPBC Act	Source	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
			PMST - N/A	grasses and graminoids. The dominant trees include <i>Angophora costata</i> , <i>Eucalyptus piperita</i> and occasionally <i>Eucalyptus pilularis</i> , particularly around Helensburgh. <i>Corymbia guimifera</i> occurs frequently within the community, although generally at lower abundance than the other eucalypts. Features that distinguish Southern Sydney sheltered forest on transitional sandstone soils from vegetation more typical of sandstone gullies in the eastern Sydney basin include the occurrences of <i>Eucalyptus pilularis</i> , <i>Acacia binervata</i> , <i>Elaeocarpus reticulatus</i> , <i>Pittosporum undulatum</i> and its relatively dense groundcover of ferns, grasses, rushes, lilies and forbs. There is considerable variation in species composition, richness and structure within the community in response to local soil variation and geographic gradients across the range. The community typically has an open forest structure, although disturbance may result in local manifestations as woodland or scrub.	Therefore, this ecological community does not occur within the Subject Site	impacts by any proposed future development.
Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions			Blonnet - Kn	This community is found on the coastal floodplains of NSW. It has a dense to sparse tree layer in which <i>Casuarina glauca</i> (swamp oak) is the dominant species northwards from Bermagui. Other trees including <i>Acmena smithii</i> (lilly pilly), <i>Glochidion</i> spp. (cheese trees) and <i>Melaleuca</i> spp. (paperbarks) may be present as subordinate species, and are found most frequently in stands of the community northwards from Gosford. Tree diversity decreases with latitude, and <i>Melaleuca encicifolia</i> is the only abundant tree in this community south of Bermagui.	<b>Absent.</b> The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site.	<b>None.</b> As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
Coastal Swamp Oak ( <i>Casuarina glauca</i> ) Forest of New South Wales and South East Queensland ecological community	E	E	PMST - L	This swamp community has an open to dense tree layer of eucalypts and paperbarks although some remnants now only have scattered trees as a result of partial clearing. The trees may exceed 25 m in height, but can be considerably	<b>Absent.</b> The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition.	<b>None.</b> As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.
Swamp Sclerophyll Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	E	-	Blonnet - Kn			

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Species / Community Name	TSC Act	EPBC Act	Records Source	Habitat / Community Description	Likelihood of Occurrence	Potential for Impact
Western Sydney Dry Rainforest in the Sydney Basin Bioregion – TSC Act			PMST - N/A	shorter in regrowth stands or under conditions of lower site quality where the tree stratum is low and dense. For example, stands dominated by <i>Melaleuca ericifolia</i> typically do not exceed 8 m in height. The community also includes some areas of fernland and tall reedland or sedgeland, where trees are very sparse or absent. The most widespread and abundant dominant trees include <i>Eucalyptus robusta</i> (swamp mahogany), <i>Melaleuca quinquenervia</i> (paperbark) and, south from Sydney, <i>Eucalyptus botryoides</i> (bangalay) and <i>Eucalyptus longifolia</i> (woollybutt). Other trees may be scattered throughout at low abundance or may be locally common at few sites, including <i>Callistemon salignus</i> (sweet willow bottlebrush), <i>Casuarina glauca</i> (swamp oak) and <i>Eucalyptus resinifera</i> subsp. <i>hemilampra</i> (red mahogany), <i>Livistona australis</i> (cabbage palm) and <i>Lophostemon suaveolens</i> (swamp turpentine).	Therefore, this ecological community does not occur within the Subject Site	impacts by any proposed future development.
Western Sydney Dry Rainforest and Moist Woodland on Shale – EPBC Act	E	CE	Blomet - Kn  PMST - L	A dry vine scrub community of the Cumberland Plain, western Sydney. Canopy trees include Prickly Paperbark ( <i>Melaleuca stypheloides</i> ), Hickory Wattle ( <i>Acacia implexa</i> ) and Native Quince ( <i>Alectryon subcinerereus</i> ). There are many rainforest species in the shrub layer, such as Mock Olive ( <i>Notolea longifolia</i> ), Hairy Clerodendrum ( <i>Clerodendrum tomentosum</i> ) and Yellow Pittosporum ( <i>Pittosporum revolutum</i> ). The shrub layer combines with vines, such as Gum Vine ( <i>Aphanopetalum resinosum</i> ), Wonga Vine ( <i>Pandorea pandorana</i> ) and Slender Grape ( <i>Cayratia clematidea</i> ) to form dense thickets in sheltered locations. Contains many more species and other references should be consulted to identify these.	Absent. The vegetation within the Subject Site is not commensurate with this ecological community due to the flora composition. Therefore, this ecological community does not occur within the Subject Site	Note. As this ecological community does not occur within the Subject Site, there would be no impacts by any proposed future development.

\*CE = Critically Endangered, E = Endangered, EP = Endangered Population, V = Vulnerable



Flood and Fauna Assessments  
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Table 60: Likelihood of Occurrence Table - Fauna

Species	TSC Ass	EPBC Ass	Recovery Source	Habitat Description	Likelihood of Occurrence	Potential for Impact
<b>Frogs</b>						
Giant Burrowing Frog <i>(Heleioporus australiacus)</i>	V	V	Bionet - 0 PMST - L	The northern population largely confined to the sandstone geology of the Sydney Basin and extending as far south as Ulladulla. Found in heath, woodland and open dry sclerophyll forest on a variety of soil types except those that are clay based. Spends more than 95% of its time in non-breeding habitat in areas up to 300 m from breeding sites.	<b>None.</b> This species is not known from recent occurrence records in the locality. Suitable forest and woodland habitat is not present in the Subject Site	<b>None.</b> As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works.
Green and Golden Bell Frog <i>(Litoria aurea)</i>	E	V	Bionet - 2 PMST - Kr	Inhabits marshes, dams and stream-sides, particularly those containing Bullrushes ( <i>Typha</i> spp.) or Spikerushes ( <i>Eleocharis</i> spp.). Optimum habitat includes water-bodies that are unshaded, free of predatory fish such as Plague Minnow ( <i>Gambusia holbrooki</i> ), have a grassy area nearby and diurnal sheltering sites available. Some sites, particularly in the Greater Sydney region occur in highly disturbed areas.	<b>Moderate.</b> Potential habitat is present in the form of an ephemeral waterbody; however, it is considered sub optimal habitat due to a lack of significant riparian vegetation	<b>Yes.</b> Development of the Subject Site would remove suitable habitat for this species from the locality
Growing Grass Frog <i>(Litoria raniformis)</i>	E	V	Bionet - 0 PMST - M	Usually found in or around permanent or ephemeral Black Box/Lignum/Nitre Goosefoot swamps, Lignum/Typha swamps and River Red Gum swamps or billabongs along floodplains and river valleys. They are also found in irrigated rice crops, particularly where there is no available natural habitat	<b>Low.</b> This species is not known from recent occurrence records in the locality. Marginal aquatic breeding habitat and no forest/woodland habitat is present in the Subject Site	<b>Unlikely.</b> As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<b>Reptiles</b>						
Broad-headed Snake <i>(Hoplocephalus bungaroides)</i>	E	V	Bionet - 0 PMST - L	Shelters in rock crevices and under flat sandstone rocks on exposed cliff edges during autumn, winter and spring. Moves from the sandstone rocks to shelters in crevices or hollows in large trees within 500m of escarpments in summer.	<b>None.</b> This species is not known from recent occurrence records in the locality. The Subject Site lacks significant rock outcrop microhabitat features as well as suitable woodland habitat for this species	<b>None.</b> As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works

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Floors and Fauna Assessment  
 Saddle Close 20-Resolving

Species	TSC ACT	EMUC ACT	Recovery Priority	Habitat Distribution	Likelihood of Extirpation	Potential for Impact
<b>Birds</b>						
Australasian Bittern	E	E	Bionet - 1	In NSW, they may be found over most of the state except for the far north-west. Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes ( <i>Typha</i> spp.) and spikerushes ( <i>Eleocharis</i> spp.)	Low. Marginal aquatic habitat is present in the Subject Site but due to the exposed nature of the Subject Site it is unlikely to be utilised by this species	Unlikely. As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
( <i>Botaurus poiciloptilus</i> )			PMST - Kh			
Little Eagle	V	-	Bionet - 2	The Little Eagle is found throughout the Australian mainland excepting the most densely forested parts of the Dividing Range escarpment. It occurs as a single population throughout NSW. Occupies open eucalypt forest, woodland or open woodland. Sheoak or Acacia woodlands and riparian woodlands of Interior NSW are also used.	Moderate. This species is known to occur in the locality and is highly mobile. Therefore, this species has the potential to occur within the Subject Site	Unlikely. The habitat within the Subject Site is common in the locality. If this species was detected, it would most likely be moving through to more suitable habitat. The Subject Site does not contain any suitable breeding resources for this species (large trees)
( <i>Hieraaetus morphnoides</i> )			PMST - N/A			
Curlew Sandpiper	E	CE, Bonn, C, J, K	Bionet - 0	It generally occupies littoral and estuarine habitats, and in New South Wales is mainly found in intertidal mudflats of sheltered coasts. It also occurs in non-tidal swamps, lakes and lagoons on the coast and sometimes inland. It forages in or at the edge of shallow water, occasionally on exposed algal mats or waterweed, or on banks of beach-cast seagrass or seaweed.	None. No suitable littoral, estuarine or similar habitat occurred within the Subject Site. Therefore, this species almost no chance of occurring within the Subject Site	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
( <i>Calidris ferruginea</i> )			PMST - L			
Eastern Curlew	-	CE	Bionet - 0	The Eastern Curlew is most commonly associated with sheltered coasts, especially estuaries, bays, harbours, inlets and coastal lagoons, with large intertidal mudflats or sandflats, often with beds of seagrass. Occasionally, the species occurs on ocean beaches (often near estuaries), and coral reefs, rock platforms, or rocky islets. The birds are often recorded among saltmarsh and on mudflats fringed by mangroves, and sometimes use the mangroves. The birds are also found in saltworks and sewage farms. The numbers of Eastern Curlew recorded during one study were correlated with wetland areas.	None. No suitable littoral, estuarine or similar habitat occurred within the Subject Site. Therefore, this species has almost no chance of occurring within the Subject Site	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
( <i>Neophema chrysogaster</i> )		C, J, K	PMST - M			



Flora and Fauna Assessment  
 Draft Stage 2C (Revised)

Species	TSC Act	EMFC Act	Revised Source	Habitat Description	Likelihood of Occurrence	Potential for Impact
Little Lorikeet ( <i>Glossopsitta pusilla</i> )	V	-	Bionet - 5 PMST - N/A	Forages primarily in the canopy of open Eucalyptus forest and woodland, yet also finds food in Angophora, Melaleuca and other tree species. Riparian habitats are particularly used, due to higher soil fertility and hence greater productivity. Isolated flowering trees in open country, e.g. paddocks, roadside remnants and urban trees also help sustain viable populations of the species. Migrates to the Australian south-east mainland between March and October. On the mainland they occur in areas where eucalypts are flowering profusely or where there are abundant lerp (from sap-sucking bugs) infestations. Favoured feed trees include winter flowering species such as Swamp Mahogany <i>Eucalyptus robusta</i> , Spotted Gum <i>Corymbia maculata</i> , Red Bloodwood <i>C. gummifera</i> , Mugga Ironbark <i>E. sideroxylon</i> , and White Box <i>E. albens</i> . Commonly used lerp infested trees include Inland Grey Box <i>E. microcarpa</i> , Grey Box <i>E. moluccana</i> and Blackbutt <i>E. pilularis</i> .	Moderate. This species is highly mobile and is known from the locality. Therefore, this species has the potential to occur within the Subject Site	Unlikely. The Subject Site does not contain suitable foraging or nesting resources for this species. It would only utilise the resources of the Subject Site on passage to areas of suitable habitat
Swift Parrot  ( <i>Lathamus discolor</i> )	E	CE	Bionet - 0 PMST - Kn	Lives on the edges of eucalypt woodland adjoining clearings, timbered ridges and creeks in farmland. Prefers to feed in the shade of a tree and spends most of the day on the ground searching for the seeds or grasses and herbaceous plants, or browsing on vegetable matter.	Moderate. This species is highly mobile and is known from the locality. Therefore, this species has the potential to occur within the Subject Site	Unlikely. The Subject Site does not contain suitable foraging resources for this species. It would only utilise the resources of the Subject Site on passage to areas of suitable habitat
Turquoise Parrot  ( <i>Neophema pulchella</i> )	V	-	Bionet - 1 PMST - N/A	The Powerful Owl inhabits a range of vegetation types, from woodland and open sclerophyll forest to tall open wet forest and rainforest. The Powerful Owl requires large tracts of forest or woodland habitat but can occur in fragmented landscapes as well. The species breeds and hunts in open or closed sclerophyll forest or woodlands and occasionally hunts in open habitats. It roosts by day in dense vegetation comprising species such as Turpentine <i>Syncarpia glomulifera</i> , Black She-oak <i>Allocasuarina littoralis</i> , Blackwood <i>Acacia melanoxylon</i> , Rough-barked Apple <i>Angophora floribunda</i> , Cherry Ballart <i>Eriocarpus cupressiformis</i> and a number of eucalypt species.	Moderate. This species is highly mobile and is known from the locality. Therefore, this species has the potential to occur within the Subject Site.	Unlikely. The Subject Site does not contain suitable foraging or nesting resources for this species. It would only utilise the resources of the Subject Site on passage to areas of suitable habitat
Powerful Owl  ( <i>Ninox strenua</i> )	V	-	Bionet - 1 PMST - N/A			

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Flora and Fauna Assessment & Catchment Stage 2C Reporting

Species	TBC A/C	DVIC A/C	Recovery Status	Habitat Description	Likelihood of Occurrence	Potential for Impact
Eastern Bristlebird ( <i>Dasyornis brachypterus</i> )	E	E	Bionet - 0 PMST - M	Habitat for central and southern populations is characterised by dense, low vegetation including heath and open woodland with a healthy understorey. In northern NSW the habitat occurs in open forest with dense tussock grass understorey and sparse mid-storey near rainforest ecotone; all of these vegetation types are fire prone. The species inhabits dry open forest and woodland, particularly Box-Ironbark woodland, and riparian forests of River Sheoak. Regent Honeyeaters inhabit woodlands that support a significantly high abundance and species richness of bird species. These woodlands have significantly large numbers of mature trees, high canopy cover and abundance of mistletoes.	None. No suitable heath or healthy woodland habitat occurred within the Subject Site. Therefore, this species has almost no chance of occurring within the Subject Site	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
Regent Honeyeater ( <i>Anthochaera phrygia</i> )	CE	CE	Bionet - 0 PMST - L	The greatest concentrations of the bird and almost all breeding occurs on the inland slopes of the Great Dividing Range in NSW. Inhabits Boree, Brigalow and Box-Gum Woodlands and Box-Ironbark Forests. A specialist feeder on the fruits of mistletoes growing on woodland eucalypts and acacias. Prefers mistletoes of the genus <i>Amygdala</i> .	Low. This species is highly mobile but is not well known from the locality. Therefore, this species has a low potential to occur within the Subject Site	Unlikely. The Subject Site does not contain suitable foraging or nesting resources for this species. It would only utilise the Subject Site on passage to areas of suitable habitat
Painted Honeyeater ( <i>Grantia picta</i> )	V	V	Bionet - 0 PMST - L	Inhabits eucalypt forests and woodlands, especially those containing rough-barked species and mature smooth-barked gums with dead branches, mallee and Acacia woodland.	Low. This species is highly mobile but is not well known from the locality. Therefore, this species has a low potential to occur within the Subject Site.	Unlikely. The Subject Site does not contain suitable foraging or nesting resources for this species. It would only utilise the Subject Site on passage to areas of suitable habitat
Varied Sittella ( <i>Daphoenositta chrysoptera</i> )	V	.	Bionet - 20 PMST - N/A	Often reported in woodlands and dry open sclerophyll forests, usually dominated by eucalypts, including mallee associations. It has also been recorded in shrublands and heathlands and various modified habitats, including regenerating forests and very occasionally in moist forests or rainforests.	Moderate. This species is highly mobile and is known from the locality. Therefore, this species has the potential to occur within the Subject Site.	Unlikely. The Subject Site does not contain suitable foraging or nesting resources for this species. It would only utilise the Subject Site on passage to areas of suitable habitat
Dusky Woodswallow ( <i>Artamus cyanopterus cyanopterus</i> )	V	.	Bionet - 75 PMST - N/A	The Scarlet Robin lives in dry eucalypt forests and woodlands. The understorey is usually open and grassy with few scattered shrubs. This species lives in	Moderate. This species is highly mobile and is known from the locality. Therefore, this species has the potential to occur within the Subject Site.	Unlikely. The Subject Site does not contain suitable foraging or nesting resources for this species. It would only utilise the Subject Site on passage to areas of suitable habitat
Scarlet Robin	V	.	Bionet - 7			Unlikely. The Subject Site does not contain suitable foraging or nesting resources for this species. It would only utilise the Subject Site on passage to areas of suitable habitat



Flood and Fauna Assessments  
 Saddle Close 2020 (ongoing)

Species	TSC Act	EMUC Act	Revised Source	Habitat Description	Likelihood of Occurrence	Potential for Impact
<i>(Petroica boodang)</i>			PMST - N/A	both mature and regrowth vegetation. It occasionally occurs in mallee or wet forest communities, or in wetlands and tea-tree swamps. Scarlet Robin habitat usually contains abundant logs and fallen timber; these are important components of its habitat. The Scarlet Robin is primarily a resident in forests and woodlands, but some adults and young birds disperse to more open habitats after breeding.	this species has the potential to occur within the Subject Site	resources for this species. It would only utilise the resources of the Subject Site on passage to areas of suitable habitat
Australian Painted Snipe			Bionet - 0		<b>Low.</b> This species is highly mobile but is not well known from the locality. Therefore, this species has a low potential to occur within the Subject Site. Nearby lands contain dams and watercourses but the Subject Site lacks contiguous vegetation cover which could be used by this species	<b>Unlikely.</b> The Subject Site does not contain suitable foraging or nesting resources for this species. It would only utilise the resources of the Subject Site on passage to areas of suitable habitat
<i>(Rostratula australis)</i>	E	E	PMST - L	Prefers fringes of swamps, dams and nearby marshy areas where there is a cover of grasses, lignum, low scrub or open timber.		
Freckled Duck			Bionet - 1		<b>None.</b> No suitable waterbodies or stream habitat occurred within the Subject Site. Therefore, this species has almost no chance of occurring within the Subject Site. Nearby lands contain dams and watercourses but the Subject Site lacks contiguous vegetation cover which could be used by this species	<b>None.</b> As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>(Stictometia naevosa)</i>	V	-	PMST - N/A	Prefers permanent freshwater swamps and creeks with heavy growth of Cumbung, Lignum or Tea-tree. During drier times they move from ephemeral breeding swamps to more permanent waters such as lakes, reservoirs, farm dams and sewage ponds		
<b>Fish</b>						
Murray Cod	-	V	Bionet - 0	The Murray Cod utilises a diverse range of habitats from clear rocky streams, such as those found in the upper western slopes of NSW (including the ACT), to	<b>None.</b> No suitable waterbodies or stream habitat occurred within the	<b>None.</b> As this species has no chance of occurring within the Subject Site, it is

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Fish and Fauna Assessment & Catchment Stage 2C Reporting

Species	TSC Act	EMUC Act	Recovery Scheme	Habitat Description	Abundance of Occurrence	Potential for Impact
<i>(Maccullochella peelii)</i>			PMST - M	slow-flowing, turbid lowland rivers and billabongs. Murray Cod are frequently found in the main channels of rivers and larger tributaries. The species is, therefore, considered a main-channel specialist. Murray Cod tend to occur in floodplain channels and anabranches when they are inundated, but the species' use of these floodplain habitats appears limited. Juveniles less than one year old have been found in main river channels where it appears they settle at a late larval (newly born) stage.	Subject Site. Therefore, this species has almost no chance of occurring within the Subject Site	unlikely to be impacted by any future works
Macquarie Perch			Bionet - 0	The Macquarie Perch is a riverine, schooling species. It prefers clear water and deep, rocky holes with lots of cover. As well as aquatic vegetation, additional cover may comprise of large boulders, debris and overhanging banks. Spawning occurs just above riffles (shallow running water). Populations may survive in impoundments if able to access suitable spawning sites.	None. No suitable waterbodies or stream habitat occurred within the Subject Site. Therefore, this species has almost no chance of occurring within the Subject Site	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>(Macquaria australasica)</i>		V	PMST - Kn			
Australian Grayling			Bionet - 0	The Australian Grayling is diadromous, spending part of its lifecycle in freshwater and at least part of the larval and/or juvenile stages in coastal seas. Adults (including pre spawning and spawning adults) inhabit cool, clear, freshwater streams with gravel substrate and areas alternating between pools and riffle zones	None. No suitable waterbodies or stream habitat occurred within the Subject Site. Therefore, this species has almost no chance of occurring within the Subject Site	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>(Prototroctes maraena)</i>			PMST - M			
Mammals						
Spotted-tailed Quoll			Bionet - 0	Spotted-tailed quolls live in various environments including forests, woodlands, coastal heathlands and rainforests. They are sometimes seen in open country, or on grazed areas and rocky outcrops. They are mainly solitary animals, and will make their dens in rock shelters, small caves, hollow logs and tree hollows. They use these dens for shelter and to raise young. These animals are highly mobile. They can move up to several kilometres in a night and may have quite large territories. Within their territories, they will have latrine areas where they defecate. These are often in exposed areas, such as on rocky outcrops.	Low. This species is highly mobile but is not well known from the locality. Therefore, this species has a low potential to occur within the Subject Site. Nearby lands contain suitable woodland and riparian habitat, but the Subject Site lacks contiguous vegetation cover which could be used by this species	Unlikely. The Subject Site does not contain suitable resources for this species. It would only utilise the resources of the Subject Site on passage to areas of suitable habitat
<i>(Dasyurus maculatus)</i>		V	PMST - L			



F flora and fauna Assessment /  
 Draft Stage 2C (Recomm)

Species	TIC ACT	EMUC ACT	Recovery Source	Habitat Distribution	Localities of Occurrence	Potential for Impact
Koala (combined populations of Old, NSW and the ACT)	V	V	Bionet - 1 PMST - Kn	Inhabit eucalypt woodlands and forests. Feed on the foliage of more than 70 eucalypt species and 30 non-eucalypt species, but in any one area will select preferred browse species	<b>Low.</b> This species is highly mobile and is known from the locality, however, the Subject Site contains no mature eucalypt trees. Therefore, this species has a low potential to occur within the Subject Site.	<b>Unlikely.</b> As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
Greater Glider <i>(Petauroides volans)</i>	-	V	Bionet - 0 PMST - Kn	Feeds exclusively on eucalypt leaves, buds, flowers and mistletoe. Shelter during the day in tree hollows and will use up to 18 hollows in their home range. Occupy a relatively small home range with an average size of 1 to 3 ha.	<b>Low.</b> This species is highly mobile but is not well known from the locality. The Subject Site also contains no mature eucalypt trees. Therefore, this species has a low potential to occur within the Subject Site.	<b>Unlikely.</b> As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
Brush-tailed Rock-wallaby <i>(Petrogale penicillata)</i>	E	V	Bionet - 0 PMST - L	Occurs in forests and woodlands along the Great Divide and on the western slopes in escarpment country with rocky outcrops, steep rocky slopes, gorges, boulders and isolated rocky areas. The majority of populations favour north-facing aspects, but some southern aspects have been recorded. Apart from the critical rock structure, Brush-tailed Rock-wallaby also requires adjacent vegetation types, associated types include, dense rainforest, wet sclerophyll, vine thicket, dry sclerophyll forest and open forest. They also require suitable caves and rocky overhangs for shelter and also for 'lookout posts.	<b>None.</b> No suitable escarpment habitat is present on the Subject Site or nearby lands	<b>None.</b> As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
New Holland Mouse <i>(Pseudornys novaehollandiae)</i>	-	V	Bionet - 0 PMST - L	Known to inhabit open heathlands, woodlands and forests with a heathland understorey and vegetated sand dunes. It is a social animal, living predominantly in burrows shared with other individuals. Distribution is patchy in time and space, with peaks in abundance during early to mid-stages of vegetation succession typically induced by fire	<b>Low.</b> No suitable healthy understorey or similar habitat occurred within the Subject Site. Therefore, this species has a low chance of occurring within Subject Site.	<b>Unlikely.</b> As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by any future works.
Grey-headed Flying-fox	V	V	Bionet - 11	Grey-headed Flying-foxes are generally found within 200 km of the eastern coast of Australia, from Rockhampton in Queensland to Adelaide in South	<b>Moderate.</b> This species is highly mobile and well known from the locality. The	<b>Unlikely.</b> The Subject Site does not contain suitable foraging or roosting

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Flora and Fauna Assessment  
 Draft Stage 2C (ongoing)

Species	TIC Act	EMC Act	Recovery Status	Habitat Description	Likelihood of Occurrence	Potential for Impact
( <i>Pteropus poliocephalus</i> )			PMST - Kn	Australia. Occur in subtropical and temperate rainforests, tall sclerophyll forests and woodlands, heaths and swamps as well as urban gardens and cultivated fruit crops. Roosting camps are generally located within 20 km of a regular food source and are commonly found in gullies, close to water, in vegetation with a dense canopy. Individual camps may have tens of thousands of animals and are used for mating, and for giving birth and rearing young.	single eucalypt present would provide some foraging utility; however, this habitat is not limited in the locality	resources for this species, it would only utilise the Subject Site on passage to areas of suitable habitat
Large-eared Pied Bat			Bionet - 0	Found in well-timbered areas containing gullies. Roosts in caves (near their entrances), crevices in cliffs, old mine workings and in the disused, bottle-shaped mud nests of the Fairy Martin ( <i>Petrochelidon</i> spp.), frequenting low to mid-elevation dry open forest and woodland close to these features. Females have been recorded raising young in maternity roosts (c. 20-40 females) from November through to January in roof domes in sandstone caves and overhangs. They remain loyal to the same cave over many years.	Low. This species is known to occur in the locality; however, no suitable woodland foraging or roosting microhabitats are present. Therefore, this species has a low potential to occur within the Subject Site.	Unlikely. The Subject Site does not contain suitable foraging or roosting resources for this species, it would only utilise the Subject Site on passage to areas of suitable habitat
Eastern Freetail-bat			Bionet - 10	Occur in dry sclerophyll forest, woodland, swamp forests and mangrove forests east of the Great Dividing Range. Roost mainly in tree hollows but will also roost under bark or in man-made structures.	Moderate. This species is well known from the locality, however, no suitable woodland foraging or roosting trees are present. Therefore, this species has a low potential to occur within the Subject Site.	Unlikely. The Subject Site does not contain suitable foraging or roosting resources for this species, it would only utilise the Subject Site on passage to areas of suitable habitat
( <i>Mormopterus norfolkensis</i> )			PMST - N/A	Prefers moist habitats, with trees taller than 20 m. Generally roosts in eucalypt hollows, but has also been found under loose bark on trees or in buildings.	Low. This species is not well known from the locality. No suitable woodland foraging or roosting trees are present. Therefore, this species has a low potential to occur within the Subject Site.	Unlikely. The Subject Site does not contain suitable foraging or roosting resources for this species, it would only utilise the Subject Site on passage to areas of suitable habitat
Eastern False Pipistrelle			Bionet - 2	Caves are the primary roosting habitat, but also use derelict mines, storm-water tunnels, buildings and other man-made structures. Form discrete	Moderate. This species is well known from the locality, however, no suitable	Unlikely. The Subject Site does not contain suitable foraging or roosting resources for this species, it would only utilise the Subject Site on passage to areas of suitable habitat
( <i>Falstictellus tasmaniensis</i> )			PMST - N/A			
Eastern Bentwing-bat			Bionet - 6			



Flood and Fauna Assessments  
 Draft Stage 2C Reporting

Species	TIC AEP	EMC AEP	Revised Source	Habitat Description	Location of Occurrence	Potential for Impact
<i>(Miniopterus schreibersii oceanensis)</i>			PMST - N/A	populations centred on a maternity cave that is used annually in spring and summer for the birth and rearing of young. Maternity caves have very specific temperature and humidity regimes. At other times of the year, populations disperse within about 300 km range of maternity caves.	woodland foraging or roosting trees are present. Therefore, this species has a low potential to occur within the Subject Site.	resources for this species. It would only utilise the Subject Site on passage to areas of suitable habitat
Southern Myotis	V		Bionet - 5	Generally roost in groups of 10 - 15 close to water in caves, mine shafts, hollow-bearing trees, storm water channels, buildings, under bridges and in dense foliage. Forage over streams and pools catching insects and small fish by raking their feet across the water surface.	<b>Moderate.</b> This species is well known from the locality; however, no suitable riparian woodland foraging or roosting trees are present. Therefore, this species has a low potential to occur within the Subject Site.	<b>Unlikely.</b> The Subject Site does not contain suitable foraging or roosting resources for this species. It would only utilise the Subject Site on passage to areas of suitable habitat
Yellow-bellied Shearwater Bat	V		Bionet - 1	Roosts singly or in groups of up to six, in tree hollows and buildings. In treeless areas they are known to utilise mammal burrows.	<b>Low.</b> This species is not well known from the locality. No suitable woodland foraging or roosting trees are present. Therefore, this species has a low potential to occur within the Subject Site.	<b>Unlikely.</b> The Subject Site does not contain suitable foraging or roosting resources for this species. It would only utilise the Subject Site on passage to areas of suitable habitat
<i>(Saccoleimus flaviventris)</i>			PMST - N/A			
Greater Broad-nosed Bat	V		Bionet - 1	Utilises a variety of habitats from woodland through to moist and dry eucalypt forest and rainforest, though it is most commonly found in tall wet forest. Although this species usually roosts in tree hollows, it has also been found in buildings	<b>Low.</b> This species is not well known from the locality. No suitable woodland foraging or roosting trees are present. Therefore, this species has a low potential to occur within the Subject Site.	<b>Unlikely.</b> The Subject Site does not contain suitable foraging or roosting resources for this species. It would only utilise the Subject Site on passage to areas of suitable habitat
<i>(Scoteanax rueppellii)</i>			PMST - N/A			
<b>Gastropods</b>						
Cumberland Plain Land Snail	E		Bionet - 39	Primarily inhabits Cumberland Plain Woodland (a critically endangered ecological community). This community is a grassy, open woodland with occasional dense patches of shrubs. It is also known from Shale Gravel Transition Forests, Castlereagh	<b>Moderate.</b> This species is well known from the locality and suitable habitat is present on adjacent lands in the form of Cumberland	<b>Yes.</b> Development of the Subject Site would remove suitable habitat for this species from the locality

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Fiona and Euan's Addressment  
Cardno Stage 2C Rezoning

Species	TSC Act	EMUC Act	Recovery Status	Habitat Description	Localities of Occurrence	Potential for Impact
( <i>Meridolum carneovirens</i> )			PMST - N/A	Swamp. Lives under litter of bark, leaves and logs, or shelters in loose soil around grass clumps. Occasionally shelters under rubbish/Woodlands and the margins of River-flat Eucalypt Forest, which are also listed communities.	Plain Woodland vegetation. Therefore, this species has the potential to occur within the Subject Site	
<b>Migratory species</b>						
Fork-tailed Swift	-	C, J, K	Bionet - 0 PMST - L	The Fork-tailed Swift is almost exclusively aerial, flying from less than 1 m to at least 300 m above ground and probably much higher. In Australia, they mostly occur over inland plains but sometimes above foothills or in coastal areas.	<b>Moderate.</b> This species has the potential to fly over the Subject Site during migration. Therefore, this species has the potential to occur within the Subject Site.	<b>Unlikely.</b> Any future works on the Subject Site are unlikely to affect the foraging utility of the above air space for this species
Cattle Egret	-		Bionet - 4	The Cattle Egret occurs in tropical and temperate grasslands, wooded lands and terrestrial wetlands		<b>Unlikely.</b> Grassland habitat on the Subject Site is not limited in the locality and is not vital to the long-term survival of this species in the locality. Removal of this habitat by any future works would have a negligible impact on this species in the locality
( <i>Ardea ibis</i> )	-	C, J	PMST - N/A		<b>Moderate.</b> Marginal aquatic and suitable grassland foraging habitat is present in the Subject Site for this species. Therefore, this species has the potential to occur within the subject site	
Oriental Cuckoo	-	C, J, K	Bionet - 0 PMST - M	Non-breeding habitat only; monsoonal rainforest, vine thickets, wet sclerophyll forest or open Casuarina, Acacia or Eucalyptus woodlands. The species frequently occurs at edges or ecotones between habitat types. Riparian forest is favoured habitat in the Kimberley region.	<b>Low.</b> The Subject Site does not contain the preferred habitat types for this species; however, it may pass through the locality during migration. Therefore, this species has a low potential to occur within the Subject Site.	<b>Unlikely.</b> As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by the project.
( <i>Cuculus optatus</i> )	-	C, J, K	Bionet - 0 PMST - K <sub>n</sub>	Non-breeding habitat only; Found across a range of habitats, more often over wooded areas, where it is almost exclusively aerial. Large tracts of native vegetation, particularly forest, may be a key habitat requirement for the species. Found to roost in tree hollows in tall trees on ridge-tops, on bark or rock faces. Appears to have traditional roost sites.	<b>Moderate.</b> This species has the potential to fly over the Subject Site during migration. Therefore, this species has the potential to occur within the Subject Site.	<b>Unlikely.</b> Any future works on the Subject Site are unlikely to affect the foraging utility of the above air space for this species



Flora and Fauna Assessment  
 Draft Stage 2C (Revised)

Species	TSC Act	EMUC Act	Recovery Source	Habitat Distribution	Likelihood of Occurrence	Potential for Impact
Rainbow Bee-eater ( <i>Merops ornatus</i> )	-	J	Bionet - 1 PMST - N/A	The Rainbow Bee-eater occurs mainly in open forests and woodlands, shrublands, and in various cleared or semi-cleared habitats, including farmland and areas of human habitation	<b>Moderate.</b> The Subject Site and adjacent lands contain broadly suitable habitat for this species and it may pass through the locality during migration. Therefore, this species has the potential to occur within the Subject Site.	<b>Unlikely.</b> Grassland habitats on the Subject Site is not limited in the locality and is not vital to the long-term survival of this species in the locality. Removal of this habitat by any future works would have a negligible impact on this species in the locality
Black-faced Monarch ( <i>Monarcha melanopeis</i> )	-	Bonn	Bionet - 0 PMST - Kn	Wet forest specialist, found mainly in rainforest and wet sclerophyll forest, especially in sheltered gullies and slopes with a dense understorey of ferns and/or shrubs.	<b>Low.</b> The Subject Site does not contain the preferred habitat types for this species; however, it may pass through the locality during migration. Therefore, this species has a low potential to occur within the Subject Site.	<b>Unlikely.</b> As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by the project.
Spectacled Monarch ( <i>Monarcha trivirgatus</i> )	-	Bonn	Bionet - 0 PMST - Kn	The Spectacled Monarch prefers thick understorey in rainforests, wet gullies and waterside vegetation, as well as mangroves.	<b>Low.</b> The Subject Site does not contain the preferred habitat types for this species; however, it may pass through the locality during migration. Therefore, this species has a low potential to occur within the Subject Site.	<b>Unlikely.</b> As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by the project.
Yellow Wagtail ( <i>Motacilla flava</i> )	-	C, J, K	Bionet - 0 PMST - M	Non-breeding habitat only; mostly well-watered open grasslands and the fringes of wetlands. Roosts in mangroves and other dense vegetation	<b>Low.</b> The Subject Site does not contain the preferred habitat types for this species; however, it may pass through the locality during migration and riparian vegetation is present nearby. Therefore, this species has a low potential to occur within the Subject Site.	<b>Unlikely.</b> As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by the project.

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Fish and Fauna Assessment  
Saddle Close 20-Residential

Species	TSC Act	EMUC Act	Recovery Source	Habitat Description	Likelihood of Occurrence	Potential for Impact
Satin Flycatcher <i>(Myiagra cyaneoleuca)</i>	-	Bonn	Bionet - 0 PMST - Kn	Eucalypt forest and woodlands, at high elevations when breeding. They are particularly common in tall wet sclerophyll forest, often in gullies or along watercourses. In woodlands they prefer open, grassy woodland types. During migration, habitat preferences expand, with the species recorded in most wooded habitats except rainforests. Wintering birds in northern QLD will use rainforest - gallery forests interfaces, and birds have been recorded wintering in mangroves and paperbark swamps.	Low. The Subject Site does not contain the preferred habitat types for this species; however, it may pass through the locality during migration and riparian vegetation is present nearby. Therefore, this species has a low potential to occur within the Subject Site.	Unlikely. As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by the project.
Rufous Fantail <i>(Rhipidura rufifrons)</i>	-	Bonn	Bionet - 0 PMST - Kn	Moist, dense habitats, including mangroves, rainforest, riparian forests and thickets, and wet eucalypt forests with a dense understorey. When on passage a wider range of habitats are used including dry eucalypt forests and woodlands and Brigalow shrublands.	Low. The Subject Site does not contain the preferred habitat types for this species; however, it may pass through the locality during migration and riparian vegetation is present nearby. Therefore, this species has a low potential to occur within the Subject Site.	Unlikely. As this species has a low chance of occurring within the Subject Site, it is unlikely to be impacted by the project.
Common Sandpiper <i>(Actitis hypoleucos)</i>	-	Bonn, C,J,K	Bionet - 0 PMST - M	Found along all coastlines of Australia and in many areas inland, the Common Sandpiper is widespread in small numbers. The population when in Australia is concentrated in northern and western Australia.	None. No suitable littoral, estuarine or similar habitat occurred within the Subject Site. Therefore, this species almost no chance of occurring within the Subject Site.	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works.
Sharp-tailed Sandpiper <i>(Calidris acuminata)</i>	-	Bonn, C,J,K	Bionet - 0 PMST - Kn	In Australasia the Sharp-tailed Sandpiper prefers muddy edges of shallow fresh or brackish wetlands, with inundated or emergent sedges, grass, saltmarsh or other low vegetation. This includes lagoons, swamps, lakes and pools near the coast, and dams, waterholes, soaks, bore drains and bore swamps, saltpans and hypersaline saltlakes inland.	None. No suitable littoral, estuarine or similar habitat occurred within the Subject Site. Therefore, this species almost no chance of occurring within the Subject Site.	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works.
Curllew Sandpiper	E	CE, Bonn, C,J,K	Bionet - 0	As above.	None. No suitable littoral, estuarine or similar habitat occurred within the Subject Site.	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works.



Fish and Fauna Assessments  
 Caulfield Stage 2C (Re-opening)

Species	TAC Act	EMC Act	Repro- Source	Habitat Distribution	Likelihood of Occurrence	Potential for Impact
<i>(Calidris ferruginea)</i>			PMST - L	In Australasia, the Pectoral Sandpiper prefers shallow fresh to saline wetlands. The species is found at coastal lagoons, estuaries, bays, swamps, lakes, inundated grasslands, saltmarshes, river pools, creeks, floodplains and artificial wetlands.	Site. Therefore, this species almost no chance of occurring within the Subject Site	unlikely to be impacted by any future works
Pectoral Sandpiper		Bonn, J.K	Bionet - 0 PMST - M		None. No suitable littoral, estuarine or similar habitat occurred within the Subject Site. Therefore, this species almost no chance of occurring within the Subject Site	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>(Calidris melanotos)</i>			Bionet - 16 PMST - M	Occurs in permanent and ephemeral wetlands up to 2000 m above sea-level. They usually inhabit open, freshwater wetlands with low, dense vegetation (e.g. swamps, flooded grasslands or heathlands, around bogs and other water bodies). However, they can also occur in habitats with saline or brackish water, in modified or artificial habitats, and in habitats located close to humans or human activity.	Moderate. This species is highly mobile and well known from the locality. Therefore, this species has the potential to occur within the Subject Site. Nearby lands contain dams and watercourses but the Subject Site lacks contiguous vegetation cover which could be used by this species	Unlikely. The Subject Site does not contain suitable foraging or nesting resources for this species. It would only utilise the resources of the Subject Site on passage to areas of suitable habitat
Latham's Snipe		Bonn, J.K	Bionet - 0 PMST - M		None. No suitable littoral, estuarine or similar habitat occurred within the Subject Site. Therefore, this species has almost no chance of occurring within the Subject Site	None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works
<i>(Gallinago hardwickii)</i>			Bionet - 0 PMST - M	The Eastern Curlew is most commonly associated with sheltered coasts, especially estuaries, bays, harbours, inlets and coastal lagoons, with large intertidal mudflats or sandflats, often with beds of sea grass. Occasionally, the species occurs on ocean beaches (often near estuaries), and coral reefs, rock platforms, or rocky islets. The birds are often recorded among saltmarsh and on mudflats fringed by mangroves, and sometimes use the mangroves. The birds are also found in saltworks and sewage farms. The numbers of Eastern Curlew recorded during one study were correlated with wetland areas.	Moderate. This species is highly mobile and well known from the locality. Therefore, this species has the potential to occur within the Subject Site. Nearby lands contain dams,	Unlikely. The Subject Site does not contain suitable foraging or nesting resources for this species. It would only utilise the resources of the Subject
Eastern Curlew		CE, Bonn, C.J.K	Bionet - 0 PMST - M			
<i>(Numenius madagascariensis)</i>			Bionet - 0 PMST - L	Favour coastal areas, especially the mouths of large rivers, lagoons and lakes. Feed on fish over clear, open water		
Eastern Osprey		Bonn	Bionet - 0 PMST - L			
<i>(Pandion haliaetus)</i>						

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Flood and Fauna Assessment /  
 Draft Stage 2C Reporting

Species	TSC Act	EPBC Act	Reynolds Source	Habitat Description	Likelihood of Occurrence	Potential for Impact
Common Greenshank ( <i>Tringa nebularia</i> )		Bonn, C, J, K	Blonet - D PMST - L	The Common Greenshank occurs in sheltered coastal habitats, typically with large mudflats and saltmarsh, mangroves or seagrass. Habitats include embayments, harbours, river estuaries, deltas and lagoons and are recorded less often in round tidal pools, rock-flats and rock platforms.	watercourses and native woodlands but the Subject Site lacks contiguous vegetation cover which could be used by this species  None. No suitable littoral, estuarine or similar habitat occurred within the Subject Site. Therefore, this species has almost no chance of occurring within the Subject Site	Site on passage to areas of suitable habitat  None. As this species has no chance of occurring within the Subject Site, it is unlikely to be impacted by any future works

\*CE = Critically Endangered, E = Endangered, EP = Endangered Population, V = Vulnerable, Bonn = Convention on the Conservation of Migratory Species of Wild Animals, C = China-Australia Migratory Bird Agreement, J = Japan-Australia Migratory Bird Agreement, K = Republic of Korea-Australia Migratory Bird Agreement



Caulfield Stage 2C Rezoning

APPENDIX

E

SEVEN PART TESTS (TSC ACT) AND  
TESTS OF SIGNIFICANCE (EPBC  
ACT)

## Appendix E: Seven Part Tests (TSC Act) and Tests of Significance (EPBC Act)

### Seven Part Tests (TSC Act)

Under Part 5A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) a seven-part test is required to determine whether a significant impact on any threatened species or TEC listed under the NSW *Threatened Species Conservation Act 1995* (TSC Act) known or considered likely to occur on a site as a result of a proposed action. If a significant impact is considered likely, based on the test then further assessment through a Species Impact Statement (SIS) is required.

The following listed entities are considered to be present or to have suitable habitat and a potential to occur on the Subject Site and would be impacted upon by future development of the Subject Site.

#### Flora

##### *Cumberland Plain Woodland in the Sydney Basin Bioregion*

This TEC is listed as critically endangered under the TSC Act. The following description has been taken from the NSW OEH profile description for this TEC.

The dominant canopy trees of Cumberland Plain Woodland are Grey Box (*Eucalyptus moluccana*) and Forest Red Gum (*E. tereticornis*), with Narrow-leaved Ironbark (*E. crebra*), Spotted Gum (*Corymbia maculata*) and Thin-leaved Stringybark (*E. eugenioides*) occurring less frequently. The shrub layer is dominated by Blackthorn (*Bursaria spinosa*), and it is common to find abundant grasses such as Kangaroo Grass (*Themeda australis*) and Weeping Meadow Grass (*Microlaena stipoides* var. *stipoides*).

#### Distribution

Occurs on soils derived from Wianamatta Shale, and throughout the driest part of the Sydney Basin. Before European settlement, was extensive across the Cumberland Plain, western Sydney. Today, only 9 percent of the original extent remains intact, with the remnants scattered widely across the Cumberland Plain. Good examples can be seen at Scheyville National Park and Mulgoa Nature Reserve.

#### Habitat and ecology

- > Typically occurs on heavy clay soils derived from Wianamatta Shale;
- > Well adapted to drought and fire, and the understorey plants often rely on underground tubers or profuse annual seed production to survive adverse conditions; and
- > Cumberland Plain Woodland is habitat for threatened species such as the Cumberland land snail (*Meridolum carneovirens*).

This TEC occurs on the fringes of the Subject Site as two sub-communities, CPW and CPW derived grassland. CPW is confined to a single mature tree and understorey vegetation in the south-west and CPW derived grassland occurs as a small regenerating clump in the south and south-west of the Subject Site.

**(a) In the case of a threatened species, whether the action proposed is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction.**

Not applicable to a TEC.

**(b) In the case of an endangered population, whether the action proposed is likely to have an adverse effect on the life cycle of the species that constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction.**

Not applicable to a TEC.

**(c) In the case of an endangered ecological community or critically endangered ecological community, whether the action proposed:**

- (i) Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction; or**

- (ii) *Is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.*

Development of the Subject Site would remove a small portion of CPW and CPW derived grassland from the locality. The occurrence of this TEC on the Subject Site represents a very small portion of its wider occurrence. Large areas of more intact CPW and CPW derived grassland are present on lands to the south and east which would not be directly impacted upon by the development of the Subject Site. Development of the Subject Site would not place the local occurrence of this TEC at risk of extinction.

CPW vegetation downslope of the Subject Site may be affected by secondary impacts of future development (sediment runoff, introduction of new exotic species). However, this vegetation already abuts an urbanised landscape with many of these secondary stressors already present. Development of the Subject Site is not considered likely to exacerbate these impacts to the extent that the local occurrence of this TEC would be placed at risk of extinction.

- (d) *In relation to the habitat of a threatened species, population or ecological community:*

- (i) *The extent to which habitat is likely to be removed or modified as a result of the action proposed;*
- (ii) *Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed action; and*
- (iii) *the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality.*

All of the occurrence of this TEC would be removed by the development of the Subject Site (refer to Table 3-1 of the above report). However, this would amount to less than 1% of the total occurrence of this TEC within the entirety of lot 627 DP1163903.

Habitat would not be fragmented or isolated by the development of the Subject Site. Existing CPW on lands to the east and south would retain their current level of connectivity following development through Manooka Reserve. Lands to the north and west of the Subject Site have already been developed and do not provide connectivity for any native vegetation habitat in the locality.

The CPW on the Subject Site represents a small portion of the local occurrence. It is located on the outer edge of a large occurrence of this TEC, which largely falls within protected lands of Manooka Reserve. The occurrence on the Subject Site is prone to impacts from nearby development and exotic grasslands. The small portion of this TEC which would be removed by future development of the Subject Site is not considered important to the long-term survival of this TEC in the locality.

- (e) *Whether the action proposed is likely to have an adverse effect on critical habitat (either directly or indirectly).*

At present, there are four critical habitats declared under Section 53–55 of the TSC Act:

- > Gould's Petrel - critical habitat declaration;
- > Little penguin population in Sydney's North Harbour - critical habitat declaration;
- > Mitchell's Rainforest Snail in Stotts Island Nature Reserve - critical habitat declaration; and
- > Wollemi Pine - critical habitat declaration.

Of the above listed critical habitats, the Little penguin population in Sydney's North Harbour - critical habitat is located closest to the Subject Site. However, as the Subject Site is located over 50 km from the critical habitat, future development would not be expected to have any direct or indirect effect on this or any other declared critical habitat.

- (f) *Whether the action proposed is consistent with the objectives or actions of a recovery plan or threat abatement plan.*

The Cumberland Plain Recovery Plan is relevant to this TEC.

This plan has the following objectives:

1. To build a protected area network, comprising public and private lands, focused on the priority conservation lands;

2. To deliver best practice management for threatened species, populations and ecological communities across the Cumberland Plain, with a specific focus on the priority conservation lands and public lands where the primary management objectives are compatible with conservation;
3. To develop an understanding and enhanced awareness in the community of the Cumberland Plain's threatened biodiversity, the best practice standards for its management, and the recovery program; and
4. To increase knowledge of the threats to the survival of the Cumberland Plain's threatened species, populations and ecological communities, and thereby improve capacity to manage these in a strategic and effective manner.

The development of the Subject Site is not considered inconsistent with the objectives of the Recovery Plan. The Subject Site is not located within any priority conservation lands for this TEC. The nearest such lands are within Harrington Forest, over 2.4 km to the north-west.

The development of the Subject Site would remove a small portion of this TEC from the locality with the majority retained elsewhere in the remainder of lot 627 DP1163903.

To date, no threat abatement plan relevant to Cumberland Plain Woodland has been developed.

**(g) Whether the action proposed constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process.**

Development of the Subject Site would or may constitute, introduce or exacerbate the following Key Threatening Processes (KTPs) relevant to this TEC:

- > Anthropogenic climate change;
- > Clearing of native vegetation;
- > Infection of native plants by *Phytophthora cinnamomi*;
- > Introduction and establishment of Exotic Rust Fungi of the order Pucciniales pathogenic on plants of the family Myrtaceae;
- > Invasion and establishment of exotic vines and scramblers;
- > Invasion and establishment of Scotch Broom (*Cytisus scoparius*);
- > Invasion of native plant communities by African Olive *Olea europaea* subsp. *cuspidata* (Wall. ex G. Don) Cif;
- > Invasion of native plant communities by *Chrysanthemoides monilifera*;
- > Invasion of native plant communities by exotic perennial grasses;
- > Invasion, establishment and spread of Lantana (*Lantana camara* L. sens. Lat);
- > Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants; and
- > Removal of dead wood and dead trees.

Development of the Subject Site would result in a small loss of native vegetation, production of greenhouse gases and removal of dead wood. However, these KTPs arising from the development are not considered significant on the locality scale. Removal of CPW from the Subject Site would represent less than 1% of the occurrence of this TEC within the entirety of lot 627 DP1163903.

The introduction of pest weeds and diseases may occur in untreated water, unclean fill and from landscaping and garden plantings. However, these impacts can be mitigated through appropriate controls. With appropriate mitigation, development of the Subject Site is not considered likely to significantly exacerbate these KTPs on the locality scale.

#### Conclusion

This TEC is present as a small stand of woody vegetation and derived grasslands in the south and south-west of the Subject Site. Future development of the Subject Site would entail the removal of the entire occurrence of this TEC. However, this loss is not considered significant on the locality scale with large areas of this TEC present on adjacent lands to the south and east.

No significant impact on this TEC is anticipated by the future development of the Subject Site. Consequently, further assessment through the preparation of a SIS is not considered necessary.

## Fauna

### *Cumberland Plain Land Snail (Meridolum corneovirens)*

This species is listed as endangered under the TSC Act.

Superficially similar to the familiar exotic Garden Snail (*Helix aspera*). It differs most obviously in its 25 - 30 mm diameter shell. While this shell may be almost any shade of brown, it is always uniform in colour, while that of *Helix* consists of dark patches on a pale background. A green or yellow tinge may be present. The Cumberland Land Snail also has a more flattened shell that is very thin and fragile, compared with the thick shell of the Garden Snail.

The under side of the shell, especially in living individuals, tends to have a glossy appearance and is semitransparent, enabling the observer to see the animal colour and some internal organs. The upper side of the shell has a coarse wrinkly appearance. In adult shells the edge of the aperture is reflected, forming a slight lip. This is typically white in colour. However, the feature is absent in both juvenile and sub-adult individuals. The juveniles have a more angular shell and tend to have an open area in the central part of the underside of the shell, known as the umbilicus. Generally, in adults the umbilicus is closed or partially covered. Sometimes there is a reddish brown patch around the umbilical area.

*M. corneovirens* can also be easily confused with other members of the genus *Meridolum*, especially those found along the edges of its' range.

### Distribution

Lives in small areas on the Cumberland Plain west of Sydney, from Richmond and Windsor south to Picton and from Liverpool west to the Hawkesbury and Nepean Rivers at the base of the Blue Mountains, known from over 100 different locations, but not all are currently occupied, and they are usually isolated from each other as a result of land use patterns.

### Habitat and ecology

- > Primarily inhabits Cumberland Plain Woodland (a critically endangered ecological community). This community is a grassy, open woodland with occasional dense patches of shrubs. It is also known from Shale Gravel Transition Forests, Castlereagh Swamp Woodlands and the margins of River-flat Eucalypt Forest, which are also listed communities;
- > Lives under litter of bark, leaves and logs, or shelters in loose soil around grass clumps. Occasionally shelters under rubbish;
- > Can dig several centimetres into soil to escape drought;
- > Is a fungus specialist. Unlike the Garden Snail, does not eat green plants. It is generally active at night; and
- > Little is known of its biology, including breeding biology. It is known to be hermaphroditic, laying clutches of 20-25 small, round, white eggs in moist, dark areas (such as under logs), with the eggs taking 2-3 weeks to hatch. There is a suggestion that the species breeds throughout the year when conditions are suitable.

This species was not detected on the Subject Site during surveys. However, it is known from numerous local occurrence records and suitable CPW vegetation is present. It is therefore considered likely to utilise the Subject Site as part of its local range.

**(a) In the case of a threatened species, whether the action proposed is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction.**

Development of the Subject Site would remove a small portion of this species' available habitat in the locality. However, this represents only a small portion of available habitat with large areas of CPW habitat present on lands to the east and south.

Development of the Subject Site is not considered likely to place the local population of this species at risk of extinction.



**(b) In the case of an endangered population, whether the action proposed is likely to have an adverse effect on the life cycle of the species that constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction.**

Not applicable to a threatened species.

**(c) In the case of an endangered ecological community or critically endangered ecological community, whether the action proposed:**

- (i) Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction; or**
- (ii) Is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.**

Not applicable to a threatened species.

**(d) In relation to the habitat of a threatened species, population or ecological community:**

- (i) The extent to which habitat is likely to be removed or modified as a result of the action proposed;**
- (ii) Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed action; and**
- (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality.**

All suitable CPW habitat for this species would be removed by the development of the Subject Site (refer to **Table 3-1** of the above report). However, this would amount to less than 1 % of the total available habitat within the entirety of lot 627 DP1163903.

Habitat would not be fragmented or isolated by the development of the Subject Site. Existing CPW on lands to the east and south would retain their current level of connectivity following development through Manooka Reserve. Lands to the north and west of the Subject Site have already been developed and do not provide connectivity for this species in the locality.

Suitable habitat for this species on the Subject Site represents a small portion of the local occurrence of suitable habitat. It is located on the outer edge of a large occurrence of CPW, which largely falls within protected lands of Manooka Reserve. The occurrence on the Subject Site is prone to impacts from nearby development and exotic grasslands. The small portion of this habitat which would be removed by future development of the Subject Site is not considered important to the long-term survival of this species in the locality.

**(e) Whether the action proposed is likely to have an adverse effect on critical habitat (either directly or indirectly).**

At present, there are four critical habitats declared under **Section 53–55** of the TSC Act:

- > Gould's Petrel - critical habitat declaration;
- > Little penguin population in Sydney's North Harbour - critical habitat declaration;
- > Mitchell's Rainforest Snail in Stotts Island Nature Reserve - critical habitat declaration; and
- > Wollemi Pine - critical habitat declaration.

Of the above listed critical habitats, the Little penguin population in Sydney's North Harbour - critical habitat is located closest to the Subject Site. However, as the Subject Site is located over 50 km from the critical habitat, future development would not be expected to have any direct or indirect effect on this or any other declared critical habitat.

**(f) Whether the action proposed is consistent with the objectives or actions of a recovery plan or threat abatement plan.**

The Cumberland Plain Recovery Plan is relevant to this species.

This plan has the following objectives:

1. To build a protected area network, comprising public and private lands, focused on the priority conservation lands;
2. To deliver best practice management for threatened species, populations and ecological communities across the Cumberland Plain, with a specific focus on the priority conservation lands and public lands where the primary management objectives are compatible with conservation;
3. To develop an understanding and enhanced awareness in the community of the Cumberland Plain's threatened biodiversity, the best practice standards for its management, and the recovery program; and
4. To increase knowledge of the threats to the survival of the Cumberland Plain's threatened species, populations and ecological communities, and thereby improve capacity to manage these in a strategic and effective manner.

The development of the Subject Site is not considered inconsistent with the objectives of the Recovery Plan. The Subject Site is not located within any priority conservation lands for this TEC. The nearest such lands are within Harrington Forest, over 2.4 km to the north-west.

The development of the Subject Site would remove a small portion of this TEC from the locality with the majority retained elsewhere in the remainder of lot 627 DP1 163903.

To date, no threat abatement plan relevant to this species has been developed.

**(g) Whether the action proposed constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process.**

Development of the Subject Site would or may constitute, introduce or exacerbate the following KTPs relevant to this species:

- > Anthropogenic climate change;
- > Clearing of native vegetation;
- > Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants; and
- > Removal of dead wood and dead trees.

Development of the Subject Site would result in a small loss of native vegetation, production of greenhouse gases and removal of dead wood. However, these KTPs arising from the development are not considered significant on the locality scale. Removal of native vegetation from the Subject Site would represent a loss of less than 1 % of the occurrence of this vegetation within the entirety of lot 627 DP1 163903.

The introduction of pest weeds may occur in unclean fill and from landscaping and garden plantings. However, these impacts can be mitigated through appropriate controls. With appropriate mitigation, development of the Subject Site is not considered likely to significantly exacerbate these KTPs on the locality scale.

#### *Conclusion*

Suitable habitat for this species is present as a small stand of woody vegetation south-west of the Subject Site. Future development of the Subject Site would entail the removal of the entire occurrence of this habitat. However, this loss is not considered significant on the locality scale with large areas of suitable habitat present on adjacent lands to the south and east.

No significant impact on this species is anticipated by the future development of the Subject Site. Consequently, further assessment through the preparation of a SIS is not considered necessary.

#### *Green and Golden Bell Frog (Litoria aurea)*

This species is listed as endangered under the TSC Act.

A relatively large, stout frog, ranging in size from approximately 45 mm to approximately 100 mm snout to vent length. Diagnostic features are a gold or creamish white stripe running along the side, extending from the upper eyelids almost to the groin, with a narrow dark brown stripe beneath it, from nostril to eye. It also has blue or bluish-green colour on the inside of the thighs. The colour of the body varies. Usually a vivid pea-green, spotted with an almost metallic brassy brown or gold. The backs of some individuals may be almost entirely green; in others golden-brown markings may dominate.

### Distribution

Formerly distributed from the NSW north coast near Brunswick Heads, southwards along the NSW coast to Victoria where it extends into east Gippsland. Records from west to Bathurst, Tumut and the ACT region. Since 1990 there have been approximately 50 recorded locations in NSW, most of which are small, coastal, or near coastal populations. These locations occur over the species' former range, however they are widely separated and isolated. Large populations in NSW are located around the metropolitan areas of Sydney, Shoalhaven and mid north coast (one an island population). There is only one known population on the NSW Southern Tablelands.

### Habitat and ecology

- > Inhabits marshes, dams and stream-sides, particularly those containing bullrushes (*Typha* spp.) or spikerushes (*Eleocharis* spp.);
- > Optimum habitat includes water-bodies that are unshaded, free of predatory fish such as Plague Minnow (*Gambusia holbrooki*), have a grassy area nearby and diurnal sheltering sites available;
- > Some sites, particularly in the Greater Sydney region occur in highly disturbed areas;
- > The species is active by day and usually breeds in summer when conditions are warm and wet;
- > Males call while floating in water and females produce a raft of eggs that initially float before settling to the bottom, often amongst vegetation;
- > Tadpoles feed on algae and other plant-matter; adults eat mainly insects, but also other frogs; and
- > Preyed upon by various wading birds and snakes.

This species was not detected on the Subject Site during surveys. However, it is known from recent occurrence records and suitable habitat was observed to be present in the form of a small waterbody containing *Typha* spp. reeds.

**(a) In the case of a threatened species, whether the action proposed is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction.**

Development of the Subject Site would remove habitat for this species from the local area, including potential breeding habitat. However, numerous similar small waterbodies are present in the locality and the local population is not considered dependent on the waterbody of the Subject Site for their survival.

Development of the Subject Site is not considered likely to place the local population of this species at risk of extinction.

**(b) In the case of an endangered population, whether the action proposed is likely to have an adverse effect on the life cycle of the species that constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction.**

Not applicable to a threatened species.

**(c) In the case of an endangered ecological community or critically endangered ecological community, whether the action proposed:**

- (i) *Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction; or*
- (ii) *Is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.*

Not applicable to a threatened species.

**(d) In relation to the habitat of a threatened species, population or ecological community:**

- (i) *The extent to which habitat is likely to be removed or modified as a result of the action proposed;*
- (ii) *Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed action; and*

**(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality.**

All suitable aquatic habitat for this species would be removed by the development of the Subject Site (refer to **Table 3-1** of the above report). However, this habitat is not considered limited in the locality with several major creeklines and numerous vegetated ponds and farm dams present within 5 km. The local population is not considered dependent on the resources of the Subject Site for their long-term survival.

Habitat would not be fragmented or isolated by the development of the Subject Site. The species would retain its current level of mobility through Kenny Creek and its tributaries following development through Manooka Reserve. Lands to the north and west of the Subject Site have already been developed and do not provide connectivity for this species in the locality.

Habitat for this species on the Subject Site represents a small portion of the local occurrence of suitable habitat. Habitat on the Subject Site is prone to impacts from nearby development and is exposed to exotic predators (domestic cats etc.). The small portion of this habitat which would be removed by future development of the Subject Site is not considered important to the long-term survival of this species in the locality.

**(e) Whether the action proposed is likely to have an adverse effect on critical habitat (either directly or indirectly).**

At present, there are four critical habitats declared under **Section 53–55** of the TSC Act:

- > Gould's Petrel - critical habitat declaration;
- > Little penguin population in Sydney's North Harbour - critical habitat declaration;
- > Mitchell's Rainforest Snail in Stotts Island Nature Reserve - critical habitat declaration; and
- > Wollemi Pine - critical habitat declaration.

Of the above listed critical habitats, the Little penguin population in Sydney's North Harbour - critical habitat is located closest to the Subject Site. However, as the Subject Site is located over 50 km from the critical habitat, future development would not be expected to have any direct or indirect effect on this or any other declared critical habitat.

**(f) Whether the action proposed is consistent with the objectives or actions of a recovery plan or threat abatement plan.**

The draft Green and Golden Bell Frog Recovery Plan is relevant to this species.

This plan has the following objectives:

1. Increase the security of key GGBF populations by way of preventing the further loss of GGBF habitat at key populations across the species range and where possible secure opportunities for increasing protection of habitat areas;
2. Ensure extant GGBF populations are managed to eliminate or attenuate the operation of factors that are known or discovered to be detrimentally affecting the species;
3. Implement habitat management initiatives that are informed by data obtained through investigations into the general biology and ecology of the GGBF through a systematic and coordinated monitoring program;
4. Establish, within more than one institution, self sustaining and representative captive populations (particularly at risk populations) of the Green and Golden Bell Frog for the primary purpose of maintaining 'insurance' colonies for re-establishment and supplementation of populations of the species; with research and educational purposes a secondary objective.); and
5. Increase the level of regional and local awareness of the conservation status of the Green and Golden Bell Frog and provide greater opportunity for community involvement in the implementation of this recovery plan.

The development of the Subject Site is not considered inconsistent with the objectives of the Recovery Plan. The Subject Site is not located within any listed key population lands for this species in the Sydney region. The nearest such population is within the suburb of Hammondville, approximately 20 km to the north-east.

The development of the Subject Site would remove a small portion of suitable habitat from the locality for this species. Several significant creeklines and numerous small, vegetation ponds and farm dams are present in

the local area. The local population of this species is not considered dependent on the resources of the Subject Site for its long-term survival.

The threat abatement plan of *Infection of Amphibians with Chytrid Fungus Resulting in Chytridiomycosis* is relevant to this species. This plan has the following objectives:

1. To prevent amphibian populations or regions that are currently chytridiomycosis-free from becoming infected by preventing further spread of the amphibian chytrid within Australia; and
2. To decrease the impact of infection with the amphibian chytrid fungus on populations that are currently infected.

Provided appropriate mitigation measures are implemented (see **Section 5** of the above report), the development of the Subject Site is not considered likely to introduce this pathogen into the locality.

**(g) Whether the action proposed constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process.**

Development of the Subject Site would or may constitute, introduce or exacerbate the following KTPs relevant to this species:

- > Anthropogenic climate change;
- > Infection of frogs by amphibian chytrid causing the disease chytridiomycosis;
- > Clearing of native vegetation;
- > Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants; and
- > Removal of dead wood and dead trees

Development of the Subject Site would result in a small loss of native vegetation, production of greenhouse gases and removal of dead wood. However, these KTPs arising from the development are not considered significant on the locality scale. Removal of native vegetation from the Subject Site would represent less than 1 % of the occurrence of this vegetation within the entirety of lot 627 DP1163903.

The introduction of diseases and pest weeds may occur in untreated water, unclean fill and from landscaping and garden plantings. However, these impacts can be mitigated through appropriate controls. With appropriate mitigation, development of the Subject Site is not considered likely to significantly exacerbate these KTPs on the locality scale.

#### *Conclusion*

Suitable habitat for this species is present on the Subject Site as a small stand of woody vegetation, grasslands and a small vegetated pond. Future development of the Subject Site would entail the removal of the entire occurrence of this habitat. However, this loss is not considered significant on the locality scale with large areas of suitable habitat present on adjacent lands to the south and east and the wider locality. The development of the Subject Site is not considered likely to place this species at risk of extinction in the locality.

No significant impact on this species is anticipated by the future development of the Subject Site. Consequently, further assessment through the preparation of a SIS is not considered necessary.

## Tests of Significance (EPBC Act)

### Flora

#### *Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest*

This TEC is listed as critically endangered under the EPBC Act. The following description has been taken from the NSW OEH profile description for this TEC.

The dominant canopy trees of Cumberland Plain Woodland are Grey Box (*Eucalyptus moluccana*) and Forest Red Gum (*E. tereticornis*), with Narrow-leaved Ironbark (*E. crebra*), Spotted Gum (*Corymbia maculata*) and Thin-leaved Stringybark (*E. eugenioides*) occurring less frequently. The shrub layer is dominated by Blackthorn (*Bursaria spinosa*), and it is common to find abundant grasses such as Kangaroo Grass (*Themeda australis*) and Weeping Meadow Grass (*Microlaena stipoides* var. *stipoides*).

#### Distribution

Occurs on soils derived from Wianamatta Shale, and throughout the driest part of the Sydney Basin. Before European settlement, was extensive across the Cumberland Plain, western Sydney. Today, only 9 percent of the original extent remains intact, with the remnants scattered widely across the Cumberland Plain. Good examples can be seen at Scheyville National Park and Mulgoa Nature Reserve.

#### Habitat and ecology

- > Typically occurs on heavy clay soils derived from Wianamatta Shale;
- > Well adapted to drought and fire, and the understorey plants often rely on underground tubers or profuse annual seed production to survive adverse conditions; and
- > Cumberland Plain Woodland is habitat for threatened species such as the Cumberland land snail (*Meridolum carneovirens*).

This TEC occurs on the fringes of the Subject Site as two sub-communities, CPW and CPW derived grassland. CPW is confined to a single mature tree and understorey vegetation in the south-west and CPW derived grassland occurs as a small regenerating clump in the south and south-west of the Subject Site. Under the EPBC Act determinations, only patches containing the tree component are considered to conform to the listing. As a result, the CPW derived grasslands are not considered in this assessment.

#### **(a) Reduce the extent of an ecological community**

Development of the Subject Site would remove a small portion of this TEC from the locality (refer to Table 3-1 of the above report). The occurrence of this TEC on the Subject Site represents less than 1% of the total occurrence of this TEC on lot 627 DP1163903. The TEC which would be removed by future development of the Subject Site is not considered to constitute a significant reduction in the extent of this TEC in the locality.

#### **(b) Fragment or increase fragmentation of an ecological community, for example by clearing vegetation for roads or transmission lines**

This TEC would not be fragmented or isolated by the development of the Subject Site. Existing CPW on lands to the east and south would retain their current level of connectivity following development through Manooka Reserve. Lands to the north and west of the Subject Site have already been developed and do not provide connectivity for any native vegetation habitat in the locality.

#### **(c) Adversely affect habitat critical to the survival of an ecological community**

The CPW on the Subject Site represents a small portion of the local occurrence. It is located on the outer edge of a large occurrence of this TEC, which largely falls within protected lands of Manooka Reserve. The occurrence on the Subject Site is prone to impacts from nearby development and exotic grasslands. The small portion of this TEC which would be removed by future development of the Subject Site is not considered critical habitat to the long-term survival of this TEC.

#### **(d) Modify or destroy abiotic (non-living) factors (such as water, nutrients, or soil) necessary for an ecological community's survival, including reduction of groundwater levels, or substantial alteration of surface water drainage patterns**

The development of the Subject Site would remove abiotic factors necessary for this TEC's survival. However, this impact would be limited to the Subject Site and secondary impacts on retained CPW on adjacent lands as a result of development are not considered significant. Large areas to the north and west

of Manooka Reserve are already developed and development of the Subject Site is not considered likely to significantly exacerbate the effect of this existing development.

**(e) Cause a substantial change in the species composition of an occurrence of an ecological community, including causing a decline or loss of functionally important species, for example through regular burning or flora or fauna harvesting**

Loss of this TEC would be restricted to the small stand present in the south-west of the Subject Site. Portions of this TEC elsewhere on lot 627 DP1163903 would not be directly impacted upon and would not be particularly prone to secondary impacts as these lands are located upslope of the Subject Site. The development of the Subject Site is not considered likely to cause a significant change in the species composition of this TEC in the locality.

**(f) Cause a substantial reduction in the quality or integrity of an occurrence of an ecological community, including, but not limited to:**

- (i) Assisting invasive species, that are harmful to the listed ecological community, to become established, or**
- (ii) Causing regular mobilisation of fertilisers, herbicides or other chemicals or pollutants into the ecological community which kill or inhibit the growth of species in the ecological community, or**

Lands to the north and west of the Subject Site have previously been developed and retained CPW in Manooka Reserve is already exposed to secondary impacts of this development. Development of the Subject Site is not considered likely to significantly increase these secondary effects. In addition, appropriate mitigation measures can be implemented to reduce the secondary effects of future development (see Section 5 of this report).

**(g) Interfere with the recovery of an ecological community.**

The removal of the small occurrence of this TEC on the Subject Site is not considered a significant reduction in the occurrence of the TEC in the locality. It is small edge area, containing a significant exotic weed component and vulnerable to further impacts from nearby disturbed lands. Large areas of better condition CPW are present in the remainder of lot 627 DP1163903 which would not be directly impacted upon by the development of the Subject Site.

Development of the Subject Site is not considered likely to interfere with the recovery of this TEC in the locality.

#### Conclusion

This TEC is present as a small stand of woody vegetation south-west of the Subject Site. Future development of the Subject Site would entail the removal of the entire occurrence of this TEC. However, this loss is not considered significant on the locality scale with large areas of this TEC present on adjacent lands to the south and east.

No significant impact on this TEC is anticipated by the future development of the Subject Site. Consequently, further assessment through a referral to the federal Minister of the Environment is not considered necessary.

#### Fauna

##### Green and Golden Bell Frog (*Litoria aurea*)

This species is listed as vulnerable under the EPBC Act.

A relatively large, stout frog, ranging in size from approximately 45 mm to approximately 100 mm snout to vent length. Diagnostic features are a gold or creamish white stripe running along the side, extending from the upper eyelids almost to the groin, with a narrow dark brown stripe beneath it, from nostril to eye. It also has blue or bluish-green colour on the inside of the thighs. The colour of the body varies. Usually a vivid pea-green, splashed with an almost metallic brassy brown or gold. The backs of some individuals may be almost entirely green; in others golden-brown markings may dominate.

### Distribution

Formerly distributed from the NSW north coast near Brunswick Heads, southwards along the NSW coast to Victoria where it extends into east Gippsland. Records from west to Bathurst, Tumut and the ACT region. Since 1990 there have been approximately 50 recorded locations in NSW, most of which are small, coastal, or near coastal populations. These locations occur over the species' former range, however they are widely separated and isolated. Large populations in NSW are located around the metropolitan areas of Sydney, Shoalhaven and mid north coast (one an island population). There is only one known population on the NSW Southern Tablelands.

### Habitat and ecology

- > Inhabits marshes, dams and stream-sides, particularly those containing bullrushes (*Typha* spp.) or spikerushes (*Eleocharis* spp.);
- > Optimum habitat includes water-bodies that are unshaded, free of predatory fish such as Plague Minnow (*Gambusia holbrooki*), have a grassy area nearby and diurnal sheltering sites available;
- > Some sites, particularly in the Greater Sydney region occur in highly disturbed areas;
- > The species is active by day and usually breeds in summer when conditions are warm and wet;
- > Males call while floating in water and females produce a raft of eggs that initially float before settling to the bottom, often amongst vegetation;
- > Tadpoles feed on algae and other plant-matter; adults eat mainly insects, but also other frogs; and
- > Preyed upon by various wading birds and snakes.

This species was not detected on the Subject Site during surveys. However, it is known from recent occurrence records and suitable habitat was observed to be present in the form of a small waterbody containing *Typha* spp. reeds.

#### **(a) Lead to a long-term decrease in the size of an important population of a species;**

The species is not well known from the locality and the Subject Site is located approximately 20 km from the nearest key population of this species under the NSW draft Recovery Plan for the Green and Golden Bell Frog. Therefore, the local population is not considered to constitute an important population of this species.

Development of the Subject Site would remove habitat for this species from the local area, including potential breeding habitat. However, numerous similar small waterbodies are present in the locality and the local population is not considered dependent on the waterbody of the Subject Site for their survival.

#### **(b) Reduce the area of occupancy of an important population;**

As above, the local population of this species is not considered to constitute an important population.

The development of the Subject Site would remove suitable habitat for this species from the locality. However, this habitat is not limited in the local area with several major creeklines and numerous vegetated ponds and dams within 5 km. The removal of suitable habitat from the Subject Site is not considered to represent a significant reduction in available habitat for the local population of this species.

#### **(c) Fragment an existing important population into two or more populations;**

Habitat for this species would not be fragmented or isolated by the development of the Subject Site. The species would retain its current level of mobility through Kenny Creek and its tributaries following development through Manooka Reserve. Lands to the north and west of the Subject Site have already been developed and do not provide connectivity for this species in the locality.

#### **(d) Adversely affect habitat critical to the survival of a species;**

The Subject Site contains a small pond, representing suitable breeding habitat for this species. However, this habitat is not limited in the locality, with several major creeklines and numerous ponds and dams present within 5 km of the Subject Site.

The habitat present on the Subject Site is not considered critical to the survival of this species.

#### **(e) Disrupt the breeding cycle of an important population;**

As above, the local population of this species is not considered to constitute an important population.



The small pond on the Subject Site is considered to constitute suitable breeding habitat for this species. However, this habitat is not limited in the locality with several major creeklines and numerous ponds and dams present within 5 km of the Subject Site.

Development of the Subject Site is not considered likely to disrupt the breeding cycle of an important population of this species.

***(f) Modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline;***

The development of the Subject Site would remove suitable habitat for this species from the local area, including potential breeding habitat. However, this represents a small portion of the available habitat for this species in the locality with several major creeklines and numerous vegetated ponds and dams within 5 km of the Subject Site.

The removal of habitat from the Subject Site is not considered likely to impact on local habitat for this species to the extent that it is likely to decline.

***(g) Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat;***

Development of nearby lands for residential purposes has led to an increase in the local population of exotic predators, potentially harmful to this species (domestic cats). The development of the Subject Site for residential purposes is not considered likely to lead to a significant increase in the local population of these domestic predators.

***(h) Introduce disease that may cause the species to decline; or***

The Chytrid fungus has the potential to be introduced through unclean soil and untreated water used on site (e.g. for dust suppression) during development works. However, as detailed in **Section 5** of this report, this risk can be managed through appropriate safeguards.

Provided recommended mitigation measures are implemented, this risk is not considered to be significant.

***(i) Interfere substantially with the recovery of the species.***

The Subject Site contains a small portion of suitable habitat for the local population of this species, including potential breeding habitat. However, this habitat is not considered limited in the locality. Several significant creeklines and numerous vegetated ponds and dams are present within 5 km of the Subject Site and the species' ability to disperse across the landscape would not be reduced by the development of the Subject Site.

The development of the Subject Site is not considered likely to interfere substantially with the recovery of this species.

#### **Conclusion**

Suitable habitat for this species is present on the Subject Site as a small stand of woody vegetation, grasslands and a small vegetated pond. Future development of the Subject Site would entail the removal of the entire occurrence of this habitat. However, this loss is not considered significant on the locality scale with large areas of suitable habitat present on adjacent lands to the south and east and the wider locality. The development of the Subject Site is not considered likely to place this species at risk of extinction in the locality.

No significant impact on this species is anticipated by the future development of the Subject Site. Consequently, further assessment through a referral to the federal Minister of the Environment is not considered necessary.

# Traffic Impact Assessment

Stage 2C Caulfield Close

80219016



Prepared for  
Wolin Investments and Landco Pty Ltd

26 March 2020





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## 1 Introduction

### 1.1 Background

Cardno has been commissioned by Wolin Investments and Landco Pty Ltd to produce a Traffic Impact Assessment (TIA) to accompany a planning proposal to amend the Minimum Lot Size Development Standard applying to land at Currans Hill.

The site was approved by Camden Council for the subdivision of 9 lots on the 26 November 2014, as contained in DA/2014/560/1, 8 lots of which are on the subject site. While this current planning proposal pertains to the use of the site only, an indicative layout suggests that it is possible to achieve a total of 17 lots, therefore in terms of traffic generation there is a potential net increase of 9 dwellings.

### 1.2 Scope of Works

The following scope of works has been undertaken as part of this study:

- Review existing public transport facilities and future commitments to establish if any modifications to the public transport network is required to support the development.
- Review traffic generation potential against the RMS Guide.
- Assess the impact of the development on the existing road network.
- Modelling of Currans Hill Drive / Spring Hill Circle and Glenfield Drive / Spring Hill Circle using the traffic modelling software SIDRA.
- Identify potential impacts, if any, to residential amenity and road safety considerations.
- Review potential access / driveway arrangements and provide assessment of any issues / mitigations.

### 1.3 Reference Documents

In preparing this report, reference has been made to a number of background documents, including:

- Schedule of Classified Roads and Unclassified Regional Roads (Roads and Maritime Services, 2014).
- Development Control Plan (DCP) Part B: General Land Use Controls (Camden Council, 2011).
- Camden Growth Centre Precincts DCP (Department of Planning and Environment, 2015).
- Turner Road Precinct DCP (Department of Planning and Environment, 2018).
- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002).
- Technical Direction (TDT 2013/04a) (Roads and Maritime Services, 2013).
- Walking, Riding and Access to Public Transport (Department of Infrastructure and Transport, 2013).

## 2 Existing Conditions

### 2.1 Subject Site

The subject site is located to the south of Gregory Hills and north of Narellan Road as shown in **Figure 2-1**.

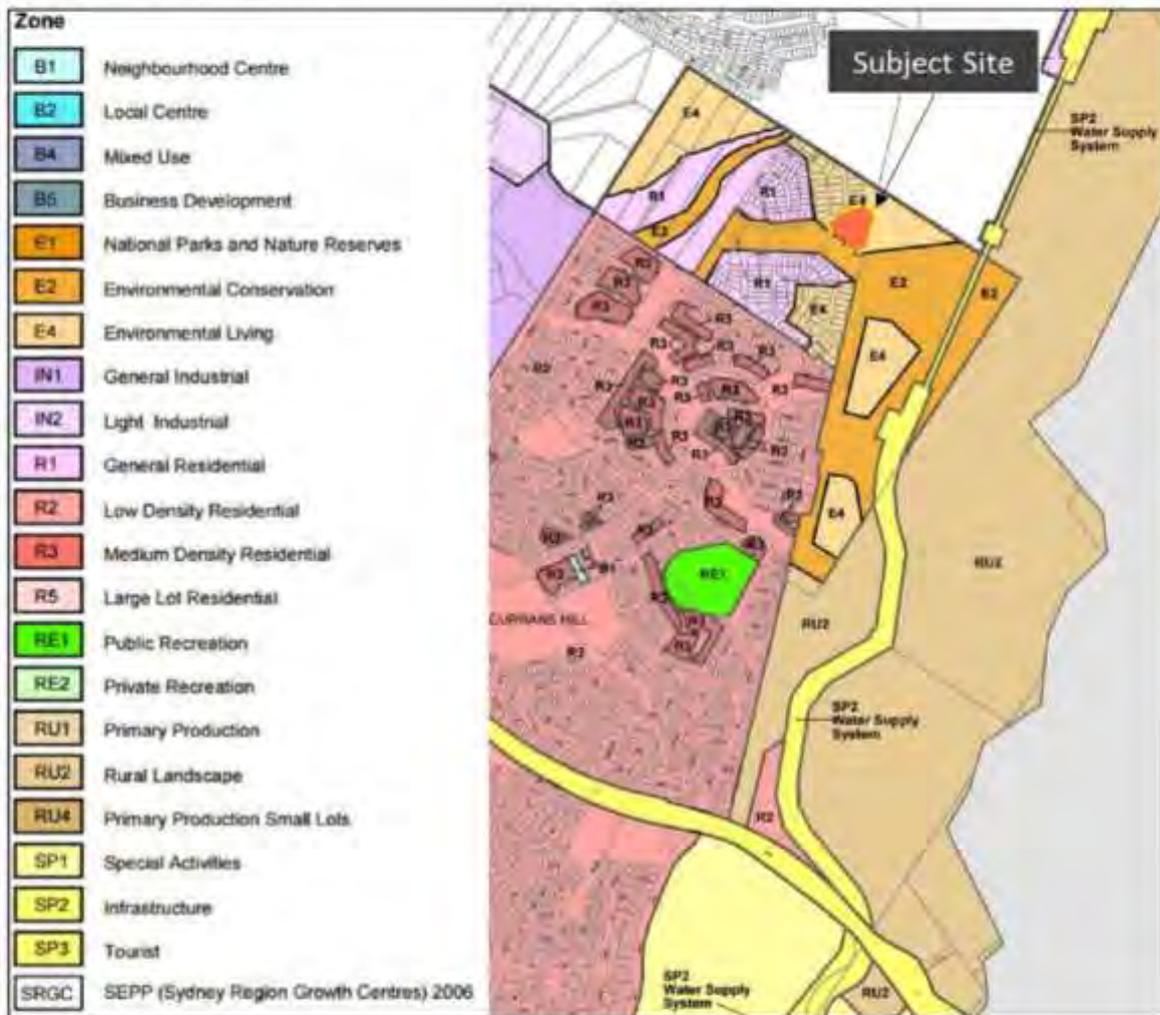
Figure 2-1 Subject Site Location



Source: Neermap, 2019

The subject site is currently zoned as E4 – Environmental Living. A map of the existing zoning in the surrounding area is illustrated in **Figure 2-2**.

Figure 2-2 Existing Zoning Map



Source: Camden Local Environmental Plan 2010

## 2.2 Existing Road Network

### 2.2.1 Schedule of Road Classification

Roads and Maritime in partnership with local government established an administrative framework of State, Regional and Local Road categories to assist managing the extensive network of roads.

State roads are managed and financed by Roads and Maritime, and Regional / Local Roads are managed and financed by councils. Notwithstanding, Regional Roads perform an intermediate function between the main arterial network of State Roads and council controlled Local Roads and therefore received financial assistance from Roads and Maritime.

### 2.2.2 Narellan Road

Narellan Road is classified as a State Road under the care and maintenance of Roads and Maritime, connecting Campbelltown at Appin Road to Narellan at The Northern Road.

Narellan Road is a major arterial road signposted with a speed limit between 60km/h - 80km/h along various sections of the road.

### 2.2.3 Currans Hill Drive

Currans Hill Drive is a local road under the care and maintenance of Camden Council. The road is signposted with a speed limit of 50km/h. A 40km/h school zone exists between Hodges Place and William Mannix Avenue. Parking is generally allowed on both sides of Currans Hill Drive.

### 2.2.4 Spring Hill Circle

Spring Hill Circle is a local road under the care and maintenance of Camden Council. The road is signposted with a speed limit of 50km/h.

### 2.2.5 Glenfield Drive

Glenfield Drive is a local road under the care and maintenance of Camden Council. The road is signposted with a speed limit of 50km/h and parking is generally allowed on both sides of the road.

## 2.3 Current Road Upgrades

### 2.3.1 Narellan Road

Narellan Road has been upgraded between Camden Valley Way, Narellan and Blaxland Road, Campbelltown. The upgrade has been completed and opened to public April 2018. The upgrade has helped reduce congestion and improve safety and travel time within the vicinity of the subject site.

### 2.3.2 Camden Valley Way

Camden Valley Way has been upgrade to a four lane divided road with a wide vegetated median. Camden Valley Way now has an off-road shared pedestrian / cyclist path along the western carriageway and bus priority to the new South West Rail Lin Station at Leppington.

### 2.3.3 The Northern Road

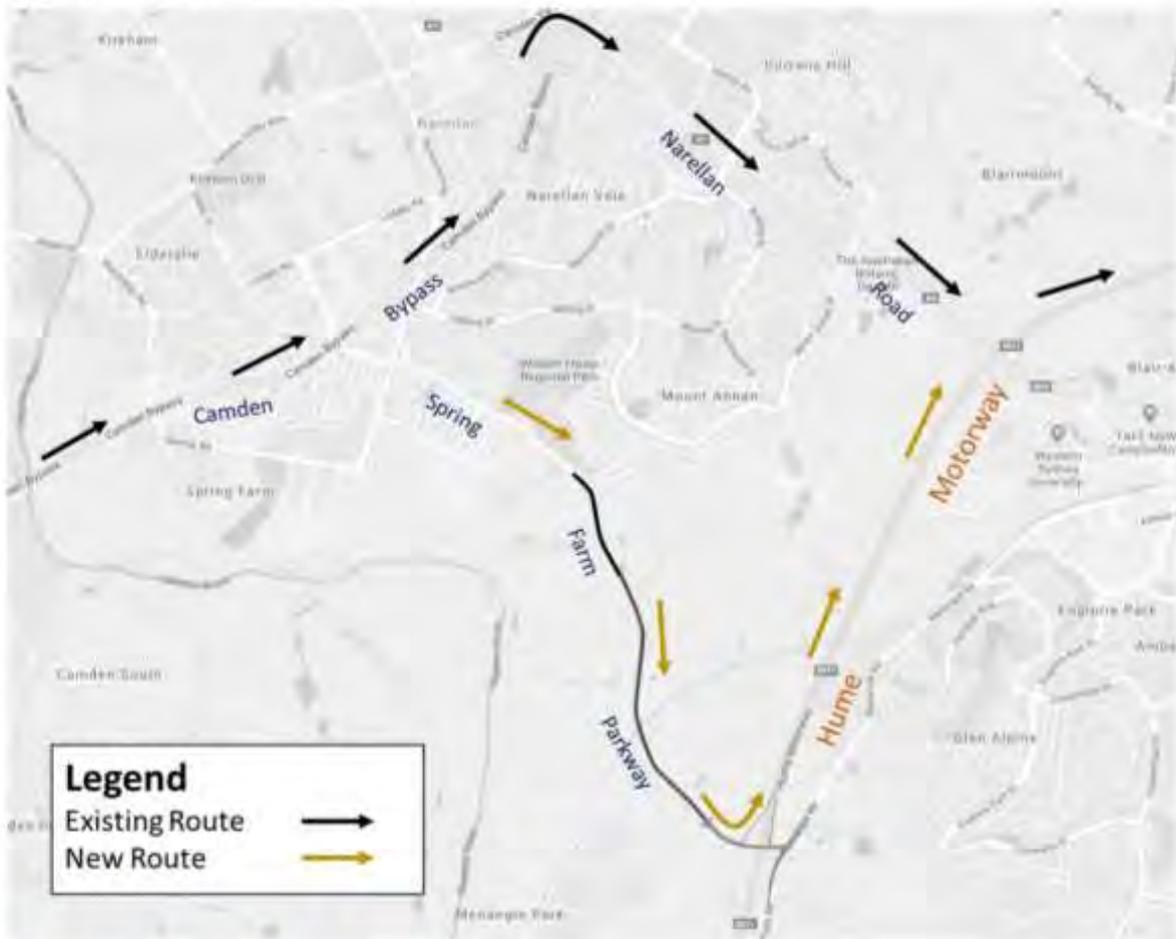
The Northern Road is currently undergoing upgrades between Richmond Road, Bligh Park and Camden Valley Way, Narellan. The upgrades aim to provide more reliable journeys through connections to motorways and new growth areas and provide additional capacity to the road network in anticipation of the significant growth in Western Sydney.

### 2.3.4 Spring Farm Parkway Extension

The NSW Government is proposing to build a link road from the Menangle Park development area to Menangle Road to support future growth. This 2.5 kilometre road, including north facing motorway ramps, will form part of the future Spring Farm Parkway linking the Camden Bypass, the M31 Hume Motorway and Menangle Road, Menangle Park.

It is anticipated that Spring Farm Parkway will alleviate the traffic issues on Narellan Road. **Figure 2-3** illustrates the new route for those travelling from Camden Bypass to Hume Motorway bypassing Narellan Road.

Figure 2-3 Spring Farm Parkway Extension



### 2.4 Existing Traffic Volumes

An indication of the existing traffic volumes in the vicinity of the subject site is provided by peak hour traffic surveys undertaken on 8 December 2016 between 7am-9am and 4pm-6pm at the following intersections:

- > Currans Hill Drive / Spring Hill Circle
- > Spring Hill Circle / Glenfield Drive

The survey data for Currans Hill Drive / Spring Hill Circle and Glenfield Drive / Spring Hill Circle is summarised in **Figure 2-4**.

Figure 1-4 Surveyed Tim Volumes @ Spring Hill Circle / Marcella Road (2016)



## 2.5 Public Transport Service

"Most people are prepared to spend about 10 minutes walking or riding to a high-frequency, direct public transport service such as a train or express bus. This equates to 800 metres walking or two to three kilometres riding. For less frequent or indirect local services, people are generally prepared to walk for up to five minutes, about 400 metres." Department of Infrastructure and Transport (Walking, Riding and Access to Public Transport, 2013).

### 2.5.1 Existing Bus Services

The closest operational bus stops are Glenfield Drive before Spring Hill Circle (2567139) providing services westbound and Glenfield Drive after Spring Hill Circle (2567145) providing services eastbound. According to Google Maps, these bus stops are a 1.3km walk (16 minutes) from the subject site. The following bus services operate from these bus stops:

- 890 – One (1) service running eastbound to Campbelltown Station at 3:10pm on weekdays.
- 891 – Runs approximately every 30 minutes and takes about 25 minutes to arrive at Campbelltown Station during morning peak hour.
- 896 – One (1) service running westbound to Gregory Hills and Oran Park at 7:27 am on weekdays. One (1) service running eastbound to Campbelltown Station at 3:09 pm on weekdays.

### 2.5.2 Potential Bus Services

Turner Road Precinct DCP proposes a new bus route servicing the Turner Road Precinct travelling from Turner Road to Campbelltown (from Catherine Fields). **Figure 2-5** is sourced from the Turner Road Precinct DCP and illustrates the proposed route for the bus service. This bus route is approximately 500m from the subject site and, if implemented, will provide a service accessible to the subject site.

Figure 2.5 New Bus Route - Turner Road to Campbelltown (from Catherine Fields)



Source: Turner Road Precinct DCP

### 2.5.3 Train

The Subject site is located approximately 6 km from both Campbelltown Station and Macarthur Station by car. The currently connected rail networks include:

- T2 Airport, Inner West and South Line, comprising three varying routes connecting Sydney CBD to Macarthur, Edmondson Park and Leppington;
- T5 Cumberland Line connecting to Schofields through the Western Suburbs of Sydney, including Parramatta and Blacktown, and
- Southern Highland Line, connecting Campbelltown with rural regional centres such as Bowral and Goulburn.

The future South West Rail Link Extension is proposed to run from the existing Leppington Station to a new station at Narellan, approximately 5 km from the site. This new line will have the potential to connect with the future Western Sydney Airport at Badgerys Creek. This will attract trips to the west of the site for commuters linking with heavy rail transport.

### 3 Proposed Development

The Planning Proposal would facilitate a potential subdivision of the land into approximately 17 lots for low density dwellings. The built design of houses and driveways is subject to individual development applications and construction certificates.

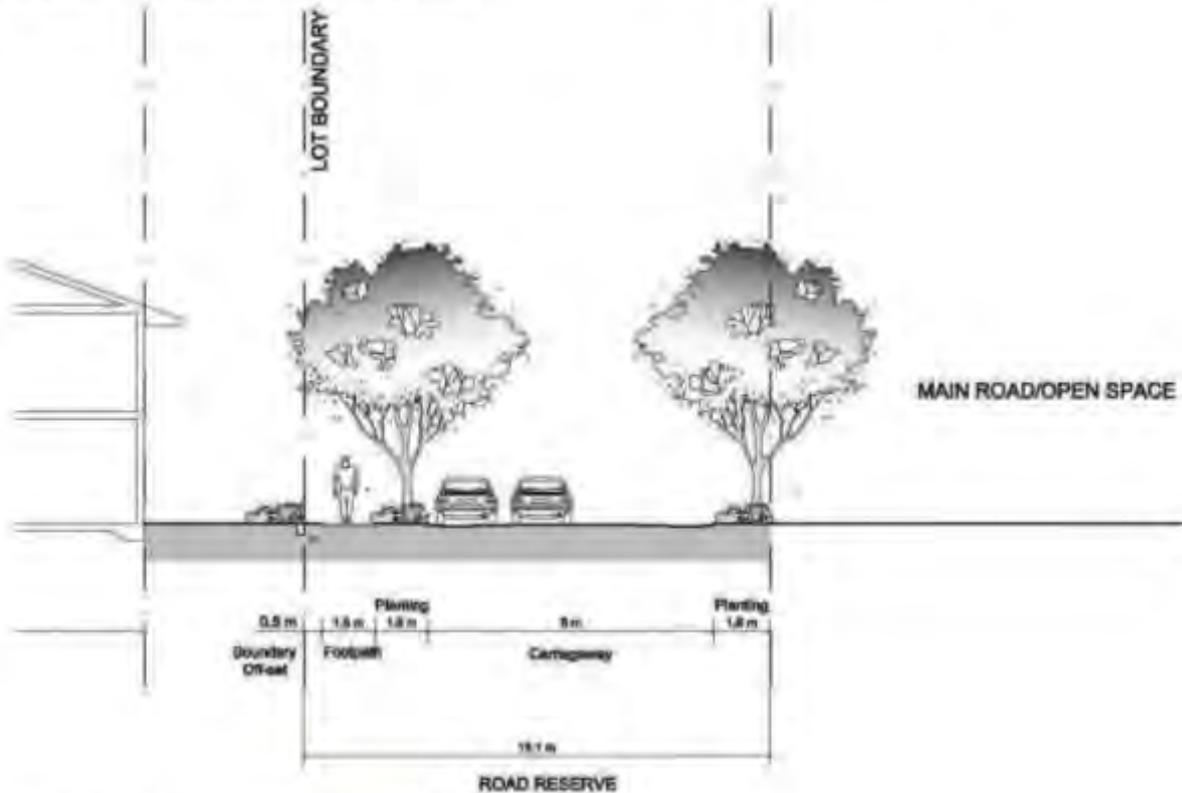
The diagram below illustrates an indicative layout for the subject site.



### 3.1 Road Layout

Due to the low traffic volumes utilising the road infrastructure, a loop access street is deemed suitable to provide access to the dwellings. **Figure 3-1** illustrates a typical access street cross section.

Figure 3-1 Typical Access Road Cross Section



Source: Camden Growth Centre Precincts Development Control Plan

According to the DCP, the carriageway is to be a minimum width of 8m, however, it can be reduced to a minimum of 6.5m subject to consideration of traffic volumes and road safety issues.

### 3.2 Driveways

The driveway design and location are to adhere to Council specification and are subject to individual development applications and construction certification.

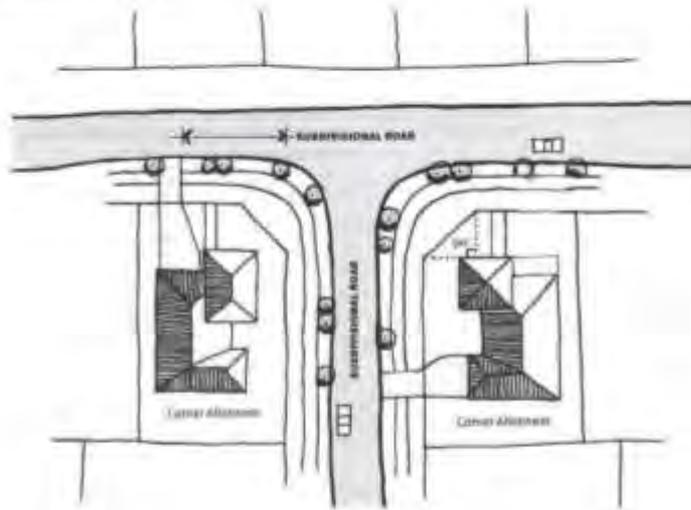
#### 3.2.1 Corner Lots

Corner lots are to be designed in accordance with AS 2890 and Council's Engineering Specifications. An example of a corner lot driveway layout can be found in Camden Growth Centre DCP and is provided in **Figure 3-2**.

ORD01

Attachment 1

Figure 3-2 Corner Lot Driveway Layout



## 4 Traffic Impact Assessment

### 4.1 Traffic Generation

An indication of the traffic generation potential of the proposed development is sourced from the Roads and Maritime's Technical Direction (TDT 2013/04a), which nominates the following traffic generation rates applicable to the proposed development:

#### Low Density Residential Dwellings (Sydney)

- ▷ AM Peak: 0.95 peak hour vehicle trips per dwelling.
- ▷ PM Peak: 0.99 peak hour vehicle trips per dwelling.

Table 4-1 below summarises the estimated traffic generation of the proposed 17 residential lots.

Table 4-1 Traffic Generation Summary

Land Use	RMS Guide Definition	Quantity	Traffic Generation	
			AM	PM
Residential	Low-Density	17 lots	17 trips	17 trips

Improved public transport infrastructure (such as an extension to the existing bus services to service dwellings in the vicinity of the proposed development) and improved walking and cycling facilities would help reduce reliance on private vehicle usage and will therefore reduce the traffic generation of the development.

When considering the existing approval of 8 dwellings, the site is forecast to **generate an additional 9 peak hour vehicle trips**. This is relatively low, being 1 vehicle movement every 5 minutes which would have a negligible impact on the surrounding local road network and not be of a noticeable difference to the existing neighbourhood. This volume would not adversely impact residential amenity considerations or road safety performance of the local road network. There is no nexus between the application, and increase of 1 vehicle every 5 minutes, with road safety or crash types in the area of Currans Hill.

Furthermore, concerning the consideration of traffic volumes in the determination of carriageway width of an access street, the proposed development can be reduced to a minimum carriageway width of 6.5m.

### 4.2 Trip Distribution and Assignment

#### 4.2.1 Directional Distribution

The directional distribution and assignment of traffic generated by the proposed development would be influenced by a number of factors:

- ▷ Configuration of the adjoining local road network in the vicinity of the site.
- ▷ Accessibility and suitability of the local road network to cater for additional traffic.
- ▷ Existing operation of intersections providing access around the adjoining road network.
- ▷ Development of a residential lots layout within the subject area.
- ▷ Surroundings employment centres, retail centres and schools in relation to the site.
- ▷ Likely distribution of employee's residences in relation to the site.
- ▷ Configuration of the access arrangement to the site.

Having considered all the above and Census Journey to Work (JTW) data, the directional distribution of development generated traffic is established in **Figure 4-1**.

Figure 4-1: Directional Traffic Distribution



The above figure indicates 70% of generated trips will head east towards Campbelltown and Sydney CBD and 30 % of generated trips will head west towards Camden.

#### 4.2.2 Inbound / Outbound Distribution

The ratio of the inbound and outbound traffic movements is assumed to be 20:80 in the AM peak hour (i.e. 20% inbound and 80% outbound) and 80:20 in the PM peak hour (i.e. 80% inbound and 20% outbound).

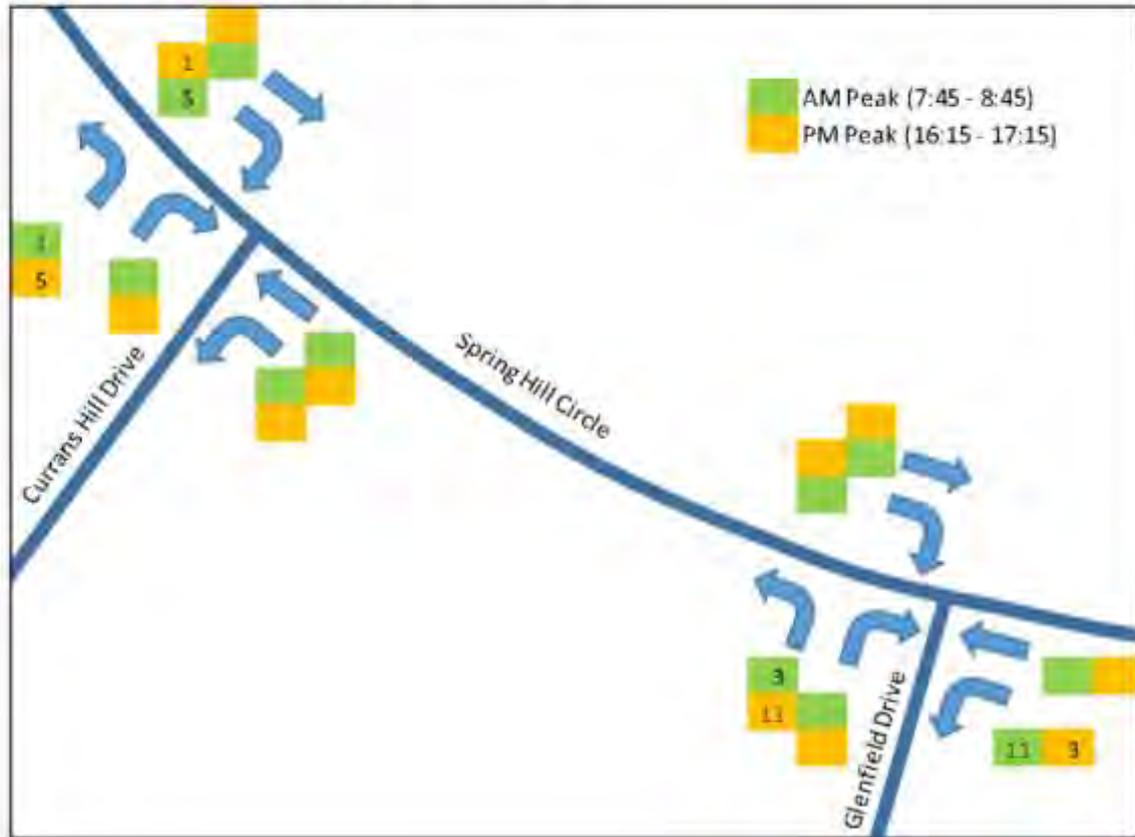
#### 4.2.3 Trip Assignment

For the purposes of this report, the following two (2) intersections will be assessed:

- Currans Hills Drive / Spring Hill Circle
- Glenfield Drive / Spring Hill Circle

**Figure 4-2** incorporates the aforementioned trip generation and directional split of the proposed development.

Figure 4-2 Traffic Assignment of Stage 2C Castfield Close



### 4.3 Level of Service Criteria for intersections

In an urban area, the capacity of a road network can be largely determined by the capacity of the controlling intersections. The existing intersection operating performance was assessed using the SIDRA software package to determine the Degree of Saturation (DOS), Average Delay (AVD in seconds) and Level of Service (LOS) at each intersection. The key indicator of intersection performance is Level of Service, where results are placed on a continuum from 'A' to 'F', as shown in **Table 4-2**.

Table 4-2 Intersection Level of Service

LOS	Traffic Signal / Roundabout	Give Way / Stop Sign / T-Junction Control
A	Good operation	Good operation
B	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
C	Satisfactory	Satisfactory, but crash study required
D	Operating near capacity	Near capacity and crash study required
E	At capacity at signals, incidents will cause excessive delays	At capacity and requires alternative control model
F	Unsatisfactory and requires additional capacity Roundabout requires alternative control mode	Exceeds capacity and requires alternative control mode

The Average Vehicle Delay (AVD) provides a measure of the operational performance of an intersection as indicated in **Table 4-3** which relates AVD to LOS. The AVDs should be taken as a guide only as longer delays could be tolerated in some locations (i.e. inner city conditions) and on some roads (i.e. minor side street intersection with major arterial route). For traffic signals, the average delay over all movements should be taken. For roundabouts and priority control intersections (sign control) the critical movement for level of service assessment should be that movement with the highest average delay.

Table 4-3 Intersection Average Vehicle Delay

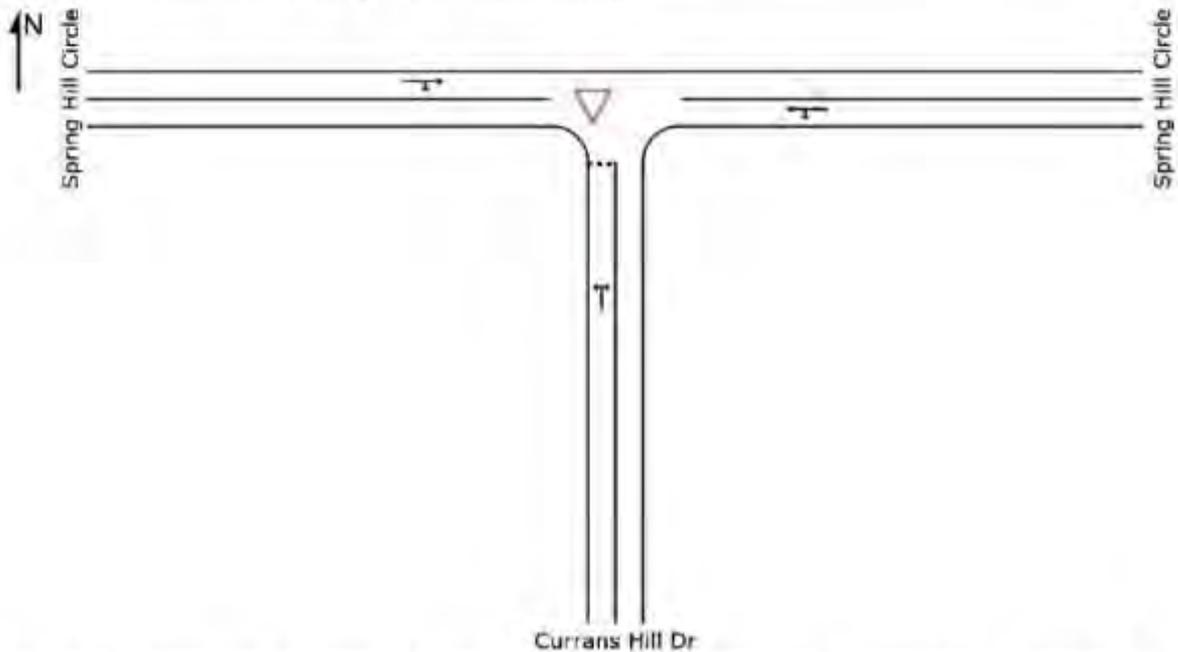
LoS	Average Delay per Vehicle (seconds)
A	Less than 14
B	15 to 28
C	29 to 42
D	43 to 56
E	57 to 70
F	More than 70

The degree of saturation (DOS) is another measure of the operational performance of individual intersections. For intersections controlled by traffic signals both queue length and delay increase rapidly as DOS approaches 1.000. It is usual to attempt to keep DOS to less than 0.9. DOS in the order of 0.7 generally represent satisfactory intersection operation, when DOS exceed 0.9 vehicle queues can be expected.

4.3.2 Currans Hill Drive / Spring Hill Circle

The layout of Currans Hill Drive / Spring Hill Circle is illustrated in Figure 4-3.

Figure 4-3 Currans Hill Drive / Spring Hill Circle Intersection Layout



The SIDRA assessment of Currans Hill Drive / Spring Hill Circle intersection is summarised in Table 4-4.

Table 4-4 Currans Hill Drive / Spring Hill Circle Intersection

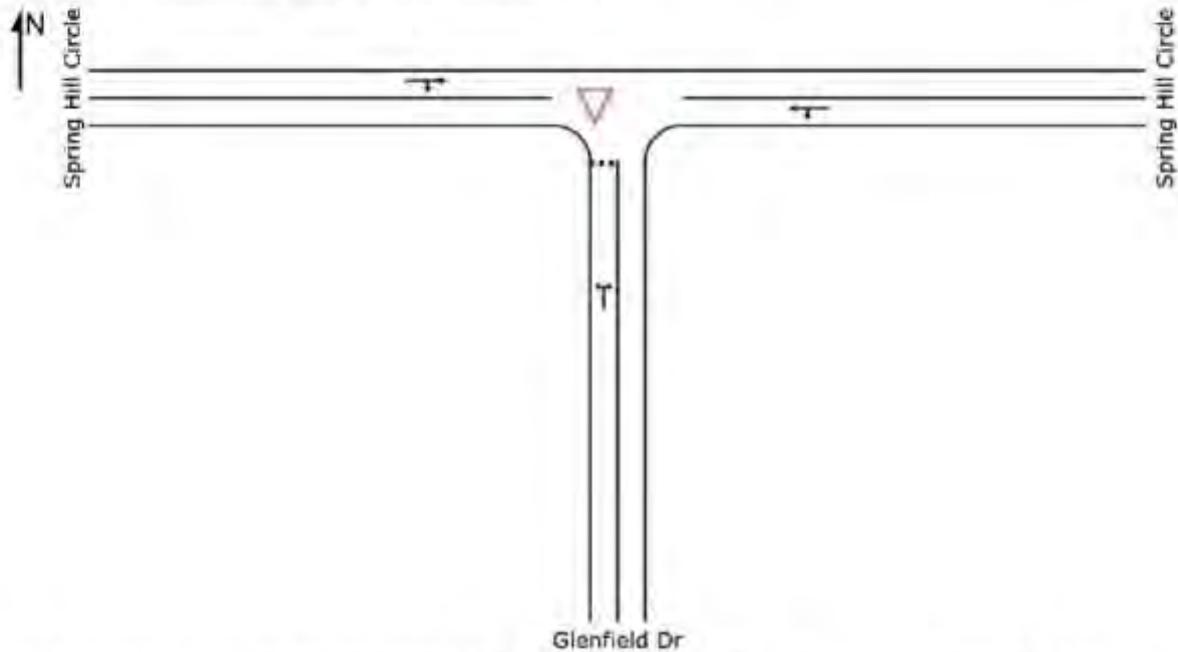
Scenario	AM			PM		
	DOS	Delay (s)	LoS	DOS	Delay (s)	LoS
2021 Base	0.054	5.5	A	0.133	5.1	A
2021 Base + Development	0.055	5.5	A	0.137	5.1	A

The above SIDRA results indicate that the intersection is expected to operate satisfactorily in both the AM and PM peak hour for both assessment scenarios with LOS A. The SIDRA movement summaries are provided in Appendix A.

4.3.3 Glenfield Drive / Spring Hill Circle

The layout of Glenfield Drive / Spring Hill Circle is illustrated in Figure 4-4.

Figure 4-4: Glenfield Drive / Spring Hill Circle Intersection Layout



The SIDRA assessment of Glenfield Drive / Spring Hill Circle intersection is summarised in Table 4-5.

Table 4-5: Glenfield Drive / Spring Hill Circle Intersection

Scenario	AM			PM		
	DOE	Delay (s)	LOS	DOE	Delay (s)	LOS
2021 Base	0.042	5.4	A	0.078	5.2	A
2021 Base + Development	0.044	5.4	A	0.086	5.2	A

The above SIDRA results indicate that the intersection is expected to operate satisfactorily in both the AM and PM peak hour for all assessment scenarios with LOS A. The SIDRA movement summarised are found in Appendix A.

## 5 Conclusions

---

Cardno has been commissioned by Wolin Investments and Landco Pty Ltd to produce a Traffic Impact Assessment (TIA) to accompany a planning proposal to amend the Minimum Lot Size development Standard applying to a single parcel of land on Caulfield Close at Currans Hill. The site is currently approved for 8 dwellings seeking approval for an increase of 9 additional dwellings.

The following conclusion outlines the analysis and discussions presented within this report:

- It is anticipated that Spring Farm Parkway Extension will alleviate the traffic issues on Narellan Road.
- Nearest bus stop is approximately 1km from the subject site with a bus service to Campbelltown running every 30 minutes during peak hours.
- The proposed increase of 9 dwellings would equate to 1 vehicle movement every 5 minutes which would have a negligible impact on the surrounding local road network and not be of a noticeable difference to the existing neighbourhood.
- Assessment done on Currans Hill Drive / Spring Hill Circle indicate that no significant impact on the road network will be caused by the proposed development.
- Assessment done on Glenfield Drive / Spring Hill Circle indicate that no significant impact on the road network will be caused by the proposed development.

ORD01

Attachment 1



## MOVEMENT SUMMARY

Site: [2021 Base AM Currans Hill Dr x Spring Hill Circle]

Opening Year Base 2021  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn v/h	Average Delay sec	Level of Service	95th Back of Queue Vehicles veh	Distance m	Proc Queue	Effective Stop Rate per Veh	Average Speed km/h
South Currans Hill Dr											
1	L2	33	8.7	0.054	4.7	LOS A	0.2	1.5	0.05	0.53	45.8
3	R2	33	19.4	0.054	5.5	LOS A	0.2	1.5	0.05	0.53	45.1
Approach		65	14.5	0.054	5.1	LOS A	0.2	1.5	0.05	0.53	45.5
East Spring Hill Circle											
4	L2	95	8.7	0.060	4.6	LOS A	0.0	0.0	0.00	0.47	46.5
5	T1	13	0.0	0.060	0.0	LOS A	0.0	0.0	0.00	0.47	47.4
Approach		107	5.9	0.060	4.1	NA	0.0	0.0	0.00	0.47	46.6
West Spring Hill Circle											
11	T1	29	3.6	0.067	0.3	LOS A	0.3	2.3	0.22	0.39	47.3
12	R2	83	1.3	0.067	4.9	LOS A	0.3	2.3	0.22	0.39	45.9
Approach		113	1.9	0.067	3.7	NA	0.3	2.3	0.22	0.39	46.3
All Vehicles		285	6.3	0.067	4.2	NA	0.3	2.3	0.10	0.45	46.2

Site Level of Service (LOS) Method: Delay (RTA NSW) Site LOS Method is specified in the Parameter Settings dialog (Site tab)

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

Site: [2021 Base + Development AM Currans Hill Dr x Spring Hill Circle]

Opening Year Base + Development 2021  
Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn wh	Average Delay sec	Level of Service	25th Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per Veh	Average Speed km/h	
South Currans Hill Dr												
1	L2	34	8.4	0.055	4.7	LOS A	0.2	1.5	0.05	0.53	45.8	
3	R2	33	19.4	0.055	5.5	LOS A	0.2	1.5	0.05	0.53	45.1	
Approach		66	14.3	0.055	5.1	LOS A	0.2	1.5	0.05	0.53	45.5	
East Spring Hill Circle												
4	L2	25	6.7	0.060	4.6	LOS A	0.0	0.0	0.00	0.47	46.5	
5	T1	13	0.0	0.060	0.0	LOS A	0.0	0.0	0.00	0.47	47.4	
Approach		107	5.9	0.060	4.1	NA	0.0	0.0	0.00	0.47	46.6	
West Spring Hill Circle												
11	T1	29	3.5	0.070	0.3	LOS A	0.3	2.4	0.22	0.40	47.2	
12	R2	88	1.2	0.070	4.9	LOS A	0.3	2.4	0.22	0.40	45.9	
Approach		118	1.8	0.070	3.8	NA	0.3	2.4	0.22	0.40	46.3	
All Vehicles		292	6.1	0.070	4.2	NA	0.3	2.4	0.10	0.45	46.2	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

Site: [2021 Base PM Currans Hill Dr x Spring Hill Circle]

Opening Year Base 2021  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn wh	Average Delay sec	Level of Service	95th Back of Queue Vehicles veh	Distance m	Proc Queue	Effective Stop Rate per Veh	Average Speed km/h
South Currans Hill Dr											
1	L2	88	1.2	0.133	4.7	LOS A	0.5	3.7	0.11	0.53	45.9
3	R2	87	3.6	0.133	5.1	LOS A	0.5	3.7	0.11	0.53	45.4
Approach		176	2.4	0.133	4.9	LOS A	0.5	3.7	0.11	0.53	45.6
East Spring Hill Circle											
4	L2	57	5.6	0.049	4.6	LOS A	0.0	0.0	0.00	0.34	47.3
5	T1	34	0.0	0.049	0.0	LOS A	0.0	0.0	0.00	0.34	48.1
Approach		91	3.5	0.049	2.9	NA	0.0	0.0	0.00	0.34	47.6
West Spring Hill Circle											
11	T1	20	0.0	0.040	0.2	LOS A	0.2	1.3	0.19	0.37	47.4
12	R2	48	2.2	0.040	4.8	LOS A	0.2	1.3	0.19	0.37	46.1
Approach		68	1.5	0.040	3.5	NA	0.2	1.3	0.19	0.37	46.5
All Vehicles		335	2.5	0.133	4.1	NA	0.5	3.7	0.10	0.44	46.4

Site Level of Service (LOS) Method: Delay (RTA NSW) Site LOS Method is specified in the Parameter Settings dialog (Site tab)

Vehicle movement LOS values are based on average delay per movement

Minor Road Approach LOS values are based on average delay for all vehicle movements

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D)

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation

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## MOVEMENT SUMMARY

Site: [2021 Base + Development PM Currans Hill Dr x Spring Hill Circle]

Opening Year Base + Development 2021  
Giveway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Sign wh	Average Delay sec	Level of Service	25th Back of Queue Vehicles veh	Distance m	Prop Queue	Effective Stop Time per Veh	Average Speed km/h
South Currans Hill Dr											
1	L2	94	1.1	0.137	4.7	LOS A	0.5	3.8	0.11	0.53	45.9
3	R2	87	3.6	0.137	5.1	LOS A	0.5	3.8	0.11	0.53	45.4
Approach		181	2.3	0.137	4.9	LOS A	0.5	3.8	0.11	0.53	45.6
East Spring Hill Circle											
4	L2	57	5.6	0.049	4.6	LOS A	0.0	0.0	0.00	0.34	47.3
5	T1	34	0.0	0.049	0.0	LOS A	0.0	0.0	0.00	0.34	48.1
Approach		91	3.5	0.049	2.9	NA	0.0	0.0	0.00	0.34	47.6
West Spring Hill Circle											
11	T1	20	0.0	0.041	0.2	LOS A	0.2	1.3	0.19	0.37	47.4
12	R2	49	2.1	0.041	4.8	LOS A	0.2	1.3	0.19	0.37	45.1
Approach		69	1.5	0.041	3.5	NA	0.2	1.3	0.19	0.37	45.5
All Vehicles		241	2.5	0.137	4.1	NA	0.5	3.8	0.10	0.45	46.4

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

Site: [2021 Base AM Glenfield Dr x Spring Hill Circle]

Opening Year Base 2021  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn wh	Average Delay sec	Level of Service	95th Back of Queue Vehicles veh	Distance m	Proc Queue	Effective Stop Rate per Veh	Average Speed km/h	
South Glenfield Dr												
1	L2	35	15.2	0.042	4.9	LOS A	0.2	1.2	0.17	0.52	46.0	
3	R2	18	17.6	0.042	5.4	LOS A	0.2	1.2	0.17	0.52	45.5	
Approach		53	16.0	0.042	5.1	LOS A	0.2	1.2	0.17	0.52	45.8	
East Spring Hill Circle												
4	L2	64	1.6	0.073	4.6	LOS A	0.0	0.0	0.00	0.25	48.1	
5	T1	73	1.4	0.073	0.0	LOS A	0.0	0.0	0.00	0.25	48.6	
Approach		137	1.5	0.073	2.2	NA	0.0	0.0	0.00	0.25	48.3	
West Spring Hill Circle												
11	T1	31	0.0	0.037	0.4	LOS A	0.2	1.2	0.22	0.26	48.1	
12	R2	29	17.9	0.037	5.2	LOS A	0.2	1.2	0.22	0.26	46.9	
Approach		60	8.8	0.037	2.7	NA	0.2	1.2	0.22	0.26	47.5	
All Vehicles		249	6.3	0.073	2.9	NA	0.2	1.2	0.09	0.31	47.6	

Site Level of Service (LOS) Method: Delay (RTA NSW) Site LOS Method is specified in the Parameter Settings dialog (Site tab)  
 Vehicle movement LOS values are based on average delay per movement.  
 Minor Road Approach LOS values are based on average delay for all vehicle movements.  
 NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.  
 SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.  
 Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).  
 HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

Site: [2021 Base + Development AM Glenfield Dr x Spring Hill Circle]

Opening Year Base + Development 2021  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn v/h	Average Delay sec	Level of Service	25th Back of Queue Vehicles veh	Distance m	Prop Queued	Effective Stop Rate per Veh	Average Speed km/h
South Glenfield Dr											
1	L2	38	13.9	0.044	4.9	LOS A	0.2	1.3	0.17	0.52	46.0
3	R2	19	17.6	0.044	5.4	LOS A	0.2	1.3	0.17	0.52	45.5
Approach		56	15.1	0.044	5.1	LOS A	0.2	1.3	0.17	0.52	45.9
East Spring Hill Circle											
4	L2	76	1.4	0.079	4.6	LOS A	0.0	0.0	0.00	0.28	48.0
5	T1	73	1.4	0.079	0.0	LOS A	0.0	0.0	0.00	0.28	48.4
Approach		148	1.4	0.079	2.3	NA	0.0	0.0	0.00	0.28	48.2
West Spring Hill Circle											
11	T1	31	0.0	0.038	0.4	LOS A	0.2	1.2	0.23	0.26	48.1
12	R2	29	17.9	0.038	5.3	LOS A	0.2	1.2	0.23	0.26	46.9
Approach		60	8.8	0.038	2.8	NA	0.2	1.2	0.23	0.26	47.5
All Vehicles		264	6.0	0.079	3.0	NA	0.2	1.3	0.09	0.32	47.5

Site Level of Service (LOS) Method: Delay (RTA NSW) Site LOS Method is specified in the Parameter Settings dialog (Site tab)

Vehicle movement LOS values are based on average delay per movement

Minor Road Approach LOS values are based on average delay for all vehicle movements

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D)

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

Site: [2021 Base PM Glenfield Dr x Spring Hill Circle]

Opening Year Base 2021  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn wh	Average Delay sec	Level of Service	95th Back of Queue Vehicles veh	Distance m	Prop Queues	Effective Stop Rate per Veh	Average Speed km/h	
South Glenfield Dr												
1	L2	53	4.0	0.078	4.7	LOS A	0.3	2.1	0.12	0.53	46.3	
3	R2	49	0.0	0.078	5.2	LOS A	0.3	2.1	0.12	0.53	45.9	
Approach		102	2.1	0.078	4.9	LOS A	0.3	2.1	0.12	0.53	46.1	
East Spring Hill Circle												
4	L2	52	2.0	0.048	4.6	LOS A	0.0	0.0	0.00	0.31	47.8	
5	T1	38	2.8	0.048	0.0	LOS A	0.0	0.0	0.00	0.31	48.2	
Approach		89	2.4	0.048	2.6	NA	0.0	0.0	0.00	0.31	48.0	
West Spring Hill Circle												
11	T1	68	0.0	0.060	0.2	LOS A	0.2	1.5	0.14	0.19	48.5	
12	R2	38	5.6	0.060	4.8	LOS A	0.2	1.5	0.14	0.19	47.5	
Approach		106	2.0	0.060	1.8	NA	0.2	1.5	0.14	0.19	48.2	
All Vehicles		288	2.1	0.078	3.1	NA	0.3	2.1	0.09	0.34	47.4	

Site Level of Service (LOS) Method: Delay (RTA NSW) Site LOS Method is specified in the Parameter Settings dialog (Site tab)

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

Site: [2021 Base + Development PM Glenfield Dr x Spring Hill Circle]

Opening Year Base + Development 2021  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn wh	Average Delay sec	Level of Service	95th Pknt of Queue Vehicles veh	Distance m	Prop Queued	Effective Stop Rate per Veh	Average Speed km/h
South Glenfield Dr											
1	L2	64	3.3	0.086	4.7	LOS A	0.3	2.3	0.11	0.53	46.3
3	R2	49	0.0	0.056	5.2	LOS A	0.3	2.3	0.11	0.53	45.9
Approach		114	1.9	0.036	4.9	LOS A	0.3	2.3	0.11	0.53	46.2
East Spring Hill Circle											
4	L2	55	1.8	0.050	4.6	LOS A	0.0	0.0	0.00	0.32	47.7
5	T1	38	2.8	0.050	0.0	LOS A	0.0	0.0	0.00	0.32	48.2
Approach		93	2.3	0.050	2.7	NA	0.0	0.0	0.00	0.32	47.9
West Spring Hill Circle											
11	T1	68	0.0	0.060	0.2	LOS A	0.2	1.5	0.14	0.19	48.6
12	R2	38	5.6	0.060	4.9	LOS A	0.2	1.5	0.14	0.19	47.5
Approach		106	2.0	0.060	1.8	NA	0.2	1.5	0.14	0.19	48.2
All Vehicles		313	2.0	0.036	3.2	NA	0.3	2.3	0.09	0.35	47.4

Site Level of Service (LOS) Method: Delay (RTA NSW) Site LOS Method is specified in the Parameter Settings dialog (Site tab)

Vehicle movement LOS values are based on average delay per movement

Minor Road Approach LOS values are based on average delay for all vehicle movements

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D)

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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ORD01

Attachment 1





Travers

bushfire & ecology

# Bushfire Protection Assessment

Planning Proposal

Part Lot 627 DP 1163903  
Lot 2C, Caulfield Close, Currans Hill

Under Section 9.1(2) Direction No 4.4  
of the EP&A Act

March 2020  
(REF:18CSL02)

ORD01

Attachment 1



## Bushfire Protection Assessment

Planning Proposal  
Part Lot 627 DP 1163903

Lot 2C, Caulfield Close, Currans Hill

Report Authors:	Nicole van Dorst B. App. Sc., Grad. Dip., BPAD-L3 2361 Emma Buxton B. App. Sc.
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Checked by:	Nicole van Dorst
Date:	27/03/20
File:	18CSL02

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### Disclaimer:

This report has been prepared to provide advice to the client on matters pertaining to the particular and specific development proposal as advised by the client and / or their authorised representatives. This report can be used by the client only for its intended purpose and for that purpose only. Should any other use of the advice be made by any person including the client then this firm advises that the advice should not be relied upon. The report and its attachments should be read as a whole and no individual part of the report or its attachments should be relied upon as meaning it reflects any advice by this firm. The report does not suggest or guarantee that a bush or grass fire will not occur and/or impact the development. This report advises on matters published by the *NSW Rural Fire Service* in their guideline *Planning for Bush Fire Protection 2019* and other advice available from that organisation.

The mapping is indicative of available space and location of features which may prove critical in assessing the viability of the proposed works. Mapping has been produced on a map base with an inherent level of inaccuracy, the location of all mapped features are to be confirmed by a registered surveyor.

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## EXECUTIVE SUMMARY

A bushfire protection assessment has been undertaken for the proposed amendment to the Minimum Lot Size Development Standard that applies to land located at Lot 2C, Caulfield Close, Currans Hill.

The site is located at the southern end of Caulfield Close and is zoned E4 - Environmental Living and in part E2 - Environmental Conservation. The planning proposal seeks to amend the Minimum Lot Size Development Standards to allow for a minimum lot size of 500m<sup>2</sup>.

This report identifies matters for consideration for the planning proposal and highlights the required bushfire protection measures, including asset protection zones (APZs), for future development under the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, *Section 9.1(2) Direction 4.4* and in accordance *Planning for Bush Fire Protection 2019 (PBP)* and *Community Resilience Practice Note 2/12 Planning Instruments and Policies*.

The key principle for the proposal is to ensure that future development is capable of complying with *PBP*. Planning principles for the proposal include the provision of adequate access including perimeter roads, establishment of adequate APZs for future housing, specifying minimum lot depths to accommodate APZs and the introduction of controls which avoid placing inappropriate developments in hazardous areas and placement of combustible material in APZs.

Our assessment found that bushfire can potentially affect the site from the woodland vegetation associated within the riparian corridor to the south & west resulting in possible ember attack and radiant heat attack. Indicative APZs have also been provided to the eastern boundary of the site to provide a 'worst case' scenario based on woodland vegetation. This area includes a transmission easement to the east, which will be managed regularly in accordance with Transgrid guidelines.

The bushfire risk posed to the planning proposal can be mitigated if appropriate bushfire protection measures (including APZs) are put in place and managed in perpetuity.

The assessment has concluded that future development on site will provide compliance with the planning principles of *PBP* and *Community Resilience Practice Note 2/12 – Planning Instruments and Policies*.

**GLOSSARY OF TERMS**

AHIMS	Aboriginal Heritage Information System
APZ	asset protection zone
AS 1596	<i>Australian Standard – The storage and handling of LP Gas</i>
AS2419	<i>Australian Standard – Fire hydrant installations</i>
AS3745	<i>Australian Standard – Planning for emergencies in facilities</i>
AS3959	<i>Australian Standard – Construction of buildings in bushfire-prone areas 2009</i>
BAL	<i>bushfire attack level</i>
BSA	Bushfire safety authority
EEC	endangered ecological community
FDI	fire danger index
IPA	inner protection area
LEP	<i>local environmental plan</i>
NCC	<i>National Construction Code</i>
OPA	outer protection area
PBP 2019	<i>Planning for Bush Fire Protection 2019</i>
RFS	NSW Rural Fire Service
SFPP	special fire protection purpose

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*Travers bushfire & ecology*) has been requested by *Cardno* to undertake a bushfire protection assessment for the planning proposal located at Lot 2C (Part Lot 627 1163903), Caulfield Close, Currans Hill.

The proposal is located on land mapped by *Camden Council* as being bushfire prone. *Direction 4.4, Planning for Bush Fire Protection 2019 (PBP)* identifies matters for consideration for planning proposals that will affect, or are in proximity to land mapped as bushfire prone.

As such, the proposal is subject to the requirements of Section 9.1(2) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* which requires Council to consult with the Commissioner of the NSW Rural Fire Service (RFS) and to take into account any comments by the Commissioner.

#### 1.1 Aims of the assessment

The aims of the bushfire protection assessment are to:

- review the bushfire threat to the landscape
- undertake a bushfire attack assessment in accordance with *PBP*
- provide advice on planning principles, including the provision of perimeter roads, asset protection zones (APZs) and other specific fire management issues
- review the potential to carry out hazard management over the landscape, taking into consideration the proposed retention of trees within the final development plans.

#### 1.2 Project synopsis

The aim of the Planning Proposal is to seek an amendment to the Camden Local Environmental Plan (CLEP) 2010. The proposed amendment is to apply a minimum lot size of 500m<sup>2</sup> to the subject land.

An indicative layout sketch has been provided in Figure 1.2 and Schedule 1 attached, bushfire constraints have been highlighted and minimum APZs have been recommended. The final subdivision design should ensure that APZs are either contained within the perimeter road or within the individual lot boundaries to ensure ongoing maintenance.

Recommendations have also been made for future road design, building construction, water supply and utilities.



Figure 1.1 – Zoning



Figure 1.2 – Proposed layout plan

(source: *Cardno*, Drawing No. 80219033-SK002, dated 25/03/2020)

**1.3 Information collation**

To achieve the aims of this report, a review of the information relevant to the property was undertaken prior to the initiation of field surveys. Information sources reviewed include the following:

- Lot Layout – Option 5, Currans Hill Subdivision, prepared by *Cardno*, dated 25/03/20
- Bushfire protection assessment – Rezoning Application Stage 3 Manooka Valley, prepared by *Travers bushfire & ecology* dated March 2017 (amended July 2017)

- Manooka Stage 3 Rezoning: Flora and Fauna Assessment – final report (version 2) prepared by *Biosis* dated 27<sup>th</sup> February 2017.
- Camden Local Environmental Plan 2010
- Camden Development Control Plan 2011
- NearMap aerial photography
- Topographical maps *DLPI of NSW 1:25,000*
- *Australian Standard 3959 Construction of buildings in bushfire-prone areas*
- *Planning for Bush Fire Protection 2019 (PBP)*
- *Community Resilience Practice Notes 2/12 Planning Instruments and Policies.*

An inspection of the proposed development site and surrounds was undertaken by Nicole van Dorst to assess the topography, slopes, aspect, drainage, vegetation and adjoining land use. The identification of existing bushfire measures and a visual appraisal of bushfire hazard and risk were also undertaken.

#### 1.4 Site description

The site is located at Lot 2C Caulfield Close, Currans Hill (refer Figure 1.3). The site forms part of the greater Lot 627 DP 1163903.

The property is adjoined by Caulfield Close and residential land to the north, a mixture of managed land, grassland and bushland associated with the existing TransGrid Electrical Easement to the east and woodland vegetation associated with a riparian corridor to the south and west.



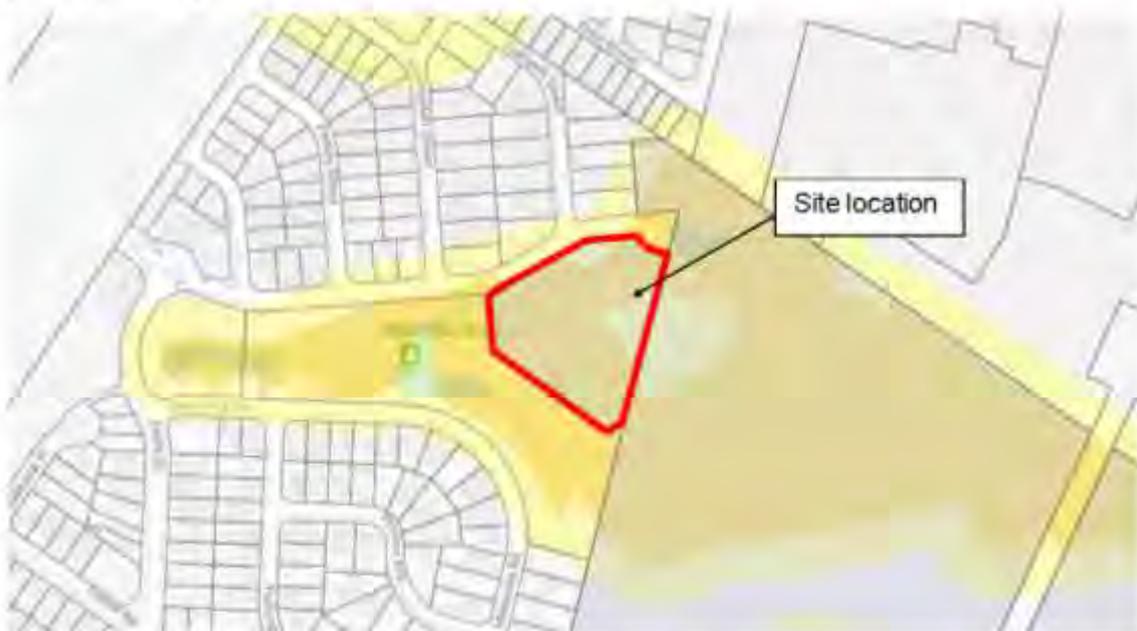
Figure 1.3 – Aerial appraisal  
(source: Nearmap, 2018)

## 1.5 Legislation and planning instruments

### 1.5.1 *Environmental Planning and Assessment Act 1979 (EP&A Act) and bushfire prone land*

The *EP&A Act* governs environmental and land use planning and assessment within New South Wales (NSW). It provides for the establishment of environmental planning instruments, development controls and the operation of construction controls through the *National Construction Code (NCC)*. The identification of bushfire prone land is required under Section 10.3 of the *EP&A Act*.

Bushfire prone land maps provide a trigger for the development assessment provisions. The property is located on land that is mapped by *Camden Council* as being bushfire prone – Category 2 open woodland vegetation (depicted orange) and its associated buffer (depicted yellow) (refer Figure 1.4).



**Figure 1.4 – Bushfire prone land map (11<sup>th</sup> October 2013)**  
(Source: Camden Council)

*PBP* (pg 4) stipulates that if a proposed amendment to land use zoning or land use affects a designated bushfire prone area then the Section 9.1(2) Direction No 4.4 of the *EP&A Act* must be applied. This requires Council to consult with the Commissioner of the RFS and to take into account any comments by the Commissioner and to have regard to the planning principles of *PBP* (detailed within Section 1.5.3).

### 1.5.2 *Local Environmental Plan (LEP)*

A LEP provides for a range of zonings which list development that is permissible or not permissible, as well as the objectives for development within a zone.

The proposal, including the provision of APZs, would seek to comply with the objectives of the zoning with APZs excluded from the E2 zoned land.

### 1.5.3 *Planning for Bush Fire Protection 2019 (PBP)*

Bushfire protection planning requires the consideration of the RFS planning document entitled *PBP*. The policy aims to provide for the protection of human life (including fire fighters) and to minimise impacts on property and the environment from the threat of bushfire, while having due regard to development potential, on site amenity and protection of the environment.

*PBP* outlines the following planning principles that must be achieved for all planning proposals:

1. provision of a perimeter road with two way access which delineates the extent of the intended development.
2. provision, at the urban interface, for the establishment of adequate APZs for future housing.
3. specifying minimum residential lot depths to accommodate APZs for lots on perimeter roads.
4. minimising the perimeter of the area of land interfacing the hazard, which may be developed.
5. introduction of controls which avoid placing inappropriate developments in hazardous areas, and
6. introduction of controls on the placement of combustible materials in APZs.

In addition to the above, *PBP* outlines the bushfire protection measures required to be assessed for new development in bushfire prone areas.

The planning proposal has been assessed in compliance with the following measures to ensure that future development is capable of complying with *PBP*:

- asset protection zones
- building construction and design
- access arrangements
- water supply and utilities
- landscaping
- emergency arrangements

### 1.5.4 *National Construction Code (NCC) and the Australian Standard AS3959 Construction in bushfire-prone areas 2018 (AS3959)*

The *NCC* is given effect through the *EP&A Act* and forms part of the regulatory environment of construction standards and building controls. The *NCC* outlines objectives, functional statements, performance requirements and deemed to satisfy provisions. For residential dwellings these include Classes 1, 2 and 3 buildings. The construction manual for the deemed to satisfy requirements is *AS3959*.

Although consideration of *AS3959* is not specifically required in a planning proposal, this report (Section 3.2) provides the indicative setbacks for each dwelling construction level and can be used in future planning for master plans and / or subdivision proposals.

**1.6 Environmental and cultural constraints**

**1.6.1 Environmental constraints**

A review of the broader Manooka Valley Flora and Fauna Assessment prepared by Biosis (dated 27<sup>th</sup> February 2017) has been undertaken. The mapping has not identified any Critically Endangered Ecological Community (CEEC) or Endangered Ecological Community (EEC) within the current study area. A small portion of the site (south-eastern corner) is mapped as exotic grassland vegetation with the remainder of the site identified as cleared land (refer Figure 1.5).



Figure 1.5 – Vegetation Community (Biosis, 2017)

**1.6.2 Cultural constraints**

A basic search was conducted on the Aboriginal Heritage Information System (AHIMS). The results show that there are four (4) identified Aboriginal sites of significance within the broader Lot 627 DP 1163903 or within 50m of the site.



# Bushfire Threat Assessment

## 2

To assess the bushfire threat and to determine the required width of an APZ for a development, a review of the elements that comprise the overall threat needs to be completed.

*PBP* provides a methodology to determine the size of any APZ that may be required to offset possible bushfire attack. These elements include the potential hazardous landscape that may affect the site and the effective slope within that hazardous vegetation.

### 2.1 Hazardous fuels

*PBP* guidelines require the identification of the predominant vegetation formation, for a distance of at least 140m from a proposed development envelope, in accordance with David Keith (2004) to determine APZ distances.

Recently these vegetation groups have been subject to further fuel load research by the University of Wollongong (UoW) and Dr Penny Watson. These fuel loads have been published in *PBP* 2019 (Table A1.12.8) with further breakdown of fuel loads listed within the NSW RFS document – 'Comprehensive Vegetation Fuel Loads'. The fuel loads adopted in this assessment are based on *PBP* 2019 'deemed to satisfy' and are current best practice.

The hazardous vegetation within 140m of the planning proposal (to the east) has been mapped by Bioisis (refer Figure 1.5) and consists of a mixture of grassland, woodland and forested wetland. The vegetation within Manooka Reserve to the south and west is mapped by NPWS (2002) as Shale Plains Woodland.

**Table 2.1 – Vegetation / fuel load**

Vegetation community	Vegetation Class / Fuel load
Cumberland Plain Woodland	Woodland (grassy & woody) (10.5 / 20.2 t/ha)
Cumberland Plain Woodland - derived shrubland	
Shale Plains Woodland	
River-Flat Eucalypt Forest	Coastal Floodplain Wetland (8.2 / 15.1 t/ha)
Exotic Grassland	Grassland (6 / 6 t/ha)



**Photo 1:** Woodland vegetation located within the riparian corridor (south)

A TransGrid easement runs parallel and adjacent to the development area to the immediate east. This easement consists of a mixture of managed land, grassland and bushland. A worst case scenario has been adopted and a 'woodland' vegetation formation has been used in the calculations. A reassessment of the APZ required will be undertaken at subdivision stage following a further review of the future maintenance of the easement.

## **2.2 Effective slope**

The effective slope is determined by reviewing the slopes within 100m of the development boundary. Effective slope refers to that slope which provides the most effect upon likely fire behaviour. A mean average slope may not in all cases provide sufficient information such that an appropriate assessment can be determined.

The effective slope within the hazardous vegetation to the south and west is 5 – 10 degrees downslope. The effective slope within the grassland / potential future woodland vegetation to the east is level to upslope.

## **2.3 Bushfire attack assessment**

A fire danger index (FDI) of 100 has been used to calculate bushfire behaviour on the site using forest vegetation located within the Greater Sydney region.

Table 2.2 below provides a summary of the bushfire attack assessment and the minimum required APZs in compliance with BAL 29 building construction standards as outlined in PBP 2019.

Table 2.2 – Bushfire attack assessment

Aspect	Vegetation formation within 140m of development	Effective slope of land	Minimum APZ required PBP 2019 (metres)	Building construction standards (Table A1.12.5 of PBP 2019) (metres)
North	Managed lands	N/A	N/A	N/A
South, south-east and west	Woodland	5-10 <sup>UD</sup>	20	BAL 29 (20-<28) BAL 19 (28 - <39) BAL 12.5 (39-<100)
East	Woodland	Level to upslope	12	BAL 29 (12-<18) BAL 19 (18 - <26) BAL 12.5 (26-<100)

Notes: \* Slope is either 'U' meaning up slope or 'C' meaning cross slope or 'D' meaning down slope



# Specific Protection Issues

## 3

### 3.1 Asset protection zones (APZs)

Table 3.1 outlines the proposal's compliance with the performance criteria for APZs.

Table 3.1 – Performance criteria for asset protection zones (PBP 2019 guidelines pg. 43)

Performance criteria	Acceptable solutions	Acceptable solution	Performance solution	Comment
Potential building footprints will not be exposed to radiant heat levels exceeding 29kW/m <sup>2</sup> on each proposed lot	APZs are provided in accordance with Tables A1.12.2 and A1.12.4 based on the FFDI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer Section 2.3. APZ's have been recommended based on a radiant heat exposure of less than 29kW/m <sup>2</sup> .
APZs are managed and maintained to prevent the spread of a fire towards the building	APZs are managed in accordance with the requirements of Appendix 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The APZ will consist of landscaped areas
The APZ is provided in perpetuity	APZs are wholly within the boundaries of the development site	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	APZ's are confined within the boundary of the site and over proposed formed road widths.
APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised	The APZ is located on lands with a slope of less than 18°	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complies. All slopes are less than 18 degrees.
Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions	Landscaping is in accordance with Appendix 4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Can be a condition of consent
	Fencing is constructed in accordance with section 7.6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Can be a condition of consent (see Note 1 below).
<b>Note 1:</b> Section 7.6 of PBP states that all fences in bush fire prone areas should be made of either hardwood or non-combustible material. However, in circumstances where the fence is within 6m of a building or in areas of BAL 29 or greater, they should be made of non-combustible material only.				

### 3.2 Building protection

In terms of future subdivision approval, the minimum APZ must be provided in accordance with *PBP*. The APZs provided in Table 2.2 (Section 2.3) of this report comply with the setbacks provided in *PBP 2019* (Table A1.12.5)

Although not required in terms of a planning proposal, the following advice in relation to building construction levels can be used for future planning and subdivision design.

The construction classification system is based on five (5) bushfire attack levels (BAL). These are BAL – Flame Zone (FZ), BAL 40, BAL 29, BAL 19 and BAL 12.5 AS3959 – *Construction of buildings in bushfire-prone areas (2018)*. The lowest level, BAL 12.5, has the longest APZ distance while BAL – FZ has the shortest APZ distance. These allow for varying levels of building design and use of appropriate materials.

Table 2.2 provides an indication of the BAL setbacks that are likely to apply for future building construction. These BAL levels are for planning purposes only and will be assessed / confirmed prior to building construction stage. The APZ depicted in Schedule 1 attached is based on BAL 29 building construction for those lots fronting the bushfire hazard.

### 3.3 Hazard management

In terms of implementing and / or maintaining APZs, there is no physical reason that would constrain hazard management from being successfully carried out by normal means (e.g. mowing / slashing).

APZs are required to be managed as an IPA in accordance with RFS guidelines *Standards for Asset Protection Zones (RFS, 2005)*, with landscaping design to comply with Appendix 4 of *PBP*. Appendix 2 provides maintenance advice for vegetation within the APZ

A summary of the guidelines for managing APZs is attached as Appendix 1 to this report.

Minimum APZs have been recommended and are depicted in Schedule 1. The APZ will consist of an IPA only.

### 3.4 Access for fire fighting operations

Future residential development within the site will access Caulfield Close in the north.

An indicative layout sketch has been provided (refer Schedule 1 attached). Future road design should comply with the performance criteria and acceptable solutions for public roads as outlined within the tables below. Perimeter roads (fronting the bushfire hazard) are to have a carriageway width of 8m (excluding parking). Internal roads are required to have a carriageway width of 5.5m (excluding parking) as allowable within *PBP 2019*.

Table 3.2 below outlines the performance criteria and acceptable solutions for future access within residential subdivision design.

Table 3.2 – Performance criteria for access within residential subdivisions (PBP 2019 guidelines pg. 44)

Performance criteria		Acceptable solution
ACCESS (GENERAL REQUIREMENTS)	Firefighting vehicles are provided with safe, all weather access to structures.	Property access roads are two-wheel drive, all-weather roads.
		Perimeter roads are provided for residential subdivisions of three or more allotments.
		Subdivisions of three or more allotments have more than one access in and out of the development.
		Traffic management devices are constructed to not prohibit access by emergency services vehicles.
		Maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient.
		All roads are through roads.
		Dead end roads are not recommended, but if unavoidable, dead ends are not more than 200m in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end.
		Where kerb and guttering are provided on perimeter roads, roll top kerbing should be used to the hazard side of the road.
		Where access / egress can only be achieved through forest, woodland or heath vegetation, secondary access shall be provided to an alternate point on the existing public road system.
		One way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.
The capacity of access roads is adequate for firefighting vehicles.	The capacity of perimeter and non-perimeter road surfaces and any bridges / causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges / causeways are to clearly indicate load rating.	
There is appropriate access to water supply.	Hydrants are located outside of parking reserves and road camageways to ensure accessibility to reticulated water for fire suppression.	
	Hydrants are provided in accordance with AS 2419.1:2005.	

Performance criteria	Acceptable solution
	There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.

Performance criteria	Acceptable solution
<b>PERIMETER ROADS</b> Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	Are two-way sealed roads.
	Minimum 8m carriageway width kerb to kerb.
	Parking is provided outside of the carriageway width.
	Hydrants are located clear of parking areas.
	There are through roads, and these are linked to the internal road system at an interval of no greater than 500m.
	Curves of roads have a minimum inner radius of 6m.
	The maximum grade road is 15° and average grade is 10°.
	The road crossfall does not exceed 3°.
A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.	

Performance criteria	Acceptable solution
<b>NON-PERIMETER ROADS</b> Access roads are designed to allow safe access and egress for medium rigid firefighting vehicles while residents are evacuating.	Minimum 5.5m carriageway width kerb to kerb.
	Parking is provided outside of the carriageway width.
	Hydrants are located clear of parking areas.
	Roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m.
	Curves of roads have a minimum inner radius of 6m.
	The road crossfall does not exceed 3°.

Performance criteria	Acceptable solution
	A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

Performance criteria	Acceptable solution	
<b>PROPERTY ACCESS</b>	Firefighting vehicles can access the dwelling and exit the property safely.	There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles.
		In circumstances where this cannot occur, the following requirements apply:
		minimum 4m carriageway width;
		in forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay;
		a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
		provide a suitable turning area in accordance with Appendix 3;
		curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
		the minimum distance between inner and outer curves is 6m;
		the crossfall is not more than 10 degrees;
		maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and
		a development comprising more than three dwellings has access by dedication of a road and not by right of way.
		Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.

### 3.5 Water supplies

Town reticulated water supply is available to the property in the form of an underground reticulated water system.

Table 3.3 outlines the performance criteria and acceptable solutions for reticulated water supply.

**Table 3.3 – Performance criteria for reticulated water supplies (PBP guidelines pg. 47)**

Performance criteria	Acceptable solutions
Adequate water supplies is provided for firefighting purposes.	Reticulated water is to be provided to the development, where available.
	A static water supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed
	Static water supplies shall comply with Table 5.3d.
Water supplies are located at regular intervals.  The water supply is accessible and reliable for firefighting operations.	Fire hydrant spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005.
	Hydrants are not located within any road carriageway.
	Reticulated water supply to urban subdivisions uses a ring main system for areas for areas with perimeter roads.
Flows and pressure are appropriate.	Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.
The integrity of the water supply is maintained.	All above-ground water service pipes are metal, including and up to any taps.
	Above ground water storage tank shall be of concrete or metal

### 3.6 Gas

Table 3.4 outlines the required performance criteria for the gas supply.

**Table 3.4– Performance criteria for gas supplies (PBP guidelines pg. 47)**

Performance criteria	Acceptable solutions
Location of gas services will not lead to the ignition of surrounding bushland or the fabric of buildings.	Reticulated or bottled gas bottles are to be installed and maintained in accordance with <i>AS/NZS 1596 (2014)</i> , the requirements of relevant authorities and metal piping is to be used.
	All fixed gas cylinders are to be kept clear of flammable materials to a distance of 10m and shielded on the hazard side.
	Connections to and from gas cylinders are metal.
	Polymer sheathed flexible gas supply lines are not used.
	Above ground gas service pipes are metal, including and up to any outlets.

### 3.7 Electricity

Table 3.5 outlines the required performance criteria for electricity supply.

**Table 3.5 – Performance criteria for electricity services (PBP guidelines pg. 47)**

Performance criteria	Acceptable Solutions
Location of electricity services limit the possibility of ignition of surrounding bushland or the fabric of buildings.	Where practicable, electrical transmission lines are underground.
	Where overhead electrical transmission lines are proposed: <ul style="list-style-type: none"> <li>• lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and</li> <li>• no part of a tree is closer to a power line than the distance set out in ISSC3 Guideline for Managing Vegetation Near Power Lines.</li> </ul>



# Conclusion & Recommendations

## 4

### 4.1 Conclusion

A bushfire protection assessment has been undertaken for the planning proposal located at Lot 2C, Caulfield Close, Currans Hill.

Our assessment found that bushfire can potentially affect the site from the woodland vegetation associated with the riparian corridor to the south and west and the woodland extending beyond the electrical easement to the east resulting in possible ember attack and radiant heat attack.

The bushfire risk posed to the planning proposal however can be mitigated if appropriate bushfire protection measures (including APZs) are put in place and managed in perpetuity.

Future development on site is to comply with the following planning principles.

**Table 4.1 – Planning principles**

Planning principles	Recommendations
Provision of a perimeter road with two way access which delineates the extent of the intended development.	A perimeter road (8m carriageway width) is to be provided adjacent to all bushland areas.
Provision, at the urban interface, for the establishment of adequate APZs for future housing.	APZs have been recommended in compliance with BAL 29 ( <i>PBP 2019</i> ).
Specifying minimum residential lot depths to accommodate APZs for lots on perimeter roads.	Future subdivision design is to allow for the minimum APZs as recommended within Table 2.2 and as depicted within Schedule 1 attached.
Minimising the perimeter of the area of land interfacing the hazard, which may be developed	Compliant.
Introduction of controls which avoid placing inappropriate developments in hazardous areas.	Future development consists of residential dwellings and is appropriate for the level of bushfire risk.
Introduction of controls on the placement of combustible materials in APZs.	Compliant – can be made a condition of consent.

The following recommendations are provided to ensure that future residential development is in accordance with, or greater than, the requirements of *PBP*.

## 4.2 Recommendations

**Recommendation 1** - APZs are to be provided to the future residential development. APZs are to be measured from the exposed wall of any dwelling toward the hazardous vegetation. The minimum APZ must be achievable within all lots fronting the bushfire hazard as nominated in Table 2.2 and also as generally depicted in Schedule 1.

**Recommendation 2** - Fuel management within the APZs is to be maintained as an inner protection area with regular maintenance of the landscaped areas, mowing of lawns in accordance with the guidelines provided in Appendix 1, and as advised by the RFS in their publications.

**Recommendation 3** - Building construction standards for the proposed future dwellings within in accordance with *AS3959 Construction of buildings in bushfire prone areas (2018)*, and *Planning for Bush Fire Protection 2019*.

**Recommendation 4** - Access roads are to comply with the performance criteria as outlined within Section 5.3b of *PBP 2019* (refer Section 3.4 of this report).

**Recommendation 5** - Water, electricity and gas supply is to comply with the acceptable solutions as provided within Section 5.3c of *PBP* (refer Sections 3.5, 3.6 and 3.7 of this report).

## REFERENCES

- Australian Building Codes Board (2010) – *Building Code of Australia, Class 1 and Class 10 Buildings Housing Provisions Volume 2*
- Chan, K.W. (2001) – *The suitability of the use of various treated timbers for building constructions in bushfire prone areas*. Warrington Fire Research
- Councils of Standards Australia AS3959 (2018) – *Australian Standard Construction of buildings in bush fire-prone areas*
- Hon Brad Hazzard (7 June 2012) – *Planning proposal to rezone land at Boundary Road, Medowie from 1 (c1) Rural Small Holdings Zone to 1(c5) Rural Small Holdings, 1(c4) Rural Small Holdings and 7(a) Environmental Protection*
- Keith, David (2004) – *Ocean Shores to Desert Dunes – The Native Vegetation of New South Wales and the ACT*. The Department of Environment and Climate Change
- Rural Fire Service (2019) - *Planning for bushfire protection– a guide for councils, planners, fire authorities and developers*. NSW Rural Fire Service
- Rural Fire Service (2006) - Bushfire Attack Software on RFS web site
- Tan, B., Midgley, S., Douglas, G. and Short (2004) - *A methodology for assessing bushfire attack*. RFS Development Control Service
- Travers, J. (2003) *The Ecological Management of Asset Protection Zones at Wallarah Peninsula – A Case Study*
- Umwelt, 2012. *Ecological Assessment for Rezoning Application Lots 93 – 96 Boundary Road, Medowie*



**ORD01**

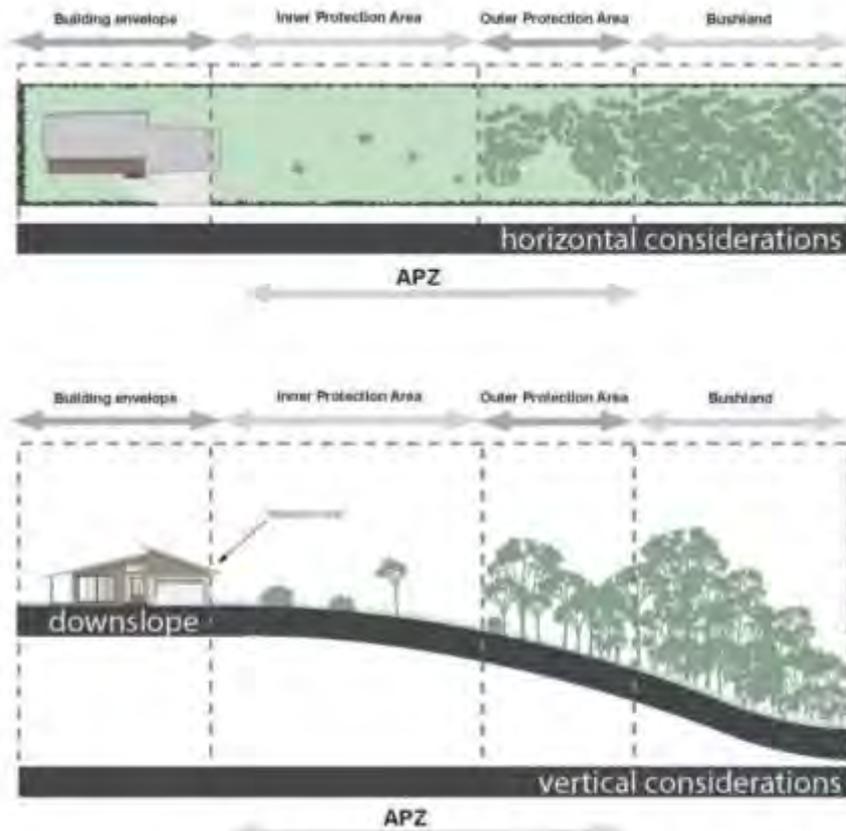
**Attachment 1**



# Management of Asset Protection Zones A1

The RFS provides basic advice in respect of managing APZs through documents such as, *Standards for Asset Protection Zones* (RFS, 2005), with landscaping to comply with Appendix 5 of *PBP*.

The APZ generally consists of two subordinate areas, an inner protection area (IPA) and an outer protection area (OPA). The OPA is closest to the bush and the IPA is closest to the dwellings. The property is to be managed to IPA standards only. A typical APZ is graphically represented below:



APZs and progressive reduction in fuel loads (Source: PBP, 2019)

**Note:** Vegetation management as shown is for illustrative purposes only. Specific advice is to be sought regarding vegetation removal and retention from a qualified and experienced expert to ensure APZs comply with the RFS performance criteria.

The following provides maintenance advice for vegetation within the IPA and OPA. The APZ is to be maintained in perpetuity and should be undertaken regularly, particularly in advance of the bushfire season.

Inner protection area (IPA)

Fuel loads within the IPA are to be maintained so it does not exceed 4t/ha.

Trees are to be maintained to ensure;

- canopy cover does not exceed 15% at maturity;
- trees (at maturity) do not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above ground;
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth barked and evergreen trees.

Shrubs are to be maintained to ensure;

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% of ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of vegetation.

Grass is to be maintained to ensure:

- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed (litter fuel within the IPA should be kept below 1cm)

General advice for landscaping is provided below:

- Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
- Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come into contact with the building;
- When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface / ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips / mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
- Use of low flammability vegetation species.

ORD01

Attachment 1



ORD01

Attachment 1

State Environmental Planning Policy	Consistency	Comment
State Environmental Planning Policy No 1— Development Standards	N/A	
State Environmental Planning Policy No 19— Bushland In Urban Areas	The PP is consistent with SEPP 19.	The site is subject to the provisions of SEPP 19.  SEPP 19 applies to the proposed rezoning as Camden Council LGA is listed in Schedule 1 – ‘Areas and part areas to which the Policy applies’. The study area contains native vegetation which is similar to the original vegetation community, fitting the definition of bushland provided in Clause 4.1 of the Act.  The Subject Site does not contain nor border land that is zoned or reserved for public open space purposes, and thus no Plan of Management is required.
State Environmental Planning Policy No 21— Caravan Parks	N/A	
State Environmental Planning Policy No 30— Intensive Agriculture	N/A	
State Environmental Planning Policy No 33— Hazardous and Offensive Development	N/A	
State Environmental Planning Policy No 36— Manufactured Home Estates	N/A	
State Environmental Planning Policy No 44— Koala Habitat Protection	N/A	The site does not support koala Habitat.
State Environmental Planning Policy No 47— Moore Park Showground	N/A	
State Environmental Planning Policy No 50— Canal Estate Development	N/A	
State Environmental Planning Policy No 52— Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	
State Environmental Planning Policy No 55— Remediation of Land	The PP is consistent with SEPP 55.	Based on the results of contamination investigations previously undertaken at the site by GeoEnviro Consultancy Pty Ltd, January 2015, the Subject Site was generally assessed to have a low risk of gross ground contamination. Additionally, the site is identified as a contaminated site by the Environment Protection Authority contamination register. Therefore, the site is therefore considered suitable for the proposed rezoning.
State Environmental Planning Policy No 62— Sustainable Aquaculture	N/A	
State Environmental Planning Policy No 64— Advertising and Signage	N/A	

State Environmental Planning Policy	Consistency	Comment
State Environmental Planning Policy No 65— Design Quality of Residential Flat Development	N/A	
State Environmental Planning Policy No 70— Affordable Housing (Revised Schemes)	N/A	
State Environmental Planning Policy (Affordable Rental Housing) 2009	N/A	
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	N/A	
State Environmental Planning Policy (Coastal Management) 2018	N/A	
State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017	N/A	
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	N/A	
State Environmental Planning Policy (Gosford City Centre) 2018	N/A	
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	N/A	
State Environmental Planning Policy (Infrastructure) 2007	N/A	
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	N/A	
State Environmental Planning Policy (Kurnell Peninsula) 1989	N/A	
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A	
State Environmental Planning Policy (Miscellaneous Consent Provision) 2007	N/A	
State Environmental Planning Policy (Pendith Lakes Scheme) 1989	N/A	
State Environmental Planning Policy (Rural Lands) 2008	N/A	
State Environmental Planning Policy (State and Regional Development) 2011	N/A	
State Environmental Planning Policy (State Significant Precinct) 2005	N/A	
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	N/A	
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	N/A	

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Attachment 1

State Environmental Planning Policy	Consistency	Comment
State Environmental Planning Policy (Three Ports) 2013	N/A	
State Environmental Planning Policy (Urban Renewal) 2010	N/A	
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	The PP is consistent with SEPP (Vegetation in Non-Rural Areas) 2017.	No trees and vegetation are proposed to be removed as part of the PP. A small number of trees may potentially be removed in future subdivision of the land but the Flora / Fauna Assessment that accompanies this PP has found that the loss of these trees would not have a significant impact on the ecological values of the locality.  Existing Cumberland Plain Woodland would be protected through the retention of the existing E2 Environmental Conservation and E4 Environmental Living zones.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	N/A	
State Environmental Planning Policy (Western Sydney Parklands) 2009	N/A	
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	N/A	
Sydney Regional Environmental Plan No 9— Extractive Industry (No 2—1985)	N/A	
Sydney Regional Environmental Plan No 16— Walsh Bay	N/A	
Sydney Regional Environmental Plan No 20— Hawkesbury-Nepean River (No 2—1997)	N/A	
Sydney Regional Environmental Plan No 24— Homebush Bay Area	N/A	
Sydney Regional Environmental Plan No 26— City West	N/A	
Sydney Regional Environmental Plan No 30— St Marys	N/A	
Sydney Regional Environmental Plan No 33— Cooks Cove	N/A	
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	



Attachment 1  
ORD01



ORD01

Attachment 1





## Assessment against Key Strategic Documents

ORD01

## Greater Sydney Region Plan

Great Sydney Region Plan		
Direction	Objective	Officer Comment
Direction 4 Liveability-Housing the City	Objective 10: Greater Housing Supply	The proposal is consistent with this objective through the provision of an addition 19 lots.
	Objective 11: Housing is more diverse and affordable	The proposal is consistent with this objective. The proposal will increase 9 additional residential lots with a minimum lot size of 500m <sup>2</sup> in an area where residential development is currently permitted.
Direction 6 Sustainability – A City in its landscape	Objective 28: Scenic and cultural landscape are protected	<p>The proposal is consistent with this objective. The proposal does not seek to amend the current E2 Environmental Conservation and E4 Environmental Living zones which apply to the site. The E4 zone allows low impact residential development.</p> <p>The site is considered suitable for residential development and will not significantly detract from the integrity of the scenic and cultural landscape of Manooka Valley.</p>

## Western Sydney District Plan

Western City District Plan	
Planning Priority	Officer Comment
Planning Priority W1 Planning for a city supported by infrastructure	The proposal is consistent with this priority. The proposal seeks to facilitate additional 9 residential lots in an established urban area with existing infrastructure. The proposed increase of density will not have significant impacts on existing local and collector roads in the area.
Planning Priority W5 Providing housing supply, choice and affordability, with access to job and services	The proposal is consistent with this priority as it seeks to increase the housing supply by 9 additional lots in an established residential area with access to jobs and services.
Planning Priority W16 Protecting and enhancing scenic and cultural landscape	The proposal is consistent with this priority. The site is suitable for residential development and will not significantly detract from the integrity of the scenic and cultural landscape of Manooka Valley.

## Community Strategic Plan

Community Strategic Plan	
Strategy	Officer Comment
Strategy 1.1.1 Ensure provision of appropriate urban development for sustainable growth in the Camden LGA	The proposal is consistent with this strategy. The proposal seeks to increase the housing supply by 9 additional lots in an established area suitable for residential development.

Attachment 2

ORD01

**Assessment against Key Strategic Documents**

<p><u>Strategy 1.1.2</u> Manage and plan for a balance between population growth, urban development and environmental protection</p>	<p>The proposal is consistent with this strategy. The proposal seeks to facilitate 9 additional lots in an established urban area with access to existing infrastructure, jobs and services. The proposal also seeks to protect the environment and scenic landscape by retaining the current E2 Environmental Conservation and E4 Environmental Living zones which apply to the site.</p>
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**Draft Camden Local Strategic Planning Statement**

<p><b>Draft Camden Local Strategic Planning Statement</b></p>	
<p><b>Local Priorities</b></p>	<p><b>Officer Comment</b></p>
<p><u>Liveability Priority L1</u> Providing housing choice and affordability for Camden’s growing and changing population.</p>	<p>The proposal is consistent with this local priority, as it proposes 9 additional residential lots to be provided in an established urban area.</p>
<p><u>Sustainability Priority S4</u> Protecting and restoring environmentally sensitive land and enhancing biodiversity</p>	<p>The proposal is consistent with this local priority. The proposal does not seek to amend the current E2 Environmental Conservation and E4 Environmental Living zones which apply to the site. The E2 zoned land provides protection to the existing Cumberland Plain Woodland on the site. The E4 Environmental Living zoned land allows low impact residential development.</p>

Attachment 2



# Camden Local Planning Panel

**Closed Meeting Minutes**  
**20 August 2019**

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



**ORD01**

**Attachment 3**

ORD01

Attachment 3

**PRESENT**

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

**APOLOGIES**

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

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

**ALSO IN ATTENDANCE**

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

**DECLARATION OF INTEREST**

Mr Bill Rooney declared a conflict of interest in relation to CCLPP01 – A Saddle Close Currans Hill Planning Proposal. Mr Rooney advised that he would take no part in the panel's discussion and recommendation to Council on this matter.

**CCLPP01      A SADDLE CLOSE CURRANS HILL PLANNING PROPOSAL**

Due to the conflict raised by Mr Rooney, the Panel did not have a quorum to provide advice on CLPP01 – A Saddle Close Currans Hill Planning Proposal.

It was determined that this item be deferred to be considered electronically with Stuart McDonald, Michael File and Rachel Harrison. The minutes will be updated to include the recommendation.

**ELECTRONIC CONSIDERATION**

<b>DATE OF FINALISATION</b>	22 August 2019
<b>PANEL MEMBERS</b>	Stuart McDonald, Michael File, Rachel Harrison
<b>APOLOGIES</b>	N/A
<b>DECLARATIONS OF INTEREST</b>	None

**CCLPP01 A SADDLE CLOSE CURRANS HILL PLANNING PROPOSAL**

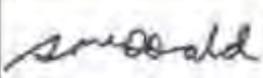
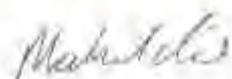
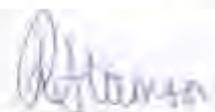
**PANELS RECOMMENDATION**

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

- It doesn't provide a diversity of lot sizes consistent with the planning of the surrounding area.
- The current zoning provides an appropriate transition to the immediately adjoining E2 zoned land containing Cumberland Plain Woodland.
- The existing E2 Environmental Conservation zone should be retained, as CPW vegetation has been identified on the E2 zoned land.

**VOTING NUMBERS**

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

<b>PANEL MEMBERS</b>	
 <b>Stuart McDonald</b>	 <b>Michael File</b>
 <b>Rachel Harrison</b>	

Submission Response Table - A Saddle Close Planning Proposal

Submissions Response Table	
Submitter	Reference
1.	1.01-1.05
2.	1.01-1.05
3.	3.01-3.07
4.	4.01- 4.04
5.	5.01-5.03
6.	5.01-5.03
7.	5.01-5.03
8.	5.01-5.03
9.	5.01-5.03

Ref No	Issue/Comment	Officer Response	Proposed Action
Submission 1 1.01	The proposed R1 zone is not consistent with the immediate low density residential character in Manooka Valley	The draft Proposal has been revised to retain the current E2 Environmental Conservation and E4 Environmental Living zone for the subject site.	No further action required.
1.02	The proposed minimum lot size of 450m <sup>2</sup> is not consistent with the surrounding building character of Manooka Valley  The proposed block size for the site should be no less than 600m <sup>2</sup> .	This is consistent with the Manooka Valley Planning Principles set out in Camden DCP 2019.  The revised minimum lot size of 500m <sup>2</sup> is consistent with the surrounding residential character of the area, which consists of residential lot sizes ranging from 387m <sup>2</sup> to 1,299m <sup>2</sup> on land to the north.  Furthermore, other land zoned E4 Environmental Living in Manooka Valley has a minimum lot size ranging from 500m <sup>2</sup> to 900m <sup>2</sup> .	No further action required.

Ref No	Issue/Comment	Officer Response	Proposed Action
1.03	Any proposed changes from the draft Proposal should only be applied to the subject site rather than the whole site known as Lot 627 DP 1163903.	The draft Proposal only applies to the northern portion of the broader site.	No further action required.
1.04	An indication of the existing traffic volumes in the vicinity of the subject site is provided by peak hour traffic surveys undertaken in 2016, this traffic data should be updated to reflect the current traffic volumes.  In addition, the traffic study should include the effects that Glenfield Drive and Currans Hill Drive have on Tramway Drive.	Council officers assessed the traffic study and considered that the traffic data used in the report is still relevant to the area, as no significant developments has occurred in the surrounds between 2016 to date.  The traffic assessment concluded the draft Proposal will not generate significant impacts on the existing road network, whilst noting the intersection of Narellan and Hartley Road is operating at capacity and further traffic assessment may be required to consider the cumulative impacts.	No further action required.
1.05	The proposed development should include plans to address future construction impacts on the surrounding residents.	These matters are relevant to any future development application stage.	No further action required.
<b>Submission 2</b>			
2.01	Identical to submission 1, refer to 1.01 -1.05		
<b>Submission 3</b>			
3.01	Concerned the draft Proposal will result in a loss of environmentally protected land in Camden LGA.	The draft Proposal has been revised to retain the current E2 Environmental Conservation and E4 Environmental Living zone for the subject site.  The draft Proposal will not result in a loss of land zoned for environmental conservation land.	No further action required.
3.02	The draft Proposal is not consistent with the draft Camden Local Strategic Planning Statement, as it does not propose to	The draft Proposal has been revised to retain the current E2 Environmental Conservation and E4 Environmental Living zone for the subject site.	No further action required.

Attachment 4  
ORD01

Ref No	Issue/Comment	Officer Response	Proposed Action
	improve the liveability and sustainability in the area.	<p>The draft Proposal has been assessed against key strategic planning documents and is consistent with the priorities and objectives in the Camden Local Strategic Planning Statement.</p> <p>The current zoning will preserve the existing CPW on the site adjoining the Manooka Reserve. The draft Proposal will also facilitate additional dwellings near to existing infrastructure and facilities.</p>	
3.03	The draft Proposal is not consistent with Camden's Community Strategic Plan to retain open space and protect the scenic landscape	The draft Proposal retains the current E2 Environmental Conservation and E4 Environmental Living zone is consistent with the protection of the scenic landscape.	No further action required.
3.04	The existing zoning provides appropriate transition to the adjacent rural land and Scenic Hills and maintains the visual amenity.	Retaining the current E2 Environmental Conservation and E4 Environmental Living zone is consistent with the protection of the scenic landscape.	No further action required.
3.05	Concerned that the draft Proposal will result in a loss of Cumberland Plain Woodland community from the subject site.	The draft Proposal has been revised to retain the current E2 Environmental Conservation and E4 Environmental Living zone for the subject site.	No further action required.
3.06	Concerned the draft Proposal will result in a loss of tree canopy in the area, which is not consistent with the Great Sydney Commission's Green and Blue Grid Policy.	The draft Proposal will not result in a loss of land zoned for environmental protection land. The draft Proposal seeks to retain the existing portion of CPW on site adjoining the Manooka Reserve. The remainder of the property has been cleared.	No further action required.
3.07	Concerned the draft Proposal will not improve the liveability and sustainability for the Camden LGA.	Retaining the current E2 Environmental Conservation and E4 Environmental Living zone will preserve the existing CPW on the site and its connection to the adjoining Manooka Reserve	No further action required.

Ref No	Issue/Comment	Officer Response	Proposed Action
<b>Submission 4</b>			
4.01	The proposed R1 zone is not consistent with the local priority of Sustainability with Camden's Local Strategic Planning Statement	The draft Proposal will also facilitate additional dwellings near to the existing infrastructure and facilities.	No further action required
4.02	Concerns about the draft Proposal will result in a loss of public open space in the area.	The draft Proposal has been revised to retain the current E2 Environmental Conservation and E4 Environmental Living zone for the subject site.	No further action required
4.03	Concerned the flora and fauna in the area will be detrimentally impacted by the proposed development.	The draft Proposal will not result in a loss of public open space.  Retaining the current E2 Environmental Conservation and E4 Environmental Living zone will preserve the existing CPW on the site and its connection to the adjoining Manooka Reserve.	No further action required
4.04	Western Sydney is prone to have extreme hot weather, the draft Proposal will create more concrete surface and worsen the urban heat island effects.	The draft Proposal is consistent with Camden Strategic Plan to promote a balance between population growth, urban environment and environmental protections.	No further action required.
<b>Submission 5</b>			
5.01	Concerned the flora and fauna in the area will be detrimentally impacted by the proposed development	The site is privately owned and has been cleared for residential development.  A Flora and Fauna and Riparian Assessment has been provided to support the draft Proposal. Council officers assessed the study and considered that the draft Proposal will not have detrimental impacts on the site.	No further action required.
5.02	Concerned that the local road infrastructure will not cope with the additional traffic from the proposed development.	The additional residential density arising from the draft Proposal will not generate significant traffic impacts on the local road network.	No further action required.

Attachment 4  
ORD01

Ref No	Issue/Comment	Officer Response	Proposed Action
5.03	Concerned that the noise and pollution impacts on the surrounding residents from the proposed development	The projected traffic volumes align with the recommended Road and Maritime Services environmental threshold for local and collector roads. These matters are relevant to any future development application stage.	No further action required.
<b>Submission 6</b>			
6.01	Identical to submission 5, refer to 5.01-5.03		
<b>Submission 7</b>			
7.01	Identical to submission 5, refer to 5.01-5.03		
<b>Submission 8</b>			
8.01	Identical to submission 5, refer to 5.01-5.03		
<b>Submission 9</b>			
9.01	Identical to submission 5, refer to 5.01-5.03		



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ORD02

Attachment 1



**PLANNING PROPOSAL REQUEST**  
**No. 33 Morshead Road, Mount Annan**  
**(Camden Council)**



**Prepared For:**  
**City Wide LPI**  
**Prepared By:**



**Volume 1: Report**

**October 2018**  
**(Amended December 2019)**

This Report has been prepared exclusively for submission to Camden Council as an initial report in the land rezoning process. It is not to be relied upon by any other person/party.

The information contained in this Report has been compiled largely from both principal and secondary information sources and does not purport to be exhaustive. It is, however, considered to be sufficiently rigorous to engender initial Council and community support to advancing a relevant Planning Proposal amendment to the prevailing LEP.

PPS gives no warranty that these information sources are current and accepts no responsibility for any errors or damage or loss, however caused, suffered by any individual or corporation.

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## Annexures

- A: Subject Land Holding (Deposited Plan)
- B: Indicative Development Scheme
- C: Suite of draft Mapping Amendments to Camden Local Environmental Plan, 2010
- D: Overview of State Environmental Planning Policies
- E: Overview of Section 9.1 Directions (EP&A Act)
- F: Stage 1 – Preliminary Environmental Investigation
- G: Ecological Constraints Assessment
- H: Traffic Impact Assessment
- I: Urban Design Report and Development (Indicative Scheme No. 2) Overview
- J: Overview of Past Neighbourhood Consultation
- K: Miscellaneous Supporting Documents

## Introduction

### 1.1 BACKGROUND

This Planning Proposal (Request) (PPR) represents the formative phase in the development of a Planning Proposal (PP) geared toward the rezoning of the land situated at No. 33 Morshead Road, Mount Annan (and shown in Figure 1 and Annexure "A") for medium density residential purposes. The rezoning is to be effected through the preparation of a relevant Planning Proposal amendment to the prevailing Local Environment Plan: namely, Camden Local Environmental Plan, 2010 (CLEP 2010).

### 1.2 SCOPE OF REPORT

This PPR has been prepared in accordance with the former NSW Department of Planning and Environment's (DoP&E) documents A Guide to Preparing Local Environmental Plans and A Guide to Preparing Planning Proposals (December, 2018). The latter document requires the Planning Proposal to be provided in six (6) parts, being:

- Part 1 - A statement of the objectives or intended outcomes of the Planning Proposal (and proposed LEP amendment);
- Part 2 - An explanation of the provisions that are to be included in the Planning Proposal (and proposed LEP amendment);
- Part 3 - The justification for those objectives, outcomes and provisions and the process for their implementation;
- Part 4 - Relevant support mapping;
- Part 5 - Details of the community consultation that is to be undertaken in respect of the Planning Proposal; and
- Part 6 - Indicative project timeline.
  
- Part 7 - Conclusion

### 1.3 REPORT STRUCTURE

This PPR, in providing an outline PP, is structured in the following manner:

- Section 2 provides an overview of the site the subject of this PPR and the development intent.
- Section 3 contains a statement of the objective and/or intended outcomes of the proposed LEP amendment (Part 1).
- Section 4 provides an explanation of the provisions (Part 2).
- Section 5 provides justification for the objectives, outcomes and provisions of the proposed LEP amendment (Part 3).
- Section 6 provides details of relevant mapping amendments (Part 4).
- Section 7 provides details of the community consultation that would be undertaken in respect of the PP as it is advanced (Part 5).
- Section 8 provides a projected project timeline (Part 6).
- Section 9 outlines a conclusion (Part 7).

## 2 The Subject Land/Site

### 2.1 LAND DESCRIPTION

The site comprises land known as Lot 71 DP702819 (No. 33) Morshead Road, Mount Annan as Annexure "A" and depicted in Figure 1 below.

It comprises a single residue residential allotment with a somewhat dilapidated 1960's dwelling and related improvements and generally unkempt landscape setting.



**Figure 1: Subject land holding**

It is proximate to the Tobruk Road intersection to the west and Holdsworth Drive intersection to the south. The rear part of the northern boundary has frontage to Buna Close; a cul-de-sac off Owen Stanley Street.

The allotment is some 3,263sq.m in area. Further, it has front and rear boundaries of 40 and 56.44 metres respectively and northern and southern boundaries of 755.05 and 800 metres respectively. Its principal access (frontage) is to Morshead Road.

The land is in the Camden Local Government Area (LGA).  
Images of the site are contained in figures 2 to 5 following:



Figure 2 – Site viewed from Morshead Road



Figure 3 – Site viewed from Morshead



Figure 4 – Site viewed from Morshead Road



Figure 5 – Site taken from rear of Bunya Place

## 2.2 CONTEXT

The site is located in an area subdivided and developed for residential purposes in the 1990s and early 2000s. Figure 6 below depicts the site in such context.



Figure 6: Immediate Locality/Context

The land to the immediate west (western side of Morshead Road) comprises traditional dwellings (Refer to Figures 7 and 8) on land zoned R2 – Low Density Residential (Refer to Figure 9) with a 450 sq.m minimum lot size (Refer to Figure 10)



Figure 7 – Land on opposite side of Morshead Road (West)



Figure 8 – Land on opposite side of Morshead Road (West)



Figure 9 – Existing zoning map extract



Figure 10 – Existing minimum lot size map extract

Land to the immediate north, east and south is zoned R3 – Medium Density Residential with a 250sq.m minimum lot

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Attachment 1

size (Refer to Figures 9 and 10 respectively). Dwellings in the subject locality comprise integrated housing (dwellings designed and constructed on small allotments) some of which exhibit qualities akin to a zero-lot line. In summary, the immediately surrounding residential development is of a medium density nature.



Figure 11 – Site (immediate left) viewed from Bunya Place at rear of site



Figure 12 – Bunya Place looking toward Owen Stanley Street



Figure 13 – Streetscape to Immediate North



Figure 14 – Maximum Height of Buildings Map Extract

The prevailing (refer to Figure 5) maximum permissible building height is 9.5 metres.

The subject land is clearly a residue allotment in a medium density residential landscape.

### 3 Objectives or Intended Outcomes (Part 1)

This Planning Proposal has the express purpose of facilitating redevelopment of the site for medium density residential purposes, in a manner compatible with surrounding residential development.

#### Objective

To facilitate the sensitive development of the subject "infill" site for medium density housing purposes by rezoning the land R3 – Medium Density Residential, ensuring all requisite infrastructure demands are satisfactorily addressed and neighbourhood compatibility optimised.

#### Outcomes

In delivering the foregoing objective, it is intended that the following outcomes are realised

- Compatible residential development of the "infill" site
- Adequate on-site infrastructure is provided
- Relevant contributions/embellishment of off-site infrastructure impacts are made.
- Increased housing diversity and affordability will be addressed
- A framework will be established for more detailed site planning

The subject objective and outcomes were developed in an iterative design led approach. The subject combined constraints and opportunities analysis informed the evolution of an Indicative Development Scheme, provided separately as Annexure "B".

### 4 Explanation of Provisions (Part 2)

- Amendment of Camden LEP 2010 Land Zoning map as follows:
  - Map LZN-017 from R2 – Low Density Residential to R3 – Medium Density Residential
- Amendment of Camden LEP 2010 minimum lot size map as follows:
  - Map LSZ-017 from G (450sq.m) to C (250sq.m) (Refer to Annexure "C")

Finally, it is not proposed to change the Land Application map, Maximum Building Height map (9.5m) or Land Reservation Acquisition map, Heritage map or Urban Release Area map.

### 5 Justification (Part 3)

#### 5.1 NEED FOR THE PLANNING PROPOSAL

##### 5.1.1 INTRODUCTION

It is initially noted that the level of justification for a Planning Proposal should:

<sup>1</sup> A brief commentary in respect of the evolution of the Indicative Development Scheme is included in Annexure "B".

- Be proportionate to the impact the planning proposal will have
- Comprehensive without necessarily being exhaustive
- Be sufficient to allow a Gateway determination to be made with the confidence that the LEP can be finalised in accordance with the proposed timeframe.

#### 5.1.2 IS THE PLANNING PROPOSAL THE RESULT OF ANY STRATEGIC STUDY OR REPORT?

The Planning Proposal has its origins in the Council Community Strategic Plan engagement progress and some of the District Plan consultation outcomes in respect of managing urban growth and housing diversity. Additionally, it is consistent with the emergent directions in the Camden Draft Local Strategic Planning Statement and related potential future actions.

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

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

The PPR is considered to represent the best means of facilitating a planning framework for optimisation of residential and sustainable development opportunities on the subject land and associated infrastructure optimisation outcomes. In particular, it provides an opportunity for enhanced housing affordability and diversity at a particularly modest scale, in a manner compatible with prevailing neighbourhood character, local accessibility network and service infrastructure provision.

No more rational approach to achieving the desired objective and its inclusion in a more broad ranging LEP review would potentially lose its "exposure" to local residents in the community consultation phase.

The proposed rezoning is importantly stylised for direct integration with Camden LEP, 2010, adopting relevant zoning and minimum lot size provisions.

#### 5.1.4 IS THERE A NET COMMUNITY BENEFIT?

The following table addresses the evaluation criteria for conducting a "net community benefit test" within the Draft Centres Policy (2009) and is considered to be beneficial in establishing the veracity of the Planning Proposal Request (PPR).

Evaluation Criteria	Y/N	Comment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?	Y	The proposed rezoning is compatible with the Greater Sydney Region Plan and Western City District Plan, particularly in respect of liveability and sustainability, and elements of Local Strategic Planning directions as detailed at 5.2.2. Further, the land is proximate to a local bus route.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	N	The subject site is not identified within a key strategic centre or corridor forms part of the existing urban area.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	N	The proposed rezoning is unlikely to create a precedent within the locality or change the expectations of the site as it is unique in its juxtaposition with existing zoned R3 – Medium density residential development.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Y	All other recent spot rezonings considered by Council are understood to be consistent with established policy or acceptable departures.

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Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	N	The proposal will facilitate limited employment in the form of construction related activities and on-going maintenance/management.
Will the LEP Impact upon the supply of residential land and therefore housing supply and affordability?	Y	The proposal will have a limited positive impact on residential land supply by adding to the amount of available residential land, in a medium density context  The proposal will increase the housing choice and type of housing and contribute to meeting local residential targets.
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future transport?	Y	The existing public infrastructure will not need significant augmentation to service the land holding.  Limited local buses service the area.  Existing utilities have sufficient capacity to service the resultant residential development.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	N/A	N/A
Are there significant Government investments in infrastructure or services in the area where patronage will be affected by the proposal? If so, what is the expected impact?	Y	The proposal does not require significant further investment in public infrastructure, it will largely utilise the existing infrastructure and services. The developer will extend and upgrade Infrastructure to service the development at no cost to government, if required.
Will the proposal impact on land that the Government has identified a need to protect (e.g. and with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	N	The land does not constitute environmentally sensitive land.  The inherent geotechnical sensitivity of the site will require sensitive civil engineering and building practices.
Will the LEP be compatible/complementary with surrounding adjoining land uses? What is the impact on the amenity in the location and wider community? Will the public domain improve?	Y	The proposal is compatible with nearby adjoining residential land uses and future residential uses. It will ensure appropriate compatibility with surrounding landuse.  The site is not an isolated residential development and is capable of being well serviced and is proximate to the Mount Annan Centre.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	Y	It will likely increase the patronage of local retail and commercial facilities.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	N	The proposal is not a commercial/retail facility.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?		The proposal will provide additional specialist housing opportunities to assist in the delivery of meeting the housing growth and dwelling mix actions from the District and local strategies.  It will bring an enhanced level of patronage of local commercial/retail infrastructure.  If the rezoning was not supported, the site would potentially remain in a "holding pattern" and the provision of additional diverse housing would not be realised. In addition, the land may not be maintained and over time would detract from the

	<p>amenity of the locality.</p> <p>Further, the holistic "master planning" of the precinct would not be realised, and incremental urban development may occur. It provides a long-term place focussed strategy.</p>
--	---

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

- It constitutes a balanced and appropriate use of land and is in keeping with the adjoining residential character and doesn't impinge adversely on its broader local setting.
- The proposal will contribute to Council's requirement to facilitate new dwelling growth, in accordance with current plan expectation, in doing so it will importantly provide an alternate housing product.
- The proposal will facilitate a mix of dwelling types that encourage social mix and provide housing choice to meet the needs of the community.
- It is located within an existing urban area, with a capacity to optimise infrastructure utilisation.
- The proposal will not result in any significant adverse environmental or amenity impacts.
- It will create limited local employment opportunities through the construction jobs to carry out the civil and building works to the benefit of the local economy
- Limited home business opportunities will also be facilitated.

## 5.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

### 5.2.1 WILL THE PLANNING PROPOSAL GIVE EFFECT TO THE OBJECTIVES AND ACTIONS OF THE APPLICABLE REGIONAL OR DISTRICT PLAN OR STRATEGY (INCLUDING ANY EXHIBITED DRAFT PLANS OR STRATEGIES)

The Metropolitan and sub-regional planning context has recently been revised with the adoption of the Greater Sydney Region Plan – A Metropolis of Three Cities and the Western City District Plan.

Produced below are a strategic merit and site – specific merit assessment:

#### 5.2.1.1 STRATEGIC MERIT TESTS

##### 5.2.1.1.1 STRATEGIC TEST 1

*Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment.*

### Greater Sydney Region Plan

#### Objective 4 – Infrastructure use is optimised

The requisite infrastructure to service development at the density proposed is readily available and does not require major augmentation.

#### Objective 6 - Services and infrastructure meet communities' changing needs

Community infrastructure and services are readily available to service the resultant increase in population. Relevant developer contributions would be paid pursuant to Camden Contributions Plan 2011 and Contributing Plan No. 3 (Drainage).

#### Objective 7 - Communities are healthy, resilient and socially connected

The future residents will have the opportunity to live a healthy lifestyle in a contemporary urban community that has

- <sup>3</sup> It should also be noted that the positive strategic and site-specific merit conclusions are also supported by:
- The Net Community Benefit (5.14 PPR)
  - SEPP overview (5.2.3 PPR and Annexure "D")
  - Section 9.1 overview (5.2.4 PPR and Annexure "E")

access to sustainable social and physical infrastructure. Opportunities readily present to form a small, connected community cell and integrate with the broader neighbourhood.

Objective 10 – Greater housing supply

The Proposal will at a modest scale contribute to increased housing supply, in a quantum slightly greater than would otherwise be the case.

Objective 11 – Housing is more diverse and affordable

The proposal will facilitate limited access to more diverse housing opportunities and potentially more affordable housing products.

Objective 25 – The coast and waterways are protected and healthier

Appropriate integrated stormwater management will service the proposal and ensure that the accepted Narellan Creek and broader Nepean River water quality standards are met and local potential inundation mitigated.

Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced

There will be limited loss of local biodiversity. Importantly, significant street trees will be introduced to the local environment by the proposal.

Objective 28 – Scenic and cultural landscapes are protected

The neighbourhood does not constitute an iconic scenic or cultural landscape.

Objective 37 – Exposure to natural and urban hazards is reduced.

The proposal is not exposed to any natural or urban hazards. Further, through the opportunities to develop integrated land and housing packages with framework landscaping plantings it is possible, at a modest scale, to minimise urban impacts.

### Western City District Plan

Planning Priority W1 – Planning for a city supported by infrastructure.

Requisite infrastructure is in place and does not need major augmentation. Relevant infrastructure contributions will be payable pursuant to Camden Contributions Plan, 2011 and Contributions Plan No. 3 (Drainage)

Planning Priority W5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.

The proposal will contribute to a modest increase in housing supply beyond that permissible under the prevailing R2 – Low density residential controls. Further, it will facilitate limited access to more diverse housing forms and potentially more affordable housing products.

Planning Priority W12 – Protecting and improving the health and enjoyment of the District's waterways

The proposal is capable of fulfilling stormwater management targets developed for the Narellan Creek and broader Nepean River catchments.

Planning Priority W15 – Increasing urban tree canopy cover and delivering Green Grid connections

The current street tree void will be addressed by targeted street tree planting attached to the proposal.

Planning Priority W20 – Adapting to the impacts of urban and natural hazards and climate change

Integrated development opportunities, supported by framework landscape plantings will assist in minimising, at a particularly modest scale, climate change impacts.

---

#### 5.2.1.1.2 STRATEGIC TEST 2

*Consistent with a relevant local strategy that has been endorsed by the Department.*

The former Department of Planning and Environment set a timeframe of mid 2019 for local councils to prepare local strategic planning statements. This statement will describe a 20-year vision for land use planning in the local area, the special characteristics which contribute to local identity, shared community values to be maintained and enhanced, and how growth and change will be managed into the future. The statement will also include housing and productivity targets, and identify growth areas and infrastructure needs, to act as the strategic link between the Western City District Plan, the Camden Local Government Area planning controls.

Camden Council has recently compiled a draft Local Strategic Planning Statement.

#### **Camden 2040 (Council's Community Strategic Plan)**

The Planning Proposal is also consistent with Council's Community Strategic Plan – Camden 2040 (CSP).

This community inspired strategic plan is Council's highest-level strategic plan and seeks to chart the Local Government Areas future development, with a target vision of a "Sustainable Camden Local Government Area by 2040". In doing so it summarises the challenges before it, the diversity of stakeholders and the need for a collaborative partnership.

The Camden Community Strategic Plan has as its focus six Key Directions critical to the delivery of Camden 2040; namely:

- Actively managing Camden LGA's growth
- Healthy urban and natural environment
- A prosperous economy
- Effective and sustainable transport
- An enriched and connected community
- Strong local leadership

The Plan and these themes are developed clearly against the backdrop of the State Plan and the Sydney Regional Action Plan.

In respect of the Key Directions it is noted:

#### Actively Manage Camden LGA's Growth

##### **Preamble**

Effectively managing growth achieving a balance between large population increases and keeping the valued characteristics of the Camden LGA as it is now.

*The proposal has the capacity to sensitively integrate with the physical and social fabric of the existing neighbourhood. Further, it is not inconsistent with the following objective and select strategies.*

##### **Objectives**

1.1 Urban Development is managed effectively

##### **Strategies**

1.1.1 Ensure provision of appropriate urban development for sustainable growth in the Camden LGA.

1.1.2 Manage and plan for a balance between population growth, urban development and environmental protection.

#### Healthy Urban and Natural Environment

##### **Preamble**

Camden's natural and built environment are central to sustaining the health, wellbeing and prosperity of the local population.

*The proposal does not adversely impact the natural and built environments to unacceptable levels. Further, it is not*

*Inconsistent with the general thrust of the following objective and select strategies.*

#### **Objective**

2.1 Caring for urban and natural environment, including heritage sites.

#### **Strategies**

2.1.1 Protect the built and natural heritage of the Camden LGA.

2.1.10 Promote efficient water and energy use.

#### **5.2.1.1.3 STRATEGIC TEST 3**

*Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.*

The PPR seeks to respond to a change in ownership and development aspirations that recognise the role of a large residue parcel largely surrounded by land zoned for medium density residential purposes. The "inconsistent" existing planning controls represent the limited aspirations of the former owner and have led to the current anomalous situation. Such situation can be readily rectified as proposed in the PPR.

#### **5.2.1.2 SITE SPECIFIC MERIT TESTS**

##### **5.2.1.2.1 SITE SPECIFIC TEST 1**

*The natural environment (including known significant environmental values, resources or hazards).*

The natural environment has been significantly disturbed through past rural residential and low-density residential development. The accompanying ecological report (Netra Environmental) concluded any additional vegetation removal to be acceptable. Domestic scale plantings and street tree planting will enhance local biodiversity.

##### **5.2.1.2.2 SITE SPECIFIC TEST 2**

*The existing uses approved uses and likely future uses of land in the vicinity of the land subject to the proposal.*

A comprehensive neighbourhood analysis was undertaken by AE Design. Such analysis of existing residential dwelling stock identified it to be of a simple contemporary nature comprising single and predominantly two storey brick veneer/tile clad development.

It is likely that the surrounding development will ultimately be redeveloped in accordance with the prevailing medium density residential development controls.

##### **5.2.1.2.3 SITE SPECIFIC TEST 3**

*The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.*

The requisite service infrastructure is readily available and will not require major augmentation. Community infrastructure and services are readily available to service the modest increase in population. Relevant developer contributions would be paid pursuant to Camden Contributions Plan 2011 and Contributions Plan No.3 (Drainage)

## 5.2.2 WILL THE PLANNING PROPOSAL GIVE EFFECT TO COUNCIL'S ENDORSED LOCAL STRATEGIC PLANNING STATEMENT, OR ANOTHER ENDORSED LOCAL STRATEGY OR STRATEGIC PLAN?

### 5.2.2.1 CAMDEN DRAFT LOCAL STRATEGIC PLANNING STATEMENT 2019

The Camden draft Local Strategic Planning Statement – 2019 (LSPS) provides a "20 year planning vision emphasising landuse, transport and sustainability objectives to demonstrate how Camden Local Government Area (Camden) will change to meet the community's needs over the next 20 years", in a manner consistent with the Greater Sydney Region Plan and Western City District Plan at the local level.

It leverages off the Camden Community Strategic Plan – Camden 2040 providing a "landuse strategy"<sup>4</sup> on how "the land will be used to achieve the community's broader goals".

The LSPS comprises four (4) themes which mirror the themes of the Sydney Region Plan and District Plan; namely:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability

These themes are proposed to be implemented through 21 local priorities delivered through strategies to guide landuse decisions and actions to be undertaken by Council.

In respect of the Key Priorities it is noted:

#### Infrastructure and Collaboration

##### **Preamble**

To become a more liveable, productive, sustainable community needs additional infrastructure and services in the right places and at the right time; with the achievable of some dependent upon multi-level collaboration.

##### **Local Priorities**

The most relevant Local Priority is Local Priority I1 – Aligning infrastructure delivery with growth. The PPR is not inconsistent with this Local Priority, at a particularly modest scale. Further, it is not inconsistent with Local Priorities I2, I3 and I4.

#### Liveability

##### **Preamble**

Maintaining and improving liveability involves providing housing, infrastructure and services that meet peoples needs and a range of housing types in the right locations with measures to improve affordability.

##### **Local Priorities**

Local Priority L1 is the most relevant local priority – Providing housing choice and affordability for Camden's growing and changing population.

The PPR provides a modest scaled opportunity to enhance housing diversity and potentially affordability in a locality generally identified for such opportunities, this being reflected in the part in the surrounding zoning.

The proposal also optimises utilisation of prevailing infrastructure and services without "overtaxing" the same.

The proposed actions of compiling a Camden Housing Market Analysis, Housing Strategy and Affordable Housing Strategy will likely reinforce the importance of "infill" sites in medium density residential contexts such as is the subject case.

<sup>4</sup>That is, a platform of Planning Priorities, Strategic directions and actions.

## Sustainability

### **Preamble**

Improving sustainability

### **Local Priorities**

Local Priority S2 – Protecting and enhancing the health of Camden's waterways and strengthening the role and prominence of the Nepean River is further realised through site specific stormwater management initiatives.

### **5.2.3 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?**

The study area is subject to the provisions of a raft of State Environmental Planning Policies (SEPPs).

An overview assessment of compliance with the prevailing SEPPs forms Annexure "D".

The policies highlighted importantly do not prohibit and/or significantly constrain realisation of the Planning Proposal Request.

#### *Deemed State Environmental Planning Policy – Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2 – 1997)*

The proposed development will importantly be serviced by reticulated water and sewer facilities. Relevant sediment and erosion control measures will need to be implemented at the development stage to protect receiving waters (Narellan Creek) of the Nepean system. No sensitive landscapes are impacted by the proposal. Further, waste disposal, air quality and predicted climate change are considered negligible having regard to the scale of the proposal. The general planning considerations and specific policies and strategies will be observed. Further, the relevant development controls will be addressed in future development.

#### *State Environmental Planning Policy No 55 – Remediation of Land*

This policy aims to promote the remediation of contaminated land for the purpose of reducing the risk or harm to human health or any other aspect of the environment. A Stage 1 Preliminary Environmental Investigation (Refer to Annexure "F") concluded that there was unlikely to be a significant constraint to the proposed use for residential purposes. Indeed, the Site was deemed suitable for residential development, with no further assessment work considered necessary.

### **5.2.4 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (SECTION 9.1 DIRECTIONS)?**

Section 9.1 Directions detail matters to be addressed in LEPs so as to achieve particular principles, aims and objectives or policies. Produced at Annexure "E" is a checklist of compliance with applicable Directions.

All relevant Directions can be adequately accommodated, or departures justified in the preparation of an LEP amendment of the nature foreshadowed in this PPR.

The relevant considerations in respect of the Section 9.1 Directions highlighted to be of relevance are identified in Annexure "E", with an expanded commentary in respect of the most relevant to the subject PPR detailed below.

#### *Direction 2.1 Environmental Protection Zones*

*The objective of this Direction is to protect and conserve environmentally sensitive areas.*

An ecological constraints assessment was undertaken by Naria Environmental. The Assessment concluded that

avoidance of limited established vegetation should be pursued as an initial action, however, vegetation removal was not considered detrimental to the project (Refer to Annexure "G").

#### Direction 3.1 Residential Zones

The objectives of this Direction are to:

- (a) encourage a variety and choice of housing types to provide for existing and future housing needs;
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and
- (c) to minimise the impact of residential development on the environment and resource lands.

The objectives are met in that the proposal does not propose to change the residential permissibility, seeks to provide increased diversity and potentially affordability, leverages off existing infrastructure and has no adverse impact on the environment or resource lands.

#### Direction 3.3 Home Occupations

The objective of this Direction is to encourage the carrying out of low impact small businesses in dwelling houses.

Home occupations are permissible uses without consent in the prevailing zone and will not be impacted by the proposal.

#### Direction 3.4 Integrated Land Use and Transport

The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and direct layouts achieve a comprehensive suite of planning objectives including:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and
- (b) increasing the choice of available transport and reducing dependence on cars, and
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- (d) supporting the efficient and viable operation of public transport services, and
- (e) providing for the efficient movement of freight.

The Proposal is consistent with the Direction in that:

- The site forms part of the Mount Annan/Narellan urban area which is serviced by public transport.
- The site is surrounded by existing similar density residential development.
- The site is accessible to public bus services on the surrounding roads.

Further, the Traffic Impact Assessment (Refer to Annexure "H") concluded:

1. There will be no adverse traffic impacts of the development on the surrounding road network.
2. The current traffic flows on the surrounding roads are considered to be appropriate for local residential roads, where traffic is free flowing without any major queuing or delays in peak hours, with spare capacity.
3. The estimated traffic generated trips are considered to be acceptable and of low impact on the surrounding road network and can be easily accommodated with the existing road network.
4. The external impact of the traffic generated by proposal is considered to be satisfactory and will remain well within the Environmental capacity of the surrounding streets, with no adverse impacts on the amenity of the area.
5. The location and layout of the proposed access road is considered to be adequate and will provide vehicular access to the expected future residential subdivision and is in accordance with Council's Engineering Design Specification and Council's DCP.
6. The subject site has good access to existing public transport services in the form of regular bus services.

Overall the traffic impacts of the proposal were considered acceptable.

Additionally, the site has access to the modest, safe pedestrian movement network.

#### Direction 6.3 Site Specific Provisions

*The objective of this Direction is to discourage unnecessarily restrictive site-specific planning controls.*

The PPR does not propose to introduce site-specific planning controls.

#### Direction 7.1 Implementation of the Metropolitan Strategy

*The objective of this Direction is to give legal effect to the vision, land use strategy, policy, outcomes and actions contained in the Metropolitan Strategy.*

The PPR is considered to be consistent with the Metropolitan Strategy 'The Greater Sydney Region Plan – A Metropolis of Three Cities' and the companion document, the Western City District Plan particular in respect of the planning principles that underpin the quest for housing diversity and affordability (Liveability) and natural systems conservation (sustainability), as described in Section 5.2.1.1.1 of this report.

### **5.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT**

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

No. This matter has been considered under Section 9.1 Direction 2.1 above and in the context of the specialist Nara Environmental Assessment (Refer to Annexure "G"). Importantly, a balanced planning outcome is achievable.

#### **5.3.2 HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?**

The Proposal will address the current land supply limitations and move toward fulfilling the accommodation needs attached to the District population and housing projections. In doing so, diversity and affordability of housing in particular is likely to be enhanced.

The Proposal will importantly contribute to land supply in a positive manner particularly in respect of housing diversity and affordability at a modest scale.

Further, the development process will have a positive economic impact upon the development/construction industry, inclusive of the prospects of local employment on many fronts, both in design and construction; whilst the ultimate residents will support local business and commerce with elements potentially engaging in home businesses.

Indeed, under the proposed scenario, no adverse social and/or economic impacts are foreshadowed.

### **5.4 STATE AND COMMONWEALTH INTERESTS**

#### **5.4.1 INTRODUCTION**

The "Gateway" determination will identify the nature and extent of consultation required with State or Commonwealth Public Authorities. This may include:

- In respect of consultation under section 3.25 of the EP&A Act pertaining to critical habitat or threatened species populations, ecological communities or their habitats is unlikely to be required.
- consultation required in accordance with a Ministerial Direction under section 9.1 of the EP&A Act; and
- consultation that is required because in the opinion of the Minister (or delegate), a State or Commonwealth

public authority will or may be adversely affected by the proposed LEP amendment.

#### 5.4.2 IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

Available public infrastructure is likely to be sufficient for the proposed development in respect of service mains. On site reticulation of services will be required and potentially contributions to the existing trunk stormwater management system.

Development of the land as proposed in this PPR will with efficient integration with the existing service infrastructure network not occasion the need for any significant off-site enhancements

Road traffic impacts have been established to be negligible and not require any major enhancement/s. (Refer to Annexure "H").

Any amplification/enhancement and provision of both onsite and offsite infrastructure, including community infrastructure, will involve relevant contributions pursuant to Section 7.11 (EP&A Act) and/or a Voluntary Planning Agreement. Such contributions will be determined in response to more detailed planning actions as the Planning Proposal progresses and/or the development assessment process unfolds.

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

The relevant State and Commonwealth public authorities would be consulted following the outcome of the "Gateway" determination. Council would be responsible for carrying out this consultation in accordance with the EP&A Act.

## 6 Mapping (Part 4)

The following mapping amendments and additions to Camden Local Environmental Plan 2010 (CLEP2010), as summarised in Section 4 (Part 2), are proposed. Such mapping is to be prepared in accordance with the Department of Planning, Industry and Environment's (DPIE) "Standard Technical Requirements for Spatial Datasets and maps".

The subject mapping importantly seeks to contain sufficient information to explain the substantive effect of the proposed LEP amendments.

Item	Change to zoning maps of CLEP 2010 for the subject land	Action	Map changes
1	Currently the subject land is zoned R2 – Low Density Residential	Amend the relevant Land Zoning Map sheet to R3 – Medium Density Residential	Map LZN-017 from R2 – Low Density Residential to R3 – Medium Density Residential
2	Currently the subject land has a minimum lot size of 450 sq.m	Amend the relevant maps sheets from depicting a minimum lot size area of 500 sq.m to a minimum lot size area of 250 sq.m  These amendments are proposed so as to facilitate comprehensive subdivision for medium density residential purposes.	Map LSZ-017 from G (450sq.m) to C (250sq.m)

## 7 Community Consultation (Part 5)

Community consultation remains an important element of the Plan making process. The companion document "A Guide to Preparing Local Environmental Plans" outlines community consultation parameters.

The subject provisions in respect of notification and the exhibition materials to support the consultation will be observed.

It is considered that a relevant Planning Proposal will be of significance to the community and Authorities, notwithstanding its small scale, given the significant transformation of the vacant "infill" allotment proposed. As such, it is appropriate that the Planning Proposal should be exhibited for a minimum period of 28 days.

Typically, Council (as the RPA) is likely, as a minimum to:

- Place notification in a newspaper that circulates in the Camden Local Government Area
- Place notification on Council's website.
- Notify in writing all affected and adjoining landowners, under the circumstances of the subject Planning Proposal

The views of State and Commonwealth Public Authorities, although unlikely to be significant, will be obtained during the consultation phase, as the PP is advanced.

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

Any submissions received in response to the public exhibition process would need to be fully considered in accordance with the prevailing statutory provisions.

An overview of the neighbourhood consultation undertaken to date is presented as Annexure "J".

## 8 Project Timeline (Part 6)

The following notional timeline is proposed for advancing the subject Planning Proposal.

Action / Stage	Target Date
Lodgement of Planning Proposal Request with Council	November, 2018 (Amended December, 2019)
Review by Council/Local Planning Panel Community and public Authority consultation	_____
Report to Council	_____
Referral to Department of Planning and Environment for a Gateway Determination	_____
Anticipated commencement date (Date of Gateway Determination)	_____
Anticipated timeframe for completion of additional required technical / study information	_____
Community and Authority Consultation	_____
Consideration of submissions by Council and potential amendments (Note: Assumes no public hearing)	_____
Report to Council	_____
Submission to Department of Planning and Environment to finalise the LEP amendment	_____
Anticipated making of LEP amendment if delegated	_____
Anticipated date of LEP amendment notification to	_____

Department of Planning and Environment	
--	--

Having regard to the preceding notional timeline it is anticipated that a timeframe of approximately 15 months should be provided to complete the relevant LEP amendment.

## 9 Conclusion

The subject PPR has sought to clearly understand the neighbourhood context and housing market and respond in a positive manner through the rezoning for medium density residential purposes.

In doing so, it seeks to facilitate a small compatible increase in appropriately located and designed alternative, affordable housing.

The design led approach underpinning the subject PPR clearly attests to the foregoing.

Associated infrastructure impacts will be addressed on-site and through appropriate contributions to the relevant service providers, including Council. Conditions of development consent and a potential Voluntary Planning Agreement will formalise such commitments.

Importantly, the underpinning change to the proposed local planning controls is consistent with the prevailing adjoining planning controls.

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**Attachment 1**

**PLANNING PROPOSAL REQUEST**  
**No. 33 Morshead Road, Mount Annan**  
**(Camden Council)**



**Prepared For:**  
**City Wide LPI**  
**Prepared By:**



**Volume 2: Annexures**

October 2018

**Amended December 2019**

ORD02

Attachment 2

This Report has been prepared exclusively for submission to Camden Council as an initial report in the land rezoning process. It is not to be relied upon by any other person/party.

The information contained in this Report has been compiled largely from both principal and secondary information sources and does not purport to be exhaustive. It is, however, considered to be sufficiently rigorous to engender initial Council and community support to advancing a relevant Planning Proposal amendment to the prevailing LEP.

PPS gives no warranty that these information sources are current and accepts no responsibility for any errors or damage or loss, however caused, suffered by any individual or corporation.

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RPIA, FIAG

**Report Compilation Date:** October 2018  
Amended December 2019

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## Annexures

- A: Subject Land Holding (Deposited Plan)
- B: Indicative Development Scheme
- C: Suite of draft Mapping Amendments to Camden Local Environmental Plan, 2010
- D: Overview of State Environmental Planning Policies
- E: Overview of Section 9.1 Directions (EP&A Act)
- F: Stage 1 – Preliminary Environmental Investigation
- G: Ecological Constraints Assessment
- H: Traffic Impact Assessment
- I: Urban Design Report and Development (Indicative Scheme No. 2) Overview
- J: Overview of Past Neighbourhood Consultation
- K: Miscellaneous Supporting Documents

**ORD02**

**Attachment 2**

# Annexure "A"

Subject Land Holding (Deposited Plan)



ORD02

Attachment 2

**ORD02**

**Attachment 2**

# Annexure "B"

## Indicative Development Scheme

Version 1

**ORD02**

**Attachment 2**





ORD02

Attachment 2





Attachment 2  
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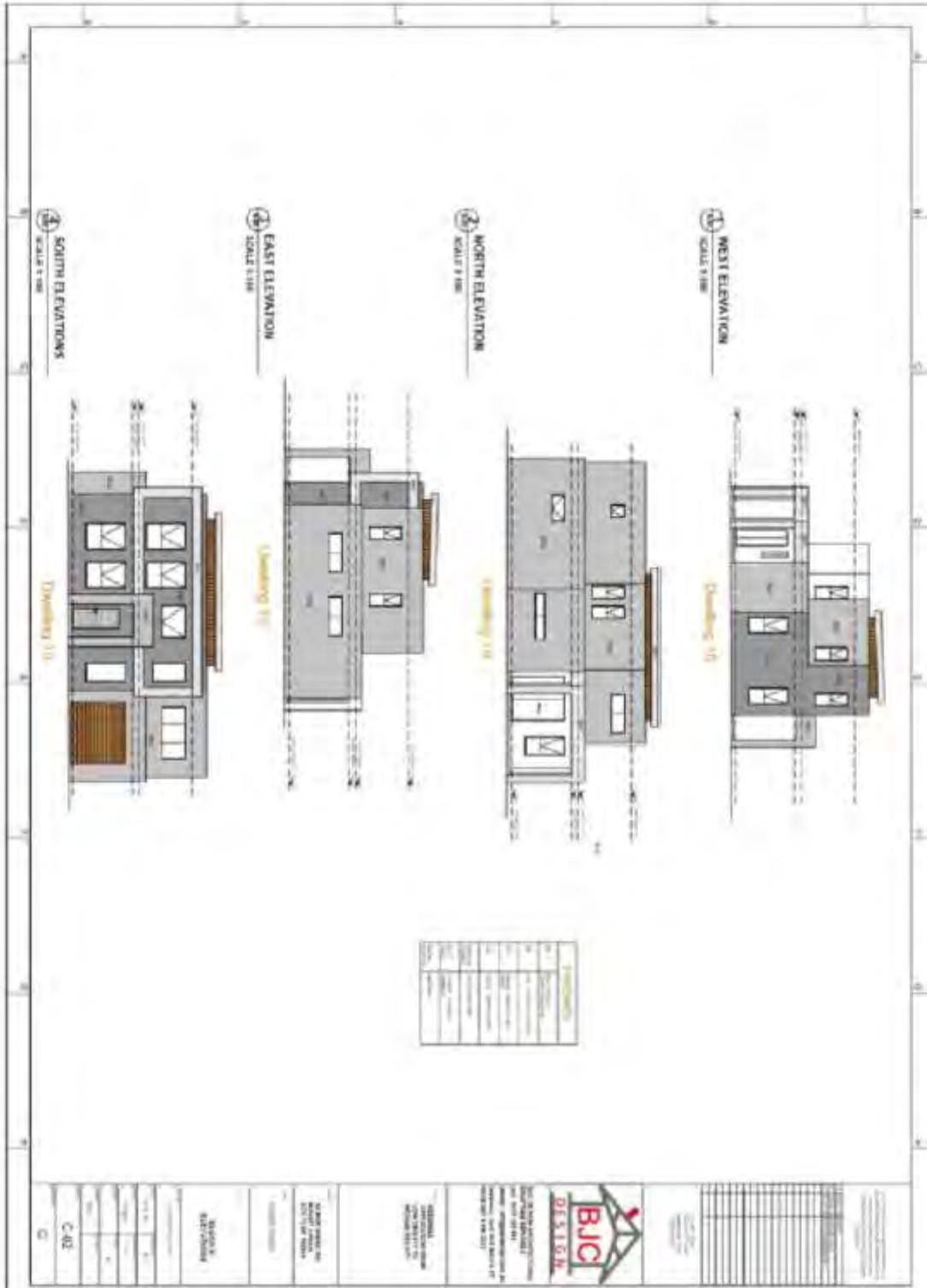
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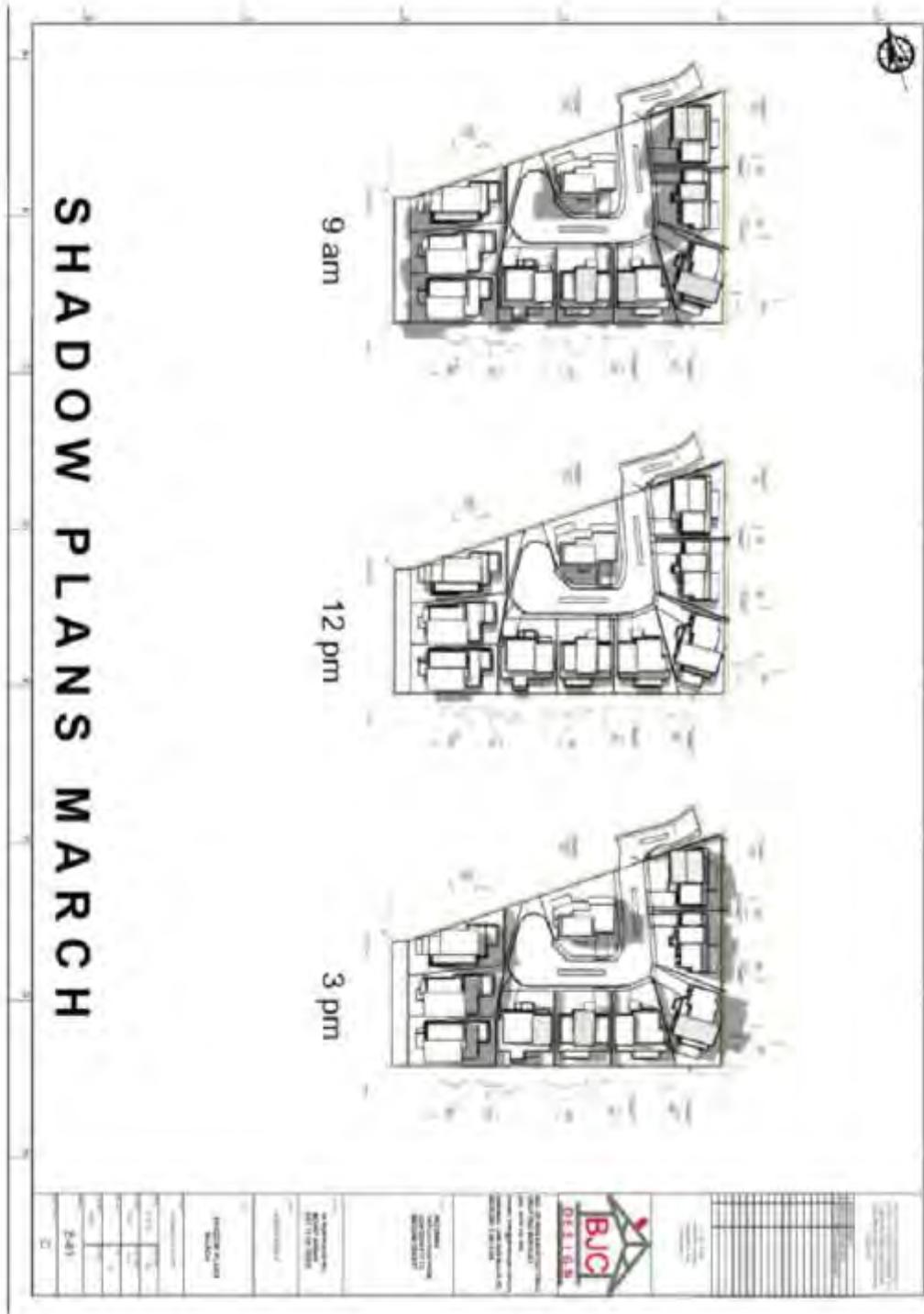


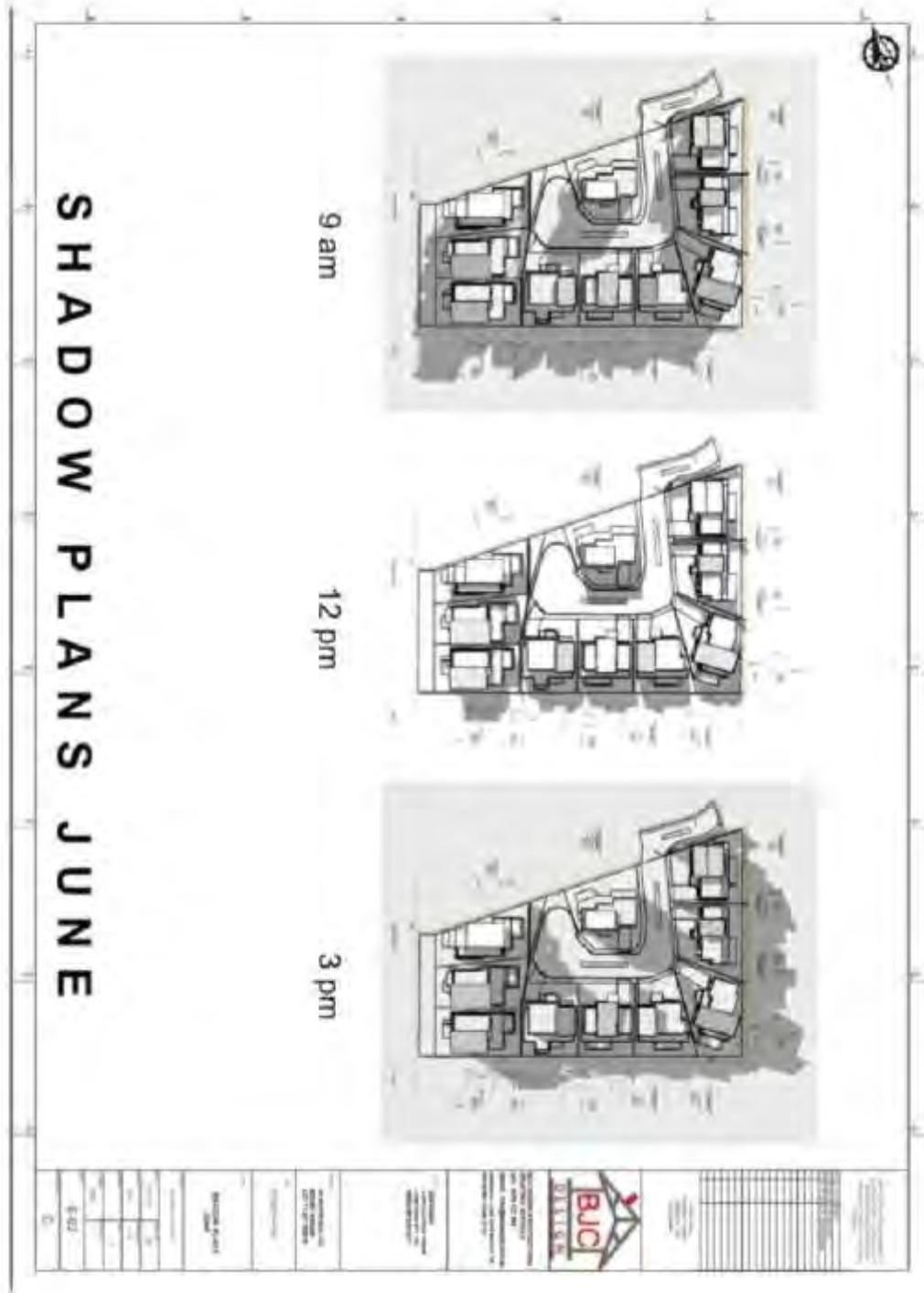




ORD02

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**ORD02**

Version 2

**Attachment 2**

6.2 Indicative Concept Plan

6.2.1 Envelope Plan

Figure 16 illustrates an indicative concept for the site showing:

- 10 proposed lots, each comprising a two storey residential dwelling. A detailed breakdown of each lot is shown in Table 1 below.

Table 1 Proposed Lot Areas

Lot Number	Area (m <sup>2</sup> )
1	254
2	254
3	211
4	360
5	217
6	242
7	242
8	309
9	273
10	270

- Vehicular access off:
  - Morshead Road for Lot 1 to Lot 3;
  - Buna Close for Lot 9; and
  - Proposed extension of Buna Close to be dedicated to Council for remaining 6 lots.
- Grass verge.
- 2 on-street visitor car parking.
- Capacity for 4 new street trees within the site for offset loss of existing vegetation on the site for proposed development.
- Potential for 4 new street trees to be planted along the road verge along Morshead Road.
- Developable area consistent with DCP setbacks shown in a dashed red line.
- Minimum private open space consistent with DCP requirements; and
- Indicative driveway access into site.



Figure 16. Proposed Siteplan Envelope

**ORD02**

Version 3

**Attachment 2**



## Overview of "Evolution" of Indicative Development Scheme

### Version 1

Endeavour to:

- Optimise Torrens title lot yield consistent with prevailing adjoining 250sq.m minimum lot standard.
- Minimise number of road intersections on Morshead Road within close proximity
- Leverage off Buna Close infrastructure
- Respect adjoining Morshead Road development
- Respect prevailing character and density generally

### Version 2 (Subject of specialist A.E Design Urban Design Analysis – Refer to Annexure "I")

Endeavour to:

- Optimise Torrens title lot yield consistent with prevailing adjoining 250sq.m minimum lot standard.
- Minimise impact of on-site road and turning manoeuvres.
- Leverage off Buna Close infrastructure
- More fully respect adjoining Morshead Road development
- Optimise compatibility with existing character generally
- Optimise utility of private open space, including solar access
- Reflect desired future character

### Version 3 (Response to Council design prompts)

Endeavour to:

- Minimise vehicle movements in Buna Close
- Optimise on-site waste management/servicing
- Ensure minimum lot size of 250sq.m is achieved
- Increase diversity of housing form (small lot Torrens Title and multi-dwelling potential Strata Title)
- More accurately reflect desired future character
- Potentially more fully respond to limited neighbour concerns

# Annexure "C"

Suite of Draft Mapping Amendments to  
Camden Local Environmental Plan, 2010

**ORD02**

**Attachment 2**

Attachment 2  
ORD02





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Attachment 2

**ORD02**

# **Annexure “D”**

## **Overview of State Environmental Planning Policies**

**Attachment 2**

Note

The following State Environmental Planning Policies have been deleted in response to a Property Report generated from the NSW Government planning portal and analogous Planning Proposals recently prepared by Camden Council.

SEPP No. 4 – Development Without Consent and Miscellaneous

Complying Development SEPP No. 6 – Number of Storeys in a Building

SEPP No. 22 – Shops and Commercial Premises

SEPP No. 30 – Intensive Agriculture

SEPP No. 47 – Moore Park Showground

SEPP No. 52 – Farm Dams and other Works in Land and Water

Management Plan Areas SEPP No. 59 – Central Western Sydney Economic  
and Employment Area SEPP No. 60 – Exempt and Complying Development

SEPP No. 62 – Sustainable Aquaculture

SEPP No. 71 Coastal Protection

SEPP (Kumell Peninsula) 1989

SEPP Sydney Region Growth Centres, 2006

SEPP Temporary Structure and Places of Public

Entertainment SEPP Kosciuszko National Park –

Alpine Resorts, 2007 SEPP Rural Lands, 2008

SEPP Western Sydney Parklands

SEPP Western Sydney Employment Lands, 2009

SEPP Sydney Drinking Water Catchment, 2011

SREP Drinking Water Catchments No. 1

ORD02

Attachment 2

State Environmental Planning Policies (SEPPs)	Consistency	Comments
SEPP No. 1 Development Standards	N/A	CLEP 2010 is a Standard Instrument Local Environmental Plan. It incorporates Clause 4.8 Exceptions to Development Standards, which negates the need for consistency with SEPP 1.
SEPP No. 14 - Coastal Wetlands	N/A	Not applicable in the Camden LGA.
SEPP No. 19 - Bushland in Urban Areas	N/A	The Vegetation on-site does not constitute urban bushland. Accordingly there is no adverse impact.
SEPP No. 21 - Caravan Parks	N/A	Not applicable to this PPR.
SEPP No. 26 - Littoral Rainforests	N/A	Not applicable in the Camden LGA.
SEPP No. 33 - Hazardous and Offensive Development	N/A	Not applicable to this PPR, given the nature of the land.
SEPP No. 36 - Manufactured Home Estates	N/A	Not applicable to this PPR.
SEPP No. 44 - Koala Habitat Protection	N/A	Not applicable in the Camden LGA.
SEPP No. 50 - Canal Estates	N/A	Not applicable to this PPR.
SEPP No. 55 – Remediation of land	Yes	Phase 1 Contamination Report established risk at the site to be low.

SEPP No. 64 - Advertising and Signage	N/A	Not applicable to this PPR.
SEPP No. 65 - Design Quality of Residential Flat Development	Yes	The PPR does not apply to zones where residential flat buildings are permissible.
SEPP No. 70 - Affordable Housing (Revised Schemes)	Yes	The PPR does not mitigate against the application of the SEPP.
SEPP (Affordable Rental Housing) 2009	Yes	The PPR will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP (Housing for Seniors or People with a Disability)	Yes	The PPR does not contain provisions that will contradict or would hinder a future application for SEPP (HSPD) housing.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The PPR will not contain provisions that will contradict or would hinder the application of the SEPP. Future development applications for dwellings will need to comply with this policy.
SEPP (Major Development) 2005	N/A	Not applicable to this PPR.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	This Planning Proposal does not contain provisions which would contradict or hinder the application of this SEPP.
SEPP (Infrastructure) 2007	Yes	Certain infrastructure required to service residential development would be permissible in accordance with this SEPP.

ORD02

Attachment 2

SEPP (Exempt and Complying Development Codes) 2008	Yes	The PPR does not contain Provisions that will contradict or would hinder the Application of the SEPP at future stages, post rezoning.
SEPP (Concurrences) 2016	Yes	The PPR does not constrain the application of the Planning Strategy's Concurrence Function.
SEPP (Miscellaneous Consent Provisions) 2007, Land Application	Yes	The application of the Miscellaneous Consent Provisions are not compromised by the PPR.
SEPP (Primary Production and Rural Development) 2019 Land Application	N/A	The PPR does not apply to land deemed to be rural and/or devoted to primary production.
SEPP (Vegetation in Non-Rural Areas) 2017, Subject Land	Yes	Vegetation retention has been adequately addressed in the accompanying ecological report.
SEPP (Educational Establishments and Child Care Facilities) 2017, Land Application	Yes	The PPR does not compromise the application of the SEPP.
Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)	Contingency	Comments
SREP No.9 - Extractive Industry (No 2)	N/A	Not applicable to this PPR
SREP No.20 - Hawkesbury-Nepean River (No 2 1997)	Yes	The general planning considerations and specific planning policies and strategies will be observed. Further, the relevant development controls will be addressed in future development.

# Annexure "E"

## Overview of Section 9.1 Directions (EP&A Act)

**ORD02**

**Attachment 2**

Notes

The following Section 9.1 Directions have been deleted from the compliance table due to its revocation.

Direction 5.8 Second Sydney Airport Badgerys Creek.

It is also noted that the following Directions do not apply to the Camden Local Government Area.

3.7 Reduction in non-hosted short-term rental accommodation period

7.3 Paramatta Road Corridor Urban Transformation Strategy

7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan

7.5 Implementation of Greater Paramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor

7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan

7.9 Implementation of Bayside West Precincts 2036 Plan

7.10 Implementation of Planning Principles for the Cooks Cove Precinct

Ministerial Directions	Applicable to LEP	Consistency of LEP with Direction	Assessment
<b>1. Employment and Resources</b>			
1.1 Business and Industrial Zones	No	N/A	N/A
1.2 Rural Zones	No	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	No	Yes	The PPR does not propose the extraction of minerals specified.
1.4 Oyster Production	No	N/A	N/A
1.5 Rural Lands	No	N/A	N/A
<b>2. Environment and Heritage</b>			
2.1 Environmental Protection Zones	Yes	Yes	The site does not comprise environmentally sensitive lands (Refer to Annexure "G").
2.2 Coastal Protection	No	N/A	N/A
2.3 Heritage Conservation	Yes	Yes	The site is not listed or proximate to a heritage item or Conservation Area
2.4 Recreation Vehicle Area (RVA)	No	N/A	The PPR does not propose development of a RVA
<b>3. Housing, Infrastructure and Urban Development</b>			
3.1 Residential Zones	Yes	Yes	The proposal is entirely consistent in seeking to provide increased housing diversity, leveraging off an <b>optimising use of infrastructure, whilst not impacting adversely</b> environmental and resource lands.
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	Caravan Parks are currently precluded in all proposed residential zones. Further, it is intended to prohibit <b>them in the proposed R3 zone.</b>

3.3 Home Occupations	Yes	Yes	"Home occupations" are permissible without consent in all relevant zones.
3.4 Integrating Land Use and transport	Yes	Yes	The PPR seeks to increase the density of residential development in a location with access to reasonable public transport and services/facilities.
3.5 Development Near Licensed Aerodromes	Yes	Yes	The PPR does not compromise the operation of the Camden Airport.
3.6 Shooting Ranges	No	N/A	There are no licensed shooting ranges in the locality.
<b>4. Hazard and Risk</b>			
4.1 Acid Sulphate Soils	No	N/A	Land not known to exhibit acid sulphate qualities. Accordingly, the Direction does not apply.
4.2 Mine Subsidence and Unstable Land	Yes	Yes	The land is in the South Campbelltown Subsidence District and can be readily developed in accordance with standard subsidence parameters.
4.3 Flood Prone Land	Yes	Yes	The lands are not designated to be flood prone.
4.4 Planning for Bushfire Protection	Yes	Yes	The PPR is not impacted by fire prone land.
<b>5. Regional Planning</b>			
5.1 Implementation of Regional Strategies	No	N/A	Not applicable in the Camden LGA.
5.2 Sydney Drinking Water Catchments	No	N/A	Not applicable in the Camden LGA.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	Not applicable in the Camden LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	Not applicable in the Camden LGA.
5.5 Development in the vicinity of Ellalong, Paxton and Milfield (Cessnock LGA)	No	N/A	Revoked.
5.6 Sydney to Canberra Corridor	No	N/A	Revoked.

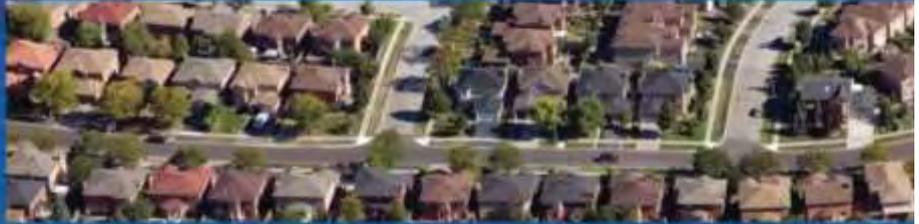
5.7 Central Coast	No	N/A	Revoked.
5.9 North West Rail Link Corridor Strategy	No	N/A	Not applicable in the Camden LGA.
5.10 Implementation of Regional Plans	Yes	Yes	No relevant Regional Plan applies. The PPR is, however, consistent where relevant with the Greater Sydney Region Outline Plan and Western City District Plan.
5.11 Development of Aboriginal Land (Council land)	Yes	N/A	The subject land is not impacted.
<b>Local Plan Making</b>			
6.1 Approval and Referral Requirements	Yes	Yes	The proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Yes	The PPR does not propose any addition to public open space (or reduction).
6.3 Site Specific Provisions	Yes	Yes	No site specific requirements are proposed.
<b>7. Metropolitan Planning</b>			
7.1 Implementation of A Plan for Growing Sydney	Yes	Yes	Consistent – Seeks to increase housing supply and diversity at a local scale in a location which is generally consistent with the locational commentary of the Plan.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	N/A	The land is not in the subject investigation area.

**ORD02**

## **Annexure "F"**

### **Stage 1 – Preliminary Environmental Investigation**

**Attachment 2**



**STAGE 1 PRELIMINARY  
ENVIRONMENTAL INVESTIGATION**



**ADDRESS : 33 Morshead Rd Mt Annan NSW 2567**

**CLIENT : BJC Design**

**REPORT No. : NE255-18**

**DATE : 28 January 2018**



ORD02

Attachment 2

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## EXECUTIVE SUMMARY

Geotesta was engaged by BJC Design Pty Ltd to conduct a Stage 1 Preliminary Investigation (Stage 1 PI) on the property known as 33 Morshead Rd Mt Annan, NSW. The Stage 1 PI is a review of current and historical activities on the site and an assessment of the potential risk of soil/groundwater contamination existing on the land.

In accordance with the Department of Urban Affairs and Planning and Environment Protection Authority Managing Land Contamination: Planning Guidelines, State Environmental Planning Policy No. 55—Remediation of Land 1998, the site is considered to have a Low Risk of soil and groundwater contamination.

The site is considered suitable for the proposed development and no further assessment work is considered necessary.

Based on the scope of works conducted the following conclusions can be made:

- the site history, desk study and inspection indicates past activities on the site have a very low potential for environmental impacts on the soil and groundwater; and
- in accordance with the Department of Urban Affairs and Planning and Environment Protection Authority Managing Land Contamination: Planning Guidelines, State Environmental Planning Policy No. 55—Remediation of Land 1998, no further investigations are required; and
- the site is suitable for the proposed use.

No further environmental investigation works are considered necessary (including a Stage 2 Detail Investigation).

## 1. INTRODUCTION

Geotesta was engaged by BJC Design Pty Ltd to conduct a Stage 1 Preliminary Investigation (stage 1 PI) on the property known as 33 Morshead Rd Mt Annan, NSW 2567. The Stage 1 PI is a review of current and historical activities on the site and an assessment of the potential risk of soil/groundwater contamination existing on the land.

The property covers an area of approximately 3,263 m<sup>2</sup> and is currently occupied with a single storey dwelling with grass and scarce tree cover. The site slopes from west to east.

## 2 PLANNING GUIDELINES

It is understood that the land will be subdivided for the purpose of low density residential development. This Preliminary Investigation was conducted in general accordance with the Department of Urban Affairs and Planning and Environment Protection Authority *Managing Land Contamination: Planning Guidelines, State Environmental Planning Policy No. 55—Remediation of Land 1998*.

Land contamination is most often the result of past uses. It can arise from activities that took place on or adjacent to a site and be the result of improper chemical handling or disposal practices, or accidental spillages or leakages of chemicals during manufacturing or storage. Activities not directly related to the site may also cause contamination; for example, from diffuse sources such as polluted groundwater migrating under a site or dust settling out from industrial emissions.

When carrying out planning functions under the EP&A Act, a planning authority must consider the possibility that a previous land use has caused contamination of the site as well as the potential risk to health or the environment from that contamination. Decisions must then be made as to whether the land should be remediated, or its use of the land restricted, in order to reduce the risk. Failure to consider the possibility of contamination at appropriate stages of the planning decision process may result in:

- inappropriate land use decisions
- increased risk to human health
- detrimental effects on the biophysical environment
- impacts on the safety of existing and new structures
- delay in realising developments
- substantial fall in the land value and the passing on of unanticipated development costs to other parties

When an authority carries out a planning function, the history of land use needs to be considered as an indicator of potential contamination. Where there is no reason to suspect contamination after acting substantially in accordance with these Guidelines, the proposal may be processed in the usual way. However, where there is an indication that the land is, or may be, contaminated, the appropriate procedures outlined in these Guidelines should be followed.

Essentially, the Guidelines recommend that rezonings, development control plans and development applications (DAs) are backed up by information demonstrating that the land is suitable for the proposed use or can be made suitable, either by remediation or by the way the land is used.

### 3. OBJECTIVES AND SCOPE

The objective of the work is to comply with the Department of Urban Affairs and Planning and Environment Protection Authority *Managing Land Contamination: Planning Guidelines, State Environmental Planning Policy No. 55—Remediation of Land 1998* and gain a better understanding of the environmental risks associated with the site by conducting a Stage 1 PI.

The Stage 1 PI was conducted in general accordance and consideration of the Planning Guidelines and the Australian Standard AS 4482.1-2005 Guide to the sampling and investigation of potentially contaminated soil - Part 1: Non volatile and semi-volatile compounds, the Australian Standard AS 4482.2-1999 Guide to the sampling and investigation of potentially contaminated soil - Part 2: Volatile substances, the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 (amended 2013), and other relevant NSW guidelines and legislation. The Stage 1 PI consisted of a desktop historical review. The works included the following:

- site inspection;
- aerial photograph, public record search;
- geological review
- review of available environmental and planning reports in the area; and
- production of this report including recommendations and associated environmental risk.

Activities undertaken to achieve the above objectives are reported and discussed in the following sections.

## 4. SITE DESCRIPTIONS

### 4.1. Site Details

The site under investigation is located to the west of Morshead Road, approximately 7.5km northwest of Campbelltown and 59km southwest of Sydney. The site is currently covered by one title.

<b>Street address:</b>	33 Morshead Rd
<b>Coordinates:</b>	Latitude: -34.046739, Longitude: 150.754182
<b>Suburb:</b>	Mt Annan 2567
<b>State:</b>	NSW
<b>Council:</b>	Cmaden Council
<b>Folio:</b>	71/702819

**Total Surface area:** (approximately) 3,263 m<sup>2</sup>

### 4.2. Site, Surrounding Area and Topography

The site is a residential property with scarce trees and grass cover. There was no sign of intensive agriculture, such as market gardens; there were no stockyards or livestock dipping facilities on the property. There was no indication on the site of imported filling or major earthworks. A separate investigation was conducted by Geotesta for salinity assessment consisting of 2 boreholes across the site and no fill material was encountered during this investigation.

The surrounding area consists of low density urban residential with no commercial or industrial activities observed. Warehouses are located to a few hundred metres to the north with commercial and entertainment activities. A kindergarten is located 500m to the southeast of the site.

The proposed site at 33 Morshead Rd Mt Annan slopes from west to east with an overall slope of 4.0%. The ground elevation ranges between RL106m and RL103m.

### 4.3. Site Geology

The geological origin of the soil profile was identified from our visual examination of the soil samples, geotechnical experience, and reference to geological maps of the area. The geological map of the area indicates that the site is underlain by siltstone, sandstone and shale of Wianamatta Group.

## 5. SITE HISTORY

### 5.1. *Historical Background*

The area now known as Mount Annan was originally home to the Dharawal people, based in the Illawarra region, although the Western Sydney-based Darug people and the Southern Highlands-based Gandangara people were also known to have inhabited the greater Camden area. Very early relations with British settlers were cordial but as farmers started clearing and fencing the land, affecting food resources in the area. In 1805, wool pioneer John Macarthur was granted 5,000 acres (20 km<sup>2</sup>) at Cowpastures (now Camden). After the land was cleared, it was used for farming for most of the next 200 years until Sydney's suburban sprawl reached the town of Camden and modern suburbs like Mount Annan were subdivided into housing blocks. Between 1882 and 1962 Camden was connected to Campbelltown and Sydney by the Camden railway line. Camden is served by Camden Airport, which is mostly used by trainee pilots for flying schools, the Australian Air League, and other forms of general aviation.

### 5.2. *Satellite Photograph Review*

A review of satellite photographs was conducted on the site and the local area. The images indicate that the surrounding area was not developed for residential purpose at least until 1984. Most of land clearance seems to be occurring in early 1990s.

### 5.3. *EPA Records and other Reports*

The site is not on any contaminated registry held by the NSW EPA.

### 5.4. *Summary*

Based on the desk study assessment conducted most of the site can be considered as a greenfield site with the existing house as brownfield. There were no past activities identified on the site that may have impacted on the soil or groundwater on the site. There are no surrounding activities such as landfilling and intensive farming (piggery and poultry sheds), or mining that would impact on the site.

6. POTENTIAL FOR CONTAMINATION

The site can be considered to be mainly a green field site with a low potential for onsite sourced contamination. The surrounding activities do not have a potential to impact to site.

7. ACID SULFATE AND SALINITY ASSESSMENT

Reference to the EPA website indicates the site is unlikely to have acid sulfate potential with also low potential for salinity as shown in the maps below.

Acid Sulfate Map



Salinity Map



## 8. DISCUSSION OF RESULTS

In accordance with the Department of Urban Affairs and Planning and Environment Protection Authority Managing Land Contamination: *Planning Guidelines, State Environmental Planning Policy No. 55—Remediation of Land 1998*, the site is considered to have a Low Risk of soil and groundwater contamination.

The site is considered suitable for the proposed development and no further assessment work is considered necessary.

## 9. CONCLUSIONS

Based on the scope of works conducted the following conclusions can be made:

- the site history, desk study and inspection indicates past activities on the site have a very low potential for environmental impacts on the soil and groundwater; and
- in accordance with the Department of Urban Affairs and Planning and Environment Protection Authority Managing Land Contamination: *Planning Guidelines, State Environmental Planning Policy No. 55—Remediation of Land 1998*, no further investigations are required; and
- the site is suitable for the proposed use.

33 Morshead Rd Mt Annan - Environmental Assessment

NE255-18

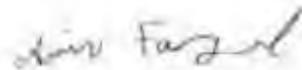
## 10. RECOMMENDATIONS

No further environmental investigation works are considered necessary (including a Stage 2 Detail Investigation).

Should you require any further information regarding this report, please do not hesitate to contact the undersigned.

For and on behalf of

GEOTESTA PTY LTD



Amir Farazmand

Senior Consultant

ORD02

Attachment 2

**References**

- Department of Urban Affairs and Planning and Environment Protection Authority  
Managing Land Contamination: *Planning Guidelines, State Environmental Planning Policy No. 55—Remediation of Land 1998*
- National Environment Protection Council, December 1999. National Environment Protection (Assessment of Site Contamination) Measure.
- NSW Environment Protection Authority, December 1994. Guidelines for Assessing Service Station Sites
- Standards Australia, 2005. Guide to the sampling and Investigation of Potentially Contaminated Soil, Part 1: Non-volatile and Semi-volatile compounds. AS 4482.1

**Appendix A**  
**Aerial Photographs**

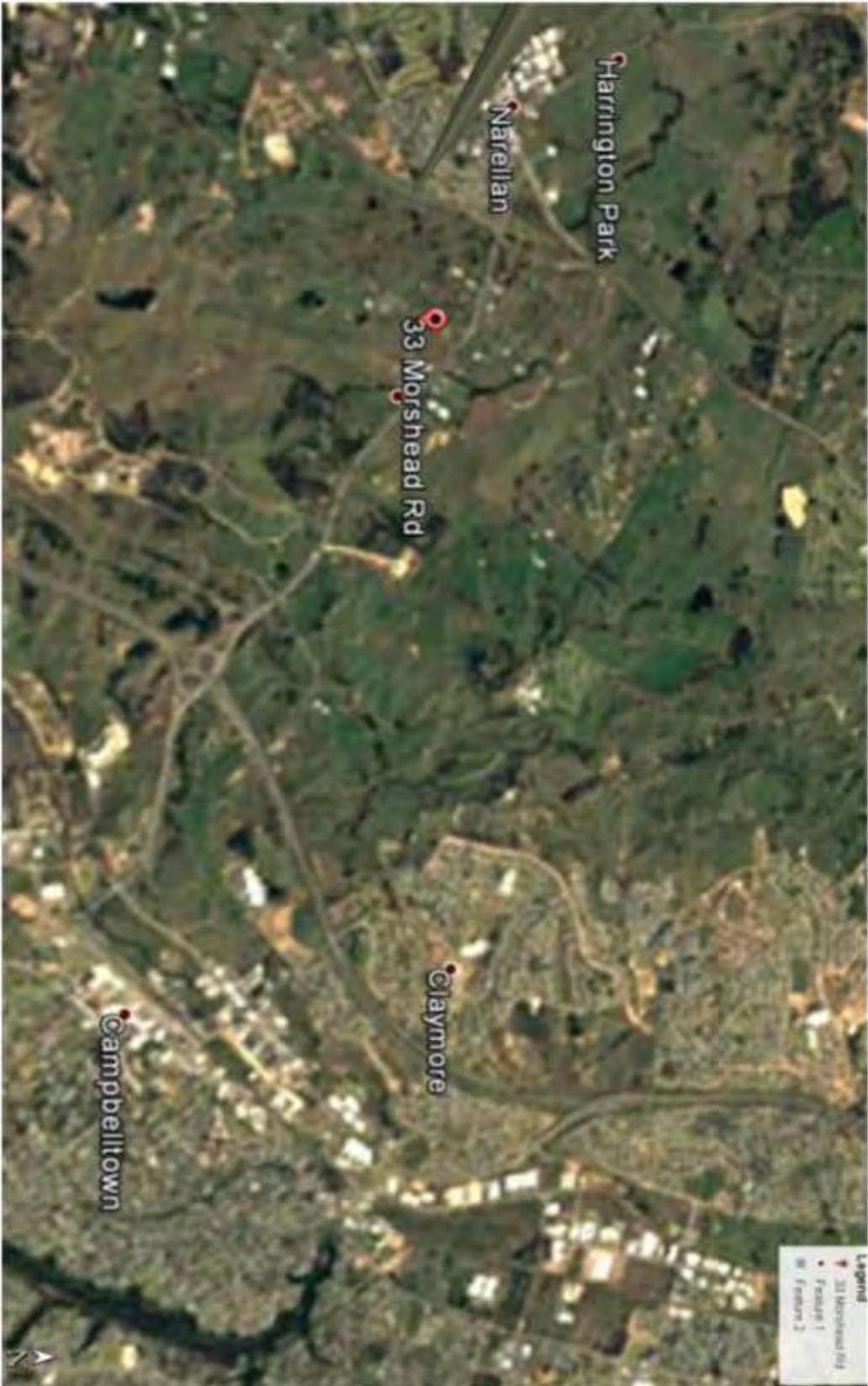
ORD02

Attachment 2

33 Morshead Rd Mt Annan - Environmental Assessment

NE255-18

Aerial Photo 1984



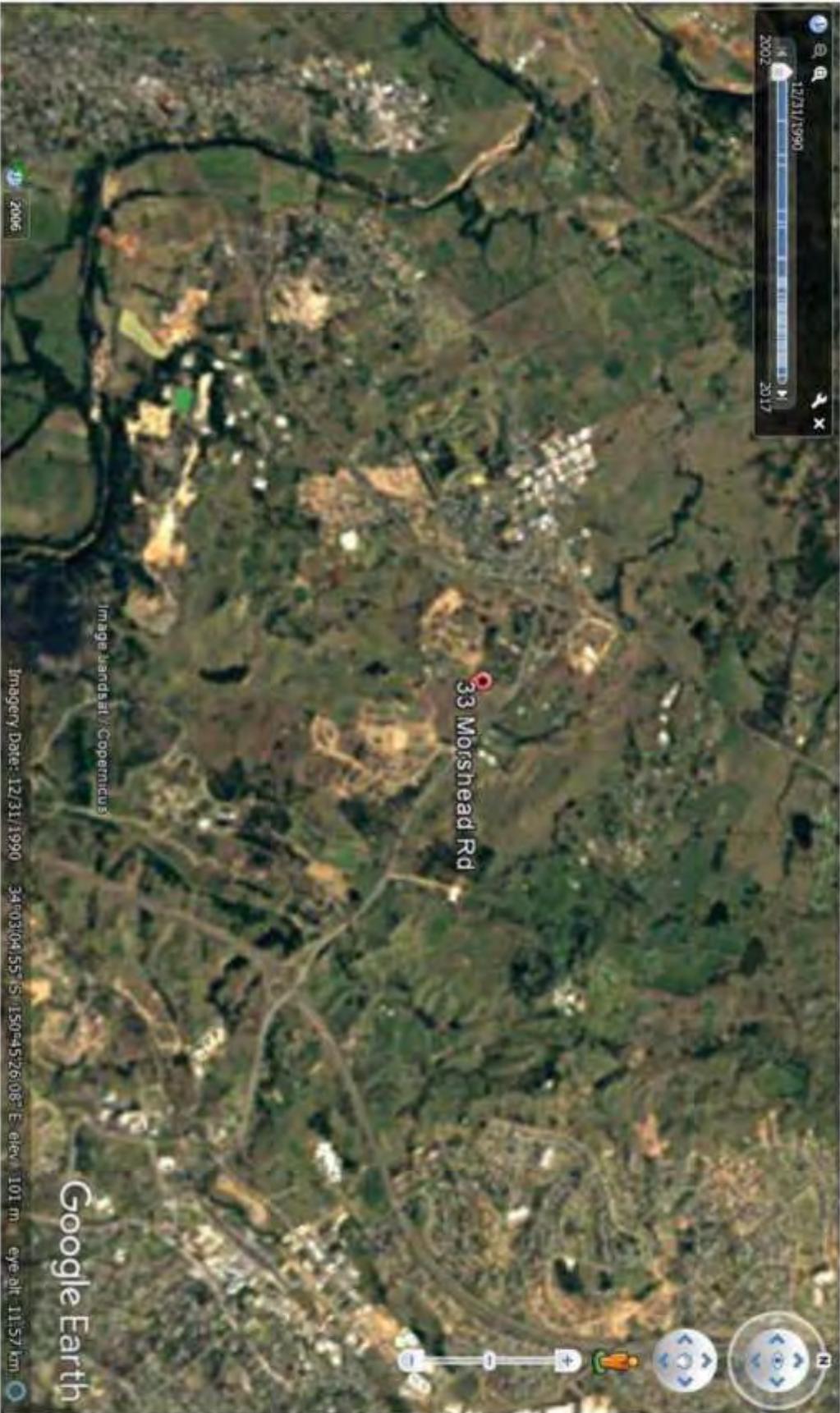
**ORD02**

**Attachment 2**

33 Morshead Rd Mt Annan - Environmental Assessment

NE255-18

Aerial Photo 1990



ORD02 Attachment 2

33 Morshead Rd Mt Annan - Environmental Assessment

NE255-18

Aerial Photo 2002



**ORD02**

**Attachment 2**

33 Morshead Rd Mt Annan - Environmental Assessment

NE255-18

Aerial Photo 2010



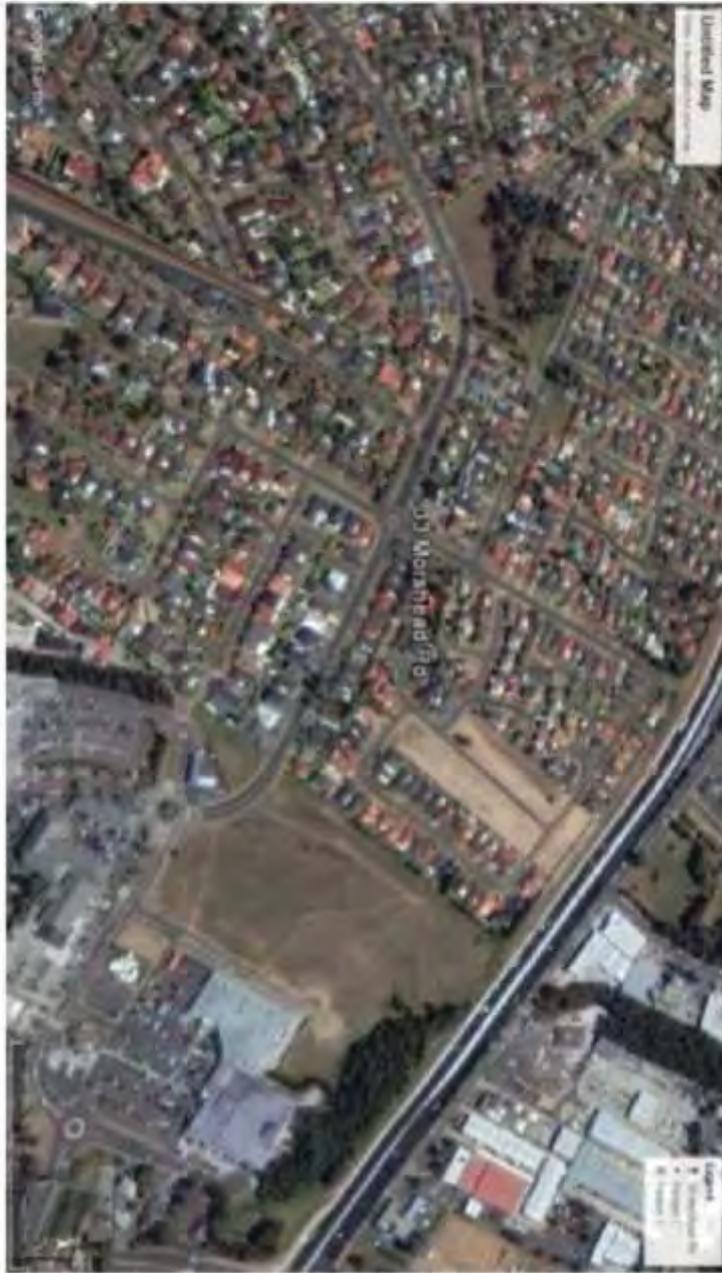
ORD02 Attachment 2

33 Morshead Rd Mt Annan - Environmental Assessment

NE255-18

Aerial Photo 2017





Aerial Photo 2017

33 Morshead Rd Mt Annan - Environmental Assessment

NE25-18

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**ORD02**

**Attachment 2**

# Annexure "G"

## Ecological Constraints Assessment



# Ecological Constraints Assessment

33 Morshead Road, Mt Annan NSW

Report prepared by Narla Environmental Pty Ltd

for BJC Design Pty Ltd

June 2018





# NARLA

*environmental*

<b>Report:</b>	Ecological Constraints Assessment
<b>Prepared for:</b>	BJC Design Pty Ltd
<b>Prepared by:</b>	Narla Environmental Pty Ltd
<b>Project no:</b>	bjcd1
<b>Date:</b>	June 2019
<b>Version:</b>	1.1

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## Report Certification

Works for this report were undertaken by:

Staff Name	Position	Role
Kurtis Lindsay BSc (Hons)	Narla Environmental – Principal Ecologist	Project Management, Review
Nathan Banks BZool	Narla Environmental – Field Ecologist	Field Ecologist
Emily Benn BSc (Hons)	Narla Environmental – Ecologist	Report Preparation, Mapping.
Dean Suggden BEnviro & Mngt	Narla Environmental – Ecologist	Report Preparation

As the Manager and Principal Ecologist of Narla Environmental Pty Ltd, I certify that:

- This Flora and Fauna Assessment has been prepared in accordance with the brief provided by the client.
- The information presented in this report is a true and accurate record of the study findings in the opinion of the authors.



Kurtis Lindsay  
Principal Ecologist and Manager  
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# 1. Introduction

## 1.1 Project Proposal

Narla Environmental Pty Ltd (Narla) was engaged by BJC Design Pty Ltd on behalf of the proponent to prepare an Ecological Constraints Assessment (ECA) for 33 Morshead Road, Mt Annan, NSW (the "Subject Site") (Lot 71, DP702819) (**Figure 1**).

The proponent intends to utilise the Subject Site for subdivision and further residential development and are interested in establishing how much of the property they can utilise.

Narla have produced this report in order to identify any potential ecological impacts associated with the development of the site, and recommend appropriate measures to mitigate any potential ecological impacts in line with the requirements of the consent authority, Camden Council.

The main purpose of this Ecological Constraints Assessment was to determine the presence of any threatened fauna, flora or ecological community on the Subject Site that are listed under the *Biodiversity Conservation Act 2016* (BC Act) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

## 1.2 Site Description and Location

The area of the Subject Site is 3,292 m<sup>2</sup> (approximately 0.33 ha) and is bordered by Morshead Road on the western boundary, and residential properties on all other surrounding borders (**Figure 1**). The site is located within an urban environment in Mt Annan, NSW. The surrounding blocks of land adjoining the Subject Site comprise of medium and low density residential development.

### 1.1 Topography, geology and soils

The Subject Site is situated on the Blacktown Soil Landscape, which is characterised by gently undulating rises on Wianamatta Group shales. Local relief to 30 m, slopes usually >5%. Broad rounded crests and ridges with gently inclined slopes. Cleared Eucalypt woodland and tall open-forest (dry sclerophyll forest).

The underlying geology of the Blacktown Soil Landscape consists of shales from the Wianamatta Group—Ashfield Shale consisting of laminite and dark grey siltstone, Bringelly Shale which consists of shale with occasional calcareous claystone, laminite and infrequent coal, and Minchinbury Sandstone consisting of fine to medium-grained quartz lithic sandstone.

Soils are generally shallow to moderately deep (>100 cm) hardsetting mottled texture contrast soils, red and brown podzolic soils on crests, grading to yellow podzolic soils on lower slopes and in drainage lines (Chapman and Murphy 1989).



Figure 1. Location of the Subject Site at 33 Morshead Road, Mount Annan NSW

## 1.2 Camden Local Environmental Plan 2010

### 1.2.1 Preservation of Trees or Vegetation

The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.

Note. A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner.

A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:

- development consent, or
- a permit granted by the Council.

The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.

This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna.

This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.

A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:

- that is or forms part of a heritage item or that is within a heritage conservation area, or
- that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the Council is satisfied that the proposed activity:
  - is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and
  - would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area,

Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 5.10 will be applicable to any such consent.

This clause does not apply to or in respect of:

- the clearing of native vegetation:
  - that is authorised by a development consent or property vegetation plan under the Native Vegetation Act 2003, or
  - that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or
- the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the Native Vegetation Act 2003) that is authorised by a development consent under the provisions of the Native Vegetation Conservation Act 1997 as continued in force by that clause, or
- trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the Forestry Act 1916, or

- action required or authorised to be done by or under the Electricity Supply Act 1995, the Roads Act 1993 or the Surveying and Spatial Information Act 2002, or
- plants declared to be noxious weeds under the Noxious Weeds Act 1993.

### 1.2.2 Zoning

The Subject Site is zoned 'R2 – Low Density Residential'. The Camden Local Environmental Plan (2010) requires that development satisfies the objectives of the LEP in relation to the designated zoning. These include:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for educational, recreational, community and religious activities that support the wellbeing of the community.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To ensure the single dwelling character, landscaped character, neighbourhood character and streetscapes of the zone are maintained over time and not diminished by the cumulative impact of multi dwelling housing or seniors housing.

The Subject Site does not hold any of the following constraints that are relevant to this ECA report including:

- Bushfire Prone Land;
- Riparian or Watercourses;
- Terrestrial Biodiversity; or,
- Vegetation Protection.

### 1.2.3 Camden Development Control Plan (2011)

Clause 2 'General Subdivision Requirements' of Part C of the Camden DCP (2010) outlines a number of objectives relevant to subdivision in the Camden Local Government Area (LGA). These include:

- Manage subdivision throughout the Camden LGA to ensure sense of place is maintained by ensuring that development density and scale are in harmony with the existing or planned character of places.
- Ensure equitable and easy access by everyone to all facilities, services and infrastructure in our community.
- Encourage variety in dwelling size and design to promote housing choice.
- Ensure minimal adverse impacts on environmental systems.
- Mitigate any access and traffic impacts and reinforces vehicle and pedestrian safety.
- Consider any building and/or land of heritage significance being present on or adjacent to the site.
- The layout of typical cross sections within the DCP prevails over other guides and specifications

Controls that apply to subdivision and development in the Camden LGA as outlined by the Camden DCP (2010) include:

- Any proposed subdivision must demonstrate how the proposed subdivision design has addressed the following as discussed throughout this DCP:
  - site planning
  - natural environment management
  - water management
  - land management
  - environmental heritage

- e access and parking
- f acoustic amenity
- g infrastructure and services
- h any other relevant parts of this DCP

### 1.3 Relevant Legislation and Policy

The following summary of relevant legislation and policy will likely need to be addressed as part of the DA.

**Table 1. Relevant legislation and policy addressed in this report**

Legislation/ Policy	Relevant Ecological Feature on Site	Triggered	Action Required
<b>Environmental Planning and Assessment Act 1979 (EP&amp;A Act)</b>	All features	Yes	An Ecological Impact Assessment Report and all subsequent recommendations relevant to the DA (The planning process).
<b>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</b>	No EPBC listed species were observed on the subject site.  Suitable habitat for several EPBC Act (Commonwealth) threatened fauna and flora species is present.	Yes	An assessment of significance of impact from the proposed DA on Matters of National Environmental Significance (MNES) EPBC Act Assessment of Significant Impact Criteria
<b>Biodiversity Conservation Act 2016 (BC Act)</b>	No BC Act listed species were observed on the subject site.  Suitable habitat for a small number of BC Act (NSW) listed threatened fauna and flora species is present.	Yes	Establish whether the proposed works will remove over 0.5 ha of native vegetation. Undertake a test of significance of impact from the proposed DA on potentially occurring threatened fauna.
<b>Biosecurity Act 2015 (Bio Act)</b>	Priority weeds identified on site (Weedwise2017), <ul style="list-style-type: none"> <li>• <i>Asparagus acutirostris</i>;</li> <li>• <i>Olea europaea subsp. cuspidata</i>; and</li> <li>• <i>Lycium ferocissimum</i>.</li> </ul>	Yes	Prohibition on dealings: Must not be imported into the State or sold. Regional Recommended Measure <sup>2</sup> : The plant or parts of the plant are not traded, carried, grown or released into the environment
<b>SEPP Native Vegetation 2017</b>	The subject site is located in Camden, an LGA to which this SEPP applies.	Yes	Further assessment of potential impacts and clearing of native vegetation.
<b>State Environmental Planning Policy No 19 - Bushland in Urban Areas (SEPP 19)</b>	The Subject Site does not directly border any Council Bushland or Reserves.	No	None
<b>State Environmental Planning Policy No. 44 – Koala Habitat Protection (SEPP 44)</b>	This SEPP does apply to the Camden Local Government Area; however, the Subject Site is <1ha in size. Therefore, the SEPP does not apply to the proposed development. One Schedule 2 Feed Tree ( <i>Eucalyptus microcarpa</i> ) is situated within the subject site.	No	None

#### 1.4 Scope of assessment

The objectives of this report were to assess all possible ecological constraints within the Subject Site that may arise pursuant to Part 3 (Rezoning) and Part 4 (Development Assessment) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the local planning provisions of Camden Council, including to:

- Establish the likelihood of occurrence of migratory species, threatened species, endangered populations and threatened ecological communities as listed under the *New South Wales Biodiversity Conservation Act 2016* (BC Act) and/or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) within the Subject Site.
- Identify and map the distribution of vegetation communities in the subject area and discuss patch size and condition.
- Record presence and the extent of any priority weeds.
- Determine ecological impacts or risks that may result due to the proposed development(s).
- Recommend any controls or additional actions to be taken to see the proposed DA through while protecting or improving ecological / biodiversity values of the Subject Site.

## 2. Methodology

### 2.1 Desktop Assessment and Literature Review

A thorough literature review of local information relevant to the Camden Local Government Area (LGA) was undertaken. Online databases were utilised to gain an understanding of the site and its surrounds to an area of approximately 10km<sup>2</sup>. Searches utilising NSW Wildlife Atlas (Bionet) (OEH 2017b) and the Commonwealth Protected Matters Search Tool (PMST 2017) were conducted to identify any confirmed, historical local occurrences or modelled occurrence of threatened species, populations and communities as well as any migratory fauna within a 10km<sup>2</sup> search area centred on the Subject Site. This data was used to assist in establishing the presence or likelihood of any such ecological values as occurring on or adjacent the Subject Site, and helped inform our Ecologist on what to look for during the site assessment.

Soil landscape and geological mapping was examined to gain an understanding of the environment on the Subject Site and assist in determining whether any threatened flora or ecological communities may occur there.

The Native Vegetation of the Sydney Metropolitan Area (OEH 2013) was utilised during desktop assessment to gain an understanding of vegetation communities located on the property as well as in the local vicinity.

### 2.2 Ecological Site Assessment

A site assessment was undertaken by Nara Environmental Ecologist Nathan Banks on Wednesday 3<sup>rd</sup> of January 2018. The following processes were performed during the site assessment:

- Recording the identification and extent of vegetation communities on the Subject Site, with a particular focus on the presence of any endangered ecological communities (EEC)
- Recording a detailed list of flora species encountered on the Subject Site, with a focus on indigenous species including threatened species, species diagnostic of threatened ecological communities and priority weeds.
- Recording opportunistic sightings of any fauna species seen or heard on or immediately surrounding the Subject Site
- Assessment of the connectivity and quality of the vegetation within the Subject Site and surrounding area
- Identifying and recording the locations of notable fauna habitat such as important nesting, roosting or foraging microhabitats.
- Targeting the habitat of any threatened and regionally significant fauna including:
- Tree hollows (habitat for threatened large forest owls, parrots, cockatoos and arboreal mammals)
- Caves and crevices (habitat for threatened reptiles, small terrestrial mammals and microbats)
- Termite mounds (habitat for threatened reptiles and the echidna)
- Soaks (habitat for threatened frogs and dragonflies)
- Wetlands (habitat for threatened fish, frogs and water birds)
- Drainage lines (habitat for threatened fish and frogs)
- Fruiting trees (food for threatened frugivorous birds and mammals)
- Flowering trees (food for threatened nectarivorous mammals and birds)
- Trees and shrubs supporting nest structures (habitat for threatened birds and arboreal mammals), and
- Any other habitat features that may support fauna (particularly threatened) species.

Not all exotic and non-native indigenous plants (native cultivars) were identified within the domestic garden beds throughout the site. Flora surveys were focused on remnant vegetation particularly, shrubs and herbs trees native to the area. Focus was also given to identifying significant weed infestation and Priority Weeds.

### 2.3 Study Limitations

This study was undertaken to provide a broad identification of all relevant constraints to any future development within the Subject Site. This study was not meant to provide a complete inventory of all species with potential to occur on the Subject Site; rather it was to provide an assessment into the likelihood of the presence of any significant ecological features (migratory species, threatened species, communities and populations) on the Subject Site, and the potential for impact of the proposed works on those ecological features.

The species inventory provided for the site was restricted to what was observed during the single day field visit by the Narla Ecologist on 3<sup>rd</sup> of January 2018. The timing of the survey may not have coincided with emergence times of some species of flora and fauna, such as seasonally flowering ground orchids, seasonal migratory fauna or nocturnal fauna.

To account for those species that could not be identified during the field survey, detailed habitat assessments were combined with desktop research and local ecological knowledge to establish an accurate prediction of the potential for such species to occur on or adjacent the Subject Site.

In situations where the habitat on or around the Subject Site was deemed potentially suitable for certain species that could not have been surveyed for during the field assessment, the precautionary principle was applied and those species were assumed present.

This study is not an Ecological Impact Assessment; however, it may form the basis for an Ecological Impact Assessment to be compiled.

## 3. Results and Discussion

### 3.1 Flora

A total of 60 plant species identified within the Subject Site, of which 17 were native, and 43 were exotic/ non-native (**Appendix Table 6**). Nomenclature follows PlantNet (2016).

#### 3.1.1 Threatened Flora Species

Desktop analysis revealed one threatened flora species *Pimelea spicata* (Spiked-Rice Flower), as having the potential to occur on or within 10 km radius of the Subject Site.

Despite a thorough targeted search using the random meander method, no individual specimens of Spiked-Rice Flower were observed. However, this does not rule out the potential for some threatened species to still exist on the Subject Site in a state of dormancy within the soil seed bank in the Subject Site. However, the chances of this are considered low owing to the isolated and historically disturbed condition of the site.

#### 3.1.2 Weeds

Of all the exotic plant species identified within the Subject Site, three are currently classified as Priority Weeds within the Camden LGA. These weeds must be managed in accordance with the *Biosecurity Act 2015*. These species include *Asparagus aethiopicus* (Ground Asparagus), *Olea europaea subsp. Cuspidata* (African Olive) and *Lyctium ferocissimum* (African Boxthorn).

All priority weeds listed above with the exception of African Olive are listed as Weeds of National Significance (WoNS) (Weedwise, 2017). It is a requirement of all landowners and managers to ensure that the listed plants do not continue to spread and that the plants must not be sold, propagated or knowingly distributed.

**Table 2. Control methodologies for priority weeds identified on the Subject Site**

Scientific Name	Common Name	Control Methodology
<i>Asparagus aethiopicus</i>	Ground Asparagus	Manual Remove: Plants can be controlled by crowning – the practice of digging out the entire crown or corm (by severing the tough surrounding roots) that sits just below the surface of the soil and leaving the roots and watery tubers in situ.
<i>Olea europaea subsp. Cuspidata</i>	African Olive	This plant can be controlled by cut and paint methodology. The main stem should be cut 15cm above the ground surface and then a herbicide solution (1 part Glyphosate per 1.5 parts of water) should be generously applied to the cut stump with a paintbrush.
<i>Lyctium ferocissimum</i>	African Boxthorn	This plant can be controlled by cut and paint methodology. The main stem should be cut 15cm above the ground surface and then a herbicide solution (1 part Glyphosate per 1.5 parts of water) should be generously applied to the cut stump with a paintbrush.

### 3.2 Vegetation Communities

At the time of ecological assessment, there were no vegetation communities mapped within the subject site. The closest mapped vegetation community to the subject site was Alluvial Woodland, which occurred in two small patches approximately 450m East of the subject site (OEH 2016b).

Ecological site assessment by the Narla Ecologist revealed that vegetation within the Subject Site comprised a majority of exotic garden beds and exotic fruit trees, with a number of native grasses and herbs amongst one locally indigenous native canopy species *Corymbia maculata* (Spotted Gum).

It is likely that the remnant Spotted Gum located in the centre of the property is remnant of Cumberland Plain Woodland (CPW) which is listed as an Endangered Ecological Community (EEC) under the BC Act (**Plate 1**). Within the subject site CPW is represented only by the single Spotted Gum.

Other areas within the subject site contained a native groundcover of herbs and grasses but lacked a distinct native canopy. Such areas were confirmed to be representative of CPW Derived Native Grassland (DNG), as classified under the CPW Final Determination (OEH 2009) (**Plate 2**). Dominant native grasses found within the CPW and DNG included *Dichetachne micrantha*, *Themeda australis*, *Austrodanthonia tenuior*. Scattered herbs including *Eriodia nuntans*, *Wahlenbergia gracilis* and *Tricoryne elatior* were also found within the subject site.

The extent of the two potential Cumberland Plain Woodland EEC's identified within the Subject Site are comprised of a single Spotted Gum tree and a small patch of native groundcovers. The removal of these vegetation assemblages is considered a minor constraint to the proposed rezoning and development within the Subject Site. The subject site is highly isolated and is not considered to have a vegetation assemblage which is considered significant in the locality. An 'Assessment of Significance' will be required to accompany a Flora and Fauna Impact Assessment Report Flora pursuant of the rezoning and DA, which will outline the minor significance in removing the single Spotted Gum tree and small patch of native grassland within the Subject Site and provide specific recommendations to minimise this impact. These impacts would be expected to include replacement planting within soft landscaping areas within the Subject Site.



Figure 2. Historical Vegetation Mapping within close proximity to the subject site (OEH 2016b)



Plate 1. Remnant *Corymbia maculata* (Spotted Gum) within the subject site, which forms part of the Cumberland Plain Woodland EEC.



**Plate 2. Derived Native Grassland (DNG) within the subject site**



**Plate 3. Example of escaped garden ornaments within the subject site.**





Figure 3. Cumberland Plain Woodland and Derived Native Grassland mapped within the Subject Site by Narla Environmental.

### 3.1 Fauna

A total of eleven (11) fauna species were encountered on the day of the field survey (**Table 3**). All native species encountered are listed as 'protected' under the *NSW Biodiversity Conservation Act 2016*. None were listed threatened under either the BC Act or EPBC Act. One introduced species, *Passer domesticus* (House Sparrow) was encountered during the site assessment.

The list of fauna recorded during the site visit was produced opportunistically and thus only represented a subset of the fauna species that may occur on the Subject Site at any one time. For this reason, a thorough assessment of fauna habitat availability was conducted as a priority during the site visit. This provided a better understanding of the fauna species that may potentially occur on the Subject Site during some part of their lifecycle.

**Table 3. List of fauna species identified during the site visit on 3<sup>rd</sup> January 2018**

Class	Scientific Name	Common Name	Status
Aves	<i>Anthochaera carunculata</i>	Red Wattlebird	Protected
Aves	<i>Corvus coronoides</i>	Australian Raven	Protected
Aves	<i>Dacelo novaeguineae</i>	Laughing Kookaburra	Protected
Aves	<i>Gymnorhina tibicen</i>	Australian Magpie	Protected
Aves	<i>Hirundo neoxena</i>	Welcome Swallow	Protected
Aves	<i>Melanerpes melanoccephala</i>	Hairy Woodpecker	Protected
Aves	<i>Passer domesticus</i>	House Sparrow	Introduced
Aves	<i>Strepera graculina</i>	Pied Currawong	Protected
Aves	<i>Trichoglossus moluccanus</i>	Rainbow Lorikeet	Protected
Aves	<i>Turdus merula</i>	European Blackbird	Introduced
Gastropoda	<i>Comu aspersum</i>	Garden Snail	Introduced
Reptilia	<i>Eulamprus quoyii</i>	Eastern Water Skink	Protected

#### 3.1.1 Fauna Habitat

Whilst the Subject Site provided some potential foraging, nesting and roosting habitat for a suite of fauna, much of the subject site was weed infested with a majority of the property containing manicured exotic grasses. To this extent, the subject site was considered to hold sub-optimal fauna habitat, owing to the historical disturbance and clearing of the property for development and domestic garden beds.

The most significant fauna habitat feature within the Subject Site were the three Eucalypts, including one *Corymbia maculata* (Spotted Gum), one *Eucalyptus microcorys* (Tallowwood) and one *Eucalyptus elata* (River Peppermint) that provide foraging habitat for a number of threatened nectarivorous birds. When in flower, native *Eucalyptus microcorys*, *Corymbia maculata* and *Eucalyptus Elata* are likely to provide foraging resources for nectarivorous birds and flying-foxes such as the threatened vulnerable *Pteropus poliocephalus* (Grey-Headed Flying Fox). All of the canopy trees on the Subject Site have potential to contain 'lepp', leaf-psyllid insects that exude a sugary coating that is often consumed by nectarivorous birds.

There were no tree hollows observed within trees located on the subject site, nor was there any bushrock or crevices suitable for fauna habitat.

### 3.1.2 Threatened Fauna Species

Following Desktop and Site Ecological Assessment, a list of six (6) threatened fauna species were identified as having the potential to utilise habitat on and around the Subject Site for foraging or sheltering purposes. The total list of threatened species deemed as having potential to occur in the subject site is presented (Table 4).

**Table 4. Threatened fauna deemed as having potential to occur on the subject site during part of their lifecycles**

Species	EC Act	EPBC Act	Likelihood	Potential Habitat Utilised
<i>Pteropus poliocephalus</i> (Grey-headed flying fox)	Vulnerable	Vulnerable	High	Flowering and fruiting trees and shrubs for foraging, No roosting.
<i>Glossopsitta pusilla</i> (Little Lorikeet)	Vulnerable	-	Low - Moderate	Flowering trees for foraging.
<i>Anthochaera Phrygia</i> (Regent Honeyeater)	Critically Endangered	Critically Endangered	Low	Flowering trees for foraging.
<i>Lathamus discolor</i> (Swift Parrot)	Endangered	Critically Endangered	Low	Flowering trees for foraging.
<i>Daphoenositta chrysoptera</i> (Varied Sittella)	Vulnerable	-	Low	Rough-barked trees for foraging and nesting.
<i>Meridolum comeovirens</i> (Cumberland Land Snail)	Endangered	-	Low	Limited bark and leaf litter of the base of canopy trees such as Spotted Gum, Tallwood and River Peppermint.

A Flora and Fauna Impact Assessment Report will be required to assess the potential for the proposed development to have any significant effect on any of the potentially occurring threatened fauna under the relevant Commonwealth 'EPBC Act Significant Guidelines' and State (Section 5AA of the EP&A Act) 'Assessment of Significance'. This report should be submitted as part of an application for any clearing of native vegetation of the Subject Site.

The extent of threatened fauna habitat within the Subject Site includes three (3) flowering trees. The removal of such habitat is considered a minor constraint to the proposed rezoning and development of the Subject Site. It is likely that these three trees provide suboptimal, intermittent habitat for the threatened species mentioned above. An 'Assessment of Significance' will be required to accompany a Flora and Fauna Impact Assessment Report pursuant of the rezoning and DA, which will outline the low significance of removing intermittent suboptimal threatened species habitat and provide specific recommendations to minimise this impact. Impact mitigation recommendations are likely to include revegetation with habitat trees similar to those being cleared, within soft landscaping areas around the Subject Site.

### 3.1.3 Grey Headed Flying Fox Camps in the Camden LGA

Camden is home to one grey-headed flying-fox camp, which is located in Brownlow Hill.

## 4. Recommendations

Narla Environmental have extensive experience with similar rezoning and development applications in the Camden LGA and believe that the proposed application will have an increased likelihood of approval if the recommendations and mitigation measures outlined within this report are addressed and adhered to.

### 4.1 Development Application Phase

Narla propose the following recommendations regarding the management of biodiversity on the property. Implementation of these recommendations will help see the rezoning and development application proposed for the Subject Site approved by Camden Council.

#### 4.1.1 Avoidance of Impacts

Minimising the removal of native vegetation will reduce the overall impact of the proposed development and improve likelihood of obtaining rezoning and DA approval. Where possible, mature native trees should be retained and protected. However, in the case that native vegetation including the mature native trees are required for removal, replacement planting can be undertaken in soft landscaping areas around the proposed development to offset this small impact.

#### 4.1.2 Clearing of Trees and Vegetation

if DA is lodged prior to 24<sup>th</sup> November 2018

Should the proponent desire to remove any native trees or undertake clearing within the areas mapped as containing remnant canopy trees belonging to Cumberland Plain Woodland, it is considered likely that Camden Council will require the proponent to submit a Flora and Fauna (Ecological) Impact Assessment including Assessments of Significance on all potentially occurring threatened species under the Biodiversity Conservation Act 2016. This report should be delivered by a suitably qualified Ecologist.

if DA is lodged post 24<sup>th</sup> November 2018

The requirements of the BC Act 2016 and Biodiversity Conservation Regulation 2017 are mandatory for all development applications submitted after the 24<sup>th</sup> November 2018 within the Camden LGA. This new legislation and regulation stipulates clearing 'area threshold' values that determine whether a development is required to be assessed in accordance with the 'Biodiversity Offset Scheme' (BOS). Minimum entry thresholds for vegetation clearing depend on the minimum lot size (shown in the Lot Size Maps made under the relevant Local Environmental Plan (LEP)), or actual lot size (where there is no minimum lot size provided for the relevant land under the LEP).

**Table 5. Biodiversity Offset Scheme Entry Thresholds**

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40 ha to less than 1000 ha	1 ha or more
1000 ha or more	2 ha or more

If vegetation clearing exceeds the minimum threshold, the BOS applies to the proposed development including biodiversity impacts prescribed by clause 6.1 of the Biodiversity Regulation 2017. In this instance the proponent will be required to prepare a Biodiversity Development Assessment Report (BDAR) to assess impact and calculate the required offsets to continue to DA approval.

The vegetation mapped as CPW and DNG by the Nara Ecologist (**Figure 3**) makes up a total area of approximately 78.8m<sup>2</sup> (0.0078ha). The vegetation within these areas is considered to hold moderately to highly quality DNG, whilst the CPW consists of only the canopy stratum for this community, which in this instance is one Spotted Gum (**Figure 3**).

Since less than 0.25 ha of native vegetation will be cleared to allow for the proposed development, the proponent will not be required to enter the BOS. No offset credits are expected to offset impacts from the vegetation loss. Instead, it is considered likely that proponent will be granted rezoning and DA approval following submission of an Assessment of Significance only.

#### 4.1.3 Tree Removal and Replacement Plantings

Camden Council may require the proponent to retain the Spotted Gum and design a development that does not impact it. However, this tree is highly isolated and does not provide significant habitat for threatened fauna within the locality. If this tree is required for removal, Camden Council will most likely require replacement plantings of at least two new Spotted Gum trees or a tree species of a greater ecological value (e.g. 45L advanced stock) to replace the individual removed. These should be planted within the property bounds or on the properties road verge.

It is also expected that council will wish to see landscaping made up of at least 50% - 80% plant species native to CPW EEC, such as *Themeda australis*, *Dichondra repens* and *Eriodia nutans*. An experienced Ecologist and local provenance nursery will be able to provide advice on where to source replacement plants to meet the requirements of council.

### 4.2 Post Development Application Approval

Once the development application has been approved, Camden council will issue with a set of 'Conditions' of approval of your DA. All Conditions of Approval will be required to be implemented prior to obtaining your construction certificate.

Conditions are likely to include the requirement to implement the recommendations put forward in the Ecological Impact Assessment Report.

#### 4.2.1 Pre-Clearing Assessment

Owing to the possibility of trees supporting nesting birds, and hollow bearing trees potentially supporting threatened arboreal mammals, birds and Marsbats, Camden Council may request a Pre-Clearing Assessment of the property undertaken by a qualified ecologist within the proposed area of impact. The assessment will involve checking of all:

- trees, shrubbery and tussocks for nesting native birds
- all logs and other debris thoroughly checked for sheltering reptiles or small mammals
- all other habitat features

#### 4.2.2 Vegetation Clearing

Camden Council may require that a qualified ecologist is present on site during vegetation clearing to supervise felling of all trees. Each tree should be felled using the 'slow drop technique' which involves the use of ropes and pulleys, or an excavator fitted with a 'grab' attachment which can slowly push the trees to the ground.

Once trees have been felled an ecologist should be on site to inspect the tree for any potential hollows and fauna. Any fauna captured must be relocated offsite into suitable habitat, or taken by the ecologist to a registered wildlife carer.

All proposed construction, machinery operation, excavation, vehicle movement and other works that occur on the Subject Site must be prevented from impacting on any hollow-bearing trees, logs/woody debris, and other native vegetation that are to be retained outside the activity footprint.

#### **4.2.3 Demolition of Existing Structure**

Microbats often utilise man-made structures including sheds and houses for roosting habitat. Small cavities that provide similar protection to tree hollows will be utilised by microbats where shortages of natural roosting habitat exists, or may even be used in preference (ABS 2017).

Owing to the potential roosting habitat within any existing unoccupied dwellings, Camden Council may request that certain crevices and cavities of the building are inspected by an Ecologist for roosting microbats, prior to demolition taking place. If microbats are found, they will be captured and relocated to suitable nearby habitat by the Ecologist.

#### **4.2.4 Tree Protection**

The protection of existing trees desired to be retained on site or immediately surrounding the site should be undertaken prior to clearing, ancillary works, excavation or machinery works. Protection must remain around trees for the entire duration of construction, ancillary works, excavation or machinery works.

#### **4.2.5 Erosion Management**

Ensure that adequate erosion and sediment mitigation measures are in place at all times during construction activity. Refer to the 'Blue Book' (Landcom 2004) for best practice erosion and sedimentation control methods.

#### **4.2.6 Storage, Stockpiling and Laydown Areas**

Position all storage, stockpiling and laydown areas away from any areas of native vegetation.

## **5. Conclusion**

Subject to the recommendations of this Ecological Constraints Assessment and all relevant controls in the Camden Council DCP 2011 outlined in this report, it is considered that the clearing of vegetation and preparation of the subject site for rezoning and development could be achieved.

Threatened fauna habitat and potential Endangered Ecological Communities within the Subject Site is majority comprised of a single Spotted Gum Tree and a small patch of native grassland. This vegetation is considered a minor constraint to the rezoning and development of the Subject Site due to it being highly isolated and situated within a highly urbanised environment. The removal of such would not cause a significant impact on threatened fauna or EEC's within the locality. To reduce the impact of this native vegetation clearing it is likely that the proponent will be required to conduct replacement planting for the native species removed to retain the biodiversity value of the Subject Site.

Narla Environmental support the future subdivision and/or development of this site.

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## 7. Appendix

**Table 6. Flora species identified on the subject site during the site assessment conducted by Nara Environmental on 3<sup>rd</sup> January 2017**

Scientific Name	Exotic/Non-indigenous	Canopy	Mid Strata	Groundcover
<i>Acacia paramattensis</i>			x	
<i>Agave americana</i>	x			x
<i>Albe vera</i>	x		x	
<i>Araujia sericifera</i>	x			x
<i>Asparagus aethiopicus</i>	x			x
<i>Austrodanthonia tenuiflor</i>				x
<i>Avena sativa</i>	x			x
<i>Bidens pilosa</i>	x			x
<i>Birza minor</i>	x			x
<i>Bromus catharticus</i>	x			x
<i>Bryophyllum delagoensis</i>	x			x
<i>Callistemon viminalis</i>	x		x	
<i>Centaurium tenuiflorum</i>	x			x
<i>Coryza sp.</i>	x			x
<i>Corymbia maculata</i>		x		
<i>Cupressocyparis x leylandii</i>	x	x		
<i>Cynodon dactylon</i>				x
<i>Cyperus eragrostis</i>	x			x
<i>Dichelachne micrantha</i>				x
<i>Ehrharta erecta</i>	x			x
<i>Eriodia hastata</i>				x
<i>Eriodia trigonos</i>				x
<i>Eucalyptus elata</i>		x		
<i>Eucalyptus microcorys</i>	x			
<i>Glycine microphylla</i>				x
<i>Glycine tabacina</i>				x
<i>Gnaphalium polycaulon</i>	x			x
<i>Gomphrena celosioides</i>	x			x
<i>Hypochaeris radicata</i>	x			x
<i>Rhaphirolepis indica</i>	x		x	
<i>Jasminum polyanthum</i>	x			x
<i>Ligustum sinense</i>	x		x	
<i>Lycium ferocissimum</i>	x		x	
<i>Malus sp.</i>	x		x	
<i>Microlaena stipoides</i>				x
<i>Morus sp.</i>	x		x	
<i>Nerium oleander</i>	x		x	
<i>Ochna serrulata</i>	x		x	
<i>Olea europaea subsp. cuspidata</i>	x		x	

ORD02

Attachment 2

Scientific Name	Exotic/Non-indigenous	Canopy	Mid Strata	Groundcover
<i>Onopordum acanthium</i>	x			x
<i>Paspalum dilatatum</i>	x			x
<i>Passiflora</i> sp.	x			x
<i>Pennisetum clandestinum</i>	x			x
<i>Photinia</i> sp.	x		x	
<i>Pinus radiata</i>	x	x		
<i>Plantago lanceolata</i>	x			x
<i>Plumelia</i> sp.	x		x	
<i>Prunus persica</i>	x		x	
<i>Ranuncula rosea</i> var <i>reflexa</i>	x			x
<i>Rumex brownii</i>	x			x
<i>Setaria</i> sp.	x			x
<i>Sida rhombifolia</i>	x			x
<i>Sporobolus africanus</i>	x			x
<i>Themeda australis</i>				x
<i>Trachelospermum jasminoides</i>	x			x
<i>Tilloyne elatior</i>				x
<i>Verbena bonariensis</i>	x			x
<i>Wahlenbergia communis</i>				x
<i>Wahlenbergia gracilis</i>				x
<i>Wisteria</i> sp.	x		x	



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**ORD02**

**Attachment 2**

# Annexure "H"

## Traffic Impact Assessment

**HEMANOTE CONSULTANTS**

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**33 MORSHEAD ROAD, MOUNT ANNAN**  
PROPOSED REZONING AND SUBDIVISION  
LOT 71, DP 702819

**UPDATED TRAFFIC IMPACT ASSESSMENT**

DECEMBER 2019

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**UPDATED TRAFFIC IMPACT ASSESSMENT**  
**LOT 71, DP 702819**  
**33 MORSHEAD ROAD, MOUNT ANNAN**  
**PROPOSED REZONING & SUBDIVISION**  
 DATE: 19 DECEMBER 2019

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## 1 INTRODUCTION

This report has been prepared by Hemanote Consultants to assess the traffic implications of the proposed rezoning and subdivision application for the site legally known as Lot 71 in DP702819 and located at 33 Morshead Road, Mount Annan.

This report is to be read in conjunction with the design layout plans prepared by BJC Design and submitted to Camden Council as part of a Rezoning Development Application from low density to medium density residential.

This report is set as follows:

- *Section 2:* Description of the existing site location and its use;
- *Section 3:* Description of existing road network, traffic conditions & transportation services in the vicinity of the site;
- *Section 4:* Description of the proposed rezoning residential development, road layout and impacts on traffic, and
- *Section 5:* Outlines Conclusion.

## 2 EXISTING SITE DESCRIPTION

### ➤ Site Location

The subject site is located on the eastern side of Morshead Road, north of its intersection with Holdsworth Drive and at property No. 33 Morshead Road, within the suburb of Mount Annan. Refer to Figure 1 for a site locality map.

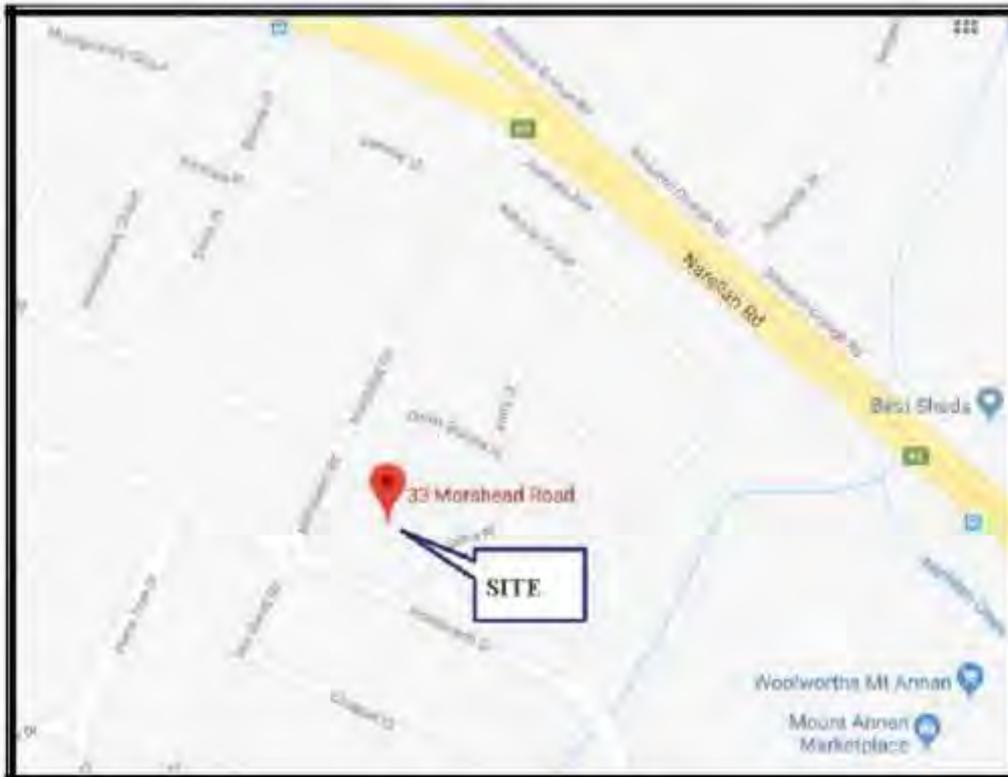


Figure 1: Site Locality Map

### ➤ Existing Site & Surrounding Land Use

The subject site has an area of approximately 3,263m<sup>2</sup> and currently consists of a single dwelling. It has a frontage of approximately 30 metres to Morshead Road with a single driveway access point. It also fronts Buna Close from the north.

The site is located in a mainly residential area, with a mixture of single dwellings and multi dwellings sites.

The subject site is currently zoned R2 'Low Density Residential' and is surrounded by a number of R3 'Medium Density Residential' sites, as shown on The Camden LEP 2010 Land Zoning Map in Figure 2 below.

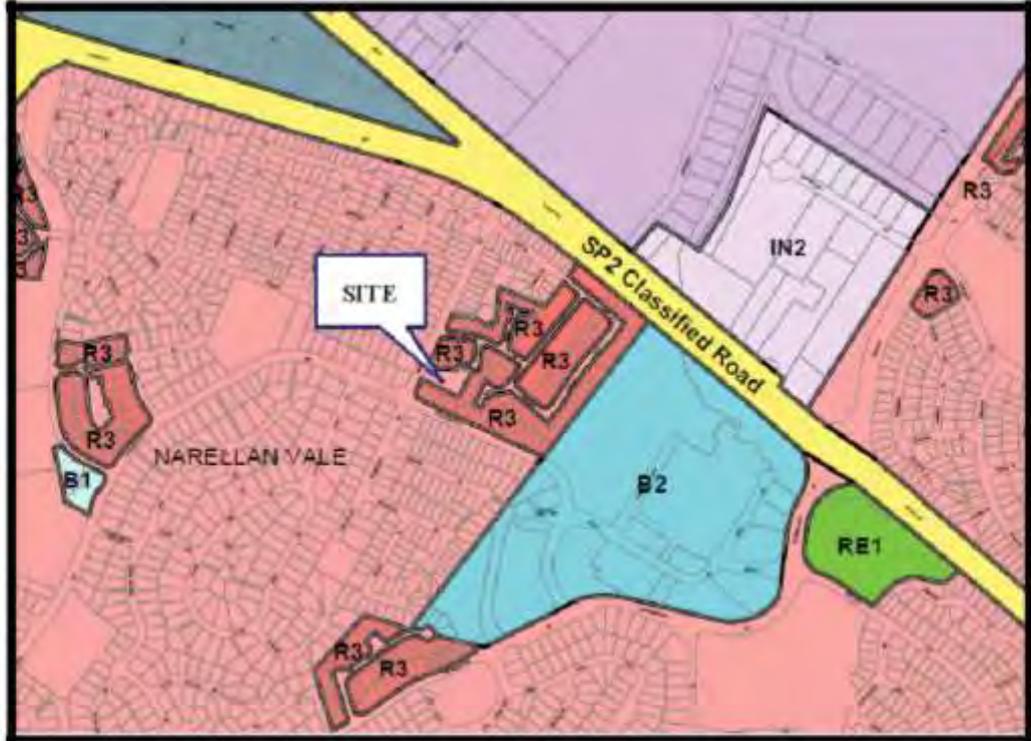


Figure 2: Current zoning in the vicinity of the subject site



Figure 3: Aerial map – Subject site and surrounding roads



Photo 1: The frontage of the subject site to Morshead Road

### 3 EXISTING TRAFFIC & TRANSPORT CONDITIONS

#### 3.1 Existing Road Network, Classification & Traffic Controls

The existing road network in the vicinity of the subject site is shown in Figure 4 and summarised as follows:

- Narellan Road                    A classified State Road under the jurisdiction of the Roads and Maritime Services. It is a multi-lane two-way divided road and carries a high volume of traffic daily and connects to the Camden By-Pass and to Waterworth Drive.
- Holdsworth Drive                A local residential road that runs east-west in the vicinity of the subject site. It has a two-way undivided carriageway with one traffic lane in each direction, in addition to a parking lane on each side of the road. It has a legal speed limit of 50 km/h. It intersects with Morehead Road near the subject site and is controlled by a roundabout.
- Morshead Road                    A local residential road that runs north-west in the vicinity of the subject site. It has a two-way undivided carriageway with one traffic lane in each direction. It has a legal speed limit of 50 km/h. It intersects with Holdsworth Drive near the subject site and is controlled by a roundabout.
- Buna Close                        A local cul-de-sac road with a two-way carriageway having a width of approximately 5 metres. It connects to the northern boundary of the subject site and it runs off Owen Stanley Street which is a local road as well that connects to Morshead Road. Buna Close provides vehicular access to adjoining residential properties.

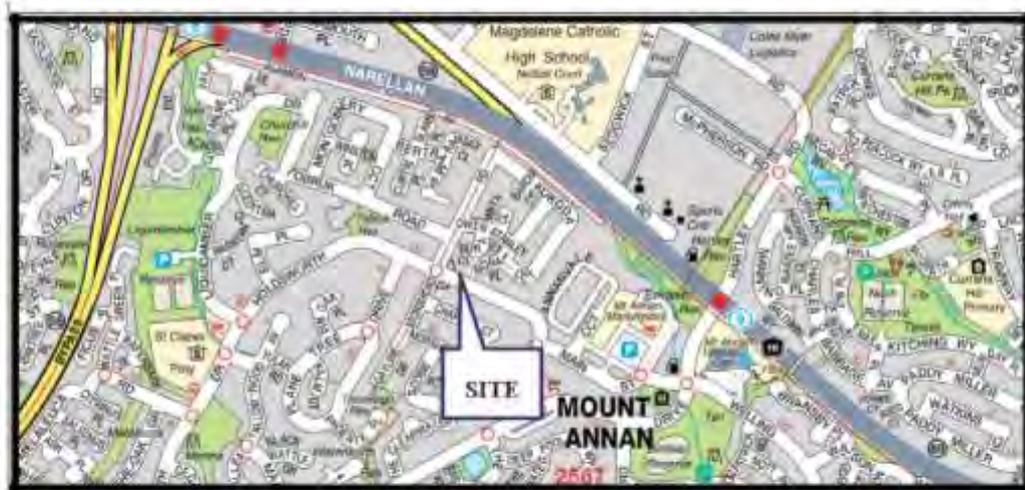


Figure 4: Subject site and surrounding road network



Photo 2: Morshead Road near the subject site - facing south



Photo 3: Holdsworth Drive near Morshead Road - facing west



Photo 4: Buna Close at the north boundary of the subject site - facing south

The current traffic flows on Morshead Road and Holdsworth Drive are considered to be appropriate for local residential roads, where traffic is free flowing without any major queuing or delays in peak hours, with spare capacity.

The current traffic flows on Owen Stanley Street and Buna Close are also low and appropriate for local roads providing vehicular access to adjoining residential properties, without any major queuing or delays in peak hours, with spare capacity.

It is determined that the existing Level of Service on the above mentioned roads is at level 'A' in accordance with Table 4.4 of the Roads & Maritime Services' *Guide to Traffic Generating Developments - 2002* (attached below) with peak hour flow being less than 200 vehicles/hr per direction.

Level of Service	One Lane (veh/hr)	Two Lanes (veh/hr)
A	200	900
B	380	1400
C	600	1800
D	900	2200
E	1400	2800

Table 4.4: Urban road peak hour flows per direction (RMS Guide)

### ➤ **Current Intersection Performance**

Average Vehicle Delay (AVD) and Level of Service (LOS) – The AVD and LOS provide a measure of the operational performance of an intersection as indicated in Table 4.2 of the Roads & Maritime Services' "Guide to Traffic Generating Developments - 2002" (attached below).

It has been observed that the operational performance of the intersection of Morshead Road and Holdsworth Drive is in Good operation at a level of service 'A', in accordance with Table 4.2 of the Roads & Maritime Services guide with an average delay less than 14 seconds per vehicle.

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabout	Give Way & Stop Signs
A	< 14	Good operation	Good operation
B	15 to 28	Good with acceptable delays & spare capacity	Acceptable delays & spare capacity
C	29 to 42	Satisfactory	Satisfactory, but accident study required
D	43 to 56	Operating near capacity	Near capacity & accident study required
E	57 to 70	At capacity, at signals, incidents will cause excessive delays Roundabouts require other control mode	At capacity, requires other control mode

Table 4.2: Level of Service Criteria for intersections (RMS Guide)

3.2 Existing Transportation Services

The subject site has good access to existing public transport services in the form of trains and buses. The site is located approximately 7 km north west of Macarthur Railway Station.

Regular bus routes currently operate along both sides of Holdsworth Drive and Waterworth Drive in very close proximity to the subject site (i.e. bus route 890, 892 and 893). Refer to Figure 5 for bus routes map in the vicinity of the subject site.

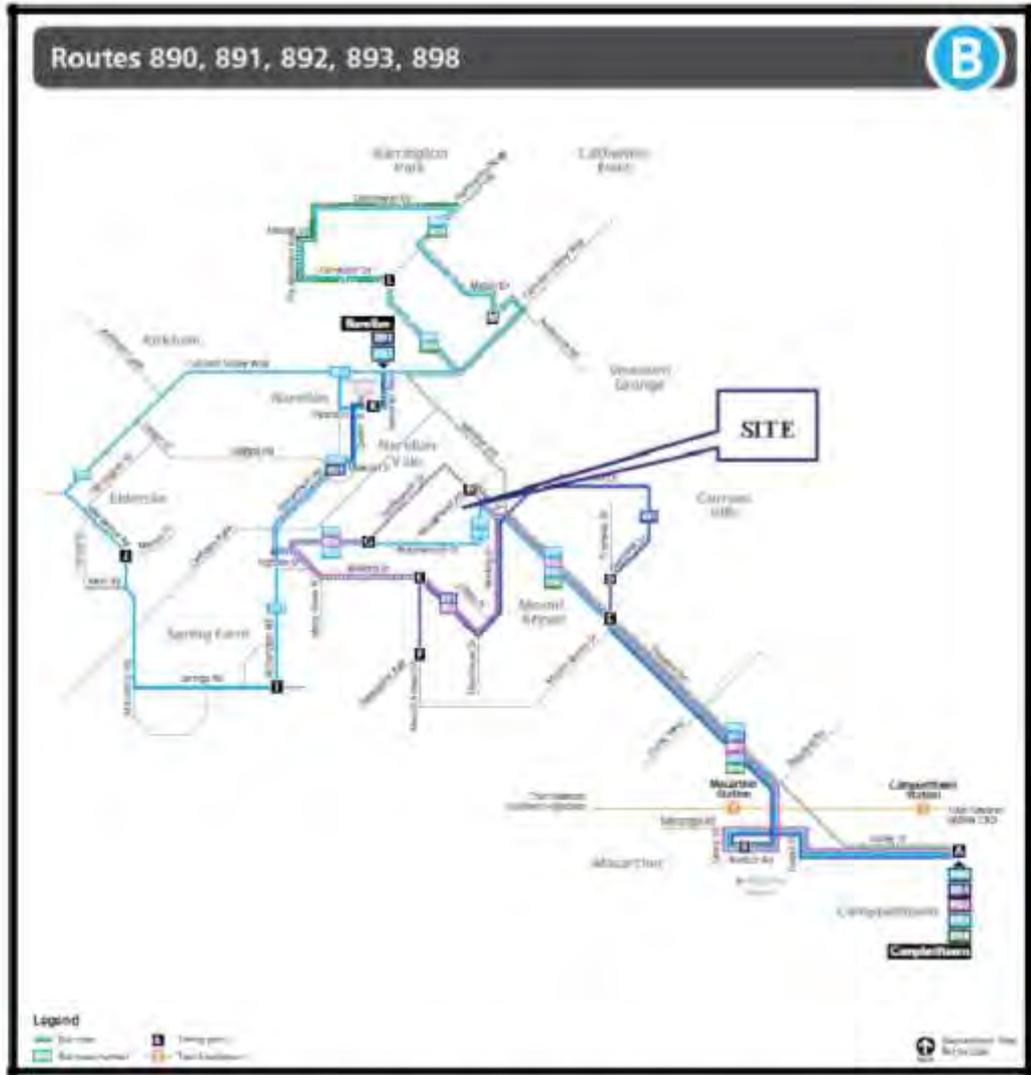


Figure 5: Bus routes map in the vicinity of the subject site

## 4 PROPOSED REZONING DEVELOPMENT

### 4.1 Description of the Proposal

The planning proposal request approval for the rezoning and subdivision of the subject site located at 33 Morshead Road, Mount Annan from zoning R2 'Low Density Residential' to R3 'Medium Density Residential'.

The proposed rezoning of the subject land is expected to allow for the provision of up to ten (10) subdivided lots (to accommodate a single dwelling on each lot) with an internal two-way road, which will be an extension to Morshead Road at the western boundary of the site.

Refer to **Appendix 'A'** for the proposed development site layout plans.

### 4.2 Vehicular Access

The proposed vehicular access to and from the subject site will be through a proposed new no-through road (cul-de-sac) to be constructed off Morshead Road at the western boundary of the site. A secondary optional vehicular access to and from the subject site will also be through a new road to be constructed as an extension to the existing dead-end road of Buna Close at the northern boundary of the site subject to Council approval.

The proposed roads are to provide vehicular access to the proposed subdivided lots and dwellings for the subject site.

All vehicular access is to be located and constructed in accordance with the requirements of AS2890.1:2004, where adequate sight distance is provided. Details of the proposed road layout are outlined in Section 4.3 of this report.

#### **4.3 Proposed Road Alignment (proposed new access road)**

As part of the subject rezoning proposal and future residential subdivision of the subject site, it is proposed to construct a new no-through road (cul-de-sac) off Morshead Road at the western boundary of the site to service the proposed residential development, including the provision of vehicular access to off-street car parking spaces/garages for the proposed future dwellings.

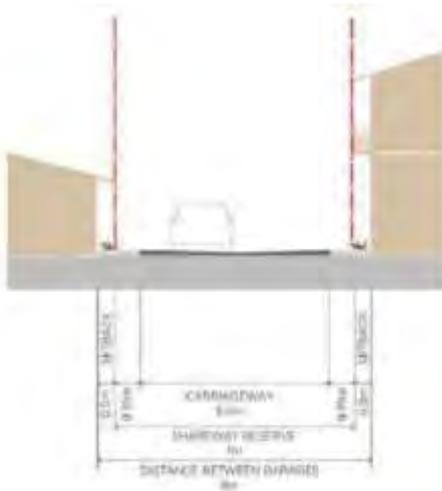
It is also proposed to construct a new road extension at the end of the existing Buna close, to service the proposed residential development, including the provision of vehicular access to off-street car parking spaces/garages for the proposed future dwellings, subject to Council approval.

At present, the carriageway in Morshead Road has a width of approximately 8 metres. The new no-through road end (cul-de-sac) will have a clear carriageway radius of 9.92 metres, in addition to a 1.2m wide footpath/nature strip on either side with roll-top type kerb, as per the requirements for Access Road or Access Place under Category E of Table 2.1 of the Camden Council Engineering Design Specification for a cul-de-sac road under 200 metres in length.

The proposed access road laneway falls under the category of laneways as per Section 3.3.2 of Camden Growth Centre Precincts DCP, which outlines that the primary purpose of laneways is to "create attractive front residential streets by removing garages and driveway cuts from the street frontages, improving the presentation of houses and maximising on street parking spaces and street trees".

The proposed cul-de-sac will have a total radius of 9.92 metres, in addition to a 1.2m wide footway on either side. Therefore, the proposed no-through road layout is considered to be adequate for the proposed rezoning and future subdivision of the subject site and in accordance with Figure 3-16 of the DCP, as shown on the next page. The proposed no-through road carriageway must have a minimum width of 6 metres.

The cul-de-sac layout has been designed in a way to accommodate a full turn for a Medium Rigid Vehicle (MRV - 8.8 metres in length), which can be utilised by a waste collection truck or an emergency vehicle. Refer to the attached vehicle swept paths diagrams for MRV in Appendix 'B' of this report.



Typical Laneway section



Typical Laneway (plan)

Figure 3-16: Laneway principles

4.4 Expected Traffic Generation

An indication of the potential traffic generation of the proposed rezoning of the subject site from low density to medium density residential and the expected future subdivision of the site into nine (9) dwellings is provided by the RMS Guide to Traffic Generating Development 2002 – Technical Direction.

The Guide specifies the following traffic generation rates for dwelling houses in Sydney:

- 10.7 daily vehicle trips per dwelling, and
- 0.95 (AM) peak hour vehicle trips per dwelling
- 0.99 (PM) peak hour vehicle trips per dwelling.

Therefore, the proposed development site for 9 dwellings has an estimated traffic generation as shown on the following table:

Development Site	Type of dwellings	Estimated No. of dwellings	Daily vehicle trips	AM & PM Peak hour vehicle trips
33 Morshead Road, Mount Annan	Single dwellings	9	97	9

It should also be noted that the rates used by the RMS Guide are based on surveys of areas where public transport accessibility can be often limited. However, the subject site has access to a regular bus route within a short walking distance and therefore these rates are considered to be conservative and could justifiably be further reduced.

The RMS guide states that *‘As a guide, about 25% of trips are internal to the subdivision, involving local shopping, schools and local social visits’.*

The estimated peak hour traffic generation of 10 vehicle per hour for the proposed rezoning and future subdivision development site is considered to be acceptable and will have no major impact on the surrounding road network and can be easily accommodated.

It will not alter the current levels of service and additional traffic can be readily accommodated within the existing road network, without the need for any upgrade or change. The external impact of the traffic generated by the proposal is considered to be satisfactory and will remain well within the Environmental capacity of the surrounding streets, with no adverse impacts on the amenity of the area.

## 5 CONCLUSION

It can be concluded from the traffic impact assessment that the proposed rezoning and subdivision of the subject site located at 33 Morshead Road, Mount Annan from zoning R2 'Low Density Residential' to R3 'Medium Density Residential' will have no adverse impacts on the surrounding road network.

- The current traffic flows on the surrounding roads are considered to be appropriate for local residential roads, where traffic is free flowing without any major queuing or delays in peak hours, with spare capacity.
- The estimated traffic generated trips are considered to be acceptable and of low impact on the surrounding road network and can be easily accommodated with the existing road network.
- The external impact of the traffic generated by proposal is considered to be satisfactory and will remain well within the Environmental capacity of the surrounding streets, with no adverse impacts on the amenity of the area.
- The location and layout of the proposed access road is considered to be adequate and will provide vehicular access to the expected future residential subdivision and is in accordance with Council's Engineering Design Specification and Council's DCP.
- The subject site has good access to existing public transport services in the form of regular bus services.

ORD02

## ***Appendix A – Proposed Development Site Layout Plans***

Attachment 2



ORD02

## **Appendix B – Vehicle Swept Paths**

Attachment 2



ORD02

Attachment 2

**ORD02**

**Attachment 2**

## **Annexure "I"**

**Urban Design Report and Development  
(Indicative Scheme No. 2) Overview**

**ORD02**

**Attachment 2**

# **33 Morshead Road, Mount Annan**

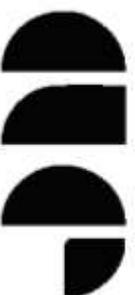
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**Urban Design Report & Development Overview**

*Prepared For:*

**BJC DESIGN TO ACCOMPANY PLANNING PROPOSAL REQUEST BY PASCOE PLANNING SOLUTIONS**

**19 August 2019**



ORD02

Attachment 2

**eee design partnership** has prepared this document for the sole use of BJC DESIGN.

No other party should rely on this document without the prior written consent of **eee design partnership**.

**eee design partnership** may also have relied upon information provided by the Client and other third parties to prepare this document.

---

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# 1.0 Introduction

## 1.1 Purpose

As design partnership have been engaged by BJC Design to provide urban design advice to assist the advisory and determining bodies with the planning proposal request in respect of the property legally known as Lot 71 in DP 702819, otherwise known as 33 Morshead Road, Mount Annan NSW 2567 (the site). This report is to be read in conjunction with further information provided in the Planning Proposal Request prepared by Pascoe Planning Solutions.

## 1.2 Background

In October 2018, Pascoe Planning Solutions submitted a Planning Proposal Request to Camden Council (Council) which sought to amend the Camden Local Environmental Plan 2010 by:

- Reconciling the site from R2 Low Density Residential to R3 Medium Density Residential; and
- Amending the minimum lot size from 450m<sup>2</sup> to 250m<sup>2</sup>.

On 11 June 2019, Council issued a letter to BJC Design requesting for further information and updates to application documents.

## 1.3 Objectives

The objectives of this urban design report are to:

1. Conduct site analysis and identify opportunities in Strategic and Local Context to establish a Desired Future Character for the site which is compatible with surrounding development and establishes a template for potential future redevelopment, consistent with prevailing local planning controls;
2. Assess the proposed development against:
  - Desired Future Character; and
  - Key Objectives under State Environmental Planning



Figure 1 Site Location (November 2019)

## 2.0 Strategic Context

### 2.1 Greater Sydney Region Plan

As outlined in the Planning Proposal Request, redevelopment of the site will be consistent with the following key directions in respect of infrastructure and collaboration, liveability, productivity and sustainability:

- Objective 4 - Infrastructure use is optimised
- Objective 6 - Services and infrastructure meet communities' changing needs
- Objective 7 - Communities are healthy, resilient and socially connected
- Objective 10 - Greater Housing Supply
- Objective 11 - Housing is more diverse and affordable
- Objective 25 - The coast and waterways are protected and healthier
- Objective 27 - Biodiversity is protected, urban bushland and remnant vegetation is enhanced
- Objective 28 - Scenic and cultural landscapes are protected
- Objective 37 - Exposure to natural and urban hazards is reduced.

### 2.2 Western City District Plan

Similarly, the proposal will remain consistent with:

- Planning Priority W1 - Planning for a city supported by infrastructure
- Planning Priority W5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport
- Planning Priority W12 - Protecting and improving the health and enjoyment of the District's waterways



Figure 2 Western City District Plan, 2018

2.3 Camden Local Environmental Plan 2010

2.3 Current Zoning

The site is located within the R2 Low Density Residential land use zone under the Camden Local Environmental Plan 2010. The objectives of the zone are:

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



LEGEND Figure 3: Land Use Zoning Map (Camden LEP 2010)  
 The Site  
 R3 Medium Density Residential  
 R2 Low Density Residential

2.4 Current Height of Buildings

The site is subject to a height limit of 9.5 metres as illustrated in Figure 5 below. The objectives governing height are:

- to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality.
- to minimise the visual impact, disruption of views, loss of privacy and loss of solar access to existing development.
- to minimise the adverse impact of development on heritage conservation areas and heritage items.



LEGEND Figure 4: Height of Buildings Map (Camden LEP 2010)  
 The Site  
 J-9.5m

2.4 Current Minimum Lot Size

The site is subject to a minimum lot size of 450m<sup>2</sup>. The objectives of minimum lot sizes are:

- to ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area,
- to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls,
- to ensure that lot sizes and dimensions allow dwellings to be sited to protect natural or cultural features, including heritage items, and retain special features such as trees and views,
- to provide for a range of residential lot sizes and types,
- to ensure that the density of development is consistent with the existing and proposed future road and utility infrastructure in the locality.



LEGEND Figure 5: Minimum Lot Size Map (Camden LEP 2010)  
 The Site  
 C-450m²  
 C-250m²

### 3.0 Local Context

#### 3.1 Site Locality

The locality is defined by a 400 metre (5 minute) walking catchment from the site.

The locality is characterized by:

- Single and two storey detached residential built form;
- On linear streets, lot shapes produce regular shaped small to modest allotments;
- Where streets end on a cul-de-sac, irregular shaped lots are produced, in some instances providing battle-axe allotments;
- Sparse vegetation along streets;
- In most instances, grass verges are only provided lacking pedestrian pathways;
- Where pedestrian paths are provided on blocks, little to no landscaping is provided to adjacent grass verges;
- Single vehicular access into residential sites directly off the street;
- Corner allotments dominated by boundary fencing; and
- a particularly modest public realm.



Figure 6: Site Locality

**LEGEND**

- The Site
- B2 Local Centre

33 MORSHEAD ROAD, MOUNT ANNAN



### 3.2 Landscape

#### Topography

As illustrated in Figure 7, the locality is generally flat in topography. The highest point is located at the south-western end of the 400 metre catchment at RL 114 in accordance with the NSW SIX Maps Spatial Data.

The lowest points are located north-west at RL 90 and north-east at RL 89 which is a riparian waterway that creates a physical boundary between the residential frame of the area and commercial uses to the east.

Morshead Road is located on a ridge-line.

The site sits on contour RL 106.

#### Vegetation

The locality is characterized by sparse vegetation with majority of trees located within residential properties. Few street trees are provided along streetscapes.

The streets are devoid of character forming trees.

Public open spaces generally have trees lined along the perimeter of public parks and in some instances, sporadically around a single edge or corner of the open space.

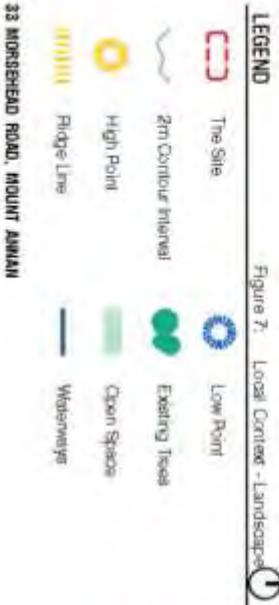
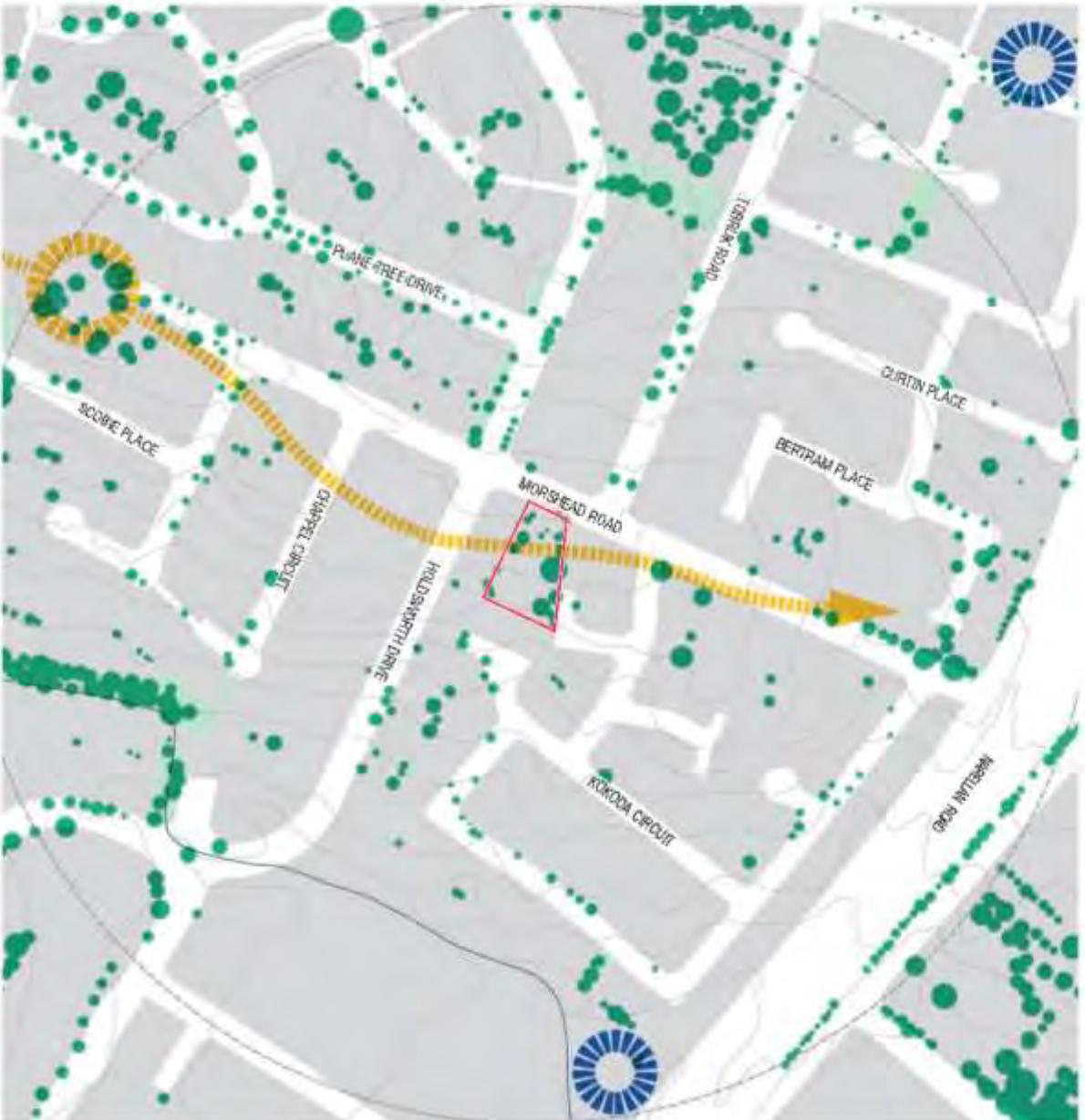


Figure 7. Local Context - Landscape



### 3.3 Road Network

As illustrated in Figure 8, the local road network is comprised of a range of different types of roads from major arterial roads to local streets.

Narellan Road forms the north-eastern boundary of the locality providing north and south connections to Greater Sydney. Waterworth Drive provides the northern-most road connection into Mount Annan from Narellan Road.

Morshead Road is a local street that runs perpendicular to Holdsworth Drive.

Cul-de-sacs occur frequently off local streets which reduce direct connections to destinations around the area. As a result, poor vehicular links are available in the area; it being characterised by limited permeability.



Figure 8. Local Context - Road Network

LEGEND	
	The Site
	Highway
	Collector Road
	Local Road
	Cul-de-sac
	Commercial Site Access
	Existing Trees
	Open Space
	Wayside

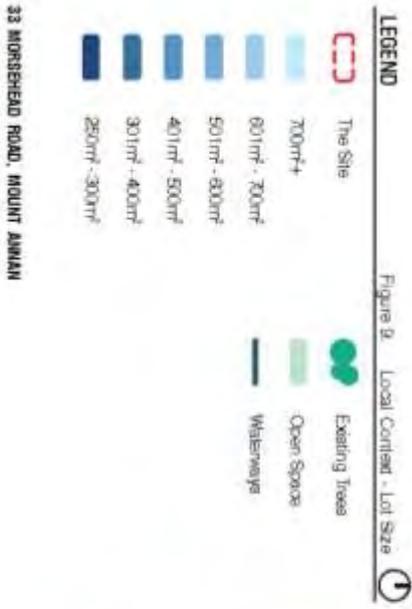
33 MORSHEAD ROAD, MOUNT ANNAN

### 3.4 Lot Size

Lots comprising detached residential dwellings in the locally vary between 243m<sup>2</sup> to 550m<sup>2</sup> in area, with the residue allotment of 4,049m<sup>2</sup> being the exception.

The lots in the immediate precinct and most proximate to the subject site, bounded by Morshead Road to the west, Owen Stanley Street and Kokoda Circuit to the north, Holdsworth Drive to the South and Thornleigh Gully to the east, are generally the smallest.

These small lots directly north of the site have areas between 243m<sup>2</sup> and 390m<sup>2</sup> and represent up to a 46% departure from the minimum lot area development standard under the current Camden LEP 2010.



### 3.5 Pedestrian Movement

Under current conditions in the area, there is limited pedestrian mobility due to the nature of the road network in the locality and the limited provision of pedestrian paths on residential blocks. As mentioned in Section 3.3, the road network is characterised frequently of cul-de-sacs which limit pedestrian connections within the area. In general the neighbourhood lacks permeability.



LEGEND Figure 10: Local Context - Pedestrian Movement

- - - The Site
- - - Pedestrian Movement
- Existing Trees
- Open Space
- Waterways

33 MORSHEAD ROAD, MOUNT ANNAN

### 3.6 Built Form

#### 3.6.1 Building Envelopes

**Building Footprints**  
Detached residential dwellings are the dominant building type in the locality.

**Setbacks:**

- Street frontage setbacks are generally 6 metres.
- Side setbacks are generally 0.9 metres.
- Variable rear setbacks up to 18 metres (depending on depth of the lot).

#### Building Heights

The locality is dominated by residential dwellings of single and two storey built forms.

Two storey built forms are largely located on smaller allotments with areas ranging between 243m<sup>2</sup> and 400m<sup>2</sup>.

#### Building Forms

Dwellings are predominantly brick veneer construction with hipped roof forms.

Rendered facades are rare.

Buildings have minimal articulation.



Figure 11: Local Context - Built Form





**3.6.2 Streetscape**

A streetscape elevation of eastern side of Morshead Road between Owen Stanley Street and Holdsworth Drive is shown at Figure 12 below.

The streetscape is characterised by:

- Linear driveways with direct access to ground floor garages;
- Grass verges extending to Morshead Road;
- Pedestrian path and grass verge begins from the corner of Holdsworth Drive;
- Single or few trees within the front yard of properties;
- Only isolated street trees;
- Consistent street setback; and
- Predominantly two storey brick with hipped roof, little articulation and prominent garages built form, with the exception of the single storey dwelling at the corner of Holdsworth Drive and Morshead Road.



Figure 12 Local Context - Existing Streetscape Elevation along Morshead Road

### 4.0 Site Analysis

The site is currently occupied by a dilapidated 1960's residential dwelling with related improvements at the southern-most corner of the lot and poorly maintained landscaped areas.

The site sits on the FL 106 contour line in accordance with the NSW SIX Maps Spatial Data.

The terrain on the site is generally flat across a distance of approximately 50 metres with a modest fall of 2 metres over a distance of (approximately) 25 metres.

It has street frontage to Morshead Road to the west (principal access) and Buna Close to the north.

Existing vegetation on the site is concentrated at the northern and southern boundaries of the site and is of little significance.

The site is a residue site and dearly exhibits such qualities.



LEGEND The Site 0.5m Contour Interval Figure 13 Site Analysis

33 MORSHEAD ROAD, MOUNT ANNAN

ORD02

Attachment 2

# 20D00 Attachment 2

## 5.0 Desired Future Character



As the corresponding Planning Proposal Request prepared by Pascoe Planning Solutions seeks to amend the land use zoning on the site from R2 Low Density Residential to R3 Medium Density Residential, consistent with adjoining properties, the zone objectives establish the desired character of development within medium density residential zones, being:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage redevelopment of land for medium density housing in locations close to main activity centres within the Camden local government area.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

Council has clearly identified the immediate precinct as a medium density precinct having regard to its context/location setting and general qualities suited to medium density residential development.

It is these aspirations borne out in the development controls which should underpin the future character of the area as it evolves over time.

If this were not the case Council would zone the land R2 Low Density Residential. It chose not to do so in 2010, when the precinct was largely development, given its future aspirations.

Accordingly, the objectives of the prevailing R3 Medium Density Residential Zone, should underpin the desired future character for the area:

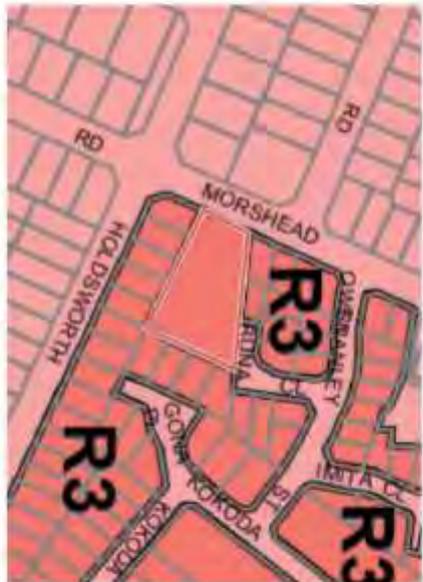
- (a) to ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area,
- (b) to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls,
- (c) to ensure that lot sizes and dimensions allow dwellings to be sited to protect natural or cultural features, including heritage items, and retain special features such as trees and views,
- (d) to provide for a range of residential lot sizes and types,
- (e) to ensure that the density of development is consistent with the existing and proposed future road and utility infrastructure in the locality.

# 6.0 The Proposal

## 6.1 Planning Proposal Request

The Planning Proposal Request seeks to amend the Camden Local Environmental Plan 2010 by:

- Rezoning the site from R2 Low Density Residential to R3 Medium Density Residential; and
  - Amending the minimum lot size from 450m<sup>2</sup> to 250m<sup>2</sup>.
- Proposed amendments to the LEP Maps are shown in Figure 14 and Figure 15. It is important to highlight properties within the block in which the site is located is characteristic of a:
- R3 Medium Density Residential land use zone; and
  - Minimum lot area of 250m<sup>2</sup> under the current Camden LEP 2010.



**LEGEND** Figure 14. Proposed Amendment to LEP Zoning Map ①

- The Site
- R3 Medium Density Residential
- R2 Low Density Residential



**LEGEND** Figure 15. Proposed Amendment to Minimum Lot Size Map ①

- The Site
- C-450m<sup>2</sup>
- C-250m<sup>2</sup>





6.2 Indicative Concept Plan

6.2.1 Envelope Plan

Figure 16 illustrates an indicative concept for the site showing:

- 10 proposed lots, each comprising a two storey residential dwelling. A detailed breakdown of each lot is shown in Table 1 below;

Table 1 Proposed Lot Areas

Lot Number	Area (m <sup>2</sup> )
1	254
2	254
3	311
4	380
5	287
6	252
7	252
8	309
9	273
10	270

- Vehicular access off:
  - Morshead Road for Lot 1 to Lot 3.
  - Buna Close for Lot 9; and
  - Proposed extension of Buna Close to be dedicated to Council for remaining 6 lots.
- Grass verge:
- 2 on-street visitor car parking;
- Capacity for 4 new street trees within the site to for offset loss of existing vegetation on the site for proposed development
- Potential for 4 new street trees to be planted along the road verge along Morshead Road.
- Developable area consistent with DCP setbacks shown in a dashed red line;
- Minimum private open space consistent with DCP requirements; and
- Indicative driveway access into lots.



Figure 16. Proposed Setback Envelopes

**6.2.2 Proposed T - turning Bay**

The indicative concept plan proposes a T turning bay as an extension of the existing Buna Close into the site, consistent with *Austrroads Design Vehicles and Turning Paths* for 8.8 metre service vehicles.

The T turning bay is consistent with Figure 17 below.

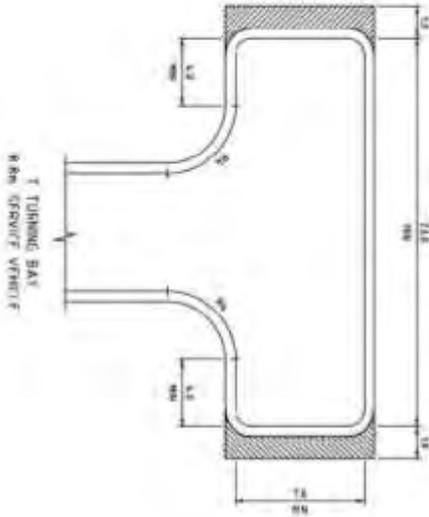


Figure 17 - T turning Bay for 8.8m Service Vehicle

In this regard, the proposed concept plan layout has capacity to accommodate Council waste vehicles on bin collection day.



Figure 18 - Proposed Layout

6.2.3 Indicative Floor Plans

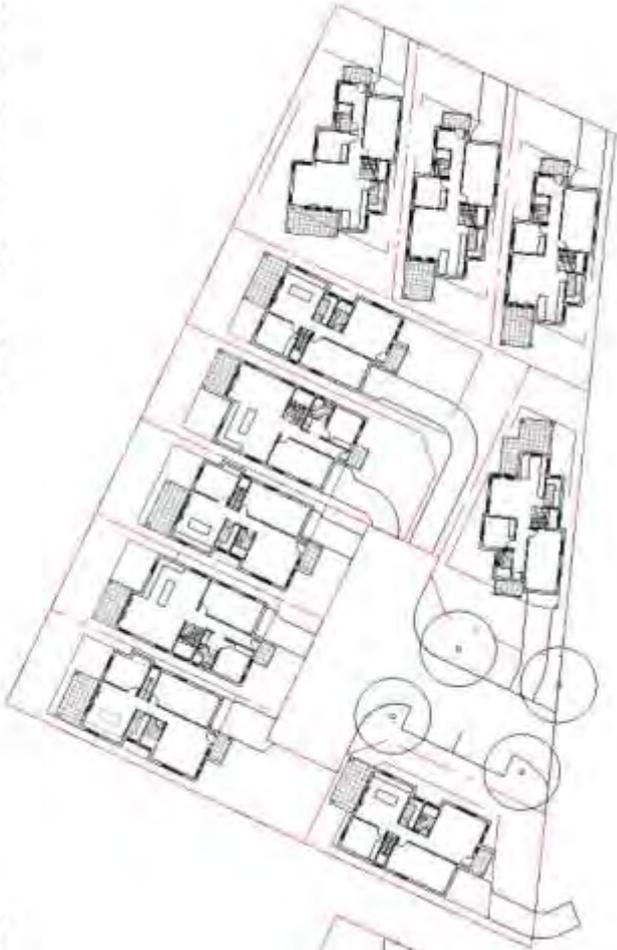


Figure 19 Proposed Indicative Concept - Ground Floor



Figure 20 Proposed Indicative Concept - First Floor

①



# 7.0 Assessment



## 7.1 Project Venture Developments v Pittwater Council [2005] NSWLEC 191

In order to determine whether the proposal is compatible with the desired future character for the site, it is appropriate to consider NSW LEC planning principle 'compatibility with context' established in Project Venture Developments v Pittwater Council [2005] NSWLEC 191.

In his judgement, Roseth SC states at paragraph [22]:

*"There are many dictionary definitions of compatible. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve"*

(emphasis added)

In this instance, the site is located in the R2 Low Density Residential land use zone under the current LEP. The streetscape along Morshead Road is comprised of predominantly two storey residential developments with:

- a consistent street setback;
- varying street frontage lengths from 11m to 73m;
- sparse landscaped vegetation within front yards;
- no fencing at the street frontage; and
- linear vehicular driveway directly to ground floor garages.

Roseth SC also states at paragraph [24] of his judgement in Project Venture Developments v Pittwater Council [2005] NSWLEC 191:

*"Where compatibility between a building and its surroundings is desirable, its two major aspects are physical impact and visual impact. In order to test whether a proposal is compatible with its context, two questions should be asked.*

- *Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.*
- *Is the proposal's appearance in harmony with the buildings around it and the character of the street?"*

*This test is applied to the proposed development:*

*Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.*

The proposal's physical impacts on surrounding development are acceptable on the following grounds:

- The proposal retains existing pattern of development along Morshead Road and Buna Close consistent with orientation of residential dwellings;
- Proposed lot areas are compatible with neighbouring allotments immediately north of the site, particularly along Morshead Road, Owen Stanley Street and Buna Close;
- Proposed built form produces two storey development consistent with adjacent properties;
- Turning bay improves existing vehicular access for service vehicles consistent with Austroads requirements; and
- Development potential/amenity of adjoining sites is not adversely impacted.

*Is the proposal's appearance in harmony with the buildings around it and the character of the street?*

- Indicative dwellings on proposed lots (Lot 1, Lot 2 and Lot 3) along Morshead Road are consistent with adjoining properties in terms of:
  - Front setback;
  - Orientation;
  - Building Height; and
  - Vehicular Access into lots.
- Proposed dwellings on Lots 4 + 10 off Buna Close extension produce similar built form to that of existing development along the street.
- Indicative landscape treatment within proposed lots consistent with landscape requirements under the Camden DCP 2011 and compatible with existing streetscape character of both Morshead Road and Buna Close.
- The physical and visual impact will clearly be consistent and harmonious.

For the aforementioned reasons outlined in this assessment, the proposed development is considered compatible with surrounding development in the locality. The proposal is considered to be in harmony with existing development along the streetscape.



## 7.2 Consistency with Objectives under Camden LEP 2010

### R3 Medium Density Residential - Zone Objectives

Objective	Consistency with Proposal	Compliance
To provide for the housing needs of the community within a medium density residential environment.	The indicative concept plan on the site provides 10 lots each with a detached two storey residential dwelling consistent with development standards under the Camden DCP 2011.	✓
To provide a variety of housing types within a medium density residential environment.	As illustrated in Section 6.2.3, four different housing layouts are provided within the site across the 10 allotments.	✓
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	This application does not involve land uses other than residential so as not to detract from the existing character of the area.	✓
To encourage redevelopment of land for medium density housing in locations close to main activity centres within the Camden local government area.	The site is located within a 500 metre walking catchment of the Mount Annan Local Centre. Proposed medium density residential uses will have access to the main activity centre of Mount Annan.	✓
To minimise conflict between land uses within the zone and land uses within adjoining zones.	Proposed amendments to the Camden LEP 2010 are consistent with the existing character of the locality being R3 Medium Density Residential and R2 Low Density Residential.	✓

### Minimum Lot Size

Objective	Consistency with Proposal	Compliance
(a) to ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area.	The proposed subdivision layout reinforces the existing subdivision pattern of the area by providing similar shaped and sized allotments.	✓
(b) to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.	Indicative concept plans for residential development on proposed lots are consistent with Camden DCP 2011.	✓
(c) to ensure that lot sizes and dimensions allow dwellings to be sited to protect natural or cultural features, including heritage items, and retain special features such as trees and views.	Consideration has been given to the siting of residential dwellings on each proposed lot with regard to natural features of the area. It is important to highlight the site is not a heritage item nor is located within vicinity of a heritage item. The site is situated in a fully developed contemporary urban release area.	✓
(d) to provide for a range of residential lot sizes and types.	Proposed development provides a range of lot sizes between 250m <sup>2</sup> and 390m <sup>2</sup> . Refer to <b>Section 7.4</b> .	✓
(e) to ensure that the density of development is consistent with the existing and proposed future road and utility infrastructure in the locality.	Proposed subdivision layout is consistent with the density of the area. The proposed extension of Buna Close and Turning Bay ensures Council waste service vehicles can accommodate existing and new residential developments along Buna Close, as well as Morshead Road.	✓

### 7.3 Road Network

The indicative concept plan for proposed amendments to the Camden LEP 2010 does not adversely impact the functionality existing road network in the locality.

An extension of the existing Buna Close cul-de-sac into a Turning bay with capacity to accommodate 8.8 metre service vehicles is proposed within the site.

As illustrated in Figure 21, the existing local network comprises of a number of cul-de-sacs shown in dashed red line, including:

- Buna Close;
- Gona Place;
- Imita Close;
- Bertram Place;
- Ramsay Close;
- Bardia Circuit; and
- Chappel Circuit.

The proposed extension of Buna Close is therefore consistent with the existing character of the area.

Additionally, safe vehicle and pedestrian movement is not compromised by the proposal.



### 7.4 Lot Size

Similarly to lots directly north of the site, the Planning Proposal Request seeks to amend the existing minimum lot size to 250m<sup>2</sup> consistent with the desired future character of the area.

The diagram in Figure 22 shows the nature of lots immediately surrounding the site generally consistent with proposed lots on the site. Table 2 below details the area of proposed lots on the site.

Table 2 Proposed Lot Areas

Lot Size Group (m <sup>2</sup> )	Proposed Lot
250 - 300	1, 2, 5, 6, 7, 9 and 10
301 - 400	3, 4 and 8

The proposed subdivision of the site is consistent with the density of the area. Accordingly, the proposal satisfies Objective (e) of Clause 4.1 Minimum Lot Size of the Camden LEP 2010.

Figure 22 Assessment - Lot Size



### 7.5 Pedestrian Movement

The indicative concept plan for proposed amendments to the Camden LEP 2010 does not reduce the existing pedestrian links that exist in the locality.

Similar to neighbouring properties, particularly those north of the site, do not provide off-street pedestrian pathways. In this regard, the indicative concept for the site is compatible with the existing character of the local area.



LEGEND Figure 23. Assessment - Pedestrian Movement

-  The Site
  -  Pedestrian Movement
  -  Existing Trees
  -  Open Space
- 33 MORSHEAD ROAD, MOUNT ANNAN

**7.6 Built Form**

**7.6.1 Building Envelope**

The Indicative building envelopes for detached residential development on proposed lots are consistent with built form in the locality.

Where lot areas are smaller, building footprints reduce in area. This is similar to existing residential development directly north of the site, where in some cases, smaller lot areas are produced.

Proposed building envelopes are two storeys in height compatible with adjoining two storey developments along Morshead Road, Buna Close and Holdsworth Drive.

Proposed lots facing the Morshead Road frontage are consistent with street frontage setbacks of adjacent sites to the north. Built form is consistently angled to the western aspect with residential entry off Morshead Road.



Figure 24 Assessment - Built Form

33 MORSHEAD ROAD, MOUNT ANNAN

7.6.2 Streetscape

Figure 25 shows a streetscape elevation of the eastern side of Morshead Road between Owen Stanley Street and Holdsworth Drive for proposed Lot 1, Lot 2 and Lot 3 on the site.

The proposed indicative residential dwellings are compatible with existing neighbouring developments north and south along Morshead Road by providing:

- Linear driveways with direct access to ground floor garage;
- Grass verges extending to Morshead Road;
- Consistent street setback; and
- Two storey built form with consistent with No. 29 - No. 33 Morshead Road.

It is important to highlight landscape design of front yards will be subject to detailed design stage of each individual lot.



Figure 25: Assessment - Proposed Streetscape Elevation along Morshead Road

## 8.0 Conclusion



In summary, the following conclusions were made:

### 1. Land Use Activities

- The site is located immediately adjacent R3 Medium Density Residential Development.
- Proposed subdivision layout for 10 residential allotments remain consistent with the existing character of the area.
- Proposed lots on the site have capacity to each accommodate a two storey detached residential dwelling (inclusive of open space provision) as demonstrated at Section 6.2.3.

### 3. Built Form

- Proposed building envelopes are two storeys in height compatible with adjoining two storey developments along Morshead Road, Buna Close and Hordsworth Drive.
- Proposed built form is consistent with building envelope requirements under Camden DCP 2011 with particular regard to setbacks and private open space, improving the overall amenity of future residents.
- Indicative floor plans for detached dwellings on proposed lots are consistent with development standards under the Camden DCP 2011.

### 2. Density

- The indicative concept plan is consistent with proposed amendments to the Minimum Lot Size of the site under Camden LEP 2010.
- Provision of 10 lots on the site, which meet a minimum area of 250m<sup>2</sup> are consistent with existing neighbouring development, particularly north of the site.
- Proposed residential development is compatible with existing density of the locality.

### 4. Road Network

- The indicative concept plan does not adversely impact the existing road network in the locality.
- Proposed Turning bay is consistent with *Austrroads Design Vehicles and Turning Paths* for 9.8 metre service vehicles.
- The proposed extension of the existing Buna Close cul-de-sac into a T-turning bay has capacity to accommodate Council's Waste service vehicles.
- Provision of visitor parking and new street trees contribute to improving amenity of future residents.

Based on an assessment of the proposed indicative concept plan for the site, the proposed development is supported on the following grounds:

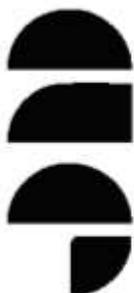
1. The proposal is consistent with the desired future character of the area;
2. The indicative concept plan for residential development on proposed lots demonstrate compatibility with the existing character of the area;
3. The proposal satisfies zone objectives for R3 Medium Density Residential land uses; and
4. The proposal satisfies the objectives under Clause 4.1 Minimum Lot Size under Camden LEP 2010.

Accordingly, the Planning Proposal Request on the property 33 Morshead Road, Mount Annan is supported on urban design grounds and recommended for approval.

ORD02

Attachment 2

31700 Darling Street, Rozelle NSW 2036  
02 9818 5898  
mail@aedesignstudio.com.au  
www.aedesignstudio.com.au



# Annexure “J”

## Overview of Past Neighbourhood Consultation

**ORD02**

**Attachment 2**

ORD02

Council undertook preliminary consultation within the immediate neighbourhood upon receipt of the PPR. The subject consultation resulted in two (2) submissions from a neighbourhood mail-out in the order of 30 households (minimum in Morshead Road, Buna Close and Owen Stanley Street (i.e. representing a response rate of approximately 6 percent).

The subject submissions are reproduced at the end of this Annexure.

Not only are the submissions not considered to be representative of the neighbourhood feeling in respect of the PPR, but they also are not considered to be entirely factual (if they are from adjoining properties) and/or represent a misunderstanding. In this regard it is noted:

- Two storey development is commonplace in both R2 - Low Density and R3 - Medium Density residential environments
- All two-storey development must comply with the Complying Development provisions as a minimum.
- Overshadowing and privacy concerns have been conceptually addressed in the Indicative Development Scheme evolution and will be further addressed in the compilation of a relevant development application.
- The lot size proposed is a minimum of 250sq.m and is not inconsistent generally with prevailing allotments.
- Any purchaser subsequent to the adoption of Camden Local Environmental Plan in 2010 should have been aware through an appropriate conveyance search that the minimum subdivision lot size in the locality is 250sq.m (as detailed in CLEP 2010).
- Any future development would be compliant with either Complying Development or Council parking requirements. Sufficient road and site capacity exists to address/integrate minimum parking requirements.
- The locality has been selected by Council as fulfilling desirable medium density residential development locational criteria.

Attachment 2

The General Manager  
Camden Council

Re: Planning Proposal, 33 Morshead Road, Mt Annan

We strongly object to the proposal to rezone the above mentioned site, to reduce the minimum lot size from 450m<sup>2</sup> to 250m<sup>2</sup>.

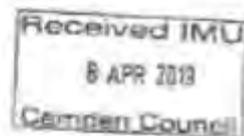
The site is not close to a major public transport hub, and would be grossly overdeveloped.  
Also, most dwellings have at least two occupants with vehicles, which would cause more congestion on local roads.

The minimum lot area is set to prevent higher density, so please consider the residents' wishes.

Yours sincerely,



03/04/19



ORD02

Attachment 2

[Redacted]

From: [Redacted]  
Sent: Sunday, 31 March 2019 11:35 AM  
To: Council Mailbox  
Cc: One note  
Subject: Ref PP/2019/3/1

Follow Up Flag: Follow up  
Flag Status: Flagged

To the General Manager,

I would like to make a submission in regards to the proposed planning changes to Lot 71 DP 702819, 33 Morshead Rd, Mount Annan.

[Redacted] I have concerns that to reduce the lot size of R2 to R3 zoning that the building size will all be two stories and will overshadow [Redacted] [Redacted] will be subject to privacy concerns as any building [Redacted] will look straight into [Redacted]

The other lots in the immediate area are all larger than the proposed lot. When I purchased my house in [Redacted] I bought with the understanding that this area would all be low density housing lots.

Thankyou for the opportunity to be notified and voice my opinion.

[Redacted]

# Annexure "K"

## Miscellaneous Supporting Documents

**ORD02**

**Attachment 2**





ORD02

Attachment 2



SUITE 17, 80B FOREST ROAD, PEAKHURST 2210 ABN 73 107 291 494  
 P. 02 9046 3800 ACOUSTICS@DAYDESIGN.COM.AU WWW.DAYDESIGN.COM.AU

BJC Design  
 1B/9 Mavis Street  
 Revesby NSW 2212

18 April, 2018

Refer: 6413-1.1L

**Attention:** Mr Bashir Chidiac

**Email:** info@bjcdesign.com.au

**PROPOSED RESIDENTIAL SUBDIVISION**

**33 MORSHEAD ROAD, MT ANNAN, NSW - ACOUSTIC ASSESSMENT**

Day Design has been engaged to provide a high level noise assessment of the proposed residential subdivision to be located at 33 Morshead Road, Mt Annan, NSW.

The site is located approximately 300 metres south of Narellan Road and 400 metres west of Mt Annan Marketplace. Given the large distances from potential noise sources such as major roads or commercial precincts affecting the residential development, it is unlikely that any acoustic treatment will be required as part of the construction of the residential dwellings on the proposed subdivision.

There is a total of 11 residential lots proposed as part of the subdivision. The traffic generation from the creation of 11 residential lots is expected to be minor and of minimal impact in generation of noise from additional traffic on the local road network.

Air conditioning units should be operated in accordance with Clause 52 of the Protection of the Environment Operations (Noise Control) Regulation 2008. Clause 52 states the following in relation to the use of air conditioners and heat pump water heaters:

*"A person must not cause or permit an air conditioner or heat pump water heater to be used on residential premises in such a manner that it emits noise that can be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open):*

- (a) before 8 am or after 10 pm on any Saturday, Sunday or public holiday, or*
- (b) before 7 am or after 10 pm on any other day".*



+ AIRCRAFT, ROAD TRAFFIC AND TRAIN NOISE CONTROL  
 + ARCHITECTURAL ACOUSTICS + INDUSTRIAL NOISE AND VIBRATION CONTROL  
 + ENVIRONMENTAL NOISE IMPACT INVESTIGATION AND CONTROL  
 + OCCUPATIONAL NOISE INVESTIGATION + QUIET PRODUCT DEVELOPMENT



BJC Design

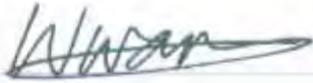
PROPOSED RESIDENTIAL SUBDIVISION

Page 2 of 2

ORD02

We trust this information is satisfactory.

Kind regards



**William Wang**, BE (Mechatronics), MIEAust, MAAS

Senior Acoustical Engineer

For and on behalf of Day Design Pty Ltd

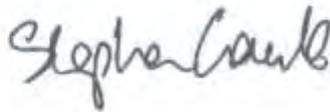
**AAAC MEMBERSHIP**

Day Design Pty Ltd is a member company of the Association of Australian Acoustical Consultants, and the work herein reported has been performed in accordance with the terms of membership.

Attachment 2



The undersigned hereby certifies that this Report has been checked and approved in accordance with our Quality Management System.



Date: 18/4/18



ORD02

Attachment 2



# SOIL TESTING REPORT FOR RESIDENTIAL FOOTINGS



<b>SITE ADDRESS</b>	<b>: 33 Morshead Road, Mt Annan NSW</b>
<b>REPORT No</b>	<b>: NE255</b>
<b>DATE</b>	<b>: 18 February 2018</b>
<b>CLIENT</b>	<b>: BJC Design</b>
<b>PROPOSED STRUCTURE</b>	<b>: Future Subdivision of Residential Lots</b>
<b>SITE CLASSIFICATION</b>	<b>: Class H1</b>



GEOTESTA PTY LTD | ABN 91851620815 | Level 15, 60 Station St East, Parramatta 2150  
email: info@geotesta.com.au

## 1. COMMISSION AND LIMITATIONS

Geotesta was engaged to investigate the soil profile at four borehole locations (BH1 to BH4) as requested to satisfy the requirements of Australian Standard 2870 - 2011 (Residential slabs and footings - Construction) with respect to the construction of a new dwelling. This report is based only on the information provided at the time of this report preparation and may not be valid if changes are made to the site or to the construction method.

## 2. SITE DESCRIPTION

This site is situated at 33 Morshead Road, Mount Annan, NSW. At the time of investigation the site was an abandoned single-storey residential dwelling surrounded by a front yard to the west, a side yard to the north, and a back yard to the east. The site is in a medium density residential neighbourhood and it is surrounded by residential dwellings, while it faces Morshead Road to the west. The front and back yards display a patchy grass cover of small to medium height (0 to 10 cm). Some medium size trees are present both along the northern and southern boundary. The site lays on an undulate surface gently sloping upwards from 105.0 m to 107.5 m from Morshead Road to the abandoned dwelling (towards the east), and downwards from the dwelling to the eastern boundary at 104.5 m elevation (Australian Height Datum: <http://en-au.topographic-map.com/maps>). The site plan showing the borehole locations is presented in Figure 1 (from Six Maps NSW). The site photos with borehole locations as taken at the time of investigation are shown in Figures 2, 3, 4 and 5.

## 3. FIELD INVESTIGATION

The site was visited by Geotesta on 29 January 2018. Soil sampling was undertaken using a hand auger at four locations (BH1 to BH4) as presented in Figure 1. The boreholes were excavated with a hand auger to a maximum depth of 1.0 m. The soil profiles encountered are described in the attached Borehole Logs. DCP test could penetrate to depths of 0.45-1.15 m.

## 4. FINDINGS

The geological origin of the soil profile was identified from our visual examination of the soil samples, geotechnical experience, and reference to geological maps of the area. The geological map of the area indicates that the site is underlain by Wianamatta Group sandstone and shales (Geology Map of Sydney, 1:100,000 scale) with the upper layers weathered into residual soils.

## 5. GEOTECHNICAL LABORATORY TESTING

One (1) representative soil sample was sent to the Soil Test Services (JK Geotechnics) NATA accredited laboratory for testing of index properties. The laboratory test results are summarised in Table 2.

Summary of Soil Laboratory Test Results

Bore No.	Depth (m)	Soil Type	Wn %	LL %	PI %	LS %
BH3	0.4	Silty CLAY	-	41	25	3.0

Note: Wn= Moisture content; LL= Liquid Limit; PI= Plasticity Index; LS= Linear Shrinkage

## 6. SITE CLASSIFICATION

After considering the area geology, the soil profile encountered in the bores (see attached borehole logs and DCP test results), the proposed structure and the climatic zone of the area; the site is classified as CLASS H1, with respect to foundation construction (Australian Standard 2870-2011 Residential Slabs and Footings).

It has been estimated that the Characteristic Surface Movement ( $y_s$ ) of the underlying natural soil material will be in the range of 20 to 40 mm provided the building site is protected from "abnormal moisture conditions" and is drained as described in AS 2870.

It must be emphasized that the heave mentioned and recommendations referred to in this report are based solely on the observed soil profile observed at the time of the investigation for this report, without taking into account any abnormal moisture conditions as defined in AS2870 – 2011, Clause 1.3.3 that might be created thereafter. With abnormal moisture conditions, distresses will occur and may result in "non-acceptable probabilities of serviceability and safety of the building during its design life," as defined in AS2870-2011, Clause 1.3.1. If these distresses are not acceptable to the builder, owner or other relevant parties then further fieldwork and revised footing recommendations must be carried out.

## 6. FOOTING DESIGN

### 6.1 SLAB ON GROUND:

An engineer designed Class H1 slab on ground footing system can be used on this site. We recommend that the designing engineer refer to AS2870-2011 to ensure design compliance to this document.

The founding depth of the edge and load bearing beams must be at least 100 mm into naturally occurring soil layer after the removal of any material with excessively high moisture or organic content, uncontrolled fill or deleterious matter and as described in the borehole logs. As a guide with information obtained from the bores, the actual founding depth at the test locations will be as follow:

Minimum founding Depth (mm)	Allowable Bearing Capacity (kPa)
400	120
800	180

Slab panels and internal beams can be founded in the natural soil profile or in compacted surface filling and/or as required in the design by engineering principles. Compacted filling used to raise levels beneath panels must be placed and compacted as per specifications for controlled or rolled fill.

### 6.2 STRIP/PAD FOOTING SYSTEM:

An engineer designed Class H1 strip and/or pad footing system can be used on this site. We recommend that the designing engineer refer to AS2870-2011 to ensure design compliance to this document.

33 Morshead Road, Mount Annan

NE255

ORD02

The strip or pad footings should be founded in the natural soil layer and penetrate through any fill material, tree roots and founded at least 100 mm into the recommended founding material. As a guide with information obtained from the bores, the actual founding depth for strip or pad footings at the test locations should be as follow:

Minimum founding Depth (mm)	Allowable Bearing Capacity (kPa)
400	120
800	180

### 6.3 Bored Piers:

The proposed building can be founded on bored piers. The carrying capacity of bored piers can be estimated using the following parameters:

Minimum founding Depth (mm)	Allowable Skin Friction (kPa)	Allowable End Bearing Capacity (kPa)
500	25	-
2000	50	600

The design end bearing capacities have been calculated based on the geotechnical parameter at each corresponding soil layer.

It should be noted that the soil profile may vary across the site. It is recommended that a geotechnical engineer be engaged during the footing excavation stage to confirm founding depth and founding material.

Attachment 2

## 7. GENERAL RECOMMENDATIONS

- Tree planting should be restricted to a distance from the house of  $3/4 \times$  mature height of the trees;
- Where some structures have been or are to be removed from the building site, any stump hole should be filled with well compacted soil or the footings deepened below the disturbed depth. In dry periods the ground should be gradually soaked well prior to footing construction until the moisture conditions over the whole building site are made uniform.
- Trees and/or shrubs in general could affect the long-term performance of footings. Where trees are deemed to affect the long-term performance of the footings, the slab and/or footings for the building should be designed by a professional engineer familiar with the soil conditions on the site taking into account the variable moisture condition over the building site at the time of construction. If offending trees are to remain, an engineer designed pier/screw piles and beam footing system should be considered.
- Any proposed footings which are close to an easement and/or other excavations, (including those in adjoining properties) should be founded below a line projected up at  $30^\circ$  to the horizontal (for Sand) and  $40^\circ$  to the horizontal (for firm/stiff Clay) and measured from the nearest base of the easement excavations.
- Avoid excavations close to footings since those founded on sandy soils can experience settlements while those founded in clayey soils can also move due to the shrinking and swelling of the clay. Plumbers and drainers should follow all the recommendations made in AS 2870 and other appropriate codes with respect to drainage works.
- It is also recommended that the Owners follow the requirements of AS 2870 and the C.S.I.R.O. BTF 18, which can be obtained from [www.csiro.au](http://www.csiro.au). The document provides some guidelines to the Owners to carry out regular maintenance of drainage and care for the soil moisture conditions.

## 8. CONDITIONS OF THE RECOMMENDATIONS

- This report is a geotechnical report only and the classification stated shall not be regarded as an engineering design nor shall it replace a design by engineering principles although it may contribute information for such designs. It shall be read in conjunction with AS 2870 and must be reproduced only in total.
- The advice given in this report is based on the assumption that the test results are representative of the overall subsurface conditions. However, it should be noted that actual conditions in some parts of the building site may differ from those found in our test holes. If excavations reveal soil conditions significantly different from those shown in our attached Borehole Log(s), Geotesta must be consulted and excavations stopped immediately.
- The foundation depths quoted in this report are measured from the surface during our testing and may vary accordingly if any filling or excavation works are carried out. The description of the foundation material for has been provided for its easy recognition over the whole building site. In all cases the foundation soil chosen should be capable of supporting the proposed building but need not be of the same type.
- Any sketches in this report should be considered as only an approximate pictorial evidence of our work. Therefore, unless otherwise stated, any dimensions or slope information should not be used for any building cost calculations and/or positioning of the building.

For and on behalf of  
GEOTESTA PTY LTD

**Amir Farazmand**  
BEng MEng MIEAust CPEng  
Senior Geotechnical Engineer

ORD02

Attachment 2

Figure 1 – Site Plan and Test Locations



Figure 2 – Location of BH1 in the side yard



Figure 3 – Location of BH2 in the back yard



ORD02

Attachment 2

ORD02

Attachment 2

Figure 4 – Location of BH3 in the front yard



**Figure 5 – Location of BH4 in the side yard**



**ORD02**

**Attachment 2**

ORD02

Attachment 2

		<h2 style="text-align: center;">BOREHOLE LOG</h2> <p style="text-align: center;">SOIL</p>				<b>BORE No: BH1</b>			
				Page 1 of 1					
Client	Carimor Consulting Engineers	Excavated by	Picco Abbale	Easting	See Plan				
Project	NE255	Operator		Northing	See Plan				
Location	33 Morshead Road, Mount Annan	Rig Type	Hand Auger	Grid Ref	See Plan				
Date of test	20 January 2013	PII size		Color PL	See Plan				
				Logged by	PA	Checked by	AF		
Depth (m)	Drilling Method	Group Symbol	MATERIAL DESCRIPTION <small>Type, colour, particle size and shape, thickness</small>	Moisture	Consistency / Density / Strength	Dynamic Cone Blows per 100 mm DCP estimate CBR	FIELD TESTS & NOTES	Sampling Points Water Levels	
0.00	Hand Auger	ML	Topsoil. Sandy SILT with traces of gravel, brown/grey, dry, stiff Clayey SILT brown low plasticity Dry, very stiff	D	ST VST	3 4 9	Patchy grass cover 5-10 cm	0.00	
0.50		CL	Silty CLAY, brown / red, low to medium plasticity, dry, hard	D	H-	12 15 10 10 9 11 12	Groundwater not encountered	0.50	
1.00									1.00
1.50				Borehole terminated at 1.0 m on hard silty CLAY			18 Refusal		1.50
2.00									2.00
2.50								2.50	
3.00								3.00	
3.50								3.50	
4.00								4.00	
4.50								4.50	
5.00								5.00	

<b>consistency:</b> VS Very soft S soft F firm ST stiff VST very stiff H hard	<b>relative density:</b> VL very loose L loose MD medium dense D dense VD very dense	<b>moisture:</b> D Dry M Moist W Wet	<b>strength:</b> EH Extremely High VH Very High H High M Medium L Low VL Very Low EL Extremely Low	<b>water:</b>  water level  level meter to  water inflow	<b>soil classification:</b> soil is classified in accordance with AS 1726 unless otherwise noted	<b>sampling / testing:</b>  intact sample from core  intact tube sample	 disturbed sample B bulk sample SuV Su from Field Vane Shear test SPT standard penetration test
---	---	---	---	--	---	---	---

GEOTESTA		BOREHOLE LOG SOIL				BORE No: BH2				
Client: Danmor Consulting Engineers		Excavated by: Paolo Abbiale		Easting: See Plan		Page 1 of 1				
Project: NE255		Operator: [blank]		Northing: See Plan						
Location: 33 Morshead Road, Mount Annan		Rig Type: Hand Auger		Grid Ref: See Plan						
Date of test: 20 January 2018		PII size: [blank]		Color PL: See Plan		Logged by: PA Checked by: AF				
Depth (m)	Ending Distance	Graphic Log	Group Symbol	MATERIAL DESCRIPTION Type (color, particle size and shape, texture)	Moisture	Consistency / Density / Strength	Dynamic Cone Blows per 100 mm NCP estimate (CB)	FIELD TESTS & NOTES	Sampling Points	Water Levels
0.00	Hand Auger		ML	Topsoil: Clayey SILT with traces of gravel, brown, dry, stiff	D	ST	4	Patchy grass cover 5-10 cm		0.00
			CL	Silty CLAY, low to medium plasticity, very stiff to hard Dark brown, dry	D	VST	7			
			SH	Shale V, dark brown, dry, very low strength	D	VL	10			
0.50				Borehole terminated at 0.5 m on Shale V from augering refusal			28 Refusal	Groundwater not encountered		0.50
1.00										1.00
1.50										1.50
2.00										2.00
2.50										2.50
3.00										3.00
3.50										3.50
4.00										4.00
4.50										4.50
5.00										5.00

<b>consistency:</b> VS. very soft S soft F firm ST stiff VST very stiff H hard	<b>relative density:</b> VL very loose L loose MD medium dense D dense VD very dense	<b>moisture:</b> D Dry M Moist W Wet	<b>strength:</b> EH Extremely High VH Very High H High M Medium L Low VL Very Low EL Extremely Low	<b>Notes:</b>
<b>soil classification:</b> soil is classified in accordance with AS 1726 unless otherwise noted	<b>water:</b> ▽ water level ▽ level from to + water inflow	<b>sampling / testing:</b> ■ intact sample from core T intact tube sample	● undisturbed sample B bulk sample Su <sub>v</sub> Su from Field Vane Shear test SPT standard penetration test	

ORD02

Attachment 2

		<h2 style="text-align: center;">BOREHOLE LOG</h2> <p style="text-align: center;">SOIL</p>				<b>BORE No: BH3</b>				
						Page 1 of 1				
Client	Carvor Consulting Engineers	Excavated by	Picco Abbale	Easting	See Plan					
Project	NE255	Operator		Northing	See Plan					
Location	33 Morshead Road, Mount Annan	Rig Type	Hand Auger	Grid Ref	See Plan					
Date of test	20 January 2013	PIJ size		Color PL	See Plan					
				Logged by	PA	Checked by	AF			
Depth (m)	Drilling Method	Graphic Log	Group Symbol	MATERIAL DESCRIPTION <small>*Type, colour, particle size and shape, thickness</small>	Moisture	Consistency / Density / Strength	Dynamic Cone Blows per 100 mm DCP estimate CBR	FIELD TESTS & NOTES	Sampling Points	Water Levels
0.00	Hand Auger		ML	Topsoil Sandy SILT, dark brown, roots, dry, stiff	D	ST	4	Petitory grass cover		0.00
			CL	Silty CLAY, red / brown, low to medium plasticity, dry, very stiff	D	VST	5	0-5 cm		
				Grades to orange / red, very stiff to hard			6			
0.50							7	Sample for Atterberg	●	0.50
							8			
							9	Groundwater		
							9	not encountered		
1.00							H			
								24		
						Borehole terminated at 1.0 m on hard silty CLAY		Refusal		
1.50									1.50	
2.00									2.00	
2.50									2.50	
3.00									3.00	
3.50									3.50	
4.00									4.00	
4.50									4.50	
5.00									5.00	

<b>consistency:</b> VS: very soft S: soft F: firm ST: stiff VST: very stiff H: hard	<b>relative density:</b> VL: very loose L: loose MD: medium dense D: dense VD: very dense	<b>moisture:</b> D: Dry M: Moist W: Wet	<b>strength:</b> EH: Extremely High VH: Very High H: High M: Medium L: Low VL: Very Low EL: Extremely Low	<b>water:</b> ●: water level ▼: level risen to ▲: water inflow	<b>soil classification:</b> soil is classified in accordance with AS 1726 unless otherwise noted	<b>sampling / testing:</b> ■: intact sample from core □: intact tube sample	●: disturbed sample B: bulk sample Su: Su from Field Vane Shear test SPT: standard penetration test
---	--	--	--	---	---	---	--

GEOTESTA		BOREHOLE LOG SOIL				BORE No: BH4				
Client: Danmor Consulting Engineers		Excavated by: Paolo Abbiale		Easting: See Plan		Page 1 of 1				
Project: NE255		Operator: [blank]		Northing: See Plan						
Location: 37 Morshead Road, Mount Annan		Rig Type: Hand Auger		Grid Ref: See Plan						
Date of test: 20 January 2018		PII size: [blank]		Collar PL: See Plan		Logged by: PA Checked by: AF				
Depth (m)	Ending Distance	Graphic Log	Group Symbol	MATERIAL DESCRIPTION <small>Type, colour, particle size and shape, thickness</small>	Moisture	Consistency / Density / Strength	Dynamic Cone Blows per 100 mm NCP estimate (CBF)	FIELD TESTS & NOTES	Sampling Points	Water Levels
0.00			ML	Topsoil: Sandy SILT, dark brown, roots, dry, stiff	D	ST	4	Petiole grass cover		0.00
			CL	Silty CLAY, red / brown, low to medium plasticity, dry, very stiff	D	VST	2	0-5 cm:		
				Grades to orange / red, hard		H	8	Groundwater		
0.50							11	not encountered		0.50
			SH	Shale V, dark brown, dry, very low strength	D	VL	18			
							22			
							Refusal			
1.00				Borehole terminated at 0.9 m in Shale V from augering refusal						1.00
1.50										1.50
2.00										2.00
2.50										2.50
3.00										3.00
3.50										3.50
4.00										4.00
4.50										4.50
5.00										5.00

<b>consistency:</b> VS. very soft S soft F firm ST stiff VST very stiff H hard	<b>relative density:</b> VL very loose L loose MD medium dense D dense VD very dense	<b>moisture:</b> D Dry M Moist W Wet	<b>strength:</b> EH Extremely High VH Very High H High M Medium L Low VL Very Low EL Extremely Low	<b>Notes:</b>
<b>soil classification:</b> soil is classified in accordance with AS 1726 unless otherwise noted	<b>water:</b> [Symbol] water level [Symbol] level from to [Symbol] water inflow	<b>sampling / testing:</b> [Symbol] intact sample from core [Symbol] intact tube sample	[Symbol] undisturbed sample [Symbol] bulk sample Su from Field Vane Shear test SPT standard penetration test	

ORD02

115 Wicks Road  
Macquarie Park, NSW 2113  
PO Box 976  
North Ryde, Bc 1670  
Telephone: 02 9888 5000  
Facsimile: 02 9888 5001



**ATTERBERG LIMITS , LIQUID LIMITS AND LINEAR SHRINKAGE TEST REPORT**

**Client:** Geotesta Pty Ltd  
**Location:** 33 Morshead Road, Mount Annan, NSW

**Ref No:** L4040E8  
**Report:** 1  
**Report Date:** 9/02/2018  
**Page 1 of 1**

AS 1289	TEST METHOD	3.1.2	3.2.1	3.3.1	3.4.1
BOREHOLE NUMBER	DEPTH m	LIQUID LIMIT %	PLASTIC LIMIT %	PLASTICITY INDEX %	LINEAR SHRINKAGE %
3	0.4	41	16	25	3.0

**Notes:**

- The test sample for liquid and plastic limit was air-dried & dry-sieved
- The linear shrinkage mould was 125mm
- Refer to appropriate notes for soil descriptions
- Date of receipt of sample: 30/01/2018.



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in full.

Authorized Signature / Date  
(D. Treweek)

*[Signature]*  
9/2/18

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Attachment 2

## Assessment Against Key Strategic Documents

## Greater Sydney Region Plan

Direction	Objective	Officer Comment
<u>Direction 1</u> Infrastructure - A City Supported by Infrastructure	<i>Objective 4: Infrastructure use is optimised</i>	The proposal is consistent with this objective as the required infrastructure to service development at the density proposed is readily available and does not require major augmentation.
<u>Direction 3</u> Liveability- A city for the people	<i>Objective 7: Communities are healthy, resilient and socially connected</i>	The proposal is consistent with this objective as future residents will have access to existing social and physical infrastructure. These services are within walking distance of the subject site.
<u>Direction 4</u> Liveability-Housing the City	<i>Objective 10: Greater Housing Supply</i>	The proposal is consistent with this objective through the provision of up to 10 residential lots.
	<i>Objective 11: Housing is more diverse and affordable</i>	The proposal is consistent with this objective by facilitating a diverse range of housing opportunities with the potential to provide more affordable options.
<u>Direction 8</u> Sustainability- A city in its landscape	<i>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</i>	<p>The Ecological Constraints Assessment (Assessment) submitted with the proposal indicates threatened fauna habitat and potential EEC within the site is comprised of a single Spotted Gum Tree and a small patch of native grassland. The Assessment concludes these present a minor constraint to the development of the site and their removal would not cause significant impact on the threatened fauna or EECs within the locality. The Assessment notes there may be a requirement to conduct replacement planting associated with the removal of native vegetation.</p> <p>Council officers have reviewed the Ecological Constraints Assessment and agree with its findings. The removal of native vegetation on the site would be a matter for assessment at any future Development Application (DA) stage.</p>

## Western City District Plan

Planning Priority	Officer Comment
<u>Planning Priority W1</u> Planning for a city supported by infrastructure	The proposal is consistent with this priority. The proposal seeks to facilitate up to 10 residential lots in an established urban area with existing infrastructure.
<u>Planning Priority W5</u> Providing housing supply, choice and affordability, with access to job and services	The proposal is consistent with this priority as it seeks to increase the housing supply by up to 10 residential lots in an established residential area with access to jobs and services.

## Assessment Against Key Strategic Documents

### Community Strategic Plan

Strategy	Officer Comment
<u>Strategy 1.1.1</u> Ensure provision of appropriate urban development for sustainable growth in the Camden LGA	The proposal is consistent with this Strategy. The proposal has the capacity to sensitively integrate with the physical and social fabric of the existing neighbourhood. The proposal will contribute towards housing choice and may contribute towards housing affordability whilst being supported by an existing local centre within walking distance for future residents.
<u>Strategy 1.1.2</u> Manage and plan for a balance between population growth, urban development and environmental protection	The proposal is consistent with this Strategy, as the proposed R3 zone and minimum lot size of 250m <sup>2</sup> is compatible with the established and desired future character of the neighbourhood.
<u>Strategy 4.1.1</u> Ensure provision of adequate transportation network facilities available across the Camden LGA ☒	The proposal is consistent with this direction as the potential future development(s) will not adversely impact the existing transport network as supported by the TIA. Future residents will also have access to an alternate transportation method through the existing bus network along Holdsworth Drive and Narellan Road.

### Draft Camden Local Strategic Planning Statement

Local Priorities	Officer Comment
<u>Infrastructure Priority I1</u> Aligning infrastructure delivery with growth	The proposal is located within an existing neighbourhood that is well connected to infrastructure. Future development will utilise existing infrastructure to ensure future residents are provided access to minimum residential standards.
<u>Liveability Priority L1</u> Providing housing choice and affordability for Camden's growing and changing population.	The proposal will contribute towards housing choice and may contribute towards housing affordability.



# Camden Local Planning Panel

**Closed Meeting Minutes**  
**18 February 2020**

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



**ORD02**

**Attachment 4**

## CLOSED CAMDEN LOCAL PLANNING PANEL MEETING

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**PRESENT**

Stuart McDonald (Chairperson), Sue Francis (Expert Panel Member), Michael File (Expert Panel Member), Bill Rooney (Community Member – Central Ward).

**ALSO IN ATTENDANCE**

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

**DECLARATION OF INTEREST**

There were no declarations to be noted.

**CCLPP01 DELEGATING OF FUNCTION OF CAMDEN LOCAL PLANNING PANEL TO COUNCIL STAFF****DETERMINATION OF PANEL**

- A. In circumstances where the Panel determination on a development application is consistent with the officer recommendation then, pursuant to Clause 2.20(8) of the Environmental Planning and Assessment Act 1979 the Panel delegates its functions under Section 8.15(4) of the Act to the positions of General Manager; Director Planning and Environment; Manager Development Certification; and Manager Statutory Planning.
- B. In circumstances where the Panel determination on a development application is not consistent with the officer recommendation the Panel grants this delegation subject to Council informing the Panel of any amendments made to a proposal that is the subject of an appeal that would likely result in an agreement being entered into between the Applicant and Council under Section 34(3) of the Land and Environment Court Act 1979.

**VOTING NUMBERS**

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

**CCLPP02 PLANNING PROPOSAL - 33 MORSHEAD ROAD, MOUNT ANNAN****PANELS RECOMMENDATION**

The Camden Local Planning Panel has considered the draft Planning Proposal and resolved to advise the Council that it supports the Council's assessment report of the Planning Proposal for the following reasons:

- The proposal demonstrates strategic and site specific planning merit;
- The area surrounding the site within the Mount Annan suburb demonstrates a transition of residential density which is compatible with R3 Medium Density Residential development. The proposed R3 Medium Density Residential zone with a minimum lot size of 250m<sup>2</sup> is consistent with the existing neighbouring character of the area;
- The proposal will contribute towards Camden's housing supply in an appropriate location that could facilitate housing diversity; and

- Future development as a result of this proposal will not require significant augmentation of existing infrastructure and will not generate adverse traffic impacts or wider environmental, social and economic impacts.

#### VOTING NUMBERS

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

### **CCLPP03 PLANNING PROPOSAL FOR 16 HEATH ROAD & 1339 CAMDEN VALLEY WAY, LEPPINGTON**

#### RECOMMENDED

The Camden Local Planning Panel has considered the draft Planning Proposal and resolved to advise the Council:

1. That some non-residential uses on the site offering local services has planning merit and also notes this outcome is already possible under the existing planning controls.
2. That the proponents economic assessment confirms that 1200sqm GFA non-residential floor space would meet a demand in the local area.
3. The proposal lacks sufficient information regarding development feasibility
4. That an increase in the allowable building height may be appropriate but the proposal does not provide certainty regarding acceptable design outcomes on the site.
5. Accordingly the Panel recommends that site specific controls include numerical standards such as a maximum overall floor space ratio (FSR), a maximum FSR for residential development and a minimum FSR for non-residential development, as well as a site specific development control plan.
6. At this stage the concept demonstrates strategic merit but has not demonstrated site specific merit.

#### VOTING NUMBERS

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

Submissions Response Table for 33 Morshead Road, Mount Annan Planning Proposal

Submissions Response Table	
Submitter	Reference
1.	1.01 - 1.02
2.	2.01 - 2.02

Ref No	Issue/Comment	Officer Response	Proposed Action
Submission 1 -			
1.01	Concerns that the development is not located close to a major transport hub and will create additional congestion on local roads.	<p>A Traffic Impact Assessment (TIA) has been submitted in support of the Proposal, concluding that the potential future subdivision of the subject site will not have an adverse impact on the surrounding road network. The TIA also notes the site has good access to existing public transport services in the form of regular bus services along Narellian Road and Holdsworth Drive.</p> <p>The draft Planning Proposal will facilitate additional dwellings in proximity to the Mount Annan local centre. This local centre is serviced by regular bus services which connect residents in the area to Campbelltown and Macarthur railway stations to alleviate additional congestion on local roads.</p>	No further action required.
1.02	The existing planning controls are set to prevent a smaller lot size which would generate a higher density.	The current planning controls reflect a former vision of this site which has since evolved in the surrounding context. The proposed minimum lot size of 250m <sup>2</sup> will enable development in this area to achieve the objectives of the proposed R3 Medium Density Residential zone and support the ongoing use of the Mount Annan local centre.	No further action required.
Submission 2 -			
2.01	Concerns that future development will be two storey developments and	The proposal is seeking to increase residential density on the site. There is no proposed change to the current maximum 9.5m height of building control that applies to the subject site and surrounding area. Two storey	No further action required.

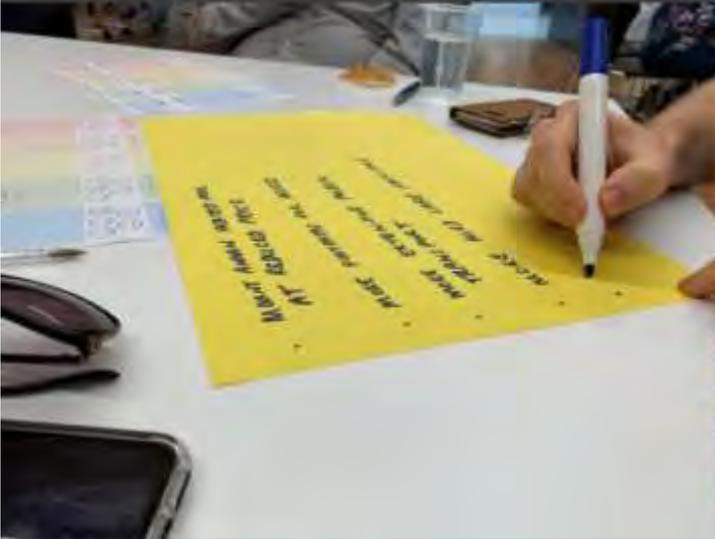
Attachment 5  
ORD02

Ref No	Issue/Comment	Officer Response	Proposed Action
	will create overshadowing and privacy impacts.	developments are currently permitted under the existing planning controls	
		<p>Whilst an indicative development scheme has been submitted with the Proposal, the final subdivision layout and dwelling density will be subject to a future DA should the Proposal be supported. The DA will need to satisfy the requirements of the Camden DCF 2019 in terms of protecting the amenity of the neighbourhood for existing and future residents. As noted earlier in this report, developments including dwellings can be approved as complying development under the Codes SEPP. Development approved under this pathway must address specific controls including overshadowing and privacy.</p>	
		<p>The Proposal has provided adequate justification to demonstrate its strategic and site-specific merit with support given by the panel's recommendations</p>	
2.02	The lots surrounding the property are all larger than the proposed lot size and will not be compatible with the low-density character of the area.	<p>Development in this area demonstrates a mix of lot sizes. To the north and east of the site, lot sizes range from 250m<sup>2</sup> to 350m<sup>2</sup>. The site also adjoins larger properties directly to the south on Holdsworth Drive which have a lot size of approximately 450m<sup>2</sup>, despite the permissible minimum lot size being 250m<sup>2</sup>. The area surrounding the site within the Mount Annan suburb demonstrates a transition of residential density that reflects a low to medium density character surrounding the Mount Annan local centre.</p> <p>Additionally, the proponent has submitted an Urban Design Report to support the draft Proposal. The report concludes that the proposal is consistent with the desired future character of the area and satisfies the objectives of the R3 Medium Density Residential zone. Council officers have assessed the report and consider the draft Planning Proposal is compatible with the existing and desired future character of the area and is suitable for medium density residential development.</p>	No further action required.

# Draft Community Participation Plan 2020

ORD03

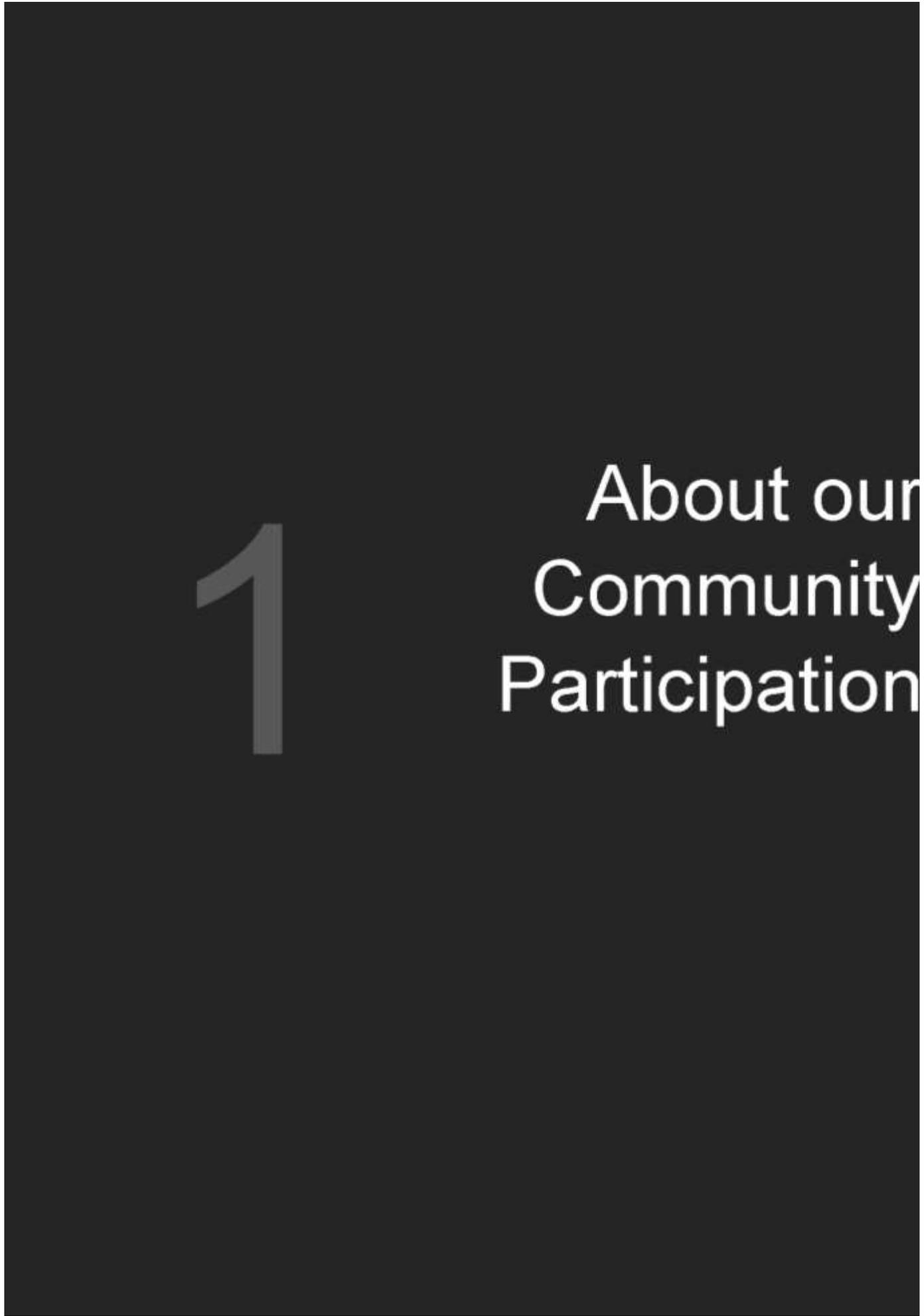
Attachment 1



camden  
council

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1

About our  
Community  
Participation

ORD03

Attachment 1

## 1.1 How to use the Camden Community Participation Plan

The Camden Community Participation Plan (Camden CPP) is separated into three parts:

### PART 1 – About our Community Participation

This part explains the intents of the CPP, where it applies, the community participation principles of the EP&A Act, the community participation objectives that Council has developed and what to expect when you get involved in community participation.

### PART 2 – Community Participation in Strategic Planning

This part explains Council's approach to community participation for strategic planning functions, such as Planning Proposals, amendments to Development Control Plans (DCPs), Contribution Plans and Local Strategies. It includes the minimum exhibition periods required under Schedule 1 of the EP&A Act and the local approach to community participation for strategic planning.

### PART 3 – Community Participation in Development Assessment

This part explains Council's approach to community participation for development assessment functions. It includes the minimum exhibition periods required under Schedule 1 of the EP&A Act and the notification and advertising requirements included in the Camden DCP.

## 1.2 What is Camden's CPP?

The CPP is designed to make community participation in planning matters easier and clearer for the community within the Camden Local Government Area (LGA). The Plan aims to identify how and when Council will inform, engage, and consult with the community on a variety of planning functions that Council is responsible for.

Council's CPP satisfies the requirements of Division 2.6 and Schedule 1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It recognises the prominence of planning matters within the functions of Council and that the community should be informed and able to participate in the planning system. Notification and advertisement procedures from the Camden DCP have been incorporated into this CPP.

The CPP applies to both strategic planning and development assessment matters within the Camden LGA as identified below in **Table 1**. These include applications and proposals that need to be assessed and determined by Council as well as planning matters within the LGA that need to be determined by district, regional or local planning panels.

**Table 1: Functions to which the CPP Applies**

FUNCTIONS TO WHICH THE CPP APPLIES	
<b>STRATEGIC PLANNING AND PLAN MAKING</b>	<p>Strategic planning projects such as:</p> <ul style="list-style-type: none"> <li>➤ Planning Proposals to amend Council's Local Environmental Plan 2010 (Camden LEP) and the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP);</li> <li>➤ Planning Proposals to amend Camden LEP to reclassify public land under the LG Act;</li> <li>➤ Amendments to Development Control Plans;</li> <li>➤ Contribution Plans; and</li> <li>➤ Local Strategies</li> </ul>
<b>DEVELOPMENT ASSESSMENT</b>	<p>Assessment of:</p> <ul style="list-style-type: none"> <li>➤ Development Applications</li> </ul>

Camden Council recognises that it can achieve better planning outcomes by engaging with its local community. Unlike many other council's, Camden is experiencing exponential population growth as one of the LGAs included in the South West Growth Area. This inclusion has brought with it both opportunities and challenges for Camden. The CPP aims to make engaging with the local planning system easier for the community.

Planning matters within Camden LGA that fall under the responsibility of other planning authorities (such as State Significant Development assessed by the Department of Planning, Industry, and Environment) are subject to the relevant Community Participation Plan prepared by that authority.

### 1.3 Limitations of the Community Participation Plan

This CPP does not outline Council's engagement strategies for the delivery of other Council services, functions or infrastructure. Community engagement for these activities are conducted considering the requirements of Council's Communications and Community Engagement Strategy.

### 1.4 Community Participation Principles

The EP&A Act outlines the principles that underpin Council's CPP. These principles are outlined below:

- a) The community has a right to be informed about planning matters that affect it.
- b) Council should encourage effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning.
- c) Planning information should be in plain language, easily accessible and in a form that facilitates community participation in planning.
- d) The community should be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered.
- e) Community participation should be inclusive, and Council should actively seek views that are representative of the community.
- f) Members of the community who are affected by proposed major development should be consulted by the proponent before an application for planning approval is made.
- g) Planning decisions should be made in an open and transparent way and the community should be provided with reasons for those decisions (including how community views have been taken into account).
- h) Community participation methods (and the reasons given for planning decisions) should be appropriate having regard to the significance and likely impact of the proposed development.

### 1.5 Our Community Participation Objectives

Council has developed five (5) objectives of community engagement which are at the heart of our community participation plan. The below table illustrates the objectives we set out to achieve and the commitments we are making to better improve your experience in the planning process.

These objectives have been created in reference to the community participation principles established in s2.23(2) of the EP&A Act.

We acknowledge that our community has a right to be informed about planning matters that impact the amenity, liveability and future growth of the LGA. The commitments described are to not only support and evaluate this plan, but also:

- Improve transparency and accountability;
- Build public confidence in the planning system; and
- Encourage and capture the experiences, perspectives and ideas of the community to ensure we are planning a future which is driven for the community.

Objectives:		Commitments:
<p>1. <b>Open and Inclusive</b></p>	<p>Opportunities for community participation is frequent, available to everyone and supported by relevant and accurate information.</p>	<p>We will:</p> <ul style="list-style-type: none"> <li>• Simplify the methods/ mediums in which individuals engage with the planning system;</li> <li>• Provide alternative solutions for individuals to provide feedback and assist in catering for those with additional needs; and</li> <li>• Tailor our approach and for strategic planning projects to account for the diverse nature of the community with specific reference to the historical and cultural identity of the locality.</li> </ul>
<p>2. <b>Easy</b></p>	<p>Community participation aids in guiding the direction and growth of the LGA through an understanding of shared knowledge, experiences and ideas.</p>	<p>We will:</p> <ul style="list-style-type: none"> <li>• Provide opportunities for the community to 'have a voice' in the planning system.</li> <li>• Be active in our community for Strategic Planning projects (project dependent):                             <ul style="list-style-type: none"> <li>○ Hosting workshops and information sessions</li> <li>○ Being present in local events</li> </ul> </li> <li>• Utilise a range of media sources to inform the community of the purpose and operation of the planning system as well as any changes to legislation and 'key facts' affecting landowners; and</li> <li>• Our information systems will be up to date, concise and relevant to the needs of the community.</li> </ul>
<p>3. <b>Relevant</b></p>	<p>Community participation in the planning system is encouraged and feedback is valued and utilised.</p>	<p>We will:</p> <ul style="list-style-type: none"> <li>• Inform the community of how and when they can participate in planning matters and to ensure the community is engaged at the earliest possible opportunity;</li> <li>• Notify the individuals where submissions have been made of all decisions;</li> <li>• Provide the submitters to proposals with reasons behind decisions.</li> <li>• Remove the barriers that prevent the community from participating; and</li> <li>• Consult the community as early as possible for all relevant planning proposals.</li> </ul>
<p>4. <b>Timely</b></p>	<p>Our planning system pioneers best practices and adapts to the needs of our growing community</p>	<p>We will:</p> <ul style="list-style-type: none"> <li>• Start community engagement as early as possible; and</li> <li>• Champion new ways to capture the interest of all demographics through paper and digital mediums.</li> </ul>

<p><b>5.</b> <b>Meaningful</b></p>	<p>Our planning system is clear, thorough and informative for individuals of all demographics and learning styles.</p>	<p>We will.</p> <ul style="list-style-type: none"> <li>• Deliver on our legislative requirements for public participation, in regards to:             <ul style="list-style-type: none"> <li>○ Public exhibition periods (Strategic Planning projects);</li> <li>○ Public notification periods (Development Applications); and</li> <li>○ Public advertising periods (Development Applications).</li> </ul> </li> <li>• Refine our language (where permissible) to improve the communities understanding of the planning system</li> </ul>
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## 1.6 What to Expect When you Participate?

### We promote respectful conduct by all

At times we may have different opinions about a planning matter or how Camden's growth should be managed. It is important that we are respectful of other views and ideas as we all have different experiences and insights to share. In any consultation or engagement initiated by Camden Council, we will encourage people to participate in a respectful manner towards each other.

### We will provide a safe environment to hear from you

Your safety, and the safety of council staff, is paramount when we engage you to give feedback on a planning matter. Council staff will undertake the necessary action to ensure the location selected for any community participation opportunity is accessible and safe.

### We will deliver timely community participation

Camden Council recognises that many people in our community are time poor however still want to have their say in local planning matters. We will endeavour to make any community consultation or engagement meaningful and ensure we are balancing meeting our legislative requirements and providing you with a reasonable length of time to provide your input.

### We will provide feedback on how your input was considered

If you have given up your time to provide us with your feedback, we will let you know how your input was used by Council. We will inform you of Council's decision by writing to you directly if you made a submission.

For strategic planning projects such as Planning Proposals, we will write to advise you of the Submissions Response Table attached to any Council report which will be made publicly available. We will also let you know when the matter is being reported to a Council meeting for consideration and notify you of Council's decision.

For development applications being reported to the Camden Local Planning Panel for determination, we will write to you informing you of the date of the public meeting and invite you to register to address the Panel. You will also be notified of the decision of the Panel.

**We will maintain your privacy**

Council will not disseminate your personal information without your consent and will remove your name, address, contact number and any other identifying detail from any publicly available reports. We do however have to operate within the *Government Information (Public Access) (GIPA) Act 2009*. At times, we may have to release your submission on a development application or planning proposal including your identifying details if a GIPA application is lodged.

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Attachment 1

2

# Community Participation in Strategic Planning

Strategic Planning involves preparing and amending a number of local strategies and plan making functions. For example, these include:

- Local Environmental Plans;
- Development Control Plans;
- Development Contribution Plans; and
- Local Strategic Planning Statement.

In line with our community participation objectives, we encourage open and inclusive, easy, relevant, timely and meaningful opportunities for community participation. To achieve this, we design our participation and engagement approach so that the community are well informed and can actively influence decisions and outcomes on planning matters. The below table details the levels of community engagement in Council's strategic planning functions.

	WHAT	WHEN	EXAMPLES
Inform	We will provide you with accurate and relevant information about strategic planning projects.	As soon as practical following their lodgement, with updates at key moments accurately captured.	In writing (letter, email); Local newspaper notices; social media (project dependent)
Engage	We will involve you to help inform and provide planning decisions early in the development of plans and policies.	As soon as practical following initiation of policies and local strategies.	Workshops and engagement activities (project dependent); drop in sessions; pop up stores; Public meetings (Council meetings and Public Hearings)
	We will respond to community views by conducting targeted engagement to those who are interested and raised concerns.	As soon as practical following public exhibition and notification periods	
Consult	We will provide you the opportunity to raise comments and concerns.	Once proposals or policies are initiated, we will exhibit them and ask for your feedback.	Public Exhibition period; drop in sessions; pop up stores; social media
Decision	We will notify you of strategic planning decisions and how your views were considered in reaching a decision.	As soon as practical following a decision	Online updates; letters to submitters; Council meeting minutes; notices of decisions in local newspaper

Council is legislated to publicly exhibit strategic planning projects identified in **Table 2-1** below in accordance with Schedule 1 of the EP&A Act. During the exhibition period, all relevant information will be available on Council's website as well as at Council's Administration building and libraries. Notices will also be placed in the local newspaper. The notices will include information on the proposal/plan/policy such as a description, the address (if

applicable), where to get access (Council's website, Administration building and Libraries), how to make a submission and the public exhibition period.

**Table 2-1: Exhibition periods – Strategic Planning projects**

Plan	Timeframe
Community Participation Plan	28 days
Planning proposals for Local Environmental Plans or Growth Centres SEPP	28 days or in accordance with Gateway Determination
Development Control Plans	28 days
Development Contribution Plans	28 days
Public Hearings <i>Note: Public Hearings are a requirement of the Local Government Act 1993 for reclassification of public land.</i>	After the exhibition period has ended, at least 21 days notice is to be given prior to a public hearing being held (Practice Note PN 16-001)
Local Strategic Planning Statement	28 days

*Note: The information provided in the above table is accurate as at the time of publishing this Plan and may have changed because of legislative updates post-publication.*

#### Did you know?

Please note that exhibition and notification periods may occur between 20 December and 10 January (inclusive). However, this period is excluded from the calculation of the minimum exhibition periods for both strategic planning and development assessment functions (Schedule 1 of EP&A Act).

## 2.1 Planning Proposals

Planning Proposals can either be initiated by Council or are lodged by applicants where an amendment to the Camden LEP or Growth Centres SEPP is sought.

The extent of notification will vary depending on the size and / or complexity of the proposal. Notification can also be determined by the Gateway Determination. Landowners within the notification area will be informed in writing of the public exhibition period. Notwithstanding the requirements of this CPP, Council officers may, where it is deemed necessary expand notification requirements and timeframes if, it would be in the public interest to do so.

### 2.1.1 Initial Notification

Council may undertake an initial notification period prior to reporting the Planning Proposal to Council and pursuing a Gateway Determination. This is to ensure any community concerns are identified and considered early in the process. The initial notification period is determined if necessary, on a case by case basis at the discretion of Council officers. The minimum period of initial notification is 14 days.

### 2.1.2 Gateway Report to Council

Whether or not a Planning Proposal has demonstrated strategic merit, a report will be prepared for Council's consideration. If a Planning Proposal demonstrates strategic merit, the Gateway Report to Council will recommend a suite of community participation methods for the public exhibition period (subject to Council endorsement and the receipt of a favourable

Gateway Determination). These methods may include (depending on the complexity and potential impact of the proposal):

- The extent of notification letters to be sent to adjoining / surrounding landowners;
- Site Signage (generally A1 in size with the number of signs to be dependent on the size of the site and the number of road frontages); and
- Social media post directing community to information on Council's website.

### **2.1.3 Public Exhibition**

As a mandatory community participation requirement in EP&A Act, Planning Proposals for local environmental plans that have demonstrated merit and have subsequently received a favourable Gateway Determination from the Department of Planning, Industry and Environment (DPIE) must be made publicly available for a minimum of 28 days; or subject to the Gateway Determination:

- a) if a different period of public exhibition is specified in the Gateway Determination for the proposal—the period so specified; or
- b) if the gateway determination specifies that no public exhibition is required because of the minor nature of the proposal—no public exhibition.

### **Forms of Notification**

#### Notification letter

The following information will be included in the notification letter:

- a) A description of the Planning Proposal;
- b) The address (if applicable) subject of the Planning Proposal;
- c) Advise that the Planning Proposal may be viewed on Council's website, and electronically at Council's offices and libraries during business hours;
- d) How to make a submission; and
- e) The public exhibition period (closing date of submissions)

#### Signage

An A1 sized sign (841mm x 594mm) will be placed on the Planning Proposal site (if applicable) indicating details of the proposal which will include the same information as a notification letter. The number of signs on the site will be dependent on the size of the site; the number of road frontages; and/or the complexity of the proposal.

#### Use of Social Media/Website

Council may provide updates on Planning Proposals through its social media and website platforms. The use of social media will be dependent on the scale and nature of the proposal. Social media platforms will provide links to Council's website where information on the proposal and associated documents will be provided.

Social media may also be used for providing information on Planning Proposals. Links will be used through social media to direct you to relevant information on Council's website.

### **2.1.4 Public Hearing**

In addition to a public exhibition of a Planning Proposal, a public hearing may be held by the Independent Planning Commission or other specified person or body if the Gateway Determination stipulates that a public hearing is required. Public hearings are generally required where a reclassification of land is being sought.

At least 21 days of public notice is to be given after a public exhibition period prior to a public hearing being held. This public notice will be placed on Council's website and in the local newspaper. A copy of the Public Hearing report will be made publicly available on Council's website no later than four (4) days after it has received the report from the Independent Chair.

Council will notify any interested persons or parties by letter who made a submission during the exhibition period, to inform them of the public hearing. Council will also send letters to these parties on the outcomes of the Public Hearing.

Council will then consider a report outlining the outcomes of the public exhibition period and Public Hearing. Interested persons and parties will be notified of the Council Meeting and will be welcome to attend.

## **2.2 Amendment to DCP**

Planning decisions in the Camden LGA are guided by a number of Development Control Plans (DCP). This is due to a portion of the LGA being within the South West Growth Area (SWGA). These DCPs include, the Camden DCP 2019 which applies to all the LGA (excluding the SWGA) and the Oran Park, Turner Road and Camden Growth Areas DCPs (for land identified within the SWGA). A DCP can be amended to introduce new controls relating to specific development types, to reflect legislation changes, or to clarify the intent of an existing control.

Amendments to DCPs will be publicly exhibited for a minimum of 28 days.

## **2.3 Contribution Plans**

Section 7.11 (formally Section 94) of the EP&A Act, enables local councils or other consent authorities to levy contributions for public amenities and services required as a consequence of development.

Developer contributions are essential in maintaining access to the facilities and services that support the high quality of life that residents of Camden enjoy.

Council will periodically amend these Plans, reflecting revised population growth, rezoning of additional land, completion of works, or to amend the schedule of works to reflect Council's priorities.

Amendments to Contributions Plans will be publicly exhibited for a minimum of 28 days.

## **2.4 Local Strategies**

A new requirement of the EP&A Act is that Councils must prepare a Local Strategic Planning Statement (LSPS). The LSPS is a 20-year planning vision, emphasising land use, transport and sustainability objectives and responds to the objectives and directions of the current Region Plan and District Plan. The LSPS is designed to be a 'live document', to be reviewed on an as needs basis or at least every 7 years.

Council also prepares local strategies to inform the future development of the Camden LGA, these strategies can include but are not limited to Rural Land, Housing and Employment Strategies.

At the time of preparing either the LSPS or local strategies Council will identify the Engagement Strategy specific to the project and forms of engagement may include

community/stakeholder workshops, local shopping centre drop ins, public information sessions and formal public exhibition.

## 2.5 How Can you Participate in Strategic Planning Matters?

There are a number of ways to get involved in Strategic Planning Matters:

- Make a formal submission to a proposal;
- Write to the General Manager;
- Visit Council's Administration Centre, website <https://www.camden.nsw.gov.au/council/matters-on-exhibition/> or libraries to access public exhibition documents.
- Attend drop-in sessions (if they are organised) to discuss the plans/proposal with Council staff.
- Contact a Council officer should you require further information.

### Making A Submission

#### Form of Submission

Submissions made in relation to strategic planning matters such as Planning Proposals must be:

- In writing and addressed to the General Manager (attention to relevant Council officer);
- Clearly indicate the name, address, contact number and email address (where available) of the person making the submission; and
- Clearly include the grounds of the submission (objection/issue/support).

Submissions must be lodged with Council by the conclusion of the exhibition period as specified in **Table 2-1**.

#### Consideration of Submissions

Council officers will endeavour to resolve issues raised in submissions received during the exhibition period. However, in some circumstances this may not be possible and will be addressed as part of the assessment. In the case of Planning Proposals, concerns raised in submissions may be forwarded to the applicant for their response or consideration. The names and addresses of objectors will not be disclosed to the applicant where the person/s who make the submission specifically requests that their names and addresses not be disclosed to the applicant.

For Planning Proposals, any unresolved submissions may then, in accordance with the original Council resolution, be reported back to Council post-exhibition to resolve any outstanding concerns which the community or public agencies may have. Submissions may be summarised in a Submissions Response Table which will require the endorsement of Council. These documents may include names and addresses of those who made submissions. Submitters will be notified of the Council Meeting and may speak as part of the public address session. Applications to speak must be submitted in accordance with the link below. <https://www.camden.nsw.gov.au/council/council-meetings/public-address-session/>

For a submission to be counted it would need to be in substance unique, distinctive or unlike any other submission. By way of example, this would prevent form letters and petitions being

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counted more than once toward the total number of unique submissions. Similarly, a single submission signed by 10 people would count as one unique submission.

One individual, or one household, could potentially submit multiple unique submissions. Separate unique submissions can be made in relation to the same issue. Council officers assessing the proposal or coordinating the project are best placed to determine whether a submission is 'unique'.

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# 3

# Community Participation in Development Assessment

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Attachment 1

In line with our community participation objectives, we encourage open and inclusive, easy, relevant, timely and meaningful opportunities for community participation. To achieve this, we design our participation and consultation approach so that the community are well informed. The below table details the levels of community participation in the Development Assessment functions of Council.

	<b>WHAT</b>	<b>WHEN</b>	<b>EXAMPLES</b>
<b>Inform</b>	We will provide you with accurate and relevant information about development applications	As soon as practical following their lodgement, with updates at key moments accurately captured	DA Tracker tool; letter mail outs to adjoining land owners; Local newspaper notices (advertised development only); site notices
<b>Consult</b>	We will provide you the opportunity to raise comments and concerns regarding development applications.	Once applications are lodged for certain types of development we will exhibit them and ask for your feedback.	Public Exhibition/Notification period
<b>Decision</b>	We will notify you of decisions regarding development proposals and how your views were considered in reaching a decision.	As soon as practical following a decision	Online updates; letters to submitters; Camden Local Planning Panel; Sydney Western City Planning Panel; notices of decisions in local newspaper

Outside of our community participation approach, in some circumstances Council will also undertake post-determination, compliance and enforcement activities to ensure that development consents and decisions are implemented correctly.

It is advised that a fee is payable at the time of lodgement of a development application for both notification and advertising. The fee charged is in accordance with Council's adopted Fees and Charges at the time of lodgement.

It is important to note that when a development meets the criteria to be Complying Development, they can be approved by either Council or a private certifier. Complying Development is not subject to the participation principles and objectives of this Plan.

Complying development is considered to generally have minimal impact, you are unlikely to be given an opportunity to voice your views about this development. Certain complying development types, such as the demolition and construction of a new building require the person who benefits from the Complying Development Certificate to issue notices at least 7 days prior to the commencement of works to neighbours (within 20 metres of the boundary of the lot where the works are to take place).

### 3.1 Notification of Development Applications

Notification is where Council writes to those people identified as requiring notification (e.g. adjoining and surrounding landowners, community groups etc), advising of the lodgement of a development application. Notification is for a minimum period of 14 days.



#### 3.1.1 Who will we notify?

As a guiding principle for development applications such as new dwelling houses and alterations and additions to dwelling houses, Council will limit neighbour notification to those adjoining properties within the vicinity of a proposal as shown in **Figures 1-6**. However, for larger, more complex, and/or potentially contentious applications a wider/more extensive notification area will be applied at the discretion of Council.

For neighbour notified development, the following (as a minimum) will happen:

The owners of land adjoining or opposite a proposed development including properties separated by only a walkway, driveway or laneway will be notified as shown in **Figures 1-6** and the following approach will be taken:



- i. Where the proposed development affects the entire site, owners of properties marked shaded in grey will be notified as shown in Examples 1-3.
- ii. Where the proposed development affects only the rear of the site (such as a rear yard garage, swimming pool, rear dwelling additions/alterations), owners at the sides and rear will be notified as shown in Example 4. Owners on the opposite side of the roadway will not be notified. Similar notification will occur where development is proposed at the front of a premises as shown in Example 6.



Figure 1: Example 1

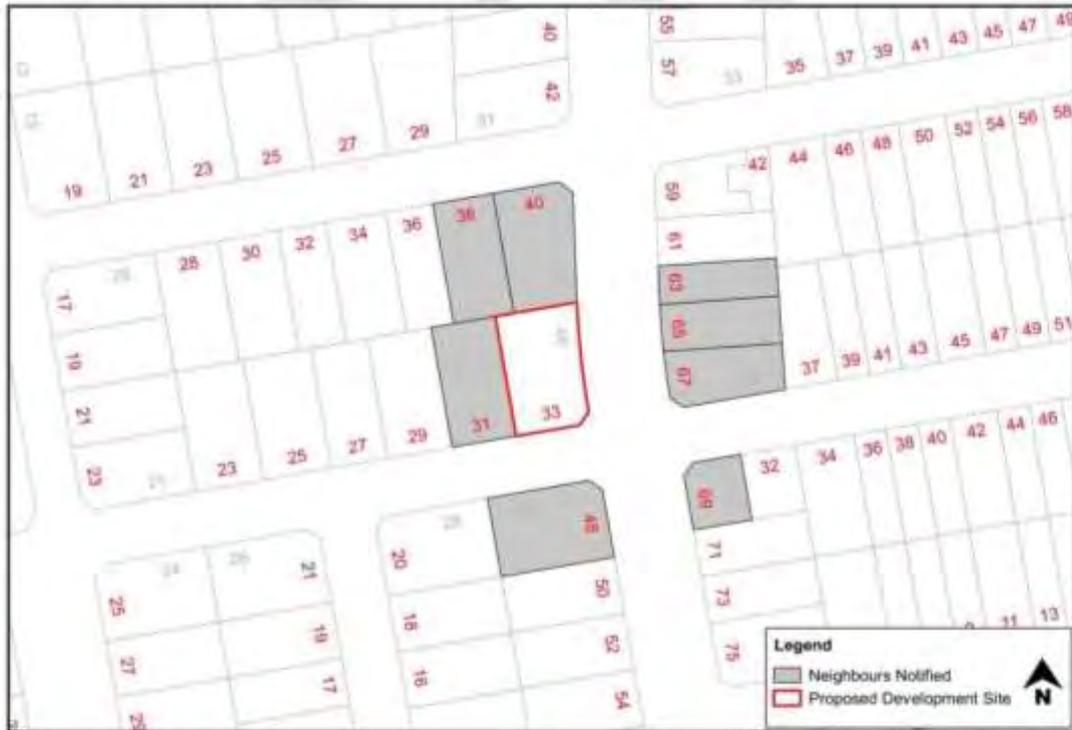


Figure 2: Example 2

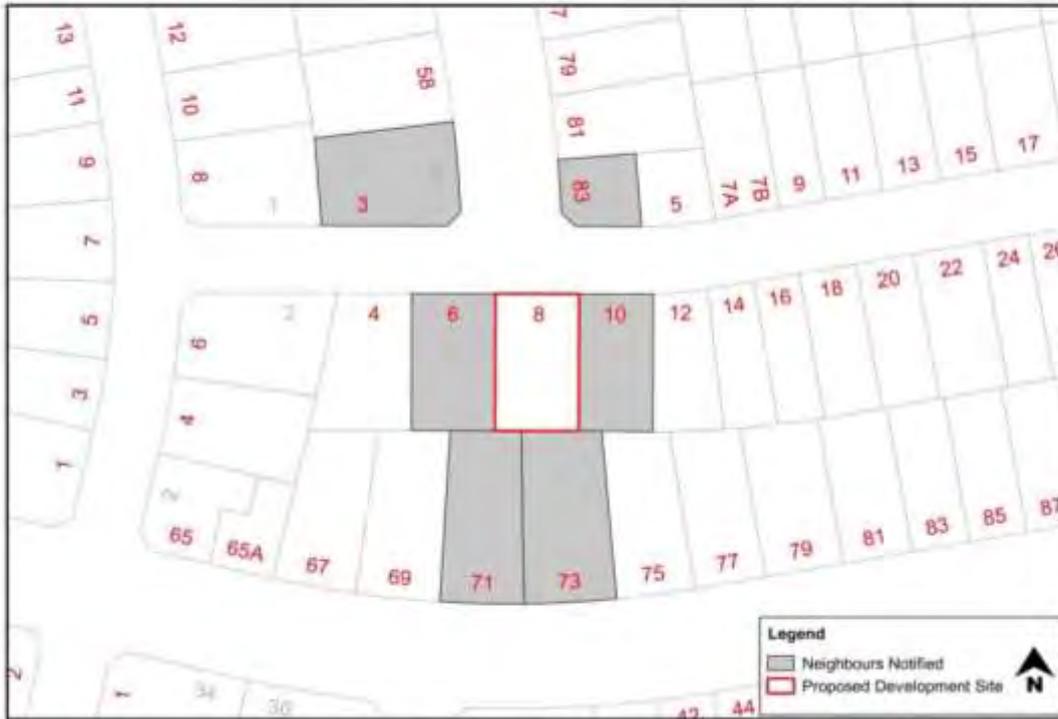


Figure 3: Example 3





Figure 5: Example 5 – Front of site



Figure 6: Example 6 – Rear corner of site

Notification of Community Groups

Council will consider notifying community groups of development applications for development in their area.

Notification of Owner's Corporations

A notice to an association for a community, precinct or neighbourhood parcel within the meaning of the *Community Land Development Act 1989*, or to an Owner's Corporation for a parcel within the meaning of the *Strata Schemes Management Act 2015*, is taken to be a notice to the owner of each lot within the parcel concerned.

**3.1.2 Notification Timeframes**

Council will notify the following types of developments as listed in **Table 3-1**.

**Table 3-1: Notification periods - Application for development consent (non-advertised)**

Development type	Timeframe
Industrial and commercial developments (excluding fit outs and/or uses of existing buildings)	14 days
Centre based Child Care facilities	14 days
Alterations/additions to educational establishments and hospitals	14 days
Residential accommodation (excluding single storey dwellings/rural workers' dwellings, two storey dwellings/rural workers' dwellings in rural zones with significant separation distance to neighbouring properties and secondary dwellings).	14 days
First floor additions to existing dwellings.	14 days
Subdivision of land (excluding Strata title subdivision, the creation of residue lots and boundary adjustments).	14 days
Sex services premises and restricted premises	14 days
Major bulk earthworks and land-forming operations.	14 days
New road construction (excluding minor road works and upgrades).	14 days
Telecommunication facilities.	14 days
Tree removal and pruning that is likely to significantly impact on local amenity.	14 days
Developments deemed by Camden Council as being in the public interest to notify	14 days
Section 4.55 (2) Modification Applications	14 days

**Did you know?**

Please note that exhibition and notification periods may occur between 20 December and 10 January (inclusive). However, this period is excluded from the calculation of the minimum exhibition periods for both strategic planning and development assessment functions (Schedule 1 of EP&A Act).

*Note: The information provided in the above table is accurate as at the time of publishing this plan and may have changed because of legislative updates post-publication*

### 3.1.3 Forms of Notification

#### Notification Letter

The following information will be included in the notification letter:

- a) A description of the proposed development;
- b) The address of the development site;
- c) The name of the applicant to carry out the work;
- d) Advise that the plans may be inspected on Council's website, and electronically at Council's offices during business hours;
- e) How to make a submission; and
- f) The public notification period (closing date of submissions).

#### Signage

A sign will be placed on the development site indicating details of the proposed development which will include the same information as a notification letter. For major development proposals, where deemed necessary, multiple and/or larger signs may be placed on the site. Multiple signs will be considered where more than one road frontage exists.

Examples of DAs which may require larger signs include DA's that are required to be determined by the Local Planning Panel or Sydney District Panel; child care centres; group homes; and multi dwelling housing developments.

#### Use of Social Media/Website

Council may provide updates on DAs through its social media and website platforms. The updates will be linked to Council's DA tracker at <https://www.camden.nsw.gov.au/development/find-a-da/>. The update may include received DAs over a weekly period. Updates regarding certain DAs which are considered major will be determined at the discretion of Council officers.

In addition, the plans of any proposed development will be available for inspection, online through Council's DA Tracker.

## 3.2 Advertising of Development Applications

Advertising is where Council, in addition to writing to those people required to be notified, places an advertisement in a local newspaper advising of the lodgement of a development application. Advertising is for a minimum of 14 days unless otherwise specified by legislation or Environmental Planning Instruments.



Council will advertise the following types of developments as listed in **Table 3-2**.

**Table 3-2: Publicly advertised periods – Application for development consent (advertised)**

Development type	Timeframe
Advertised Development	14 or 30 days
Nominated Integrated Development	28 days
Designated development	28 days
New hospitals.	14 days
Threatened species development	28 days

Developments deemed by Council as being in the public interest to advertise	14 days
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*Note: The information provided in the above table is accurate as at the time of publishing this plan and may have changed because of legislative updates post-publication.*

Please note that other Environmental Planning Instruments (e.g. SEPP No.55 Remediation of Land) may state minimum exhibition timeframes for other advertised development as defined in the *Environment Planning and Assessment Regulation 2000*.

### 3.3 Re-notification/advertisement

Where a Development Application has been amended by the proponent prior to determination, the responsible Council officer will renotify or advertise the application if, in the opinion of Council, the environmental impact of the development has been increased. Re-notification/advertisement of DAs will be for a period of 14 days.

### 3.4 How can you Participate in Development Assessment?

There are a number of ways to get involved in the Development Assessment Process:

- Make a formal submission to a proposal;
- Write to the General Manager;
- Use Council's DA Tracker;
- Contact a Council officer should you require further information.

#### Making A Submission

##### Form of Submission

Submissions made in relation to Development Applications must be:

- In writing and addressed to the General Manager (marked attention to relevant Council officer);
- Clearly indicate the name, address, contact number and email address (where available) of the person making the submission; and
- Clearly include the grounds of the submission (issue/objection/support).

Submissions should be lodged with Council by the conclusion of the notification or exhibition period as specified in **Tables 3-1** and **3-2**. Notwithstanding, any submission received prior to the final determination of a development application will be considered as part of the assessment process.

##### Consideration of Submissions

Council officers will endeavour to resolve issues during the exhibition/notification period. However, in some circumstances this may not be possible and will be addressed as part of the assessment.

All submissions will be considered as part of the assessment of planning matters including applications for modifications of development consent and a review application made under Division 8.2 of the Act.

Concerns raised in submissions may be forwarded to the applicant for their response or consideration. The names and addresses of objectors will not be disclosed to the applicant where the person/s who make the submission specifically requests that their names and addresses not be disclosed to the applicant.

Submissions may be summarised in assessment reports for Development Applications. These documents may include names and addresses of those who made submissions.

For a submission to be counted as an individual submission it would need to be in substance unique, distinctive or unlike any other submission. By way of example, this would prevent form letters and petitions being counted more than once toward the total number of unique submissions. Similarly, a single submission signed by 10 people would count as one unique submission.

One individual, or one household, could potentially submit multiple unique submissions. Separate unique submissions can be made in relation to the same issue. Council officers assessing the proposal or coordinating the project are best placed to determine whether a submission is 'unique'.

Council will give notice of the determination of an application to each person who makes a written submission. For a submission containing multiple signatories, the first signatory will be advised.

### **3.5 Camden Local Planning Panel (CLPP)**

Local Planning Panels are in place so that the process of assessment and determination of development applications (DAs) that are sensitive, contentious, depart from a development standard, or where there is a potential conflict of interest, is carried out in a transparent and accountable manner. Please refer to CLPP's operational procedures on Council's website for information regarding the consideration of submissions and public address requirements. The link to the procedures is provided below.

<https://www.camden.nsw.gov.au/development/camden-local-planning-panel/>

### **3.6 Sydney Western City Planning Panel (SWCPP)**

Sydney Planning Panels are in place so that the process of assessment and determination of DAs that are of a higher value, sensitive, and / or of strategic importance is transparent and accountable

In making a determination, the SWCPP will have regard to the council staff assessment report, public submissions made during exhibition, relevant planning legislation and policies, and the views heard from the community at the public meeting.

Anyone who wishes to address a planning panel at a public meeting must register with the Secretariat beforehand. For more information call 02 8217 2060 or email [enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)

For further information regarding the SWCPP please refer to the Regional Planning Panel Operations and Procedures Manual via the link below.

[https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub\\_pdf/SRPP+Publications/Planning+Panels+Operational+Procedures+2016.pdf](https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub_pdf/SRPP+Publications/Planning+Panels+Operational+Procedures+2016.pdf)

**GLOSSARY**

<b>Planning Term</b>	<b>Definition</b>
<b>State Environmental Planning Policy (SEPP)</b>	An environmental planning instrument developed by DPIE, that relates to planning matters that are state significant or are applicable across the state.
<b>Codes SEPP</b>	The Codes SEPP is a State Environmental Planning Policy which sets out pre-determined development standards for Exempt and Complying Development.
<b>Sydney Region Growth Centres SEPP</b>	An EPI developed by Department of Planning, Industry and Environment (DPIE) which sets out the planning framework for land identified as part of the Growth Area.
<b>Camden Local Environment Plan 2010 (Camden LEP 2010)</b>	Councils environmental planning instrument (EPI) which sets out the planning framework for the LGA (excluding Growth Areas rezoned).
<b>Local Strategic Planning Statement (LSPS)</b>	Council's vision for the LGA. The LSPS is to be reviewed every 7 years. It covers strategic planning matters, as well as identified planning priorities which are supported with actions to help achieve the overall vision for the LGA.
<b>Contribution Plans</b>	A plan developed by council for gaining financial contributions from new developments towards the cost of new and upgraded public amenities and/or services required to accommodate the new development.
<b>Development Control Plans</b>	A plan that provides detailed planning and design guidelines to support planning controls in an EPI.
<b>Planning Proposal</b>	Is an application to amend planning controls in the Camden LEP 2010 or Growth Centres SEPP.  A Planning Proposal could include the change in zoning on the site, the type of permitted land uses allowed to be undertaken or development standards applied to certain properties.
<b>Gateway Determination</b>	A gateway determination is issued by DPIE following an assessment of the strategic merit of a planning proposal. Once conditions of a Gateway Determination are met, Council can proceed to public exhibition.
<b>Camden Local Planning Panel (CLPP)</b>	Camden's Local Planning Panel is a panel of three independent expert members and a community

	<p>member who determine certain development applications made to local Councils. The Panel are also required to provide advice on Planning Proposals prior to proceeding to a Gateway Determination (if endorsed by Council).</p> <p>Local Planning Panels are in place so that the process of assessment and determination of development applications (DAs) of high value, corruption risk, sensitivity or strategic importance is transparent and accountable.</p>
<b>Development Application</b>	An application to propose development which is assessed against the Camden LEP 2010 or Growth Centres SEPP, Development Control Plans and any other policies relevant to the proposal.
<b>Advertised Development</b>	The form of notice for advertised development will include the requirements under the Environmental Planning and Assessment Act 1979.
<b>Designated Development</b>	Development classed as 'designated' requires particular scrutiny of its nature or potential environmental impacts. Designated development includes development that has high potential to have adverse impacts because of their scale or nature or because of their location near sensitive environmental areas. Schedule 3 of the EPA&A Act lists designated development types.
<b>Nominated Integrated Development</b>	<p>Nominated Integrated Development is development that requires an approval from an external authority under the following legislation:</p> <p>(a) the <i>Heritage Act 1977</i></p> <p>(b) the <i>Protection of the Environment Operations Act 1997</i></p> <p>(c) the <i>Water Management Act 2000</i></p> <p>(d) Threatened Species Development</p>
<b>Complying Development</b>	Complying development combines planning and construction approval for any development that meets pre-determined standards identified in the Codes SEPP. Either a Council certifier or a private certifier will need to assess whether your proposal is complying development and, if it is, will issue a complying development certificate (CDC).

DRAFT

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# Draft Camden Development Control Plan 2019

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# Introduction



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## INTRODUCTION

### 1.1 Preliminary

#### 1.1.1 What is the Name of this DCP?

This DCP is known as the Camden Development Control Plan 2019 (DCP).

#### 1.1.2 What date did the DCP commence?

This DCP was made under Section 3.43 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2000*. The DCP was adopted by Council on 13 August 2019. The DCP came into force 16 September 2019.

#### 1.1.3 Where does this DCP apply?

This DCP applies to all land within the Camden Local Government Area (LGA) and zoned under *Camden Local Environmental Plan 2010*. The DCP does not apply to land zoned under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, unless referred to within the respective DCPs. It is noted that as further land is rezoned under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, this DCP will not apply, unless referred to within the respective DCPs.

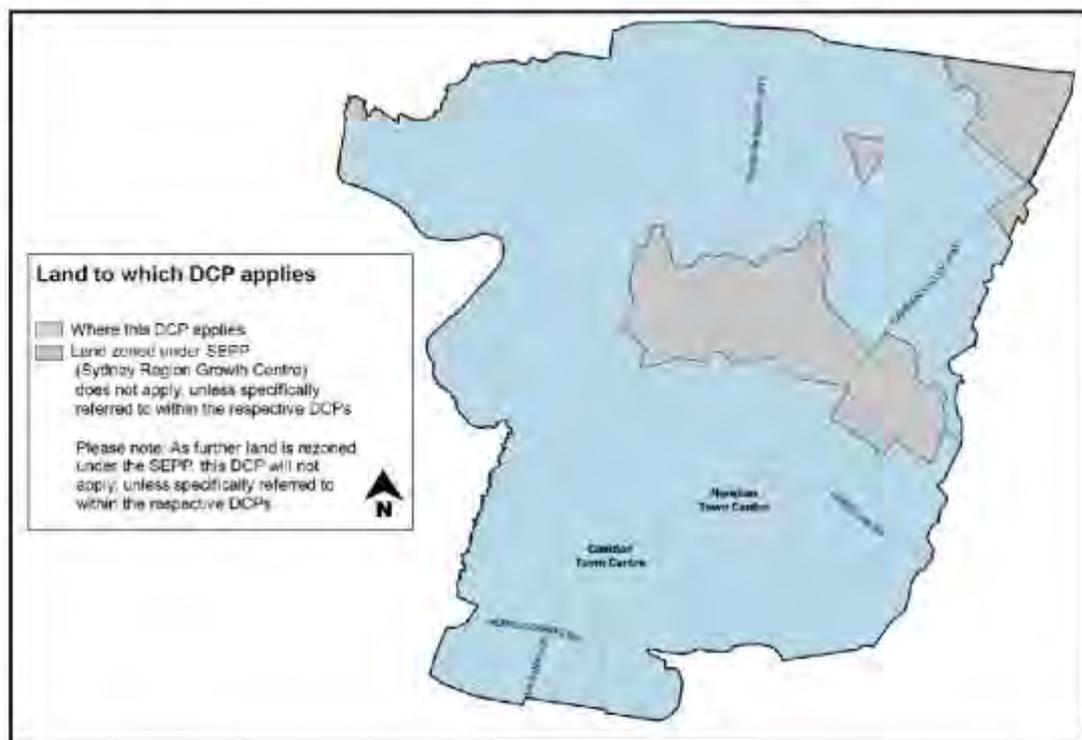


Figure 1-1: Where this DCP applies

#### 1.1.4 What does this DCP seek to achieve?

The objectives of this DCP are to ensure that:

- a. Camden LGA retains its valued heritage qualities and scenic landscapes whilst providing for sustainable urban growth;
- b. New communities are planned and developed in an orderly, integrated and sustainable manner;
- c. Impacts from development on the natural environment are minimised and overall improvements to the natural systems in Camden LGA are achieved;
- d. New developments are integrated with existing and planned transport systems and promote sustainable transport behaviour in Camden LGA;
- e. Appropriate housing opportunities are provided for all existing and future residents of Camden LGA at all stages of their life cycle;
- f. New developments deliver upon the desired future character of the places in Camden LGA;
- g. New development is designed and located to ensure the health, safety and security of people and property in Camden LGA;
- h. Identified and potential Aboriginal and European heritage places are conserved and respected;
- i. New developments are planned and constructed to contribute to the social, environmental and economic sustainability of Camden LGA.
- j. The agricultural production potential of rural lands within Camden is protected and fragmentation of rural land is prevented.

#### 1.1.5 Relationship between this DCP and Camden LEP 2010

This DCP is to be read in conjunction with Camden Local Environmental Plan 2010 (CLEP 2010). In the event of an inconsistency between the provisions of the two documents, the provisions of CLEP 2010 will prevail to the extent of the inconsistency.

#### 1.1.6 Revocation of Camden DCP 2011

Pursuant to Section 3.43(4) of EP&A Act, the Camden Development Control Plan 2019 revokes Camden Development Control Plan 2011 which covered land for which this development control plan now applies.

#### 1.1.7 Relationship between this DCP and Council's Engineering Specifications

This DCP must be read in conjunction with Council's Engineering Design and Construction Specifications and the Camden Open Space Design Manual.



### 1.1.8 Structure of this DCP

The main body of this DCP is structured in six Parts containing objectives and controls which apply to all development in Camden. The DCP also contains Schedules for site specific areas.

In the event of an inconsistency between a Schedule and the main body of this DCP, the Schedule prevails.

Part	Summary
1 – Introduction	Sets out the aims and objectives of the DCP, identifies the land to which the DCP applies, explains the structure of the document and the relationship of the DCP to other planning documents.
2 – General Planning Controls	Sets out the controls that apply to all development types in the Camden LGA. Part 2 contains the objectives and controls that underpin the orderly and sustainable development of the Camden LGA. Accordingly, this part of the DCP must be consulted in the first instance.
3 – Residential Subdivision	Sets out the controls that apply to development applications which involve the subdividing of residential land in the Camden LGA.
4 – Residential Development	Provides the objectives and controls that guide residential development, including dwelling houses, semi-detached, attached dwellings, multi dwelling housing, secondary dwellings, dual occupancies and residential flat buildings. Also, covers residential amenity controls such as streetscape, safety, privacy, sustainable building design and fencing.
5 – Centres Development	Provides objectives, controls and design principles for commercial development, including Narellan and Camden.
6 – Specific Land Use Controls	Provides controls to guide the development of rural areas and industrial areas. This section also contains controls applying to specific land uses such as child care centres, restricted premises, sex service premises, exhibition homes and villages, home businesses and home industry and wood fired heaters.
Appendix A - Glossary	Explains the terms used in the DCP.
Appendix B – Landscape Design Principles and Submission Requirements	Provides landscape design principles, submission requirements and recommended street tree planting.
Site Specific Schedules	Site specific schedule provides additional objectives and controls which are specific to a specific area.

Table 1-1: Summary of the content of each of the sections and the appendices.

Each **Part** is subdivided into **Chapters** and **Sections** as illustrated in Figure 1-2. Each Chapter contains sections. In order to ensure the proposed development is compliant, the sections must be read, and the objectives and controls followed. Generally, the sections are broken down into:

**Background** – contains information that is essential to understanding the objectives and controls.

**Objectives** – state what is to be achieved and covers the range of desired outcomes to achieve a goal.

**Controls** – contain standards in order to achieve the objectives.

**Further Information** – provide supplementary references which also need compliance e.g. Camden Council's Engineering Specifications.



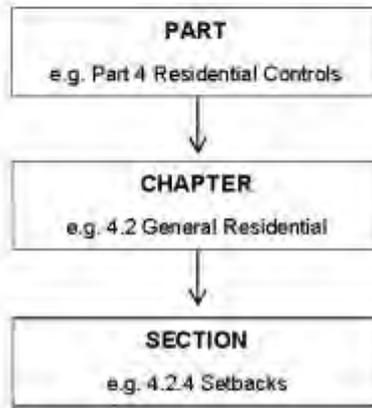


Figure 1-2: Camden DCP Structure

1.1.9 How to Use this DCP

Table 1-2 summarises the Parts of the DCP that apply to the main types of development that are permissible under CLEP 2010.

Table 1-2: Guide to which parts apply to different developments

Relevant DCP Parts	Residential Subdivision	Industrial Subdivision	Dwelling House	Dual Occupancy	Attached Dwellings	Semi-Detached Dwellings	Multi-Dwelling Housing	Flat Residential Buildings	Non-Residential Development	Shop Top Housing	Retail / Commercial Development	Industrial Development
Part 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Part 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Part 3	✓				✓	✓	✓					
Part 4			✓*	✓*	✓*	✓*	✓*	✓*		✓*		
Part 5									✓	✓	✓	
Part 6		✓							✓		✓	✓
Appendices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Specific Schedules*	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*Additional site specific controls may also be contained within relevant Schedules



### 1.1.10 Where do I find the Relevant Controls?

The Table of Contents located at the beginning of the DCP provides a list of all matters covered by the DCP. In addition, Table 1-2 (above) is a tool to cross-reference the specific Parts of the DCP which apply to certain development types.

### 1.1.11 Does the entire DCP apply from the Date of Commencement (Transitional Provisions)?

This DCP does not apply to an application under EP&A Act which was lodged with Council but not finally determined before the commencement of this DCP. Any application lodged before the commencement of this DCP will be assessed in accordance with any relevant previous DCPs or other Council's policy which applied at the time of application lodgement.

### 1.1.12 What are the standard application requirements?

Each development application submitted to Council must include all information outlined in the relevant Development Application Checklist. Specific [Development Application Checklists](#) apply to certain types of development.

If a development is "Integrated Development" as detailed in Section 4.46 of EP&A Act, approvals may be required from one or more authorities.

Throughout this DCP specific submission requirements may be detailed with the controls relating to specific land uses or specific sites in Camden.

Amendment No.	Adopted Date	Description of Changes
Original	16 September 2019	Camden DCP 2019 came into effect.
1	7 January 2020	Schedule 13 – 190 Raby Road came into effect.

Table 1-3: Table of Amendments



## 1.2 Notification and Advertising Requirements

*Note: This section is to be replaced by the adopted Camden Community Participation Plan.*

### 1.2.1 Background

Council will give notice in accordance with Part 1.2.2 of this DCP, to owners of land adjoining or opposite the land to which any development application relates. As a guiding principle, Council will limit neighbour notification to those adjoining properties affected by a proposal as shown in Figures 1-3 to 1-8.

Modifications to development applications under section 4.55(2) of EP&A Act will be notified for a maximum of 14 days.

Notwithstanding the requirements of this DCP, Council officers may, where it is deemed necessary, expand notification requirements and timeframes if, it would be in the public interest to do so.

It is advised that a fee is payable at the time of lodgement of a development application for both notification and advertising. The fee charged is in accordance with Council's adopted Fees and Charges at the time of lodgement.

*Note: Camden's Community Participation Plan will come into force in December 2019, as required by EP&A Act. Notifications of DA and Modifications must comply with the Community Participation Plan once enforced.*

### 1.2.2 Notification of Applications

Notification is where Council writes to those people identified as requiring notification, advising of the submission of a development application. Notification is for a minimum period of 14 days. Council will also place a notification sign on the development site during the notification period.

1. Council will notify:

- a. major industrial and commercial developments that are generally not in keeping with the established scale and character of surrounding development;
- b. centre-based child care facilities;
- c. multi dwelling housing and residential flat buildings;
- d. two storey dwellings (excluding dwellings in rural zones with significant separation distance in the opinion of Council to neighbouring properties);
- e. first floor additions to existing dwellings;
- f. subdivision of land (excluding Strata title subdivisions, boundary adjustments and the creation of residue lots);
- g. major bulk earthworks and landforming operations;
- h. new road construction (excluding minor roadworks/upgrades);



- i. ~~telecommunication facilities;~~
- j. ~~applications for the removal of trees which may significantly impact on local amenity; and~~
- k. ~~development where, in the opinion of Council, it would be in the public interest to notify the application.~~

### 1.2.3 Advertising of Applications

~~Advertising is where Council, in addition to writing to those people required to be notified, places an advertisement in a local newspaper advising of the submission of a development application. Advertising is for a minimum period of 14 days unless otherwise specified by legislation or Environmental Planning Instruments in the case of Nominated Integrated, Designated and Advertised Developments.~~

~~Council will advertise:~~

- a. ~~New hospitals;~~
- b. ~~Any development that is classed as either Nominated Integrated, Designated or Advertised Development in accordance with any legislation, Environmental Planning Instrument or DCP; and~~
- c. ~~Development where, in the opinion of Council, it would be in the public interest to advertise the application.~~

### 1.2.4 Advertised development

~~The form of notice for advertised development will include the requirements under the *Environmental Planning and Assessment Regulation 2000*.~~

### 1.2.5 Nominated Integrated Development

~~Nominated Integrated Development is development that requires an approval from an external authority under the following legislation:~~

- a. ~~the *Heritage Act 1977*;~~
- b. ~~the *Protection of the Environment Operations Act 1997*; and~~
- c. ~~the *Water Management Act 2000*.~~

~~All Nominated Integrated Developments must be advertised for a minimum period of 30 days.~~

### 1.2.6 Designated Development

~~Development classed as 'designated' requires particular scrutiny because of its nature or potential environmental impacts. Designated development includes development that has a high potential to have adverse impacts because of their scale or nature or because of their location near sensitive environmental~~



~~areas. Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* lists designated development types.~~

~~All Designated Developments must be advertised for a minimum period of 30 days and in accordance with the special advertisement procedures listed in the *Environmental Planning and Assessment Regulation 2000*.~~

#### ~~1.2.7 Re-notification/advertisement~~

~~Where a Development Application has been amended by the proponent prior to determination, the application will be re-notified or advertised if, in the opinion of Council, it is considered that there is a significant overall increase in the impact of the development.~~

~~Where there is a reduction of impacts, or no impact due to the change/s, the application does not need to be re-notified/advertised.~~

#### ~~1.2.8 Protocol for neighbour notification and advertising~~

~~For neighbour-notified and advertised development, the following procedures will apply:~~

- ~~a. the owners of land adjoining or opposite a proposed development including properties separated by only a walkway, driveway or laneway will be notified as shown in Figures 1-3 to 1-8 and the following approach will be taken:
 
  - ~~i. where the proposed development affects the entire site, owners of properties marked shaded in grey will be notified as shown in Examples 1-3;~~
  - ~~ii. where the proposed development affects only the rear of the site (such as a rear yard garage, swimming pool, rear dwelling additions/ alterations), owners at the sides and rear will be notified as shown in Example 4. Owners on the opposite side of the roadway will not be notified. Similar notification will occur where development is proposed at the front of a premises as shown in Example 5;~~~~
- ~~b. a sign will be placed on the development site indicating the details of the proposed development;~~
- ~~c. the plans of the proposed development will be available for inspection, online at [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au);~~
- ~~d. submissions to Council must be in writing and be received by Council on or before the last day of notification;~~
- ~~e. all written submissions will be considered by Council as part of the assessment of the application; and~~
- ~~f. Council will give notice of the determination of an application to each person who makes a written submission. For a submission containing multiple signatories, the first signatory will be advised.~~

### **1.2.9 Notification of Owner's Corporations**

A notice to an association for a community, precinct or neighbourhood parcel within the meaning of the *Community Land Development Act*; or to an Owner's Corporation for a parcel within the meaning of the *Strata Schemes Management Act*, is taken to be a notice to the owner of each lot within the parcel concerned.

### **1.2.10 Notification period over Christmas/New Year**

When notifying applications over the Christmas/New Year periods, the notification/advertising period must be consistent with the requirements of the Community Participation Plan upon it being enforced. Please contact Council for further information regarding extended notification periods.

### **1.2.11 Submissions**

#### **Form of Submission**

Submissions made in relation to a development application, including an application for modification of a development consent and an application for review made under Division 8.2 of the EP&A Act, must be:

- In writing and addressed to the General Manager;
- Clearly indicate the name, address, contact number and e-mail address (where available) of the person making the submission; and
- Clearly include the grounds of objection.

Submissions must be lodged with Council by the conclusion of the notification period.

#### **Consideration of submissions**

Council officers will endeavour to resolve issues raised during the notification period. However, in some circumstances this may not be possible and will be addressed as part of the assessment.

All submissions will be considered as part of the assessment of a development application including an application for modification of development consent and an application made under Division 8.2 of the EP&A Act.

Concerns raised in submissions to the development application may be forwarded to the applicant for their response or consideration. The names and addresses of objectors will not be disclosed to the applicant where the person/s who make the submission specifically requests that their names and addresses not be disclosed to the applicant.

Submissions may be summarised in assessment reports. The report may include names and addresses of those who made submissions.

Where multiple persons within the one household lodge separate submissions, they will be considered as separate submissions.



A petition is counted as a single submission despite the number of signatures contained on the petition.

1.2.12 Notification Areas

The notification areas will generally comply with Figures 1-3 to 1-8 unless council officers identify the requirement for extended notification, based on an individual application or site specific characteristics.



Figure 1-3: Example 1



Figure 1-4: Example 2



Figure 1-5: Example 3



Figure 1-6: Example 4 - Rear of site



Figure 1-7: Example 5 - Front of site



Figure 1-8: Example 6 - Rear corner of site

-End of Part-



ORD03

Attachment 2



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# Community Participation Plan

*The Department of Planning and Environment  
Exhibition Draft October 2018*



ORD03

Attachment 3



**October 2018**

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### Acknowledgment of Country

The Department of Planning and Environment wishes to acknowledge Aboriginal people as the traditional custodians of this land. Through thoughtful and collaborative planning, we seek to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

## Secretary's message



**Carolyn McNally**  
**Secretary**  
Department of Planning  
and Environment

The Department of Planning and Environment is committed to creating great places to live, work and play for communities across New South Wales.

A driving principle behind this commitment is the understanding that the best planning outcomes are reached when communities are engaged in the planning process at the earliest possible opportunity.

Our draft Community Participation Plan sets out our approach for encouraging community participation and engagement with us as a lead planning authority in NSW. It outlines how we will ensure that communities are given opportunities to have their say on planning assessments, plan making, policies or changes to regulatory frameworks.

In short, it is designed to be an easy-to-use guide for community members to know when and how they can raise their voice on planning decisions that could affect their future.

Our Community Participation Plan also aims to build upon the Department's priority to engage with communities earlier in the planning process. In 2017-18, more than 7000 community members and stakeholders attended our workshops and public meetings. Our social media outreach also reached more than 7.9 million users and received more than 10,000 survey responses.

With the draft Community Participation Plan now open for comment and feedback from community members, we look forward to hearing your thoughts and suggestions on how we can make further improvements to our plans to increase community participation in the planning system.

## Community participation in the planning system

The Department of Planning and Environment (the Department) recognises community participation throughout the planning system is not only your right, it also delivers better planning results for the people of NSW.

Ultimately, our responsibility is to deliver the objectives of the The Environmental Planning and Assessment Act 1979 (EP&A Act) including the promotion of orderly and economic use of land, facilitating ecologically sustainable development and promoting social and economic wellbeing.

Community participation is an overarching term covering how we engage the community in our work under the EP&A Act, including legislative reform, plan making and making decisions on proposed development. The level and extent of community participation will vary depending on the community, the scope of the proposal under consideration and the potential impact of the decision.

The community includes anyone who is affected by the planning system and includes individuals, community groups, Aboriginal communities, peak bodies representing a range of interests, businesses, local government, and State and Commonwealth government agencies.

### Why is community participation important?

- It builds community confidence in the planning system
- Community participation creates a shared sense of purpose, direction and understanding of the need to manage growth and change, while preserving local character
- It provides access to community knowledge, ideas and expertise

### 1.1 What is our community Participation Plan?

Our community Participation Plan (CPP) is designed to make participation in planning clearer for the NSW community. It does this by setting out in one place how and when you can participate in the planning system,

our functions and different types of proposals. This CPP also establishes our community participation objectives which we use to guide our approach to community engagement.



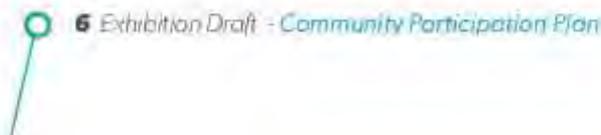
**Table 1: What functions does the community participation plan apply to?**

<b>Regulatory frameworks and policies</b>	We develop the legislative, regulatory and policy instruments that shape the planning system. This includes making new or amending legislation and regulations, State Environmental Planning Policies (SEPPs), policy discussion and options papers, codes, guidelines and practice notes.
<b>Plan making</b>	Strategic planning is an essential aspect of our work where we set the strategic direction, vision and context for the planning system in NSW. It involves planning for communities which integrates social, environmental and economic factors with the area's special attributes and their future realisation within the planning system. Examples of this work include amendments to or the creation of regional strategic plans, planning proposals for local environmental plans subject to a gateway determination, standard instrument orders, development control plans, contribution plans and plans for urban renewal areas.
<b>Assessments</b>	<p>The Minister for Planning, the Planning Secretary and some officers of the Department all make planning decisions on a range of developments. When making decisions on these developments, consideration is given to whether land use proposals are in accordance with the strategic priorities of the NSW Government, public interest and applicable policies and guidelines.</p> <p>Proposals assessed may be residential developments, port facilities, mining developments, energy generating facilities, transport and social infrastructure projects. In these proposals the planning phase is just one aspect of the overall lifecycle and at other phases engagement may be undertaken by either proponents or other NSW Government agencies. In some instances, we require ongoing engagement as a condition of approval.</p>

**1.2 Who does this community participation plan apply to?**

Our CPP is a requirement of the EP&A Act (see division 2.6 and Schedule 1 of the EP&A Act) and applies to the exercise of planning functions by the Minister for Planning (and their delegates and nominees), as well as the Secretary when exercising consent authority functions on behalf of the Independent Planning Commission under section 4.6 of the EP&A Act as well as the planning functions undertaken by us. Our CPP will be reviewed on a periodic basis.

Our CPP does not apply to other NSW planning authorities, such as local councils, the Greater Sydney Commission or the Independent Planning Commission. All other NSW planning authorities will prepare a CPP as per the requirements of the EP&A Act.





ORD03

Attachment 3

## How the community can participate in the planning system

### 2.1 Our community participation objectives

The table below illustrates the type of actions we will undertake to deliver our community participation objectives and provides some descriptions of our current practice.

These objectives have been developed having regard to the community participation principles set out in Section 2.23(2) of the EP&A Act.

These objectives will be supported by measurable actions that we will use to:

- develop community participation programs
- embed best practice community participation within the Department
- evaluate the effectiveness of our community participation.

**Table 2: Community participation objectives**

Objectives	Actions	Examples
<b>Community participation is open and inclusive</b>	<ul style="list-style-type: none"> <li>• Encourage community participation by:               <ul style="list-style-type: none"> <li>- keeping the community informed</li> <li>- promoting participation opportunities</li> <li>- seeking community input</li> </ul> </li> <li>• Build strong partnerships with the community</li> <li>• Ensure community engagement accurately captures the relevant views of the community.</li> <li>• Conduct community engagement opportunities in a safe environment</li> </ul>	<ul style="list-style-type: none"> <li>• We engage resident groups to build community partnerships. Through these forums we can unpack what the community is worried about, what it wants a project to achieve and how it might be able to satisfy its wider needs</li> <li>• Planning teams have a presence at community events such as the Easter and Home Shows and Bankstown Bites and takes proposals on statewide roadshows</li> <li>• We facilitate a more formal planning education program, targeted at industry groups that the community can access</li> </ul>
<b>Community participation is easy</b>	<ul style="list-style-type: none"> <li>• Clearly set out the purpose of any engagement and how and when the community can participate in respect of a planning function</li> <li>• Prepare information for the community that is relevant, concise, written in plain English and easy to understand</li> <li>• Use visual representations to make it easier to understand the possible impacts of a proposal</li> <li>• Use best practice engagement methods and techniques</li> <li>• Ensure information is accessible and seek input from groups who may find it difficult to participate in standard engagement activities (e.g. young and older people; people with disabilities; Aboriginal and Torres Strait Islander people; people from a culturally and linguistically diverse background)</li> </ul>	<ul style="list-style-type: none"> <li>• Community participation opportunities are advertised through channels including email, social media, press releases, advertisements, editorial features and our website</li> <li>• We have interpreters attend community events and our plans, print, social media and digital material is often translated into languages reflecting the relevant communities</li> <li>• We use a range of technology such as 3D models, virtual reality and interactive maps to make it easier to visualise how a plan or project will look and what it will mean for a local community. These tools are particularly effective at engaging younger audiences</li> </ul>

<b>Table 2: Community participation objectives (cont.)</b>		
<b>Objectives</b>	<b>Actions</b>	<b>Examples</b>
<b>Community participation is relevant</b>	<ul style="list-style-type: none"> <li>Clearly establish the purpose for engagement and tailor engagement activities to match the:               <ul style="list-style-type: none"> <li>- context (e.g. location; type of application; stage of the assessment process; previous engagement undertaken)</li> <li>- scale and nature of the proposal and its impacts</li> <li>- level of community interest</li> <li>- community's preferences about how they would like to participate</li> </ul> </li> <li>Adjust engagement activities (if necessary) in response to community input</li> </ul>	<ul style="list-style-type: none"> <li>We target information campaigns and surveys to specific audiences using paid and editorial media as well as organic and paid social media</li> <li>We use short surveys optimised for mobile phones as well as in depth surveys to capture views of different communities</li> <li>Based on community feedback we undertake additional engagement to further understand issues raised during initial consultations</li> <li>Consultation outcomes have helped us better understand what is important to the NSW community and led to the development of new policy initiatives</li> </ul>
<b>Community participation is timely</b>	<ul style="list-style-type: none"> <li>Start community engagement as early as possible, and continue this engagement for an appropriate period</li> <li>Ensure the community has reasonable time to provide input</li> </ul>	<ul style="list-style-type: none"> <li>We use symposiums and lecture series to stimulate thought and provoke conversations about policy projects before the objectives are set</li> <li>We require proponents for major projects to conduct pre-proposal and ongoing community engagement</li> <li>Project updates and community participation opportunities are shared with community members that sign up at an event or on our website</li> </ul>
<b>Community participation is meaningful</b>	<ul style="list-style-type: none"> <li>Explain how community input was taken into consideration, and ensure the response to community input is relevant and proportionate</li> <li>Give genuine and proper consideration to community input</li> <li>Keep accurate records of engagement activities and community input</li> <li>Regularly review the effectiveness of community engagement</li> <li>Integrate community input into the evaluation process</li> <li>Comply with any statutory obligations</li> <li>Protect privacy and respect confidentiality</li> </ul>	<ul style="list-style-type: none"> <li>Our planning teams regularly engage with community groups to ensure that feedback has been understood</li> <li>Provisions of our plans or the proposed development may change in response to community feedback. A building height may be amended, or a project could take an altogether different approach</li> <li>We undertake an annual survey and seek feedback from attendees at community sessions</li> <li>Consultation reports are distributed to community members who participated in the process or signed up for updates as well as other channels such as our website, social and mainstream media</li> </ul>

## 2.2 Our approach to community participation

In line with our community participation objective, we encourage open, inclusive, easy, relevant, timely and meaningful opportunities for community participation in the planning system, our planning functions and individual proposals. To achieve this, we design our engagement approach so that even where there may not be community wide consensus on the decision or outcomes, there can be

acknowledgment that the process was fair with proper and genuine consideration given to community views and concerns.

To achieve the benefits of community participation in the planning system, we will tailor the following community participation approaches for all our planning functions:

**Table 3: Community participation approach**

What	When	How
<b>Level 1: Inform</b>		
<b>We notify the community of proposals, provide accurate and relevant information on the context of the proposal and update information as proposals progress through the planning system.</b>	During the early scoping of a proposal we inform you of the intent and seek feedback to shape the project's design. We then update you on the progress of a proposal as it makes its way through the planning system	Media releases, letter mailouts, our website, project websites, social media announcements, emails, newsletters, Service NSW website, project videos, public notices and advertisements, information sessions, technical reports and discussion papers, lectures
<b>Level 2: Consult</b>		
<b>We consult with the community and invite them to provide their views and concerns on a proposal</b>	Once a proposal is designed we release a draft on exhibition to seek your views and concerns. We welcome feedback as a submission in a formal exhibition, or at any other time	Public exhibition, online participation forum, symposium, digital feedback maps, open days, drop in sessions, walking tours, one-on-one engagement with project planners via the phone, email or letter
<b>Level 3: Engage</b>		
<b>We respond to the community's views by conducting targeted engagement to seek specific input reflecting the scale, nature and likely impact of the proposal</b>	Through submissions and feedback, we identify your key issues and concerns and conduct targeted engagement activities to find solutions to determine the way forward	Public meetings and hearings, shopfronts near key sites, community reference groups, people's panels, feedback sessions, workshops and engagement with councils, NSW government agencies expert advisors
<b>Determination</b>		
<b>We notify the community of decisions on proposals and detail how their views were considered in reaching the decision</b>	In reaching a decision we consider your views and concerns, notify you of the reasons for the decision and how community views were considered	Updates to websites, publication of submissions reports, exhibition reports, notice of decisions

It is important to note that the planning process is only one part of an overall project lifecycle in which you can participate. Outside of this standard process, in some circumstances we also undertake post-determination, compliance and enforcement activities to ensure that planning laws and decisions are implemented correctly.

**10** Exhibition Draft - Community Participation Plan

**Safety**

To achieve the best planning results, we must ensure everyone can participate in a safe and open manner. All community members, stakeholders and our staff have the right to participate in a respectful environment and behave in a manner that supports everyone's right to present their point of view.



**Response**

We will provide the community with feedback on how we are responding to its input as part of our engagement activities. We will provide reports on the community's feedback to demonstrate how we have given genuine and proper consideration to their input. These reports summarise the input and describe how community views were considered in reaching a determination. Depending on the timing of a decision, these reports may be published prior, at the time of or following the making of a decision.





# The role of exhibitions in the planning system

Opportunities to participate in the planning system will respond to the nature, scale and likely impact of the proposal or project being considered or assessed. A regular and valuable

way for the communities to participate in the planning system is by making a submission on a proposal during an exhibition. You can also provide us with feedback at any time.

## 3.1 Exhibitions

A key technique we use to encourage community participation is formal exhibitions. During an exhibition we make available relevant documents that may include a draft of the policy, plan or proposed development that we are seeking community input on, in conducting an exhibition, we receive submissions in accordance with our Submissions Guideline and we adhere to our Privacy Policy and defamation and discrimination laws.

In reaching decisions on proposals that have been exhibited, the Minister for Planning, the Planning Secretary, or the Department balance a wide range of factors to ensure that decisions are in the public interest. This includes considering the objects of the EP&A Act, the strategic priorities of the Government, the community's input, the land use priorities identified in strategic plans and applicable policies and guidelines.

### How can you get involved in a public exhibition?

- Make a formal submission on an exhibition by going online to our Have Your Say webpage, or by writing to the Minister for Planning, the Planning Secretary or the Department
- Visit any Service NSW centre and staff will help you access public exhibition documents. Service NSW staff will also answer any questions that you have or connect you to an appropriate departmental officer who can help you
- Connect directly with Department staff working on a proposal, policy, plan or project. Contact details are typically available on our exhibition website
- Please note that exhibition timeframes vary in length. Some timeframes are prescribed in legislation and others are at our discretion. Details of typical and minimum mandatory and typical timeframes are provided in section 3.2



12 Exhibition Draft - Community Participation Plan

### 3.2 Exhibition timeframes

Section 2.21(2) of the EP&A Act details the types of proposals that must be considered in the CPP and Schedule 1 sets a minimum exhibition timeframe for most of these proposals. We will always exhibit a proposal for this minimum timeframe and will consider

an extended timeframe for exhibition based on the scale and nature of the proposal. The only requirements in this plan that are mandatory are those set out in the table below and these are the same as the mandatory minimum timeframes in Schedule 1 of the EP&A Act.

**Table 4: Plan making mandatory exhibition timeframes**

<b>Draft community participation plan</b>	28 days
<b>Draft regional strategic plans</b>	45 days
<b>Planning proposals for local environmental plans subject to a gateway determination</b>	28 days or as specified by the gateway determination which may find, due to the minor nature of the proposal, that no public exhibition is required
<b>Draft development control plans</b>	28 days
<b>Draft contribution plans (including growth centres and planned precincts)</b>	28 days

**Table 5: Development assessment mandatory exhibition timeframes**

<b>Application for development consent (other than for complying development certificate, for designated development or for State significant development)</b>	14 days
<b>Application for development consent for designated development</b>	28 days
<b>Application for development consent for State significant development</b>	28 days
<b>Environmental impact statement obtained under Division 5.1</b>	28 days
<b>Environmental impact statement for State significant infrastructure under Division 5.2</b>	28 days

Key points to note about public exhibitions include the following:

- A public authority is not required to make available for public inspection any part of an environmental impact statement whose publication would, in the opinion of the public authority, be contrary to the public interest because of its confidential nature or for any other reason.
- Timeframes are in calendar days and include weekends.
- If the exhibition period is due to close on a weekend or a public holiday we may extend the exhibition to finish on the first available work day.
- The period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition.

Several of our functions and proposals do not have minimum exhibition timeframes. As a matter of course in line with our community participation objectives, we typically exhibit documents related to the exercise of these functions and proposals for the timeframes described in the table below:

<b>Draft Legislation, regulation, policies and guidelines</b>	28 days based on the urgency, scale and nature of the proposal
<b>Application for modification of development consent that is required to be publicly exhibited by the regulations</b>	up to 14 days based on scale and nature of the proposal
<b>Plans for urban renewal areas</b>	Commonly six weeks
<b>State Environmental Planning Policies (SEPPs)</b>	Discretionary based on the urgency, scale and nature of the proposal
<b>Re-exhibition of any amended application or matter referred to above</b>	Discretionary based on the urgency, scale and nature of the proposal

There may be other proposals not subject to the mandatory exhibition timeframes for which we have the option to exhibit for at least 28 days and engage with the community in line with our community participation objectives. Additionally, there may be some occasions

where a government priority or administrative requirement demands immediate action on proposals that prevents the implementation of our usual community participation process.

### 3.3 Feedback

There are many ways for the community to provide feedback or raise questions outside of formal exhibition and we will always consider and respond to your views and concerns.

**Contact us**

- Write to us electronically using our contact us page
- Write to us at GPO Box 39, Sydney NSW 2001
- Phone us on 1300 305 695
- Write to the Minister for Planning
- Contact planners responsible for the proposal and their details may be provided on the Major Projects website
- Visit or call a Service NSW service centre. Their number is 13 77 88 and locations are available on their website
- Contact your local Member of Parliament.



## Glossary

Planning term	Definition
<b>Contribution plans</b>	A plan developed by councils for the purpose of gaining financial contributions from new development towards the cost of new and upgraded public amenities and/or services required to accommodate the new development
<b>Designated development</b>	Designated Development refers to developments that are high-impact developments (e.g. likely to generate pollution) or are located in or near an environmentally sensitive area (e.g. a coastal wetland)
<b>Development control plans</b>	A plan that provides detailed planning and design guidelines to support the planning controls in a LEP
<b>Gateway determination</b>	A gateway determination is issued following an assessment of the strategic merit of a proposal to amend or create an LEP and allows for the proposal to proceed to public exhibition
<b>Local environmental plan (LEP)</b>	An environmental planning Instrument developed by a local planning authority, generally a council. An LEP sets the planning framework for a Local Government Area
<b>Regional strategic plan</b>	20-year plans that address the community's needs for housing, jobs, infrastructure and a healthy environment for a DPE Region
<b>State Environmental Planning Policy (SEPP)</b>	An environmental planning instrument developed by the Department, that relates to planning matters that are state significant or are applicable across the state
<b>State significant development (SSD)</b>	Some types of development are deemed to have State significance due to the size, economic value or potential impacts that a development may have. Examples of possible SSD include: new educational establishments, hospitals and energy generating facilities
<b>State significant infrastructure (SSI)</b>	SSI includes major transport and services development that have a wider significance and impact than on just the local area. Examples of possible SSI include: rail infrastructure, road infrastructure and water storage and treatment plants
<b>Urban renewal areas, includes:</b>	<ul style="list-style-type: none"> <li>• Growth centres: Land identified in State Environmental Planning Policy (Sydney Region Growth Centres) 2006, earmarked for the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity</li> <li>• Planned precincts: Identified locations across Greater Sydney with good access to existing or planned public transport connections, suitable for rejuvenation with new homes and jobs</li> <li>• State significant precincts: State significant precincts are large areas of predominantly State-owned land, within Greater Sydney, that are identified by the State Government as areas for growth because of their social, economic or environmental characteristics</li> </ul>

**ORD03**

**Attachment 3**



[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

ORD07



## ORDINARY COUNCIL

ORD07

ORD03

### NOTICE OF MOTION

**SUBJECT: NOTICE OF MOTION – NOTIFICATION SIGNAGE FOR PLANNING MATTERS**

**FROM:** Cr Morrison, Cr Fedeli, Cr Symkowiak  
**TRIM #:** 19/282031

"We, Councillor Michael Morrison, Councillor Theresa Fedeli and Councillor Lara Symkowiak, hereby give notice of our intention to move the following at the Council Meeting of 24 September 2019.

That Council receive a report that considers amending the relevant policies and practices to ensure notification signage is erected on the subject site for any major development applications, planning proposals, rezonings of land etc. and that the signage is easily visible on the subject land whilst travelling past in a vehicle and is displayed on multiple road frontages if required."

#### RECOMMENDED

That Council receive a report that considers amending the relevant policies and practices to ensure notification signage is erected on the subject site for any major development applications, planning proposals, rezonings of land etc. and that the signage is easily visible on the subject land whilst travelling past in a vehicle and is displayed on multiple road frontages if required.

#### **Ordinary Council Resolution**

Resolution: Moved Councillor Symkowiak, Seconded Councillor Morrison that Council receive a report that considers amending the relevant policies and practices to ensure notification signage is erected on the subject site for any major development applications, planning proposals, rezonings of land etc and that the signage is easily visible on the subject land whilst travelling past in a vehicle and is displayed on multiple road frontages if required.

**ORD170/19 THE MOTION ON BEING PUT WAS CARRIED**

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

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This is the report submitted to the Ordinary Council held on 24 September 2019 - Page 29

Attachment 4

ORD04

Attachment 1

# Draft Local Strategic Planning Statement

March 2020



Camden Council

ORD04

**Council acknowledges the Dharawal people as the traditional custodians of this land and pay our respect to their Elders both past and present.**

Attachment 1



Theresa Fedeli  
Mayor

## Message from the Mayor

The Camden area is the fastest growing local government area in Australia, welcoming more than 100 new residents every week. Having lived here for more than 25 years, I can understand why – Camden is a place of terrific opportunity. People look at this area and see the opportunity to buy or build their dream home, spend time at state-of-the-art facilities, send their children to new and exciting schools and turn their passion into their business.

Our magnificent patch of earth has a significant role to play in Greater Sydney's future. This is why Council has prepared the Local Strategic Planning Statement (LSPS), so we are able to set in motion the community's 20-year planning vision for Camden.

Over three months of extensive community engagement in the preparation of this document, we heard our residents share their aspirations and ideas for the Camden area. Among other priorities, we heard you want our existing heritage, rural and natural assets protected; public transport connections, pedestrian and cycle networks; the opportunity to work locally; as well as well-designed, inclusive and family-friendly public spaces.

I am proud of the Camden we are creating, and I look forward to watching our vision continue to unfold while respecting our unique heritage.

Camden Council



# Local Strategic Planning Statement

Published 2020

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### Acknowledgments

Council acknowledges and extends appreciation to all contributors.

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### Availability

The Camden Local Strategic Planning Statement is available on Council's website: [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au)

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ORD04

Attachment 1



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## Abbreviations

<b>CSP</b>	Community Strategic Plan
<b>DCP</b>	Development Control Plan
<b>DPIE</b>	Department of Planning, Industry and Environment
<b>EP&amp;A</b>	Environmental Planning and Assessment Act 1979
<b>GSC</b>	Greater Sydney Commission
<b>GSRP</b>	Greater Sydney Region Plan
<b>HAC</b>	Heritage Advisory Committee
<b>IP&amp;R</b>	Integrated Planning and Reporting
<b>LALC</b>	Local Aboriginal Land Council
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>LG Act</b>	Local Government Act 1993
<b>LSPS</b>	Local Strategic Planning Statement
<b>SWGA</b>	South West Growth Area
<b>WCDP</b>	Western City District Plan
<b>WSA</b>	Western Sydney Airport

# About the Plan

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden Local Government Area (Camden) will change to meet the community's needs over the next 20 years. The LSPS implements the strategic direction of The

Greater Sydney Region Plan and Western City District Plan at the local level by setting clear local priorities for the jobs, homes, services and parks that the Camden community will require over the next 20 years. The LSPS sets short, medium and long-term actions linked to the local priorities, to deliver on the community's future vision.

**The purpose of the LSPS is to:**

- Provide a 20-year land use vision for the LGA
- Outline the characteristics which shape our local identity
- Identify our shared values to be enhanced and maintained
- Direct how future growth and change will be managed
- Implement the Western City District Plan where relevant to our area
- Identify where further detailed strategic planning may be needed



Figure 1 - LSPS Flow Chart

Camden Council

## Community Engagement

Camden Council developed the LSPS in close consultation with the community. In November 2018 Council sought feedback on community views and priorities by attending various events, local pop up stalls, school visits and promoted

feedback via an online community survey and digital ideas wall. The community engagement was structured around the four themes of this Plan, and what we heard from the community is outlined below.



Figure 2 - Community Engagement Themes

### Infrastructure and Collaboration

The planning and delivery of transport infrastructure to meet growth was seen as an important factor in supporting the creation of local jobs, and the introduction of rail was seen as both an opportunity for improved connections and a catalyst for growth.

### Liveability

Fresh local food production and access to the natural environment and local open spaces were consistently considered the highest priority in relation to the liveability of Camden. The local community spirit is also highly valued, and people want to remain engaged in decision making for their LGA.

The relationship between local jobs and transport was highlighted by the business community as a major barrier to connectivity between housing, jobs and services.

### Productivity

People perceive opportunities across the LGA to grow and diversify the health and education industries, especially around new growth areas. Participants also identified tourism as having the potential to grow and further align to the rural heritage of the region.

Newer suburbs and centres like Oran Park and Leppington have large potential to house economic growth and are ideal locations for offices and professional hubs. The business community saw opportunities for innovation in youth employment, business collaboration and the local agricultural industry.

### Sustainability

Rural landscapes are considered among the most valuable in the LGA and inherently tied to the local identity. The Nepean River was consistently identified as a key natural landmark to be protected and promoted. The presence of local native bushland is a significant feature of the area which should be preserved. Pedestrian access to the environment, such as access to waterways and open space was prioritised by all participants.

## Draft Local Strategic Planning Statement

Engagement	Dates	Location	Participants
<b>Phase 1 – Understanding community views and priorities</b>			
Prorogative events	Nov 2018 – Jan 2019	13 events; 6 locations	252
Online Survey	Nov 2018 – Feb 2019	Online	346
Digital (Ideas Wall)	Dec 2018 – Feb 2019	Online	90
Primary school visits	Nov 2018 – Dec 2018	4 local primary schools	200
<b>Phase 2 – Exploring and discussing ideas</b>			
Central Ward Workshop	Feb 2019	Narellan Library	13
South Ward Workshop	Feb 2019	Narellan Library	27
North Ward Workshop	Feb 2019	Oran Park Library	30
Productivity Workshop	Feb 2019	Council Chambers	60
<b>Phase 3 – Public exhibition</b>			
Public Exhibition	July 2019 – Aug 2019	9 events; 6 locations	N/A
Public Information Session 1	July 2019	Council Chambers	15
Public Information Session 2	August 2019	Harrington Park Community Centre	4
Public Information Session 3	August 2019	Camden Civic Centre	16

Table 1 - Community Engagement

During the public exhibition of the draft LSPS Council undertook extensive engagement with the Camden community and notified 40 public agencies and the three neighbouring Councils, Campbelltown City Council, Liverpool City Council and Wollondilly Shire Council.

A total of 61 submissions were received during the exhibition period:

- 42 general community submissions;
- 17 Government agency submissions; and
- 2 adjoining Council submissions.

# Policy Context

The LSPS has been prepared in accordance with clause 3.9 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) and will be used for land use decision making in Camden. The EP&A Act requires that the LSPS identify the basis for strategic planning in Camden, having regard to economic, social and environmental matters, the local priorities for Camden, actions required to achieve those priorities, and the basis

on which Council is to monitor and report on the implementation of those actions.

The LSPS brings together and builds on planning work found in Council's other plans, studies and strategies and will be used to update other key components of these plans.

# Camden Community Strategic Plan

The LSPS works with Council's Community Strategic Plan (CSP), which has a similar but broader purpose on how Council will work to meet the community's needs. The LSPS's planning priorities, strategic directions and actions provide the rationale for decisions about how we will use our land to achieve the community's broader goals.

The LSPS aligns to the Key Directions of the CSP, as reflected in the implementation table.



Figure 3 - Camden Council Community Strategic Plan - Key Directions

# A Metropolis of Three Cities – The Greater Sydney Region Plan

In March 2018, the Greater Sydney Commission released the Metropolis of Three Cities – the Greater Sydney Region Plan (the Region Plan) and the Western City District Plan (the District Plan). The two plans are framed around 10 Directions based on the themes of Infrastructure and Collaboration, Liveability, Productivity and Sustainability.

It is built on a vision of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City – where most residents live within 30 minutes of jobs, education and health facilities, services and great places.

The Region Plan sets a 40-year vision and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters.

The Region Plan aims to rebalance economic and social opportunities to deliver a more equitable Greater Sydney and establishes 10 Directions to guide future land use planning across Sydney and achieve the vision of three cities.



Figure 4 – The 10 Directions for Greater Sydney

Camden Council

## Western City District Plan

The Western City District Plan builds on the 10 Directions of the Sydney Region Plan and sets priorities and actions for achieving the strategic direction for the Western City District, which includes the Council areas of Camden, Wallandilly, Campbelltown, Liverpool, Fairfield, Penrith and The Blue Mountains. The District Plan provides a 20-year plan to manage growth.

The District Plan acknowledges that the Western Parkland City will experience significant growth

in housing, jobs, infrastructure and social and recreational amenities over the next 40 years. This growth will be underpinned by the once-in-a-generation investment in the Western Sydney Airport and Aerotropolis.

Most notably for Camden, the District Plan acknowledges existing strengths and highlights opportunities to leverage these to improve liveability, productivity and sustainability of the area.

### The key components from the District Plan which relate to Camden are:

- Promoting north south and east west transport connections and matching population growth with infrastructure
- Leveraging opportunities presented by the Western Sydney Airport and the Aerotropolis to build the local economy by increasing agricultural production and strengthening Camden's visitor economy by promoting tourism
- Recognising Narellan and Leppington as Strategic Centres which will provide the focus for commercial and retail investment, and provide local employment
- Setting a housing supply target for Camden of 11,800 new dwellings over the next 0-5 years
- Recognising the value of the Metropolitan Rural Area and requiring its protection
- Recognising the importance of heritage for an area's identity
- Focusing on the delivery of urban tree canopy cover and the Blue and Green Grid
- Creating a continuous open space corridor along the entirety of South Creek that provides ecological protection and enhancement, better stormwater treatment and a regionally significant corridor for recreation uses.

The LSPS provides a local response to the priorities and actions of the District Plan. The relationship between the documents is outlined in the Implementation and Monitoring Section of this document.

## Western Sydney City Deal

The Western Sydney City Deal, signed on 4 March 2018, brings together the Australian and New South Wales governments and the eight local councils in the Western District to deliver transformative change to the region over the next 20 years.

The three tiers of government are working collaboratively and contributing resources to deliver the 38 commitments within the City Deal and create quality outcomes for Western Sydney as described in the Western Sydney City Deal Implementation Plan (Table 1).

<b>Vision</b>	<b>A thriving future-focused city that is highly connected, innovative and liveable</b>					
<b>Objectives</b>	1. Realising the 30-minute city by delivering public transport for the Western Parkland City		2. Creating 200,000 jobs by supercharging the Western Parkland City		3. Skilling our residents in the region and initiating new education opportunities	
	4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment.		5. Innovative approaches to planning and delivery of housing		6. Getting on with delivering the Western Parkland City through enduring tri-level governance	
<b>Initiatives</b>	<b>Connectivity</b>	<b>Jobs for the Future</b>	<b>Skills and Education</b>	<b>Liveability and Environment</b>	<b>Planning and Housing</b>	<b>Implementation and Governance</b>

Table 2 - Western Sydney City Deal Implementation Plan Summary

# Camden Context

## Camden in the Western City District

The Camden Local Government Area covers a total land area of 206 square kilometres and is renowned for its rural and heritage character set in landscapes of scenic and natural beauty.

Camden is located in the southern portion of the Western City District, which also covers the local government areas of the Blue Mountains, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly.

As a rapidly growing area with a population forecasted to grow to 233,950 by 2036, Camden contains a mix of agricultural land, country towns and villages, new residential areas, commercial and industrial development. In the context of the Western Sydney Airport, Camden offers unique opportunities presented by urban development and population growth.

A significant portion of the northern part of Camden has been identified for future urban development by the NSW Department of Planning, Industry and Environment and is known as the South West Growth Area (SWGA). Most

of the residential growth for Camden is being planned to occur with the SWGA boundary with associated infrastructure required to be delivered in this area. As the SWGA continues to develop, new centres will be delivered to provide a diversity of employment and housing for future residents.

Camden Town Centre was established as part of the agricultural expansion of the early settlement of Sydney, being one of Sydney's oldest towns. The local community holds the Camden Town Centre in high regard for its attractive streets, beautiful heritage buildings, and rural village feel. Leppington and Narellan are identified to be the principal future retail and commercial hubs in Camden, with higher-order, strategic centres envisaged for these locations.

Over the next 20 years, Council will need to plan for new homes, jobs and services for an additional 140,000 people, while protecting and enhancing Camden's distinctive local character and natural environment.



Figure 5 - Camden in the Western City District.

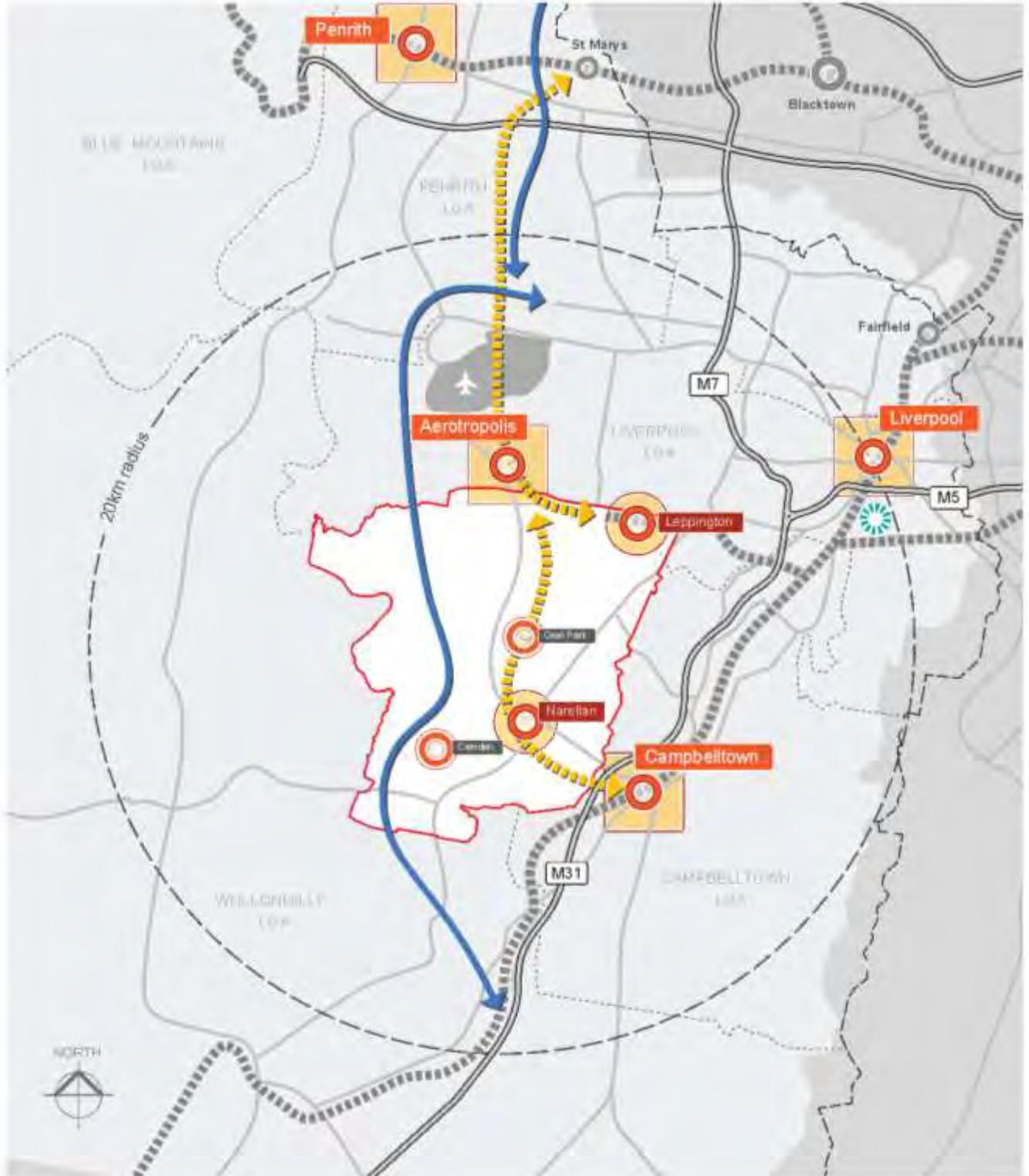


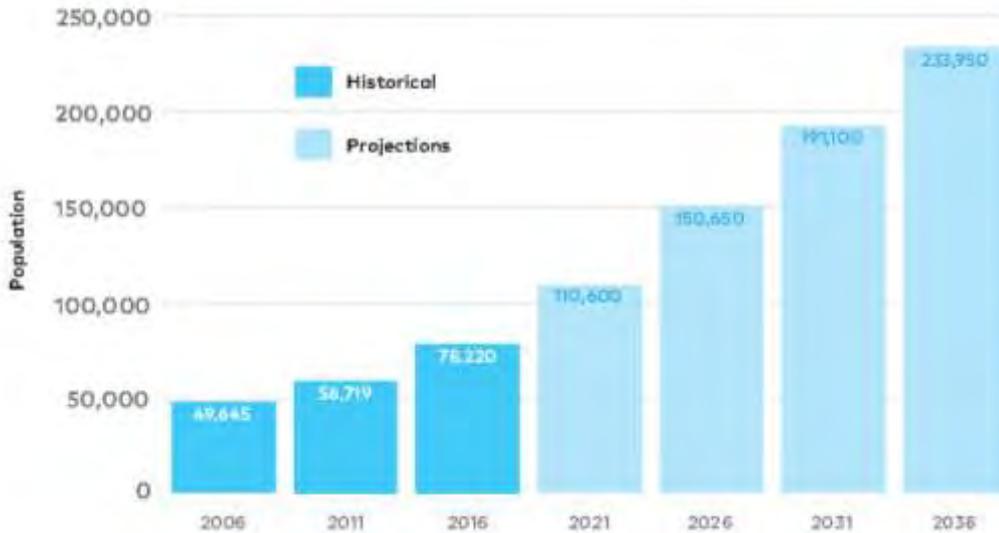
Figure 6 - Regional Context

- |  |                                    |  |                                |
|--|------------------------------------|--|--------------------------------|
|  | Metropolitan Cluster               |  | Existing Train Line            |
|  | Strategic Centre (Camden LGA)      |  | Existing Motorway              |
|  | Town Centre (Camden LGA)           |  | Existing Major Road            |
|  | Proposed Outer Sydney Orbital (M9) |  | Western City District Boundary |
|  | Proposed Train Line                |  | Surrounding LGA Boundary       |
|  | Moorebank Intermodal Terminal      |  | Camden LGA Boundary            |

Camden Council

# Demographics

## Population Growth (2006 to 2036)

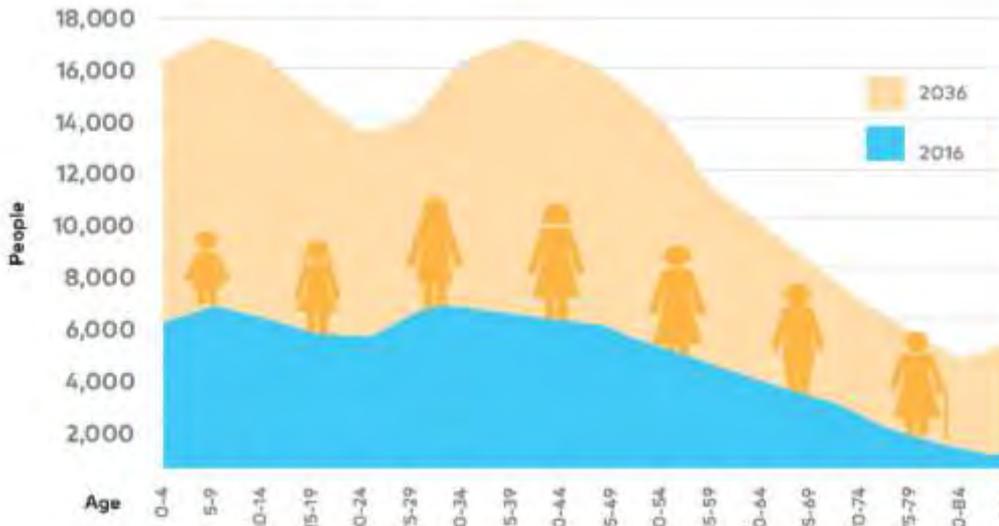


Fastest growing LGA in Australia

199% Increase (2016 - 2036)

5.63% forecast average annual growth rate to 2036

## Age Profile (2016 & 2036)



In 2036 increased percentage of Mature Adults (65 - 69) and Retirees (65+)

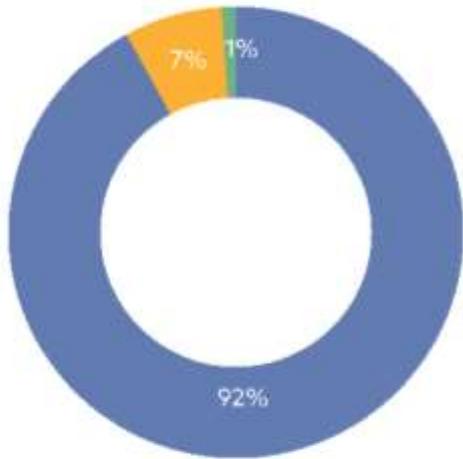
## Projected Household Structure (2016 & 2036)



2016 24,019 households

2036 77,350 projected households

Housing Type (2016)

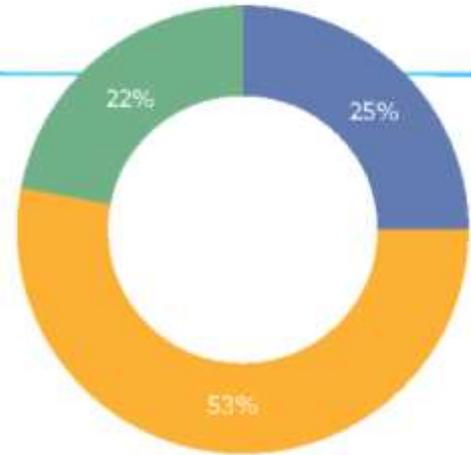


	Camden	Camden Trend*	Western City
Detached house	92%	↓	81%
Semi or attached house	7%	↑	11%
Unit/Apartment	1%	↓	8%

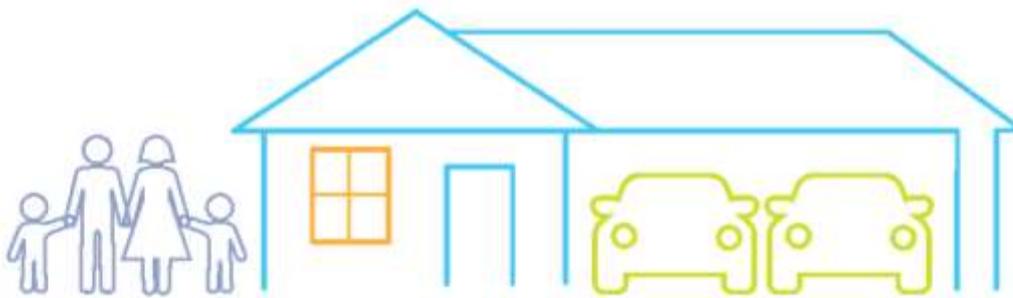
Tenure (2016)



	Camden	Camden Trend*	Western City
Owned with a mortgage	53%	↑	41%
Owned Outright	25%	↓	29%
Rented	22%	↑	30%



Household Statistics (2016)



\* Camden Trend = 2011-2016

Camden Council

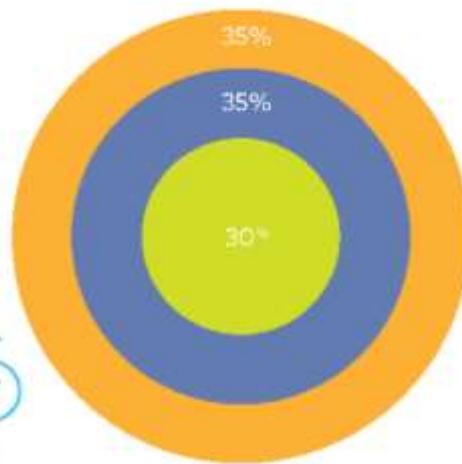
### Employment by Sector



	Camden	Camden Trend*	Western City District
Population Serving	44%	↑	34%
Health and Education	21%	↑	25%
Industrial	19%	↓	24%
Knowledge Intensive	16%	↑	17%

### Resident Work Destination (2016)

A majority of workers within Knowledge Intensive Industries leave the LGA for work

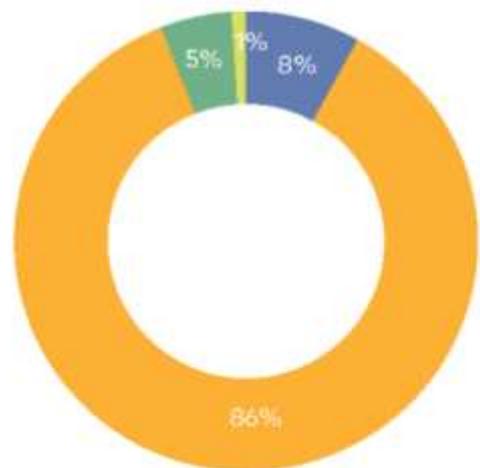


Work Destinations:  
 Camden  
 Western Sydney District  
 Rest of Sydney



### Method of Travel to Work (2016)

	Camden	Camden Trend*	Western City District
Private Vehicle	86%	↓	80%
Public Transport	8%	↑	14%
Work at Home or Other	5%	↑	4%
Active Transport	1%	↓	2%

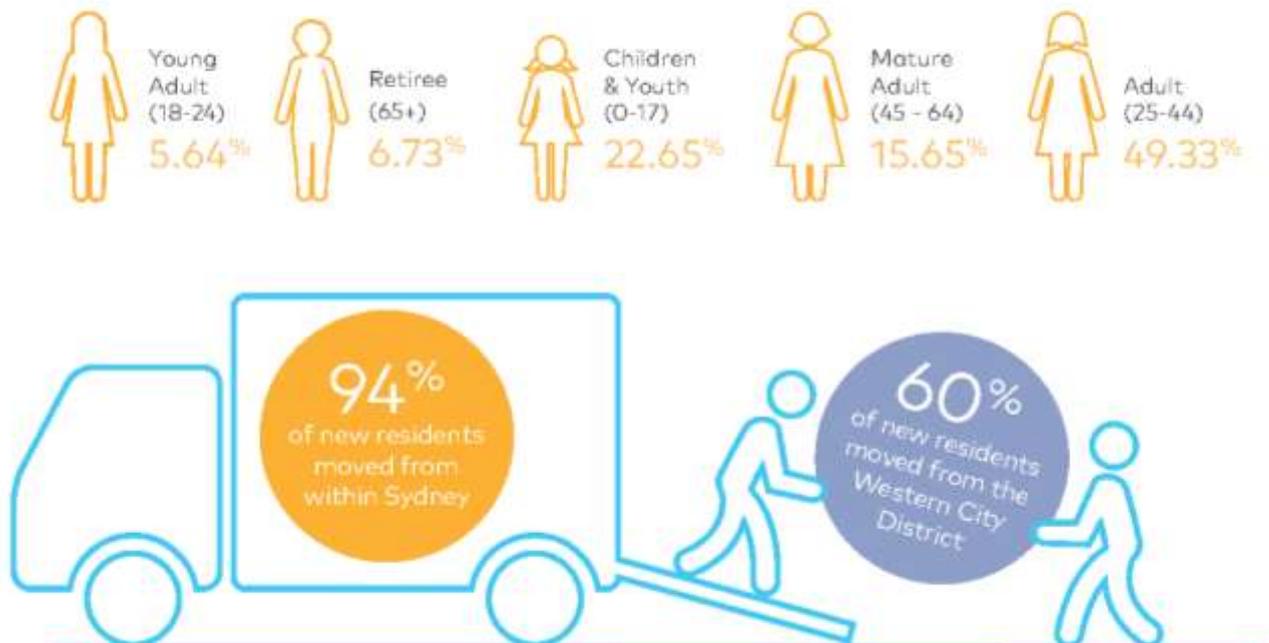


\*Camden Trend = 2011-2016

### Housing Growth (1996 to 2036)



### New Residents (net 2011-2016)



\*Camden Trend = 2011-2016 19

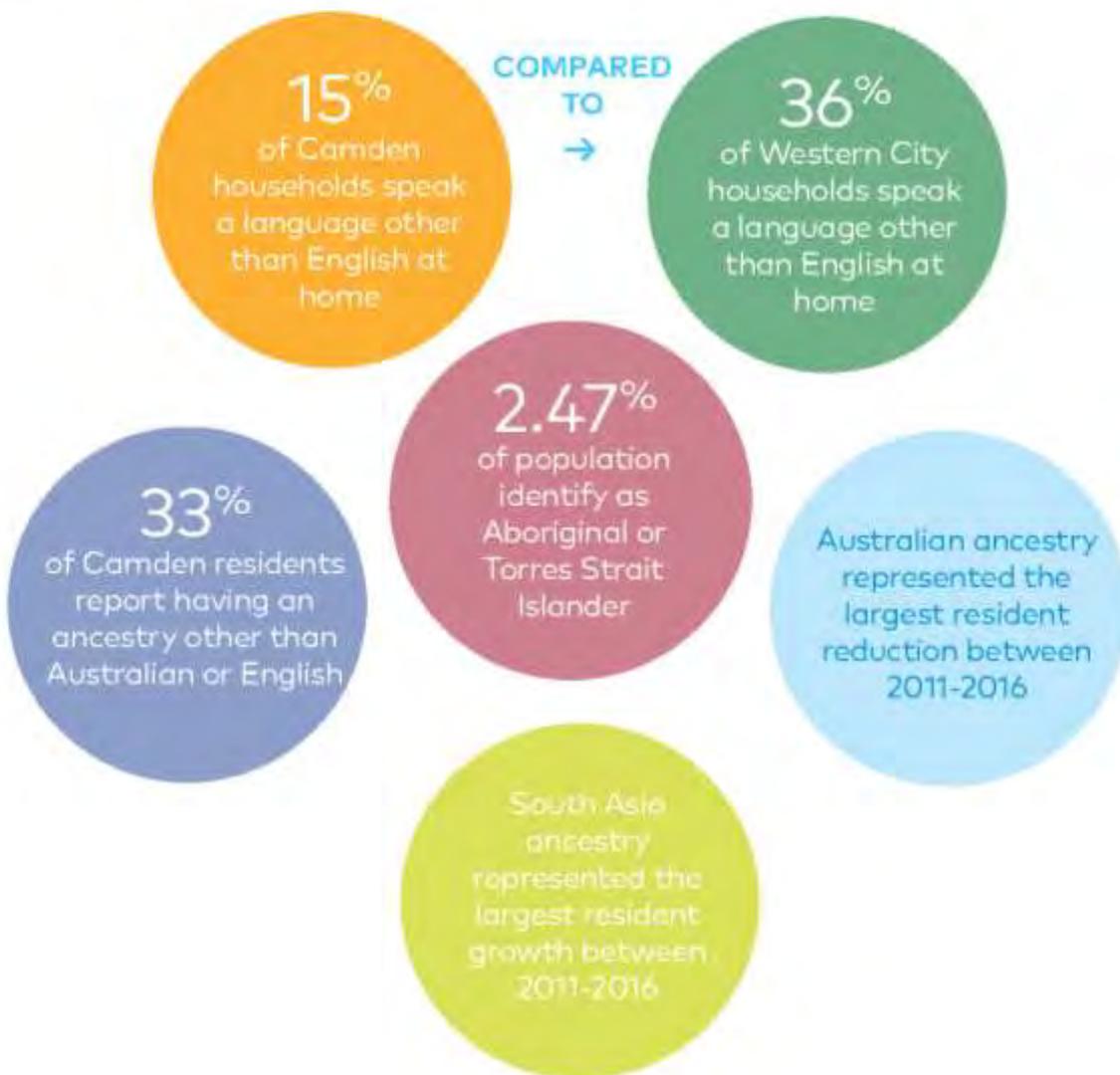
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## Education (2016)



	Camden	Camden Trend*	Western City w
University Qualification	12.4%	↑	11%
Vocational Educational Training	26.4%	↑	23%

## Diversity



## Our Strengths and Opportunities

Camden's rapidly growing population presents many opportunities. New centres to be delivered within the SWGA can promote sustainability and liveability from the very early stages, adopting best-practice planning and design principles to encourage vibrant public spaces and promoting pedestrian walkability and social connection. The population growth will also bring new skills and diversity to Camden, which will help to diversify the local employment opportunities and further strengthen the local economy. There will be opportunities to grow the health and education sector, with potential for these facilities to be located within future precincts within the SWGA. The success of existing industrial precincts can be leveraged to facilitate the expansion of the manufacturing sector and population serving industries.

The same elements which create an attractive place to live and work, also have the potential to attract visitors in increasing numbers. As Sydney continues to urbanise, Camden's natural landscapes will be highly valued and sought after. An emerging visitor economy, attracted primarily to Camden's historic and scenic character, presents opportunities to further diversify the local economy as well as protect those attributes that make Camden so special.

Camden Town Centre with its unique heritage and cultural facilities provides a key opportunity for further enhancement to celebrate Camden's unique and culturally rich local history. Opportunities to protect and further promote the rural villages and historical homesteads within Camden will strengthen the local identity for current and future generations. Investment in green infrastructure will further help retain Camden's scenic landscapes and green corridors, promoting a cool and sustainable city whilst also protecting environmentally sensitive land from any conflict with urban development. Increased tree cover will combat the effects of increasing urban heat, and the protection and increased accessibility of the Nepean River will connect the community to this important environmental feature.

The Western Sydney Airport and surrounding Aerotropolis, as well as the Western City Deal, will provide numerous opportunities for Camden. Investment in key transport infrastructure and a renewed focus from government to align infrastructure with growth will lead to a better-connected Camden. Potential links from the industries located around the airport also lead to economic opportunities within Camden, such as an expanded agricultural industry as a response to new domestic and international markets made accessible through the development of the Airport.





ORD04

Attachment 1

# Our Vision

In 2040, Camden is renowned as a liveable, inclusive, family friendly and community-focused place. The Camden community is highly engaged, passionate and proud of their home, and are empowered to play their role in making Camden a better place to live. Camden is a place of opportunity, built on a foundation of respect for the environment, a well-managed approach to growth, social inclusion and economic innovation.

Camden residents benefit from living and working in a 30-minute Western Parkland City that is well serviced and connected by sustainable transport, including rail and rapid buses, both within the Camden LGA and surrounding areas. Pedestrian and cycle networks are well established and highly connected, encouraging an active and healthy lifestyle for residents.

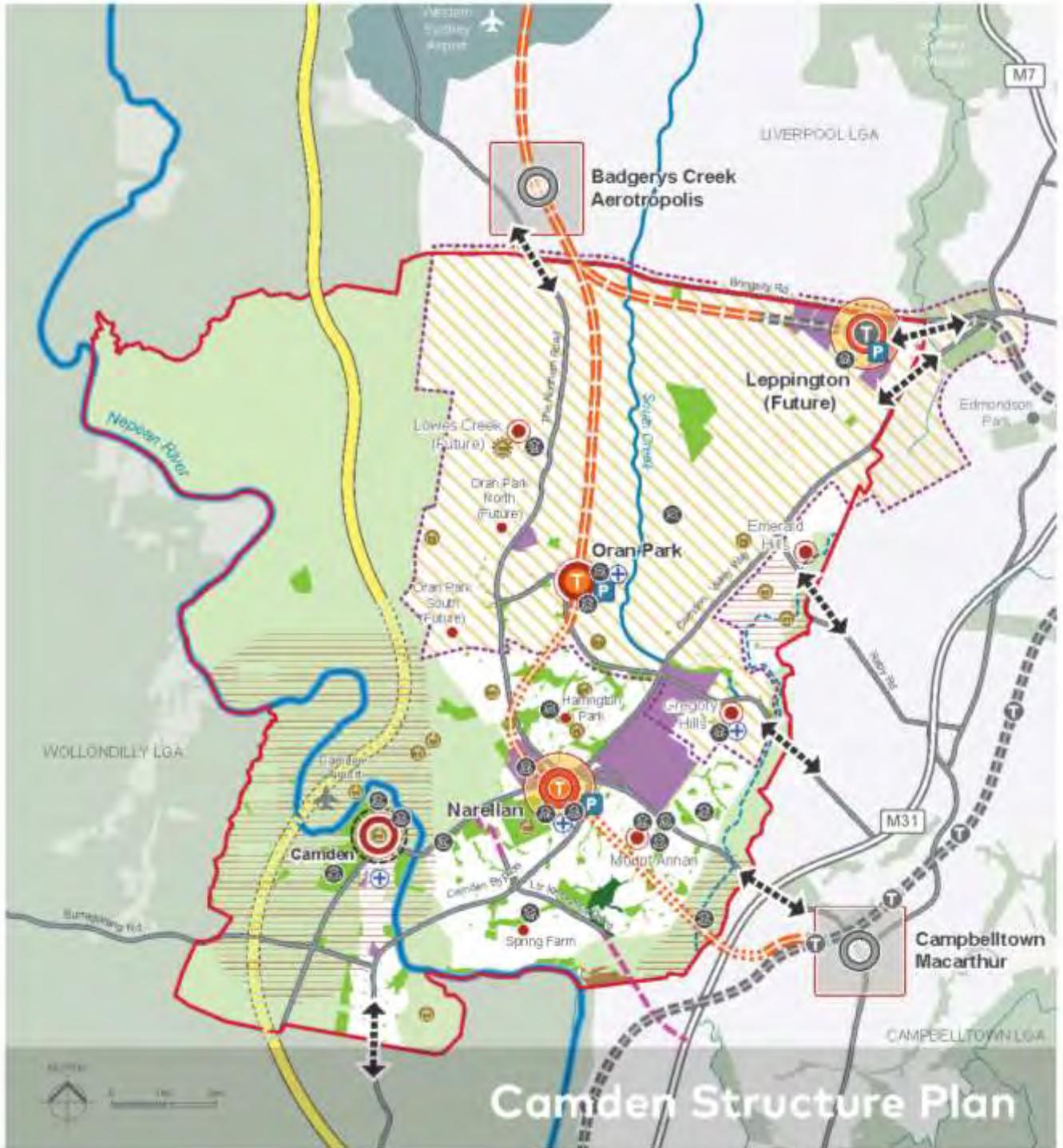
Camden's valued rural and natural assets are protected and celebrated. The Nepean River plays a prominent role within Camden and is a key natural landmark treasured by the local community and visitors. Open space is high quality and easily accessible, and tree cover across the LGA enhances the natural amenity of the area. Important biodiversity and bushland is protected from the impacts of urban development.

Camden's centres and employment lands offer a range of local job opportunities for residents, and those who choose to work outside the LGA are well-connected to other centres across Sydney. The Western Sydney Airport has been a catalyst for providing opportunities for both residents who work in the surrounding employment lands, and for local supporting industries that have located within Camden. The local rural economy has leveraged opportunities to export produce and promote fresh local food production. Tourism is thriving, with Camden capitalising on its heritage and rural values and offering a strong local food scene, cultural festivals and events.

Housing in Camden is diverse and accessible to all, responding to the changing needs of the community while still reflecting the characteristics that make Camden so special. Heritage sites are protected and promoted, helping to engage the community on the importance of Camden in Australia's European and Indigenous history. Town centres and streets encourage social connection across a diverse range of people, with facilities and services located to ensure they are accessible, inclusive and user-friendly for all age groups. Cultural and creative spaces are well utilised and are dynamic incubators for aspirational and innovative ideas.

ORD04

Attachment 1



- |  |   |  |                                       |  |                          |
|--|---|--|---------------------------------------|--|--------------------------|
|  | Metropolitan Cluster                        |  | Reserve/Parkland                      |  | Tourism                  |
|  | Strategic Centre                            |  | Scenic Land (Metropolitan Rural Area) |  | Proposed Employment Area |
|  | Town Centre                                 |  | Scenic Viewscapes                     |  | Existing Employment Area |
|  | Local Centre                                |  | Proposed MB Entry/Exit                |  | Camden LGA Boundary      |
|  | Neighbourhood Centre                        |  | Proposed Train Line/Tunnel            |  |                          |
|  | Art/Culture/Community Facility              |  | Proposed Train Station                |  |                          |
|  | Medical                                     |  | Existing Train Station                |  |                          |
|  | State-listed Heritage Item                  |  | Proposed Commuter Carparking          |  |                          |
|  | Draft State-listed Heritage Item            |  | Committed Roads                       |  |                          |
|  | Future Urban Area (SWGA) - Housing Capacity |  | Upper Canal System                    |  |                          |
|  | National Park                               |  | Key Transport Connection              |  |                          |

## Plan on a Page

**The LSPS is made up of four themes, which mirror the four themes of the Sydney Region Plan and the District Plan.**

**The four themes are Infrastructure and Collaboration, Liveability, Productivity and Sustainability. These four themes will be implemented through 21 local priorities, which are outlined below. The planning priorities will be delivered through strategies to guide land use decisions and actions to be undertaken by Council.**

 <p><b>Infrastructure</b></p>	 <p><b>Liveability</b></p>	 <p><b>Productivity</b></p>	 <p><b>Sustainability</b></p>
<p><b>Local Priority I1</b></p> <p>Aligning infrastructure delivery with growth</p>	<p><b>Local Priority L1</b></p> <p>Providing housing choice and affordability for Camden's growing and changing population</p>	<p><b>Local Priority P1</b></p> <p>Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District</p>	<p><b>Local Priority S1</b></p> <p>Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space</p>
<p><b>Local Priority I2</b></p> <p>Connecting Camden through integrated transport solutions</p>	<p><b>Local Priority L2</b></p> <p>Celebrating and respecting Camden's proud heritage</p>	<p><b>Local Priority P2</b></p> <p>Creating a network of successful centres</p>	<p><b>Local Priority S2</b></p> <p>Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River</p>
<p><b>Local Priority I3</b></p> <p>Planning for the delivery of the North South Rail and South West Rail Link Extension</p>	<p><b>Local Priority L3</b></p> <p>Providing services and facilities to foster a healthy and socially connected community</p>	<p><b>Local Priority P3</b></p> <p>Strengthening the Strategic Centres of Narellan and Leppington</p>	<p><b>Local Priority S3</b></p> <p>Protecting Camden's rural land</p>
<p><b>Local Priority I4</b></p> <p>Working in partnership to deliver a more liveable, productive and sustainable Camden</p>	<p><b>Local Priority L4</b></p> <p>Encouraging vibrant and connected centres which reflect Camden's evolving character</p>	<p><b>Local Priority P4</b></p> <p>Ensuring a suitable supply of industrial and urban services land</p>	<p><b>Local Priority S4</b></p> <p>Protecting and restoring environmentally sensitive land and enhancing biodiversity</p>
	<p><b>Local Priority L5</b></p> <p>Supporting cultural infrastructure to promote cultural and creative spaces</p>	<p><b>Local Priority P5</b></p> <p>Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis</p>	<p><b>Local Priority S5</b></p> <p>Reducing emissions, managing waste and increasing energy efficiency</p>
		<p><b>Local Priority P6</b></p> <p>Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism</p>	<p><b>Local Priority S6</b></p> <p>Improving Camden's resilience to hazards and extreme weather events</p>



# Infrastructure & Collaboration

This theme acknowledges that if Camden is to become more liveable, productive and sustainable, it needs additional infrastructure and services in the right places and at the right time. Infrastructure planning requires collaboration between all levels of government, industry and the community. This section of the LSPS focuses on the key infrastructure required to support Camden's growing population and identifies opportunities to collaborate with stakeholders to assist in infrastructure delivery.

- **Local Priority I1** Aligning infrastructure delivery with growth
- **Local Priority I2** Connecting Camden through integrated Transport Solutions
- **Local Priority I3** Planning for the delivery of the North South Rail and South West Rail Link Extension
- **Local Priority I4** Working in partnership to deliver a more liveable, productive and sustainable Camden

ORD04

Attachment 1



- |  |                       |  |                                   |  |                                      |
|--|-----------------------|--|-----------------------------------|--|--------------------------------------|
|  | Metropolitan Cluster  |  | Proposed Train Station            |  | Leppington Infrastructure Focus Area |
|  | Strategic Centre      |  | Existing Train Station            |  | Existing Motorway                    |
|  | Town Centre           |  | Proposed Commuter Carparking      |  | Existing Major Road                  |
|  | Local Centre          |  | Proposed Rapid Bus Route          |  | Existing Collector Road              |
|  | Neighbourhood Centre  |  | Cyclway - Existing & Proposed     |  | Metropolitan Rural Area (MRA)        |
|  | Proposed M9 Alignment |  | Indicative Future Connector Roads |  | South West Growth Area (SWGA)        |
|  | Proposed M9 Tunnel    |  | Committed Roads                   |  | Camden LGA boundary                  |
|  | Proposed Train Line   |  | Key Transport Connection          |  |                                      |
|  | Proposed Train Tunnel |  | Freight Connector/Corridor        |  |                                      |
|  | Existing Train Line   |  | Upper Canal System                |  |                                      |

Camden Council

## Local Priority 11

### Aligning infrastructure delivery with growth

As Camden grows and accommodates change, we must ensure that this growth is supported by the necessary infrastructure. Council recognises the need to work with industry, State agencies and other partners to deliver infrastructure that is aligned with growth.

A lack of certainty regarding the delivery of district level and city-shaping infrastructure can reduce the liveability of an area, entrench car dependency and restrict housing delivery and commercial investment. Timely delivery of supporting and transformative infrastructure has the potential to make a place.

Most of Camden's residential growth will be provided on previously undeveloped land within the SWGA, and it is fundamental that this growth is supported by the delivery of key infrastructure.

The delivery of significant or key state infrastructure within Camden is currently delivered via the Western Sydney Special Infrastructure Contribution (SIC). DPIE are currently reviewing this contribution and Council will work with State government to ensure key state infrastructure is included in the new SIC. The delivery of future local infrastructure required for the Leppington area is a priority for Council.

To ensure that new communities in the SWGA are liveable, they need to be supported by sufficient social and environmental infrastructure. The current local s7.11 contribution frameworks mean that funding overall shortfalls exist, including shortfalls for key local infrastructure such as community halls or riparian links to deliver the Green Grid. Council must review its planned local

infrastructure identified within the adopted S7.11 Development Contributions Plans to determine how future infrastructure is delivered at a local scale and continue to work with DPIE to address funding shortfalls.

Whilst key local and state infrastructure is identified through contribution planning, it is vital that Council work with the providers of essential services such as water, sewer, electricity and gas to ensure the delivery of these services are closely aligned with the forecast growth for the Camden area. It is also important that infrastructure related to the delivery of key essential services, such as water pipelines, is protected through appropriate measures.

The Western Sydney City Deal (The City Deal) contains commitments for various forms of city-shaping infrastructure for the Western City District such as the North South Rail Line, rapid bus services and digital connectivity and smart infrastructure. Whilst the infrastructure investment delivered by the City Deal will bring opportunities for Camden,

A Land Use and Infrastructure Implementation Plan (LUIIP) for SWGA that outlines a clear sequence of land release, how growth will be supported and enabled by the delivery of infrastructure and how infrastructure will be funded and delivered is vital for the efficient growth of Camden. Council views the LUIIP as a priority as it sets an overarching strategic framework to guide growth and will collaborate with DPIE in its development.



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Attachment 1

## Actions

1. Council will finalise the review of the s7.11 development contributions plans to:
  - a. ensure planning instruments reflect future identified infrastructure – **Short Term**
  - b. investigate appropriate programs for delivery of infrastructure – **Medium Term**
2. Council will work with infrastructure service providers to ensure timely delivery of essential services and infrastructure – **Ongoing advocacy**
3. Council will prioritise the delivery of infrastructure in Leppington – **Short Term**
4. Council will work with the Department of Planning, Industry and Environment to prepare the South West Growth Area Special Infrastructure Contribution (SIC) – **Short Term**
5. Council will work with the Department of Planning, Industry and Environment to investigate the impact of lot fragmentation on the delivery of development in the South West Growth Area and investigate potential planning controls to encourage lot amalgamation – **Short Term**
6. Council will advocate to establish a Growth Infrastructure Compact to co-ordinate planning and delivery of growth in the Western City District which includes the Camden LGA, in accordance with Western Sydney City Deal Commitment P5 – **Short Term**
7. Council will work with the Department of Planning, Industry and Environment to ensure that the South West Growth Area Land Use and Infrastructure Implementation Plan is finalised and advocate for clear sequencing of land release to ensure orderly infrastructure delivery – **Short Term**



Camden Council

## Local Priority 12

### Connecting Camden through integrated transport solutions

Integrated transport involves the linkage of all forms of transport to connect residents within the Camden area, ranging from public transport via bus and rail to private modes of transport including vehicles, bikes and walking options. It is vital that local, district and regional transport infrastructure is planned and delivered to ensure connections within Camden and the Western City District, and to establish greater connections across Greater Sydney. This connectivity is key to making Camden a liveable and sustainable area.

The Campbelltown and Camden Integrated Transport Strategy, adopted in 2006, was developed to provide improved transport options for residents of Camden and Campbelltown, reduce the dependence on private vehicles and align transport and land use planning strategies. This Strategy will be reviewed to respond to the growth that Camden is experiencing and the announcement of the North South Rail Line since its finalisation in 2006.

An important component of managing the demand on the transport network within the Camden area is through the development of travel behaviour change programs. Travel plans should be encouraged for new developments and businesses in urban areas to encourage the use of sustainable transport choices, such as carpooling, working from home or teleconferencing.

Camden is currently poorly connected by public transport, with the timing for delivery of the North South Rail Line yet to be announced by the State government. In the interim, integrated transport options must be delivered to connect Camden residents to other areas within the Western City District and Greater Sydney. The City Deal commitment C2 identifies the need for the delivery of rapid bus services from the metropolitan centres of Penrith, Liverpool and Campbelltown to the Western Sydney Airport prior to its opening in 2026. Council will advocate for the rapid bus service to connect Camden's key centres to the Western Sydney Airport.

In planning for a more integrated transport network, it is important that future transport corridors and locations of new stations and centres are safeguarded to inform future infrastructure investment and enable efficient land use planning and considerations such as appropriate locations for residential density.

Commuter carparking provision must also be planned for the future rail and other connecting transport solutions. Commuter parking should ideally be located outside of major centres to discourage congestion in these areas. Further investigation in collaboration with Transport for NSW, is required to determine the commuter carparking needs of the Camden area. Within the SWGA further work will be undertaken in collaboration with DPIE to investigate opportunities for adaptable car parking to accommodate for changing technologies along with diverse activities over time.

Planning for the SWGA is being undertaken progressively on a precinct basis. There is currently an absence of clear guidance on the location and timing of future key connecting road corridors throughout the SWGA. A strategic route study will enable a review of future road alignments and identify the preferred location of these connections within the precincts for which detailed planning has not yet commenced.

Freight movement throughout the Camden area is of vital importance for many industries in Camden. Council is committed to providing adequate access and road alignments for freight movement and will investigate opportunities to support freight movement inside the Camden area and key linkages to major road infrastructure outside of the local government area.

As the population grows, urban freight tasks such as parcel delivery and garbage collection will increase. Whilst providing essential services, these vehicle movements can produce negative effects on neighbourhood amenity, especially in higher density residential areas. It is important that local roads, infrastructure and buildings are planned and designed to balance efficient freight movement and any associated amenity impacts.

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Attachment 1

### Actions

- 8. Council will review the Campbelltown and Camden Integrated Transport Strategy (2006) with surrounding Councils and the State Government - **Medium Term**
- 9. Council will investigate opportunities to support freight movement on state and regional roads within the Camden LGA - **Short Term**
- 10. Council will undertake Town Centre Parking Strategies including commuter parking for Narellan, Oran Park, Leppington and any future train stations in collaboration with Transport for NSW - **Medium Term**
- 11. Council will work with Transport for NSW to ensure the Outer Sydney Orbital takes into consideration the submission endorsed by Council on 22 May 2018 with an alternative underground route and appropriate east/west connections within the Camden LGA - **Ongoing Advocacy**
- 12. Council will ensure that the Corridor preservation of the M9 Orbital are included in relevant planning instruments when confirmed by the State Government - **Short Term**
- 13. Council will work in collaboration with the Department of Planning, Industry and Environment to undertake a strategic route study identifying major road alignments and upgrades to facilitate the staged delivery of the South West Growth Area, as future infrastructure items - **Short - Medium Term**
- 14. Council will work with Transport for NSW to advocate that a rapid bus service route is delivered to connect key Camden centres with the Western Sydney Airport and Aerotropolis, building on Western Sydney City Deal Commitment C2 - **Short Term**
- 15. Council will review and update the Pedestrian Access and Mobility Plan 2014 to ensure connectivity of Camden's established areas - **Short Term**
- 16. Council will review and update the Camden Council Bike Plan 1996 - **Medium Term**
- 17. Council will work with Transport for NSW to ensure cycling connectivity between Camden's centres and surrounding strategic centres - **Short Term**
- 18. Council will work with Transport for NSW to support travel behaviour change programs to manage demand on the transport network and will advocate for sustainable transport choices in new developments - **Short Term**





ORD04

Attachment 1

## and South West Rail Link Extension

The State and Federal Governments have committed through the City Deal to jointly fund Stage 1 of the North South Rail Link which will connect the Western Line at St Marys through to the Western Sydney Airport in time for its opening in 2026. The State and Federal Governments have also committed funding to investigate the further extension of the North South Rail from the Airport through to Campbelltown/Macarthur via Oran Park and Narellan, including a South West Rail Link Extension connecting Leppington to the Western Sydney Airport.

Future Transport 2056 identifies the North South Rail Link from Western Sydney Airport to Campbelltown Macarthur via Narellan to be investigated for potential commitment or implementation within the next 0-10 years. Detailed investigation is required to determine if the rail is required in the next decade.

The construction of rail is one of the most important and transformative infrastructure investments that Camden will experience over the next 20 years.

Its construction will connect residents with opportunities in employment, housing, health, education and leisure within the Western City and across Greater Sydney, helping to deliver a 30-minute city for residents. Rail has the potential to act as a place maker by transforming the public domain, activating centres and unlocking Camden's future potential, and will also decrease car dependency, contributing to a healthier and more sustainable Camden.

In the interim years before the rail line is delivered, it is important that Council work with the State government to plan for the future rail line and future stations by ensuring their location is identified through appropriate land use controls. The reservation of the rail line corridor prior to its construction will allow Council to determine where future urban density to be serviced by the future rail is most appropriately located, including where new centres within the SWGA should be located to take advantage of rail access.



- 20. Council will ensure that the corridor preservation for the North South Rail Line and South West Rail Line Extension is included in relevant planning instruments when confirmed by State Government – **Short Term**
- 21. Council will continue to advocate for a commitment by the State Government for the delivery of the North South Rail Line and other key transport linkages to the centres of Campbelltown, Liverpool, Greater Penrith and the Aerotropolis, to achieve a 30-minute city – **Ongoing advocacy**
- 22. Council will continue to advocate for the delivery of the North South Rail Line and South West Rail Line extension in accordance with the submission endorsed by Council on 22 May 2018 – **Ongoing advocacy**
- 23. Council will work with the Department of Planning, Industry and Environment and Transport for NSW to identify future centres around planned railway stations to confirm the future station locations within the Camden LGA – **Ongoing**
- **Short term**

## Local Priority 14

### Working in partnership to deliver a more liveable, productive and sustainable Camden

Council recognises that greater coordination in the planning and delivery of infrastructure is required, in collaboration with all levels of government, industry and the community, to ensure that growth is managed appropriately and Camden's unique characteristics are protected. A key action of the LSPS is for Council to develop a strategy which will be used to advocate for key infrastructure to support growth in the Camden LGA.

Camden Council along with Blue Mountains, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly Councils have developed a partnership with the Australian and NSW Governments to deliver the Western Sydney City Deal (The City Deal). The City Deal will allow a tri-level government partnership to deliver a vision for a productive and liveable Western Parkland City. The key catalyst for the City Deal is the Western Sydney Airport which will be operational by 2026.

Whilst the City Deal is a key partnership for Council, there are many other partnerships and collaborations that Council is involved in. With the SWGA being located almost entirely within the Camden LGA there is an important partnership between Council and the DPIE to deliver new urban development for the local community. Council will continue to work closely with DPIE to plan and deliver the SWGA.

The Camden LGA is within the Tharawal Local Aboriginal Land Council (LALC) region along with Campbelltown, Wollondilly and Liverpool Councils. Council will work in collaboration with Tharawal LALC to support their self-determination, as required.

Council has initiated an independent business taskforce, known as the Camden Regional Economic Taskforce (CRET), to drive the economic development and commercial appeal of the area. CRET consists of Councillors, professional experts and local business leaders and will work together to promote Camden's economic growth.

Collaboration	Agency	Focus
South West Growth Area	Department of Planning, Industry and Environment	Remainder of the SWGA Precinct Release and Planning
Western Sydney City Deal	Australian government, NSW government and Campbelltown, Liverpool, Wollondilly, Fairfield, Penrith, Blue Mountains and Hawkesbury Councils	Delivering on the commitments of the City Deal
	Western Sydney Planning Partnership assumptions – City Deal Commitment P4	Engineering and Liveability standards and Common Planning Assumptions
	Western Sydney Health Alliance – South West Sydney Local Health District, and South West Sydney Primary Health Network	Delivering improved access and services to the Camden community
Leppington Town Centre Review	Department of Planning, Industry and Environment and Liverpool City Council	To deliver the Strategic Centre
Tharawal region	Tharawal Local Aboriginal Land Council	Support self determination of aboriginal land holdings and identify indigenous culturally significant areas in Camden

34 Table 3 - Working in Collaboration

### Actions

- 24. Council will continue to implement the Western Sydney City Deal Commitments – **Medium Term**
- 25. Council will work with State agencies to align growth and infrastructure – **Ongoing**
- 26. Council will work with the Western Sydney Planning Partnership to deliver a partnership approach to planning in accordance with Western Sydney City Deal Commitment P6 – **Short Term**
- 27. Council will work with the Western Sydney Planning Partnership to develop uniform local government engineering and liveability standards in accordance with Western Sydney City Deal Commitment P4 – **Short Term**
- 28. Council will work with the Department of Education to investigate the co-location and shared used of facilities – **Ongoing**
- 29. Council will continue to work with the Camden Regional Economic Taskforce to support economic development within the Camden LGA – **Ongoing**
- 30. Council will prepare a strategy to advocate for key infrastructure to support growth in the Camden LGA - **Short Term**
- 31. Council will work with Tharawal Local Aboriginal Land Council to collaborate and provide support should they choose to prepare a Development Delivery Plan in accordance with State Environmental Planning Policy (Aboriginal Land) 2019 – **Medium Term**

Infrastructure



Camden Council



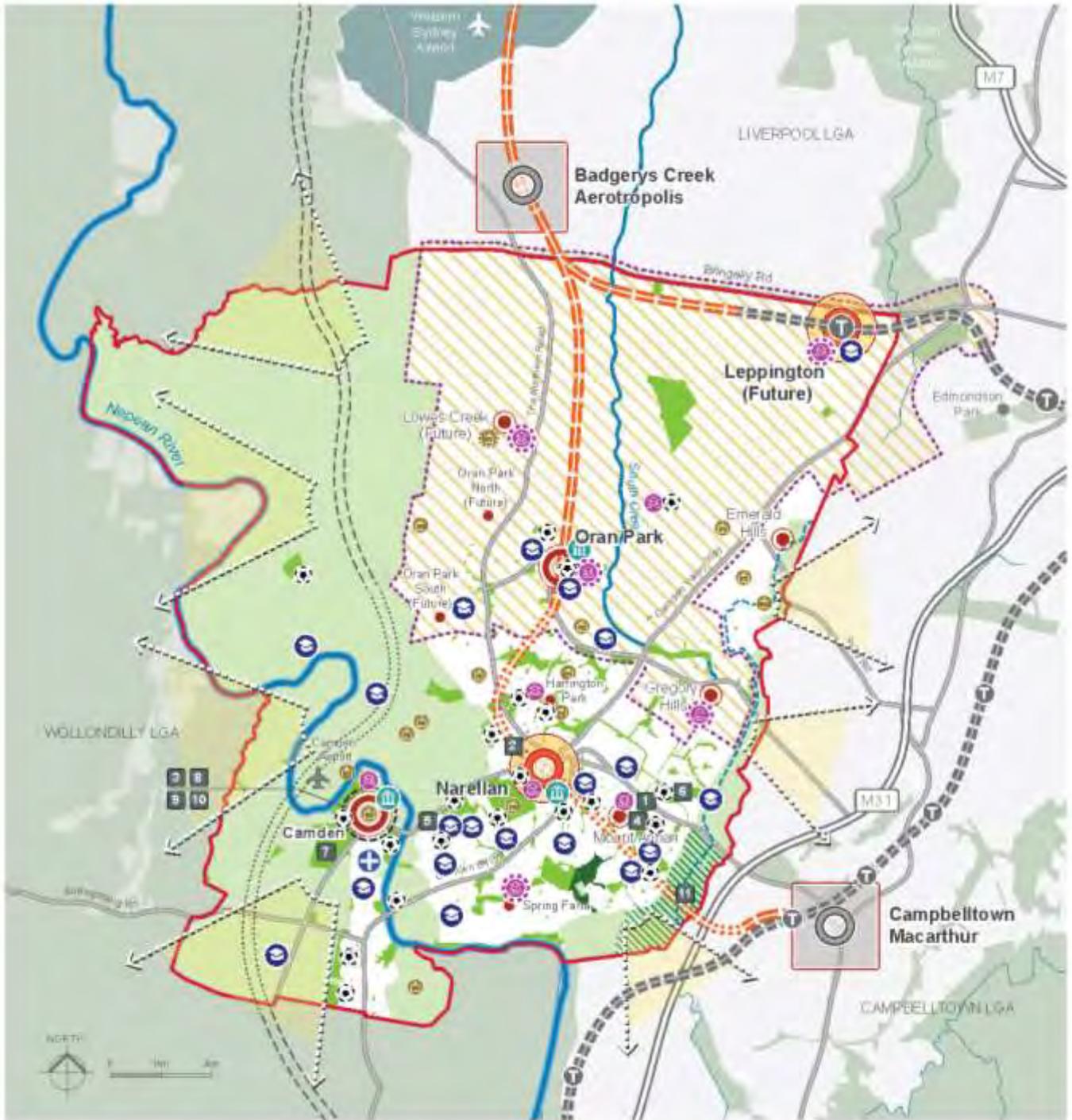
# Liveability

Liveability is about people's quality of life. Maintaining and improving liveability means providing housing, infrastructure and services that meet people's needs, and the provision of a range of housing types in the right locations with measures to improve affordability. This enables people to stay in their neighbourhoods and communities as they transition through life.

- **Local Priority L1** Providing housing choice and affordability for Camden's growing and changing population
- **Local Priority L2** Celebrating and respecting Camden's proud heritage
- **Local Priority L3** Providing services and facilities to foster a healthy and socially connected community
- **Local Priority L4** Encouraging vibrant and connected centres which reflect Camden's evolving character
- **Local Priority L5** Supporting cultural infrastructure to promote cultural and creative spaces

ORD04

Attachment 1



- |  |   |  |   |  |                                       |
|--|---|--|---|--|---------------------------------------|
|  | Metropolitan Cluster                      |  | Camden Town Centre Conservation Area        |  | 1 Mt Annan Leisure Centre             |
|  | Strategic Centre                          |  | Future Urban Area (SWGA) - Housing Capacity |  | 2 Narellan Sports Hub                 |
|  | Town Centre                               |  | Upper Canal System                          |  | 3 Camden Pool                         |
|  | Local Centres                             |  | National Park - William Howe                |  | 4 Birrwa Reserve                      |
|  | Neighbourhood Centre                      |  | Reserve/ Parkland                           |  | 5 Curly Reserve Water Play Space      |
|  | Proposed Art/ Culture/ Community Facility |  | Australian Botanic Garden Mt Annan          |  | 6 Sedwick Reserve Youth Play Space    |
|  | Existing Art/ Culture/ Community Facility |  | Scenic Land (Metropolitan Rural Area)       |  | 7 Camden Bicentennial Equestrian Park |
|  | Library                                   |  | Scenic Viewscapes                           |  | 8 Camden OML Centre                   |
|  | Education                                 |  | Proposed M9 Alignment/ Tunnel               |  | 9 Alan Baker Art Gallery at Macaria   |
|  | Hospital                                  |  | Proposed Train Line/ Tunnel                 |  | 10 Camden Town Farm                   |
|  | Sportsground/ Sportsground & Playground   |  | Camden LGA Boundary                         |  | 11 Mount Annan Botanic Gardens        |
|  | State-listed Heritage Item                |  |   |  |                                       |
|  | Draft State-listed Heritage Item          |  |   |  |                                       |

Camden Council

## Local Priority L1

### Providing housing choice and affordability for Camden's growing and changing population

Camden is currently the fastest growing council area in Australia. Camden's population is expected to grow to 233,950\*, with the need for up to 49,552 additional dwellings, by 2036. Council must accommodate this growing population while preserving those qualities which make Camden such an attractive place to live and visit – our rural and scenic environment and our unique local character.

The District Plan identifies that Council must prepare a Local Housing Strategy which will outline how and where Camden will support an increased population, ageing community, and a change in housing structure. Council anticipates that the Draft Local Housing Strategy will be on exhibition in 2020.

#### Capacity for Growth

Housing delivery in Camden has been strong. Over the past 5 years (FY 2014/15 to 2018/19) – 13,600 dwellings have been approved and dwelling completions have averaged 2,400 dwellings per annum, with a peak of 3,100 dwellings in 2018/19. The conversion of housing approvals to completions remains very high for detached dwellings at 90%, whilst for multi-unit dwellings it is much lower at 50%.

Approvals are on track for over 12,000 dwellings between 2016 to 2021, which is above Camden's 0-5 year Western City District Plan target of 11,800. In agreement with the GSC, the Local Housing Strategy will use past completions to inform the development of Camden's 6-10 year target (2021-2026).

The outlook for residential growth in the LGA remains strong. This growth trajectory will be strengthened by the planned expansion of rail infrastructure, the employment opportunities created by the Aerropolis and local employment activities, and the proven market acceptance of the area.

Table 4 outlines the undeveloped precincts where housing growth can be accommodated over the next 20 years. Council is planning for the vast majority of future housing to be delivered in the SWGA precincts, which are at different stages of release, planning, rezoning and development.

There are a number of Urban Release areas under the Camden LEP which are currently in a range of development phases. In regards to urban development within the Metropolitan Rural Area (MRA) it should be noted that the WSD identifies that it will only be considered in the urban investigation areas identified in the Region Plan. Therefore the focus of growth for Camden will be within the SWGA boundary.

Development in Camden's established centres and suburbs has historically been approximately 5% of total LGA dwelling completions. Current infrastructure provision and latent planning capacity in established centres and suburbs means that this level of incremental growth is projected to continue. Council does not anticipate creating additional capacity in established centres and suburbs without commitment to further catalytic infrastructure provision.

Under present dwelling completion rates, current zoning is expected to accommodate growth over the next 5 years. To ensure necessary supply beyond this timeframe undeveloped precincts in the SWGA need to be rezoned and serviced for development.

Infrastructure and service provision challenges exist in unzoned precincts. A comprehensive Land Use and Infrastructure Implementation Plan for the SWGA that outlines a clear sequence of land release supported by orderly and efficient infrastructure provision is fundamental to delivering housing growth.

Land fragmentation creates development and infrastructure coordination issues and limits the ability to facilitate the early delivery of key local infrastructure. This is a key barrier to the delivery of housing in some precincts such as Leppington. Early delivery of enabling infrastructure such as water services, enhanced contributions frameworks and forward funded infrastructure are methods to potentially unlock development in areas of high land fragmentation.

#### Demographic Change and Dwelling Diversity

Whilst Camden remains a popular location to raise a family, it is forecast that there will be a growing population of smaller households and ageing households. This changing demographic profile increases the demand for different housing types. Major infrastructure investments such as the Western Sydney Airport and the North South Rail Link also have the potential to impact on how Camden will develop and what form of housing will be required into the future.

In addition to the planned capacity in established centres, the SWGA has been planned and designed to cater for a range of housing needs, from detached housing to medium density attached housing and higher density apartments around town centres and close to public transport. Despite this planning capacity, only approximately 6% of new dwelling completions have been attached dwellings or apartments.

Whilst demographic indicators imply a growing need for more diverse housing, there are challenges in delivering non-detached housing in an area where market acceptance is still developing, public transport infrastructure limited and housing industry business models well-established.

Seniors housing approvals have been strong across Camden and it is anticipated that this form of development will continue to provide appropriate housing for senior residents in suitable locations in both the established areas of the LGA and in the SWGA.

The Local Housing Strategy will explore the challenges and opportunities for increasing the diversity of housing in Camden.

#### Affordability

Housing that is affordable to a range of households has many social and economic benefits.

One method to assess the affordability of housing is to examine the proportion of households who are in mortgage or rental stress. Housing stress is defined as households spending more than 30% of their income on rent or mortgage payments. Camden is currently experiencing a range of housing affordability challenges, the effects of which are principally felt in very low or low income households.

Currently, approximately 35% of rental households are experiencing rental stress, 84% of which (1,470 households) are very low and low-income households. The rental stress of Camden residents is forecast to increase over the next 20 years with demand for affordable rental housing increasing from 2,331 dwellings in 2016 to 6,923 dwellings in 2036.

Approximately 20% of mortgaged households are experiencing mortgage stress. There are 1,162 low and very low-income households in mortgage stress, which is 43% of all households experiencing mortgage stress. Mortgage stress is high in the newly developed suburbs in the SWGA at 24.7%. The communities in these areas are generally at a stage in life where their income is still yet to reach its peak, whilst their mortgage debt is at its highest. These factors leave them vulnerable to economic shocks such as an increase in interest rates or a decrease in income.

The Local Housing Strategy will explore approaches to delivering affordable housing and ways to improve overall housing affordability. The WCDP affordable housing targets and framework will inform work.

Precinct <sup>1</sup>	Instrument	Development Phase	Planned Housing Capacity <sup>2</sup>	Remaining Developable Area
<b>LEP &amp; SEPP - REZONED</b>				
Spring Farm	LEP	Completing	4,083	10 – 20%
Elderslie	LEP	Completing	1,978	10 – 20%
Emerald Hills	LEP	Mature	1,342	30 – 40%
Camden Lakeside	LEP	Pre-production	380	100%
El Caballo Blanco & Gledswood	LEP	Producing	1,070	50 – 60%
Oran Park	SEPP	Mature	7,540	20 – 30%
Turner Road	SEPP	Completing	4,020	10 – 20%
Catherine Field (Part)	SEPP	Producing	3,230	50 – 60%
Leppington Town Centre	SEPP	Pre-production	2,112	100%
Leppington: Stage 1	SEPP	Early Producing	2,500	100%
<b>SWGA – RELEASED</b>				
Leppington: Stage 2 to 5	SEPP	-	7,000	-
Lowes Creek Marylands	SEPP	-	6,500	-
South Creek West	SEPP	-	30,000	-
<b>SWGA - NOT RELEASED</b>				
Pondicherry	SEPP	-	2,000	-
Catherine Field	SEPP	-	5,000	-
Catherine Field North	SEPP	-	9,500	-
Rossmore	SEPP	-	5,000	-

Table 4 - Urban Release Areas in Camden LGA

<sup>1</sup> Precincts with over 100 dwellings capacity included

<sup>2</sup> Figures from precinct finalisation reports, DCPs or contribution plans.

## Principles for Housing Growth in Camden

Principle	Delivery
1. New greenfield housing growth is wholly contained within the SWGA	LSPS; LUHP; Local Housing Strategy; Rural Lands Strategy
2. Release of new precincts in the SWGA are sequenced to align with infrastructure provision	LUHP, Local Housing Strategy
3. The planned housing capacity for new precincts within the SWGA is sufficient to meet forecast demand	LUHP, Local Housing Strategy
4. Housing growth is in line with the delivery of local and regional infrastructure	LUHP; 7.11 Contribution Plans; VPAs
5. Infrastructure delivery is prioritised for future urban areas with high land fragmentation	LUHP; 7.11 Contribution Plans; Council Infrastructure delivery and advocacy
6. New housing is balanced with the employment, environmental, cultural and recreation requirements of the community	LUHP; Local Housing Strategy; Affordable Housing Strategy; SWGA precinct planning; Council advocacy
7. Additional housing growth in existing suburbs and centres outside of the SWGA is incremental with additional growth only initiated by additional infrastructure delivery	Local Housing Strategy
8. Zoned SWGA precinct planning controls are regularly reviewed	Council collaboration with DPIE
9. Housing and subdivision design should facilitate sustainable outcomes and contribute to a sense of place	LUHP; Local Housing Strategy; Affordable Housing Strategy; precinct planning; Council advocacy
10. Precincts contain a diverse mix of housing at a scale that enables healthy and walkable neighbourhoods	LUHP; Local Housing Strategy; Affordable Housing Strategy; SWGA precinct planning; Council advocacy
11. The provision of affordable housing is considered as part of the residential planning process	LUHP; Local Housing Strategy; Affordable Housing Strategy; SWGA precinct planning; Council advocacy
12. Heritage values are preserved and reinforced	Local Housing Strategy; Camden Urban Design Framework; Camden LEP & DCP

Table 5 - Principles for Housing Growth in Camden

**Actions**

- 32. Council will finalise the Camden Housing Study and Camden Housing Diversity Analysis which will establish an evidence base outlining 20 year housing demand and capacity, including affordable housing demand, opportunities and constraints – **Short Term**
- 33. Council will develop a Housing Strategy which will use the established evidence base and other strategic planning work to develop the vision and evaluate options for housing growth within the Camden LGA – **Short Term**
- 34. Council will investigate the development of an Affordable Housing Strategy and Affordable Housing Contribution Scheme – **Short Term**

Liveability



Camden Council

## Camden Housing Snapshot

To assist planning the future of housing in LGA, Camden's suburbs have been categorised into areas that have similar characteristics, geographies and capacity for growth.

<p><b>Camden</b></p> <p>Mainly detached housing with some attached housing close to Camden Town Centre. Minimal expected housing growth.</p> <ul style="list-style-type: none"> <li>- 85% detached dwellings</li> <li>- 51% owned with a mortgage</li> <li>- 47% households with children</li> </ul>	<p><b>New Urban South</b></p> <p>Council led new release areas, mainly detached housing with increasing presence of attached housing. Maturing suburbs with small capacity for housing growth over the next 5 - 10 years.</p> <ul style="list-style-type: none"> <li>- 91% detached dwellings</li> <li>- 80% owned with a mortgage</li> <li>- 60% households with children</li> </ul>
<p><b>Narellan</b></p> <p>Mainly detached housing with some attached housing close to Narellan. Opportunities for attached housing and unit growth within the Town Centre.</p> <ul style="list-style-type: none"> <li>- 89% detached dwellings</li> <li>- 51% owned with a mortgage</li> <li>- 52% households with children</li> </ul>	<p><b>New Urban North</b></p> <p>State Government led new release precincts. Growing and evolving suburbs of primarily detached housing. Main area for growth over the next 5 - 10 years, utilising remaining capacity, including opportunities for attached dwellings and units in Oran Park.</p> <ul style="list-style-type: none"> <li>- 98% detached dwellings</li> <li>- 75% owned with a mortgage</li> <li>- 63% households with children</li> </ul>
<p><b>Established Suburbs</b></p> <p>Primarily detached housing in established suburbs. Minimal expected housing growth.</p> <ul style="list-style-type: none"> <li>- 94% detached dwellings</li> <li>- 71% owned with a mortgage</li> <li>- 66% households with children</li> </ul>	<p><b>Future Urban</b></p> <p>Currently small and large lot agricultural land but planned for change through State Government led growth precincts. Will be the primary area to accommodate housing growth of all types over the next 20 years. Leppington is the most suitable precinct to accommodate the growth of detached dwellings, attached dwellings and units as the New Urban South and New Urban North areas are built out. New housing in Future Urban will be balanced with employment, environment, cultural and recreation requirements.</p>
<p><b>Rural Living</b></p> <p>Housing in a rural setting, including the rural village of Cobbitty, and primary agricultural production. Little to no housing growth.</p> <ul style="list-style-type: none"> <li>- 84% detached dwellings</li> <li>- 43% owned with a mortgage</li> <li>- 46% households with children</li> </ul>	

Table 6 - Camden Housing Snapshot

ORD04

Attachment 1

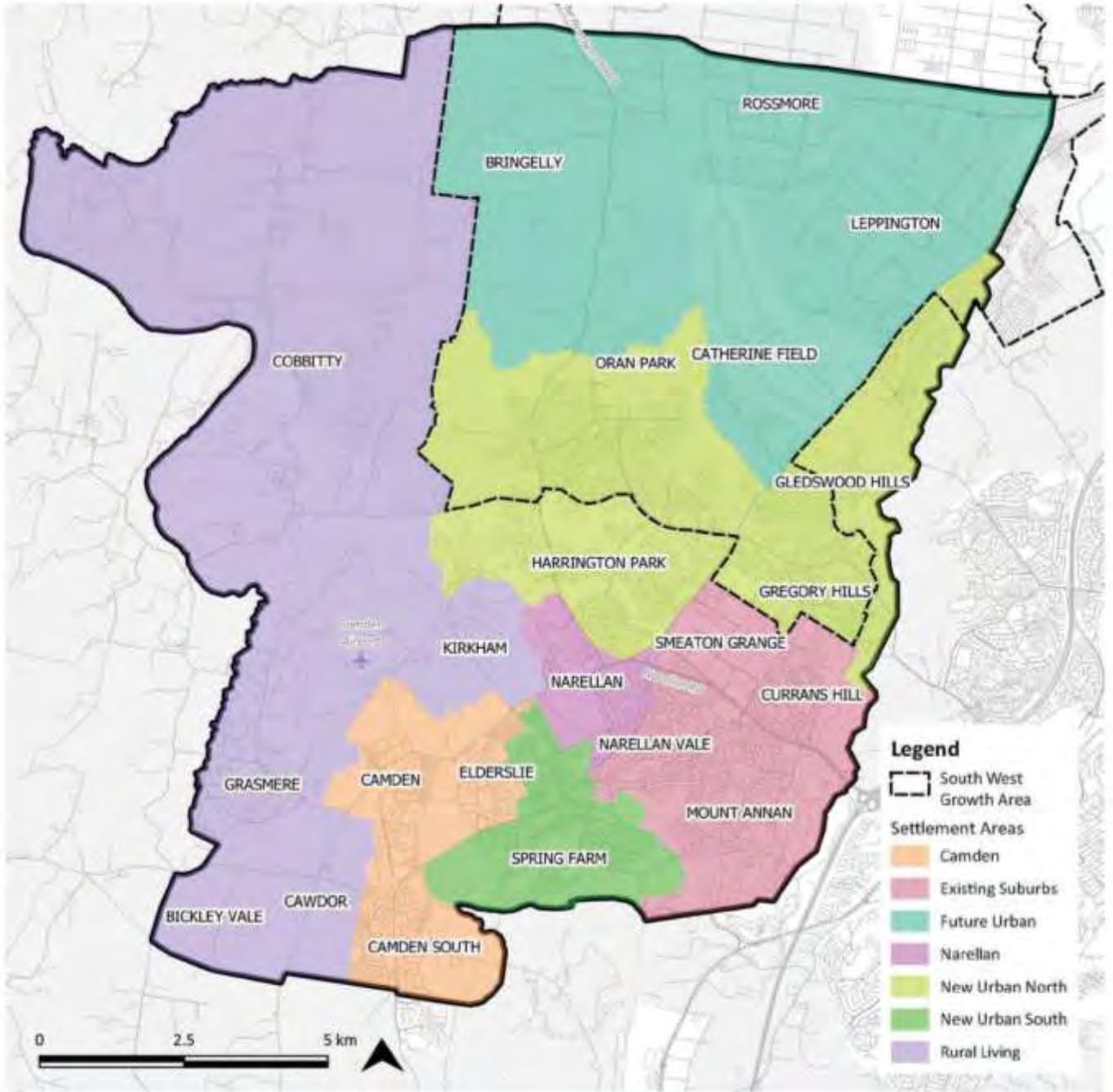


Figure 7 - Settlement Areas used in the analysis of housing issues in the Camden LGA.



Camden Council

## Local Priority L2

### Celebrating and respecting Camden's proud heritage

Camden's heritage is an important component of the local identity. Identifying, conserving, interpreting and celebrating heritage values leads to a better understanding of history and respect for the experiences of diverse communities. As Camden grows, heritage identification, management and interpretation are important so that heritage places and stories can be experienced by current and future generations.

In recognition of the value of Camden's heritage, Council has established a Heritage Advisory Committee (HAC) to help inform strategic heritage directions and community education around the importance of heritage to our unique identity. The HAC will continue to play an important role in managing heritage into the future.

Council acknowledges Aboriginal people as the traditional custodians of Camden's land and recognises their spiritual and cultural connection to the land. This connection long pre-dates European settlement, and despite modification

of the land through urban development, many places of significance remain. Council will work with Tharawal Local Aboriginal Land Council (LALC), elders and local knowledge holders to map culturally sensitive areas to identify, protect and maintain objects and places of Aboriginal cultural significance.

With the significance of the Camden region to the history of Sydney, Council will undertake a review of local non-indigenous heritage items and conservation areas within the Camden LGA and update the listings within the LEP and DCP. This review will include a visual analysis of scenic landscapes, including ridgelines, which all contribute to Camden's identity and heritage. Council will ensure that the importance of Camden's NSW State Heritage Items is reflected in future precinct planning. These initiatives will ensure that Camden's valued heritage is protected from the impacts of development and can continue to be celebrated by the community.



ORD04

Attachment 1

**Actions**

- 35. Council will review non-indigenous heritage items and update the Camden LEP and DCP – **Short Term**
- 36. Council will continue to promote and provide community education about the importance of Camden’s unique heritage through its Heritage Advisory Committee – **Ongoing**
- 37. Council will continue to implement the Public Domain Manual within the Urban Design Framework for Camden Town Centre – **Short Term**
- 38. Council will work with the Thorawal Local Aboriginal Land Council to undertake a review of Indigenous Heritage in relation to places and cultural identity – **Medium Term**
- 39. Council will ensure that future precinct planning considers and protects State and Local Heritage items – **Ongoing advocacy**
- 40. Council will undertake a scenic and visual analysis with neighbouring Councils to identify and protect ridgelines, scenic and cultural landscapes, and enhance and protect views of scenic and cultural landscapes from the public realm – **Short Term**



Camden Council

## Local Priority L3

### Providing services and facilities to foster a healthy and socially connected community

Improving liveability in urban environments requires planning for a mix of high-quality spaces that engage and connect people and communities of all ages and ability. Co-locating schools, health and aged care facilities, and sporting and cultural facilities will deliver a healthy and socially connected community.

Age structure forecasts indicate that between 2016-2036 there will be a 33% proportional increase in Camden residents aged 65 and over. Camden's rapid growth and this expanding ageing population will place pressure on the existing network of social infrastructure and services.

Camden's growth will also accommodate diverse communities, including migrants and refugees from a range of backgrounds who will choose to relocate to the area. It is important that Council plan for the appropriate social services and housing typologies to support the needs of these communities.

The built and social environment can significantly influence health outcomes. Healthy placemaking, such as promoting walkable centres and neighbourhoods, encourages greater physical activity and social connection. Co-locating health and social services within town centres improves and encourages access to these services which can lead to the prevention of, and early intervention in, serious health conditions. These services also



connect people with each other and build social networks, combatting social isolation, which can be experienced by a high number of people in new or establishing communities.

Currently, many Camden residents requiring access to health and social services need to leave the LGA and travel to the surrounding centres of Liverpool and Campbelltown. Council will continue to work with local health providers to ensure that there are suitable services available to meet the needs of the community. City Deal Commitment L5 commits to establish the Western Sydney Health Alliance which will improve the coordination and effectiveness of health services across Western Sydney. This initiative will provide an opportunity for Council to advocate that those services most needed by the Camden community are delivered close to home.

As well as meeting the functional recreational needs of the community, having access to high quality and accessible public open spaces can support a range of health benefits including contributing to mental health and social connectivity and a sense of place. Camden has a strong sporting community and continuing to plan for and provide high quality open space is important to ensure this is maintained. The WCDDP identifies an open space accessibility benchmark of within 400m for low density dwellings and 200m for high density dwellings. Council will develop a strategy that identifies any gaps in provision and methods to meet the open space needs of the community.

The Western Parkland City Liveability Program, which forms Commitment L1 of the City Deal, has provided funding for Council to deliver three projects to improve liveability and accessibility to sport and recreation facilities. These projects will make an important contribution to fostering a healthy and socially connected community.

The Office of Sport is currently working with relevant stakeholders throughout the District, including Council, to develop a Western City District Sports Infrastructure Plan. The plan aims to identify local and regional sport infrastructure which will provide a strong foundation for participation in sport and active recreation in the District.

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### Actions

- 41. Council will develop a strategy which identifies gaps in the provision of open space, fit for purpose sports facilities, play spaces and community facilities to project future demand and need for facilities, and provide a plan and priorities to meet the needs of current and future populations – **Short Term**
- 42. Council will continue to implement the recommendations and actions of the Active Ageing Strategy – **Ongoing**
- 43. Council will continue to implement the recommendations and actions of the Camden Children and Families Strategy – **Ongoing**
- 44. Council will continue to implement the recommendations and actions of the Camden Disability Inclusion Action Plan – **Ongoing**
- 45. Council will investigate opportunities to attract and encourage the delivery of social services and infrastructure within the Camden LGA – **Short Term**
- 46. Council will deliver the three projects committed to under the Western Parkland City Liveability Program – **Short Term**
- 47. Council will act on the Western Sydney City Deal Commitment L5 to establish the Western Sydney Health Alliance to improve coordination and effectiveness of health services in the region, supporting health and wellbeing of neighbourhoods – **Short Term**
- 48. Council will work in collaboration with NSW Office of Sport in the implementation of the District Sport Infrastructure Plans (once finalised) – **Short Term**

Liveability



Camden Council

## Local Priority L4

### Encouraging vibrant and connected centres which reflect Camden's evolving character

Camden is made up of a variety of different places, each with their own distinctive characteristics and potential. Local character is seen as an important element for the community and provides acknowledgement of the past with the potential growth of Camden being harnessed appropriately. A place-based planning approach recognises that great places include all parts of the public realm such as open space, streets, and centres, and that these places have walking, cycling and public transport connections. Arts and creative expression are supported, and retail and commercial floorspace is protected, encouraging the night time economy and accommodating local festivals and events.

A night time economy encourages a vibrant centre by promoting uses such as cafes and restaurants, pubs and bars, and entertainment premises. When coupled with place-making, a strong night time economy has both economic and social benefits and activates a centre by enticing people to visit an area which would otherwise be deserted after dark. To encourage a night time economy within Camden's centres, Council must consider the existing design of the public domain as well as ensure that the planning controls provide for and support the above uses.

The Camden Town Centre Urban Design Framework provides a structure for the future direction of the Camden Town Centre which focuses on revitalising the centre through placemaking. The Framework recognises that the town centre is unique and highly valued by the community, and the provisions within the Framework reflect this value by focusing on enhancing the attributes that make Camden unique. Through adopting a place-based planning approach like that used for the Framework, Council can ensure that Camden's other centres and streets are designed in a way which reflects local character whilst also creating vibrant, comfortable and connected places that the community want to spend time in.

The SWGA has several identified future centres and neighbourhoods that are yet to be planned and built. This presents a unique opportunity for Council and the DPIE to ensure that new centres are designed in a way which focuses on a people-friendly public realm and exhibits best-practice placemaking. This will include ensuring that those precincts adjacent to South Creek adopt the urban design principles to deliver a cool and green city.



## Actions

49. Council will work with Department of Planning, Industry and Environment to investigate the development of local character statements to be incorporated within planning controls – **Short Term**
50. Council will implement the Camden Town Centre Urban Design Framework – **Ongoing**
51. Council will investigate planning controls that encourage the activation of public spaces for civic, community and cultural uses – **Short Term**
52. Council will review public domain controls for the Narellan Town Centre – **Short Term**
53. Council will consider the principles of the Better Places Strategy- Government Architects within the Camden DCP – **Short Term**
54. Council will continue to work with the Department of Planning, Industry and Environment to ensure that new precincts within the South West Growth Area demonstrate best-practice placemaking in the design of centres and streetscapes – **Short Term**
55. Council will **implement** the South Creek urban design principles contained within the District Plan for all future development areas around South Creek – **Short Term**
56. Council will review existing planning controls to support a Night Time Economy within Camden's centres – **Short Term**

Camden Council

## Local Priority L5

### Supporting cultural infrastructure to promote cultural and creative spaces

Cultural infrastructure and creative spaces are an essential part of a community's social fabric and support enhanced liveability. They help maintain local character and amenity in rapidly growing and changing communities whilst providing opportunities for residents to express themselves and to engage with the people around them.

As Camden continues to grow, it is important to foster these cultural spaces and experiences to ensure Camden develops as a vibrant and exciting place to live and visit. Camden will require cultural spaces and hubs for both literary, visual and performing arts, staging major entertainment

events, festivals, local and touring productions as well as conference rooms and forums. Council will advocate for a multi-arts facility within the SWGA to ensure that the new areas have equitable access to cultural facilities.

There is an opportunity to build upon the existing cultural assets within the Camden Town Centre, such as the Camden Civic Centre and the Alan Baker Art Gallery; to develop a cultural and creative precinct. Further opportunities to promote cultural experiences will be identified through a Cultural Development Strategy.



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### Actions

- 57. Council will work with Create NSW to ensure culture is recognised as a driver for creating vibrant places – **Ongoing**
- 58. Council will develop a Cultural Development Strategy which will provide Camden Council with a framework that supports arts and culture and high quality experiences to ensure that Camden LGA is a culturally vibrant place to study, work and play – **Short Term**
- 59. Council will develop a Cultural and Social Infrastructure Plan to determine the cultural and social infrastructure needs of the Camden community – **Medium Term**
- 60. Council will audit the s7.11 development contributions plans to identify the planned cultural facilities and consider the timing of delivery and funding for these works – **Short Term**
- 61. Council will continue to implement the Camden LGA Destination Management Plan – **Ongoing**

Camden Council



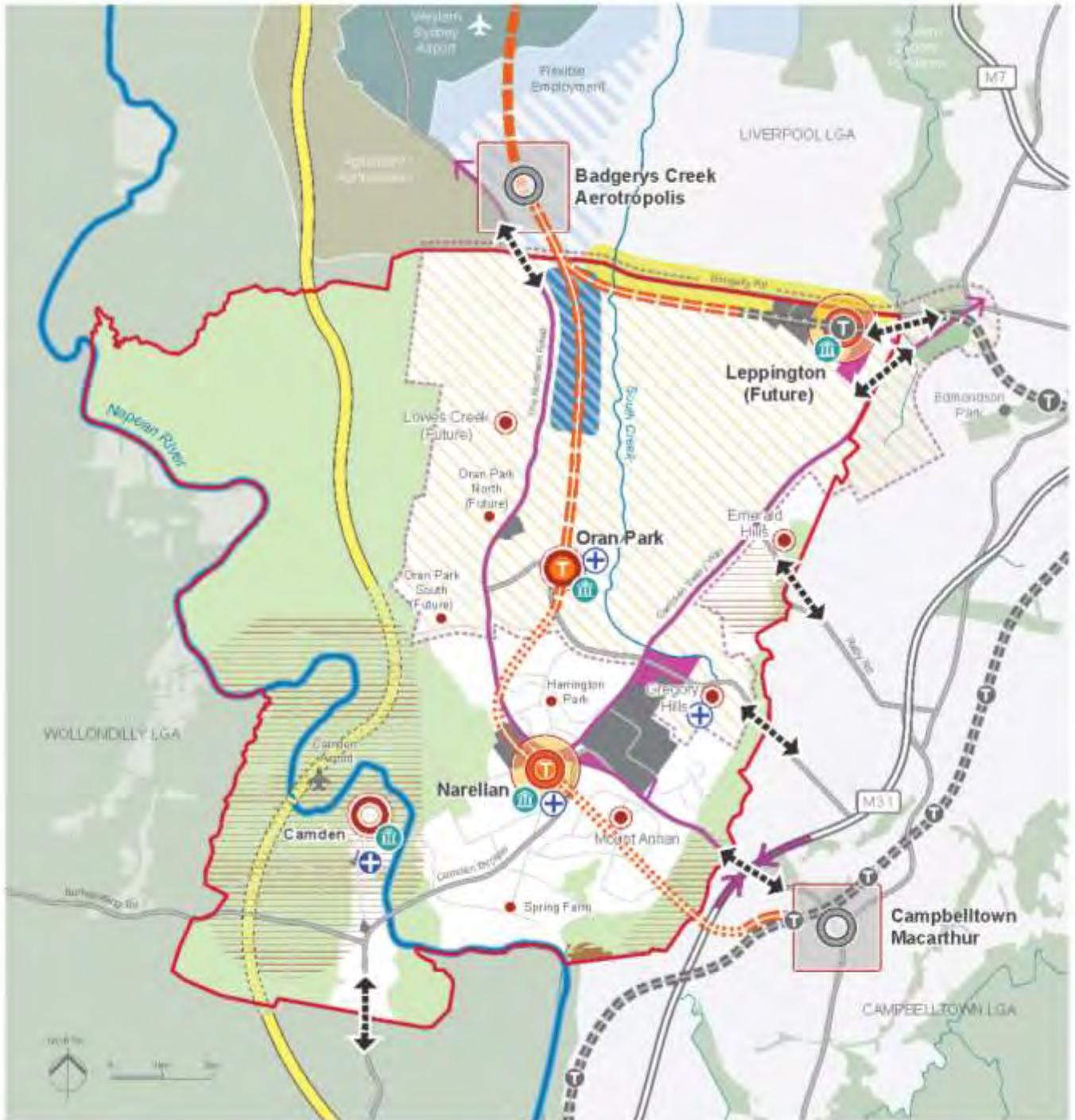
# Productivity

The vision of a 30-minute city seeks to deliver a more productive region by driving opportunities for investment, business and jobs growth; supporting economic diversity; supporting internationally competitive industry sectors and rebalancing Sydney's economic focus towards the west so that all of Sydney benefits. Cities must be planned to ensure that people have access to a large number and range of jobs and services.

- **Local Priority P1**      Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District
- **Local Priority P2**      Creating a network of successful centres
- **Local Priority P3**      Strengthening the Strategic Centres of Narellan and Leppington
- **Local Priority P4**      Ensuring a suitable supply of industrial and urban services land
- **Local Priority P5**      Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis
- **Local Priority P6**      Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism

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Attachment 1



- |  |   |  |                               |
|--|---|--|-------------------------------|
|  | Metropolitan Cluster                        |  | Future Industrial Land        |
|  | Strategic Centre                            |  | Industrial Land               |
|  | Town Centre                                 |  | Tourism                       |
|  | Local Centre                                |  | Metropolitan Rural Area (MRA) |
|  | Neighbourhood Centre                        |  | South West Growth Area (SWGA) |
|  | Primary Medical Facility                    |  | Proposed MB Alignment/ Tunnel |
|  | Supporting Medical Facility                 |  | Proposed Train Line/ Tunnel   |
|  | Civic Precinct                              |  | Proposed Train Station        |
|  | Enterprise Corridor Investigation Area      |  | Existing Train Station        |
|  | SWGA Future Urban Land                      |  | Key Transport Connection      |
|  | Future Employment Land - Investigation Area |  | Freight Connection/ Corridor  |
|  | Mixed Employment Land                       |  | Camden LGA Boundary           |

Camden Council

## Local Priority P1

### Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District

Like many emerging urban areas, most jobs within Camden are in population serving industries that cater to the needs of local residents, such as construction and retail.

Analysis of the 2016 census shows that almost 30% of working Camden residents are employed within the LGA, a further 35% work in the surrounding Western City District, with the remaining 35% of workers distributed across Sydney (of which 5.9% travel to Central Sydney). This reflects greater job opportunities in more established commercial centres outside of the Camden LGA. It also demonstrates a positive employment dynamic where the skills of Camden residents are generally well-suited to the broader South-Western Sydney employment market, as 65% of working residents either work in Camden or the Western City District, leading to shorter commute times and demonstrating a healthy Western Sydney economy.

In the last 10 years, Camden's local economy has grown at an average rate of 7.6% per annum. Council's Economic Development Strategy outlines ways to continue this growth by identifying a range of target industries to maximise Camden's economic strengths and opportunities for growth. This Strategy will be reviewed and updated by Council and developed into a Economic Development Plan. The Plan will work to ensure that Camden continues to retain

and grow vital population serving employment, whilst also attracting knowledge-intensive professional services jobs, which will diversify the job opportunities within Camden.

The Camden Region Economic Taskforce supports the economic prosperity of the region through leadership, advocacy and coordination. The four key focus areas for CRET are:

- **job creation**
- **securing investment**
- **infrastructure development**
- **creation of an environment that supports the growth of industry and business**

Despite the many opportunities presented by high population growth, poorly managed growth has the potential to significantly inhibit the economic development potential of Camden. As the population and associated workforce grows, it will be essential to ensure an ongoing match of local people to local jobs. There will be new and emerging industries that will require a range of skills and education. Training will need to be focused to ensure the workforce can meet local labour market requirements, recognising that there is already a 'high end' skills shortage.



S4

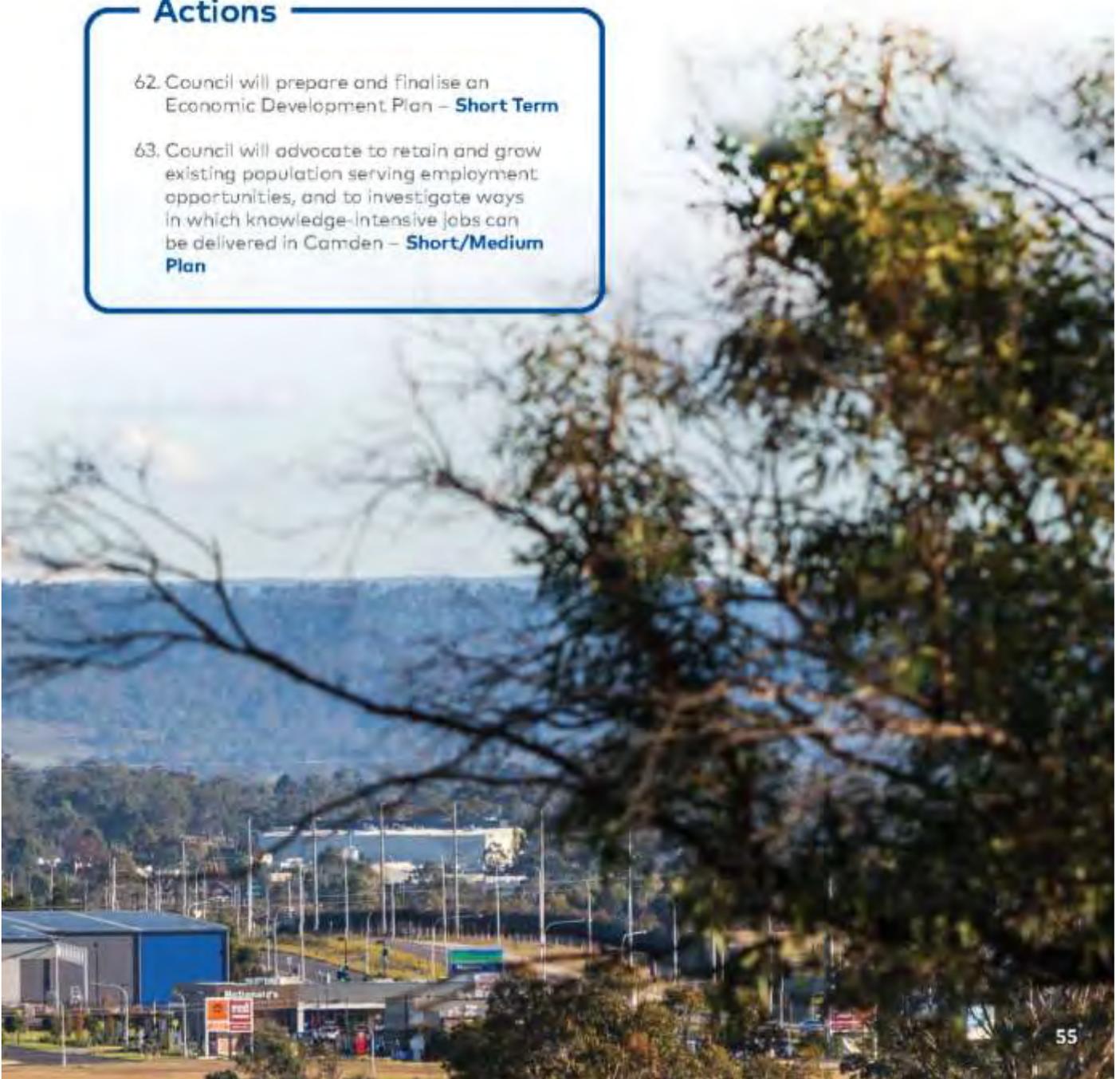
ORD04

Attachment 1

The Camden economy also faces structural challenges owing to its evolving nature and geographical location. These challenges underline the importance of investment in major transport infrastructure such as the North South Rail Line which will provide district-scale transport connections. Delivery of such city-shaping infrastructure can create connected employment clusters that simultaneously create economic opportunities for Camden and the Western City and increase Camden residents' access to jobs in the centres of Campbelltown, Liverpool, Penrith and the Western City Airport and Aerotropolis.

### Actions

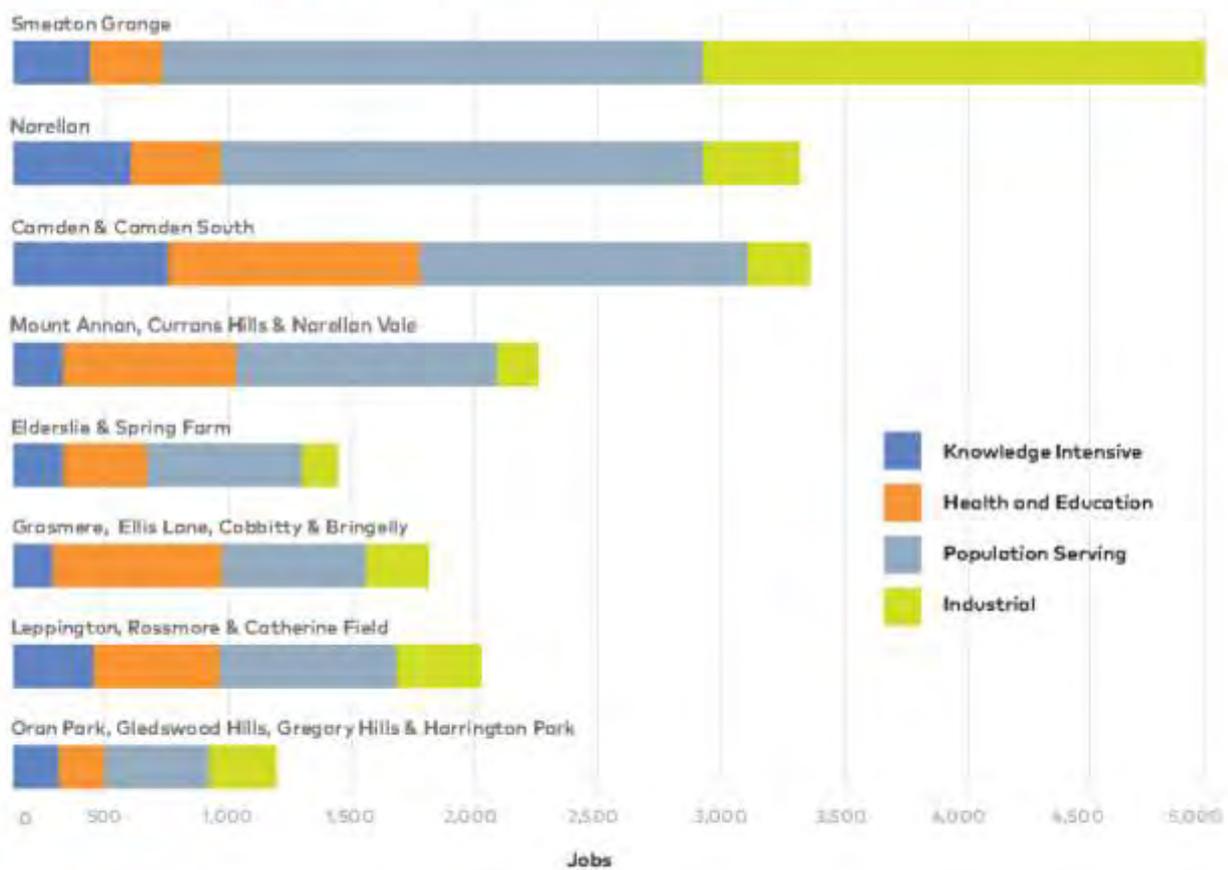
- 62. Council will prepare and finalise an Economic Development Plan – **Short Term**
- 63. Council will advocate to retain and grow existing population serving employment opportunities, and to investigate ways in which knowledge-intensive jobs can be delivered in Camden – **Short/Medium Plan**



## Employment Snapshot

- The 29,000 jobs in the LGA are distributed across the following industry categories:
  - 44% Population Serving
  - 21% Health and Education
  - 19% Industrial
  - 16% Knowledge Intensive
- The majority of Industrial jobs are located in Smeaton Grange
- Population Serving jobs are evenly distributed across the LGA
- Health and Education jobs are evenly distributed across the LGA, with a large cluster of Health jobs in and around Camden
- Camden and Narellan have the largest share of Knowledge Intensive jobs of any centre, however they are generally distributed across the LGA with no predominate location
- Employment within Camden is very dispersed. Nearly 50% of jobs are located outside of the key employment areas/centres of Smeaton Grange, Narellan and Camden Town Centre

## Camden Jobs - by Location & Industry Category



56 Figure 8 - Camden Jobs by location and industry category

## Camden's Centre Hierarchy

**Strategic Centres** Major centres with a wide mix of co-located uses including shopping centre-based retail, residential dwellings, commercial offices and civic. They serve regional catchments and are connected by public transport and regional roads and support strong job growth across numerous sectors.

**Town Centres** Locally important centres with a mix of co-located uses including retail, civic, commercial office and some residential. They serve an LGA-wide catchment, have a high-quality public domain and pedestrian amenity and support strong job growth for certain sectors.

**Local Centres** Serve a group of suburbs and are anchored by a large supermarket with a limited mix of supporting co-located uses such as medical services and restaurants and cafes.

**Neighbourhood Centres** Serve a single suburb and offer a convenience function to local populations, often anchored by a small supermarket and supported by a very limited mix of other uses such as a café.

Centre	Current Floor Space	Primary Role	Supporting Functions
<b>Strategic Centres</b>			
Narellan	132,000m <sup>2</sup> retail 9,000m <sup>2</sup> commercial	Regional retail	Everyday retail; Medical services; Professional services
Leppington	<i>Future centre under review</i>		
<b>Town Centres</b>			
Camden	40,000m <sup>2</sup> retail 11,000m <sup>2</sup> commercial	Specialty & everyday retail; Food and hospitality; Professional services	Medical services; Art & culture; Civic
Gran Park	10,000m <sup>2</sup> retail 4,000m <sup>2</sup> commercial	Everyday retail; Civic	Professional services; Medical services
<b>Local Centres</b>			
Mount Annan	21,140m <sup>2</sup> retail 4,000m <sup>2</sup> commercial	Everyday retail	Professional services; Medical services
Emerald Hills	10,000m <sup>2</sup>	Everyday retail	Medical services
Gregory Hills	10,000m <sup>2</sup>	Everyday retail	Medical services
Lowes Creek	<i>Future centre</i>		
<b>Neighbourhood Centres (3000m<sup>2</sup>+)</b>			
Spring Farm	5,000m <sup>2</sup>	Everyday retail	Medical services
Harrington Park	5,000m <sup>2</sup>	Everyday retail	Professional services;
Gledswood Hills* Entertainment Precinct	3,500m <sup>2</sup>	Specialty & everyday retail; Food and hospitality	
Gran Park (Southern NC)	<i>Future centre</i>		
Gran Park (Northern NC)	<i>Future centre</i>		

Table 7 - Camden Centres Hierarchy \*Planned Capacity

Camden Council

## Local Priority P2 Creating a network of successful centres

Accessible, diverse and high-amenity centres generate local retail and office development, bringing jobs and services closer to where people live and supporting a thriving local economy. To attract investment and create successful centres in Camden, it is important that Council leverage the existing strengths of each centre and ensure that the broader centres network develops in a complementary way with clear identities and functions.

Camden currently has a unique network of centres that range in size and function, however this hierarchy is expected to evolve over time due to the growing population in the SWGA and the delivery of rail. Whilst this growth is mostly expected to occur in Leppington and Oran Park initially, there will be additional centres identified within future precincts which are yet to be planned. It is expected that these centres will accommodate a large percentage of the business serving office space.

Productive centres rely on accommodating the needs of different types of floorspace. Most of Camden's existing centres are underpinned by population serving jobs and it is important that this floorspace is retained and appropriately located. To capture a higher percentage of business serving jobs, it is important that suitable centres have a strategic vision, supporting infrastructure, a mix of uses that create diverse activity and a high-amenity public domain.

In addition to the Strategic Centres of Narellan & Leppington (further detailed under Local Priority P3), Camden has two unique Town Centres that have many strengths and offer various opportunities.

Camden Town Centre is a regionally unique centre with a traditional small-town layout focused around a pedestrian-friendly high street. It currently accommodates a diverse range of jobs and supports the highest number of Knowledge Intensive and Health and Education jobs of any centre in Camden. To ensure Camden Town Centre continues to function as a strong centre in the long term, it is important that appropriate growth is planned in a way that protects and enhances the town's valued and distinct character.



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- Actions**
- 64. Council will finalise the Camden Centres Study, which will evaluate the role and hierarchy of centres, and analyse the capacity and viability for different centres to adopt a place-based approach and accommodate local jobs and commercial services, additional housing and recreational infrastructure – **Short Term**
  - 65. Council will investigate the recommendations of the Camden Centres Study – **Short Term**
  - 66. Council will continue to implement the initiatives in the Camden Town Centre Urban Design Framework – **Ongoing**
  - 67. Council will prepare a Centres and Employment Lands Strategy which will establish a framework for the development of all centres and employment land in Camden. In relation to centres it will inform land use controls to ensure that there is a sufficient supply of floorspace available to meet demand – **Short Term**

Camden Council

## Local Priority P3 Strengthening the Strategic Centres of Narellan and Leppington

The District Plan identifies Leppington and Narellan as Strategic Centres due to their potential to provide growth and a range of employment, including knowledge-intensive jobs, to support the local population. Facilitating the growth of these two centres is an important step in providing jobs close to home and creating a solid foundation for economic activity within Camden. The District Plan provides a target of 7,000 – 12,500 jobs for Leppington, and 14,000 – 16,500 jobs for Narellan by 2036.

### Leppington Town Centre

Leppington Town Centre is located within the South West Growth Area. The land was originally rezoned for urban development in 2014, with the Leppington train station opening in 2015.

Since the town centre was rezoned, the surrounding economic and structural context has changed due to the significant investment opportunities created by WSA and Aerotropolis. In light of this significant change to the local market, in 2017 DPIE commenced a review of Leppington Town Centre. The review includes investigating a new vision for the town centre, with altered land use controls that potentially change the quantity and mix of new homes and jobs within close proximity to the train station. From late 2019, Council will lead this process in collaboration with Liverpool City Council and DPIE.

With a rail connection to Sydney's main employment districts of Sydney CBD and Parramatta, and with Bringelly Road to serve as one of the major gateways to the Western Sydney Airport and Aerotropolis, Leppington has the potential to develop as a prominent town centre in the future.

In developing Leppington Town Centre, it is important that a considered and evidence-based approach is taken that forms a clear strategic vision for the centre that outlines its role within

the network of strategic centres in the Western City and its relationship with the Aerotropolis. It is also important that a suitable balance between commercial and residential floorspace is achieved.

### Narellan Town Centre

Narellan Town Centre is an established centre and the largest in the LGA. In 2017, the Narellan Town Centre shopping centre underwent a significant expansion which has increased Narellan's retail prominence within Camden and the Western City.

The full potential of Narellan as a centre is not currently realised. This is in part due to the limitations of the current road network, fragmented land, limited pedestrian and cycle connectivity, and the general design of the public domain. Narellan has the potential to grow and diversify into a mixed-use centre with expanded office and residential floorspace which is supported by high-quality civic spaces and pedestrian connections.

A holistic review of Narellan's future vision and its capacity to support additional growth is restricted by the lack of certainty around the delivery, timing and location of the proposed rail line to Narellan. Council will therefore investigate a staged approach to the master planning of Narellan.



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Figure 9 - Narellan Town Centre

### Actions

- 68. Council will prepare a vision for Narellan, which considers Narellan's role as a Strategic Centre – **Short – Medium Term**
- 69. Council will investigate a staged approach to the master planning of the Narellan Town Centre, with the staging dependent upon the confirmation of timing for the delivery of the North South Rail, in particular the location of the Narellan Train Station.
  - o Stage 1 – **Short Term**
  - o Stage 2 – **Medium Term**
- 70. Council will continue to work with Transport for NSW to confirm the future station location for Narellan – **Ongoing**
- 71. Council will continue to work with Liverpool City Council and the Department of Planning, Industry and Environment on the Leppington Town Centre Review – **Short term**
- 72. Council will investigate opportunities to overcome challenges presented by land fragmentation and its limitations on delivering enabling infrastructure – **Short term**
- 73. Council will work with Transport for NSW to ensure their land holdings within the Leppington Town Centre are developed to support the wider precinct outcomes, support jobs and homes close to the Leppington train station and deliver on the State Government commitment to provide new commuter car park spaces – **Short term**

Camden Council

## Local Priority P4

### Ensuring a suitable supply of industrial and urban services land

Industrial and urban services land plays a crucial role in the local economy. In addition to providing local jobs, Camden's industrial, warehousing and distribution facilities play an important operational role by providing services to residents, and local and regional businesses.

The table below summarises the industrial and urban services precincts within the LGA.

Precinct	Land Area (% of industrial land LGA)	Floor space % - by Broad Industry Category			
		Industrial	Population Serving	Health & Education	Knowledge Intensive
Smeaton Grange	68%	55%	34%	6%	5%
Narellan	12%	30%	64%	1%	5%
Gregory Hills (B5)	10%	7%	77%	10%	6%
Gregory Hills (IN1)	8%	57%	42%	-	1%
Little Street & Ironbark Avenue (Camden)	2%	17%	73%	7%	3%

Table B - Industrial and urban services precincts in LGA.

The general decline of manufacturing across Sydney has seen the percentage of industrial jobs within Camden drop from 24% in 2006 to 20% in 2016. Despite this, there is still a strong demand for industrial and urban services land in Camden. Representative of this strong demand is Camden's primary industrial area Smeaton Grange, which has seen jobs grow by 46% between 2011 and 2016. The demand for industrial land is coming from businesses across a wide spectrum that have certain floorspace, operational or accessibility requirements which can be provided within industrial areas.

The evolving and diversifying nature of industrial land is an important trend to be monitored and managed in Camden. In addition to the traditional forms of industrial uses such as manufacturing and freight and logistics, the term 'urban services' describes industries that are increasingly present in industrial lands which provide essential services that enable a local economy to function and operate efficiently and require close proximity to customers.

The Aerotropolis is anticipated to reshape the Western Sydney economy and attract businesses across aerospace and defence, manufacturing and freight and logistics. This will have positive

flow-on effects to economic activity within Camden and it is important that a sufficient supply of industrial land is planned within the SWGA to accommodate the demand created by high population growth, and the opportunities that the Aerotropolis creates. It is important that any future industrial areas are planned to have appropriate transport connectivity and minimal impact on surrounding residential areas.

The employment investigation areas identified on the Productivity Structure Plan are done so to provide opportunities for the future employment needs of the new population forecast for the SWGA. A LUIP for the SWGA prepared by DPIE will provide further guidance as to the quantity, location and role of additional employment land required.

The opportunities brought by the Aerotropolis and the on-going evolution of business practices mean that Camden's industrial lands are evolving into complex employment areas containing a range of uses. The requirements of current and future business needs require close attention to ensure that industrial area's planning controls - both built form and permissibility - remain fit for purpose, ensuring the areas remain attractive places for businesses to locate.

The Western City District Plan sets out three frameworks for managing industrial areas – Retain and Manage; Plan and Manage and Review and Manage.

The GSC classifies Camden's existing industrial areas as Retain and Manage, and land in the SWGA is classed as Plan and Manage. Currently, Camden has no industrial precincts classed as Review and Manage.

Council will undertake a strategic review of Camden's current and future industrial lands requirements. The industrial lands study will

assess Camden's short and long-term supply and demand balance of industrial land, the functionality, suitability and capacity of existing industrial areas; the quantity of additional industrial land required in the SWGA; methods to minimise or avoid land use conflicts; and whether any industrial precinct should be reclassified within the WCDP framework.

It is important that Camden's industrial and urban service areas are recognised and evaluated for their long-term economic, operational and functional contribution to the local and regional economy.

### Actions

74. Council will undertake an Industrial and Employment Lands Study. The study will analyse the opportunities, constraints and economic contributions of Camden's industrial and employment lands and identify the short and long term land requirements within the Camden LGA – **Short Term**

- o Ensure that industrial precincts economic viability is protected and enhanced; and
- o Inform future land use controls in the Camden LGA to respond to the changing requirements of businesses – **Short Term**

75. Council will prepare a Centres and Employment Lands Strategy. The strategy will:

- o Outline how Camden's industrial and employment lands will be integrated into the future of the city where there is a sufficient amount of zoned and serviced land to meet the current and future demand;

76. Council will continue to work with the Department of Planning, Industry and Environment to ensure new precincts within the South West Growth Area contain an adequate supply of industrial and urban sites. The focus on locating these sites will be on transport corridors.



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## Local Priority P5 Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis

Set to open in 2026, the Western Sydney Airport (WSA) will generate economic activity and provide employment opportunities for people in the Western Sydney region. The Airport is expected to deliver up to 3,200 jobs during construction and around 9,000 airport jobs during operation over the next 20 years. The Airport is expected to support around 28,000 jobs by 2031, which will grow to nearly 48,000 by 2041. This will include direct and indirect jobs in manufacturing; retail and professional, and scientific and technical services. This growth will create substantial employment opportunities for the workforce across the Western City.

Whilst many of the industries within the Aerotropolis will align with the existing skillset of Camden residents, the attraction of industries

which foster innovation such as engineering and advanced technologies will develop highly-skilled jobs which will further diversify the employment opportunities within the Camden LGA.

The development of the Airport will lead to flow-on effects within Camden through the potential to locate supportive industries within the LGA. Given the early stages of the WSA and Aerotropolis planning, it is too early to identify the exact manner in which these flow-on effects will play out in Camden. It is important that future iterative studies are conducted that investigate the opportunities created by the WSA and Aerotropolis, how they can be best capitalised on within the LGA and what the land use implications will be.

### Actions

77. Council will work with the Camden Regional Economic Taskforce to investigate opportunities to leverage off the future industrial and commercial

hub of the Aerotropolis, and to capitalise on new industry opportunities created by Camden's proximity to the Western Sydney Airport – **Short Term**



Attachment 1

# Local Priority P6

## Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism

Camden's rural lands form an important part of the area's identity. In addition to the economic contribution to the LGA, they provide highly valued scenic amenity and rural character. Camden's Rural Lands Strategy identifies the need to enhance Camden's rural economy by identifying potential activities through which Council can support and promote viable and sustainable agriculture.

The Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan identifies an agribusiness precinct to be located on the western edge of the Aerotropolis Precinct, which is contiguous with Camden's primary rural lands. The proximity to domestic and international markets by air freight is envisaged to create an integrated fresh food precinct on Sydney's doorstep which includes diverse agribusinesses - from primary production to high-tech agricultural innovation - and provide local jobs and local fresh food. It is important that the opportunities created by the development of the agribusiness precinct are identified and capitalised on within the LGA.

Camden's rural setting, rich heritage and proximity to Sydney present several opportunities to grow

the visitor economy. Camden Town Centre's traditional main street layout that is framed by an extensive selection of historic buildings, and the burgeoning food and hospitality scene offer a unique visitor experience. The retention and preservation of urban and rural heritage items that tell nationally important stories offer the potential for heritage-based tourism across the LGA.

Within the LGA there are some areas that can develop into tourism hubs in their own right such as the Australian Botanic Garden Mount Annan, Camden Airport and the Nepean River, whilst numerous civic, cultural, natural and sporting spaces provide the platform for the events sector to grow.

Council will investigate opportunities to build on these assets and promote them widely, as well as look at opportunities for other development that support the visitor economy, such as appropriate land zoned to permit a range of visitor accommodation, food and hospitality and events. A key challenge for Camden is ensuring the right balance is found between the positive effects of tourism on the economy, and the protection of the natural and heritage qualities of the LGA.

### Actions

- 78. Council will continue to implement the actions in the Rural Lands Strategy – **Ongoing**
- 79. Council will review how Camden's rural lands relate to future agribusiness precincts within the Aerotropolis – **Short Term**
- 80. Council will work to implement the recommendations in the Macarthur Destination Management Plan and Camden Destination Management Plan – **Medium Term**
- 81. Council will investigate the appropriate types of visitor accommodation for Camden and identify the appropriate location for future accommodation – **Short Term**

Camden Council



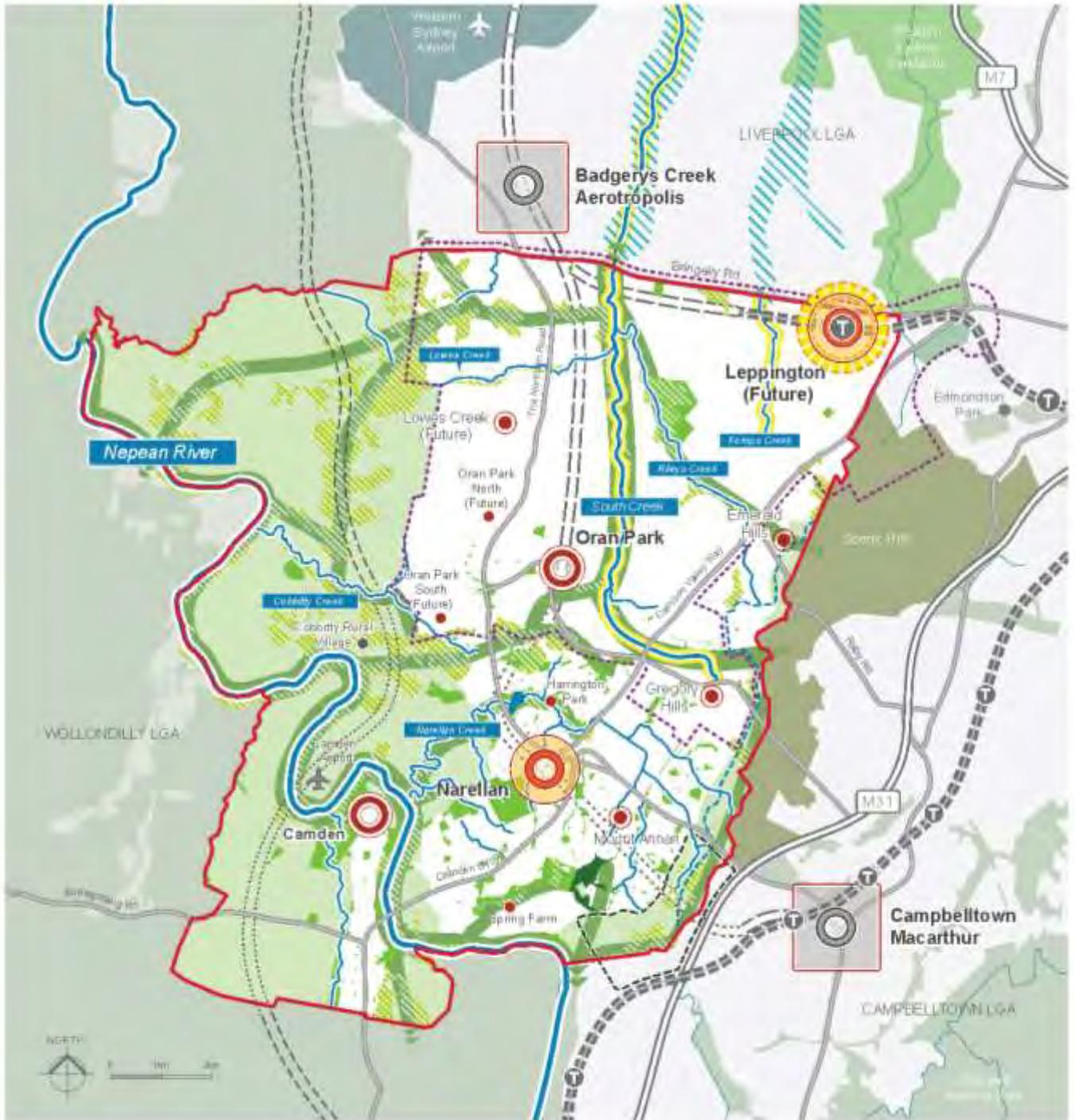
# Sustainability

Improving sustainability will involve incorporating Camden's natural landscape features into the urban environment; protecting and managing natural systems; cooling the urban environment; innovative and efficient use and re-use of energy, water and waste resources; and building the resilience of communities to natural hazards.

- **Local Priority S1**      Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space
- **Local Priority S2**      Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River
- **Local Priority S3**      Protecting Camden's rural land
- **Local Priority S4**      Protecting and restoring environmentally sensitive land and enhancing biodiversity
- **Local Priority S5**      Reducing emissions, managing waste and increasing energy efficiency
- **Local Priority S6**      Improving Camden's resilience to hazards and extreme weather events

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- |  |  |  |                                       |
|--|--|--|---------------------------------------|
|  | Metropolitan Cluster   |  | District Green Grid Priority Corridor |
|  | Strategic Centre   |  | Habitat Corridor                      |
|  | Town Centre  |  | South Creek Investigation Zone        |
|  | Local Centre   |  | Upper Canal System                    |
|  | Neighbourhood Centre   |  | River/ Creek                          |
|  | Leppington Town Centre Low Carbon Precinct Investigation Area          |  | Metropolitan Rural Area (MRA)         |
|  | National Park - William Howe   |  | South West Growth Area (SWGAs)        |
|  | Reserve/ Parkland  |  | Proposed M9 Alignment/ Tunnel         |
|  | Australian Botanic Garden Mt Annan                                     |  | Proposed Train Line/ Tunnel           |
|  | Environmentally Sensitive Land (Core Habitat) - Regionally Significant |  | Existing Trail Line                   |
|  |  |  | Camden LGA Boundary                   |

Camden Council

## Local Priority S1

### Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space

The Green and Blue Grid is a network of open space which includes parks, playing fields, urban tree canopy, bushland, creeks, lakes and rivers. When protected and enhanced, these areas provide biodiversity and habitat corridors, help cool the urban environment, provide opportunities for community recreation, support walking and cycling connections and contribute to cleaner air and waterways. As the population grows, the connectivity and accessibility of Camden's Green and Blue Grid will become increasingly important to support a liveable and sustainable Camden.

Tree-lined streets, urban bushland and tree cover on private land form the urban tree canopy and are an important component of the Green Grid. Urban surface temperatures can be 10°C to 20°C higher than air temperatures because buildings, roads and other hard surfaces absorb and store heat. Unlike hard surfaces, trees and vegetation reflect heat whilst also cooling and cleaning the air.

Camden's current tree canopy coverage is approximately 17%. The percentage of Camden's tree canopy varies across different suburbs within the LGA, with some areas having much lower tree canopy coverage than others. Council will investigate opportunities and priority areas to increase tree canopy in existing and future urban areas.

Clearing for agriculture and urban development has reduced the extent of tree cover across Camden. In addition to cooling urban areas, remnant vegetation plays an important role in the biodiversity of the area, provides habitat for fauna, and contributes to local character.

Council will investigate opportunities to improve urban tree canopy cover in new and established areas (including the retention of remnant vegetation) as well as improve connectivity and accessibility to high quality open space and waterways to mitigate urban heat and contribute to the amenity of neighbourhoods.

The Camden Green and Blue Grid will contribute to a connected grid of open space across Sydney and will feed into District-scale projects including South Creek, Kemps Creek and the Upper Canal.

The District Plan identifies the South Creek corridor from Narellan to Hawkesbury as an important environmental spine for the Western Parkland City. Through the commitments of the City Deal, Council will work with the Australian and State Government to develop a strategy for South Creek that will investigate its restoration and protection as part of the broader strategy of integrating land use and water management within the catchment.



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## Actions

82. Council will prepare a Green and Blue Grid Analysis for Camden and identify mechanisms to implement the Green and Blue Grid – **Short Term**
83. Council will investigate opportunities to provide physical and visual connections to waterways and green spaces – **Short Term**
84. Council will advocate for the retention of remnant vegetation in the masterplanning of new urban areas – **Ongoing**
85. Council will investigate the State Government's Canopy Cover targets and identify opportunities to implement improved canopy cover on public and private land in line with these – **Short Term**
86. Council will develop a Street and Public Tree Masterplan to inform a LGA-wide tree planting program – **Short Term**
87. Council will review and amalgamate the existing Plans of Management for public land to ensure a consistent approach is adopted for the management of open space – **Short Term**
88. Council will support the State Government in developing a strategy to restore and protect South Creek, in accordance with Western Sydney City Deal commitment L3 – **Short Term**

Camden Council

## Local Priority S2

### Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River

Camden's waterways including the Nepean River are key landscape elements and contribute to an overall natural system that cools and greens the LGA. Waterways support groundwater dependent ecosystems and threatened ecological communities and accommodate the disposal of stormwater and wastewater. Council's recognition of the importance of healthy waterways and their contribution to a sustainable Camden is reflected in its logo, the platypus. The presence of platypus in Camden's waterways is an important indicator of the general health of the aquatic ecosystem.

As parts of Camden urbanise, there will be greater pressure on our waterways. In natural environments rainwater is mostly absorbed into the ground, used by plants or evaporated back into the atmosphere. Urban development and the clearing of vegetation increases hard surfaces, which are unable to absorb water. This results in increased urban stormwater runoff, which is directed to local waterways through stormwater drains. During rain events the increased volume of fast-moving stormwater carries a range of pollutants into waterways.

Water Sensitive Urban Design (WSUD) is an approach to water management which aims to improve the ability of urban environments to capture, treat and re-use stormwater on site before it has the chance to pollute and degrade waterways. WSUD can reduce the volume and improve the quality of the stormwater runoff, improve and provide wildlife habitats, and cool the urban environment. Council currently requires WSUD on public land, such as raingardens, constructed wetlands and swales, and will continue to ensure that the design of these systems is undertaken to the highest standard. Council will also investigate opportunities to reinstate natural conditions in highly modified urban waterways in suitable areas.

The health of waterways is impacted by factors which extend beyond the beds of rivers and creeks. Riparian corridors provide a transition between the land and water and perform a range of important environmental functions. They provide bank stability and reduce erosion, protect water

quality by trapping sediments and contaminants, provide habitat for animals and plants, and provide connectivity and passive recreational uses. The protection and enhancement of vegetated riparian corridors is important for maintaining or improving the shape, stability and ecological functions of a watercourse.

The Nepean River runs through the Western City District and is a key landscape element which is highly valued by the Camden community. There is opportunity for the river to play a more prominent role within Camden which reflects its importance. Improving access to the river and activating its banks will support this vision. Whilst much of the Nepean River within Camden runs through private property, Council will investigate opportunities to provide greater connections to the river on public land.

Camden's waterways extend beyond the limits of the LGA and water quality can be affected because of pollution and other factors further upstream. To enable an effective catchment-wide approach for improving water quality, Council will work with relevant stakeholders to ensure that a whole-catchment approach is adopted to manage the health of waterways.

## Actions

89. Council will undertake a review of Camden's waterways and riparian areas and investigate opportunities to incorporate protections into planning instruments, including the LEP and DCP  
- **Medium Term**
90. Council will develop a program for ongoing water quality monitoring  
- **Short Term**
91. Council will work with water service providers to design and deliver infrastructure, water servicing and development approaches that best contribute to local and regional water supply, and water cycle management  
- **Short Term**
92. Council will continue to implement Water Sensitive Urban Design on public land  
- **Short Term**
93. Council will work with stakeholders to develop a whole of catchment land use policy and statutory planning mechanisms that improve water quality  
- **Medium Term**
94. Council will undertake a review of the DCP to incorporate best-practice Water Sensitive Urban Design and stormwater management principles - **Short Term**
95. Council will maintain, improve and create new habitats for threatened flora and fauna species identified in waterways  
- **Ongoing**
96. Council will investigate opportunities to activate and enhance the Nepean River  
- **Short Term**
97. Council will work with relevant stakeholders, including neighbouring Councils within the Hawkesbury-Nepean catchment, to investigate the establishment of a joint body to manage and facilitate a coordinated approach to the management of the Nepean River  
- **Medium Term**
98. Council will investigate opportunities to reinstate natural conditions in highly modified urban waterways  
- **Medium Term**
99. Council will investigate amending its LEP to include provisions for the appropriate management of urban stormwater - **Short Term**
100. Council will develop a community education program to build awareness and understanding about the importance of water quality  
- **Short Term**

## Local Priority S3 Protecting Camden's rural land

Camden has historically been known as a highly productive rural region and forms part of Greater Sydney's Metropolitan Rural Area (MRA), the non-urban areas of Sydney. The MRA encompasses the western edge of the LGA through Bringelly, the Cobbitty Hills (including Cobbitty Rural Village), through to Razorback. The Scenic Hills on the eastern boundary of the LGA also form part of the MRA.

Camden's rural land is highly valued by the community, not only because of its role in providing Sydney with fresh food, but also other benefits such as tourism and cultural and landscape values which provide a positive contribution to Camden's identity.

The rural village of Cobbitty, nestled on the Nepean River and offering sweeping views of Camden's rural landscape and historic buildings, is a unique example of a rural village with significant cultural and landscape value. Cobbitty Village provides an important connection to Camden's heritage and its character must be appropriately protected.

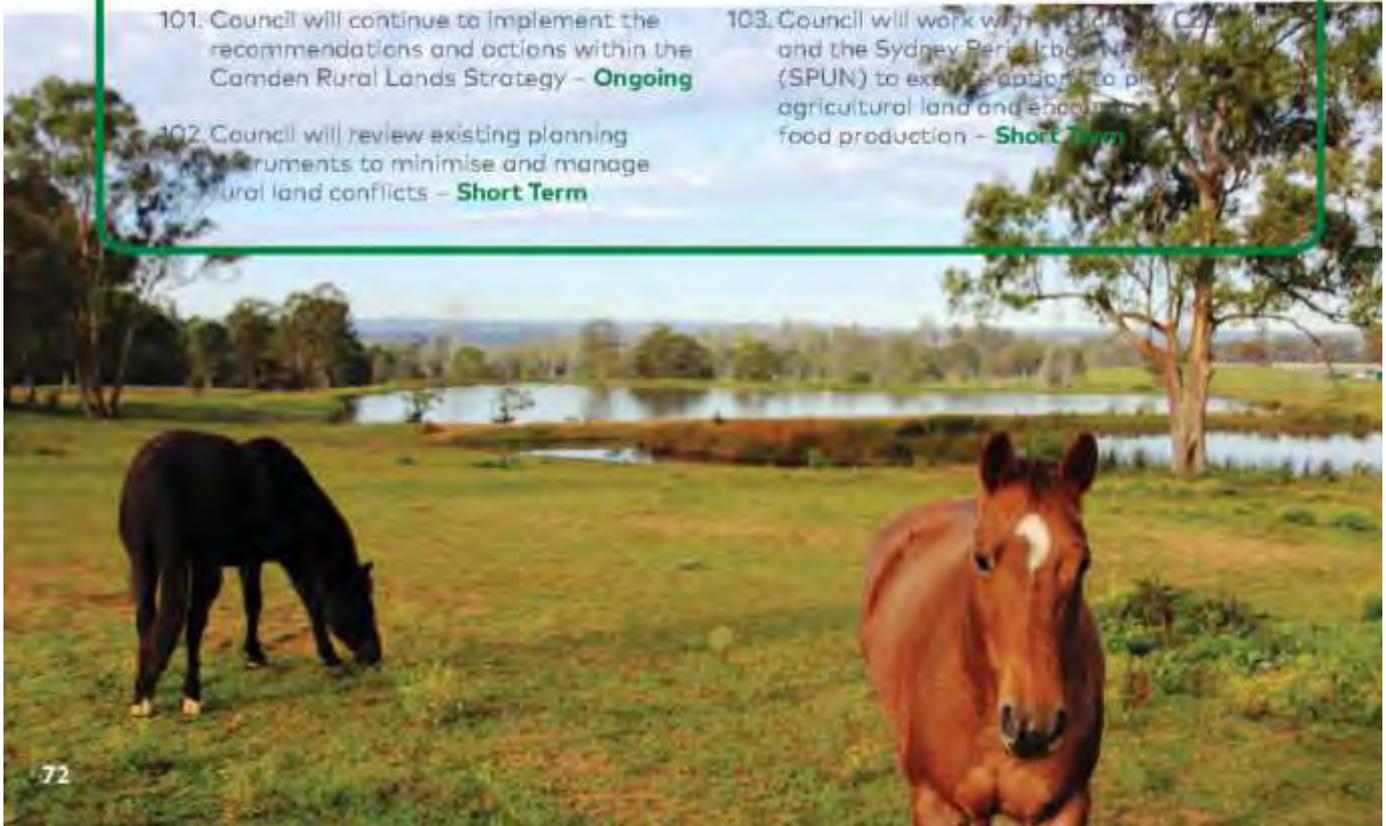
Camden's rural lands are located at the urban fringe of Sydney and managing this urban-rural interface will be a key challenge for Council. Increased urban development not only reduces the overall amount of land suitable for productive agriculture, but also creates other pressures such as land use conflicts which have the potential to significantly impact on Camden's rural lands. It is therefore important that Camden's growth is managed carefully and effectively to ensure the retention of the places, landscapes and characteristics of Camden's rural heritage and background.

Council's Rural Lands Strategy was adopted in 2018 and guides land use planning decision making on and adjacent to rural zoned land to ensure that Camden's rural lands are protected as an important local and district feature. The recommendations and actions of the Strategy will continue to be implemented by Council to protect Camden's rural land, and Council will work with Wollondilly Council to investigate opportunities for the sustainable and productive use of rural land across the Western City District.

### Actions

- 101. Council will continue to implement the recommendations and actions within the Camden Rural Lands Strategy – **Ongoing**
- 102. Council will review existing planning instruments to minimise and manage rural land conflicts – **Short Term**

- 103. Council will work with Wollondilly Council and the Sydney Peri-Urban Node (SPUN) to explore options to protect agricultural land and encourage food production – **Short Term**



## Local Priority S4 Protecting and restoring environmentally sensitive land and enhancing biodiversity

Camden lies within the Cumberland Plain, and has rich Nepean River flats and undulating Wianamatta Shale hills. The main vegetation community is Cumberland Plain Woodland which is a Critically Endangered Ecological Community under the Commonwealth Environment Protection and Biodiversity Act 1999 and the NSW Biodiversity Conservation Act 2016. There are five other endangered ecological communities found in Camden, being River Flat Eucalypt Forest, Cumberland Swamp Oak Riparian Forest, Moist Shale Woodland and Elderslie Banksia Scrub Forest, Western Sydney Dry Forest.

Vegetation clearing as a result of agriculture and urban development has had an impact on biodiversity in Camden. In 2013, 10% of land in the LGA was remnant woodland, with the majority of endangered ecological communities located on private land. This presents challenges for the ongoing maintenance and protection of these environmentally sensitive areas, and it is important that Council work with the community to build awareness of biodiversity issues and ways in which residents can help to enhance and protect these areas.

Most of the bushland currently in Council's

ownership is in the southern half of the LGA. Future urban development in the north of the LGA may potentially increase the amount of bushland in Council's ownership. Council will continue to plan for the maintenance of bushland areas and identify ways in which to build upon conservation programs in the future.

Maximising ecological connectivity, consolidating existing larger habitat 'patches' and protecting and recovering threatened species, populations or ecological communities are some ways in which environmentally sensitive land can be protected and restored and biodiversity enhanced.

Council's Local Biodiversity Strategy (2013) identifies important regional and local biodiversity corridors that connect habitat patches, allowing movement and migration of native flora and fauna. Council will continue to enhance and protect these important connections through biodiversity corridor master planning which will enable long term protection and management of the biodiversity values of these lands.

Council will also amend its Local Environmental Plan to identify and protect biodiversity and environmentally sensitive land from the impacts of urban development.

### Actions

104. Council will continue to monitor the extent and condition of Council owned and managed bushland areas and identify additional funding opportunities to deliver a high-quality conservation and restoration program - **Ongoing**

105. Council will increase the use of native flora to extend habitat connectivity corridors in the urban environment. - **Short Term**

106. Council will continue biodiversity precinct masterplanning to identify key actions to protect and enhance biodiversity across the LGA - **Ongoing**

107. Council will develop a fauna pest management strategy to address risks to biodiversity - **Short Term**

108. Council will develop a community education program to build awareness and understanding of biodiversity issues - **Short Term**

109. Council will investigate opportunities to expand the Bushcare Program - **Short Term**

110. Council will investigate amending its Local Environmental Plan to protect biodiversity and environmentally sensitive land - **Short Term**

Camden Council

## Local Priority S5

### Reducing emissions, managing waste and increasing energy efficiency

The significant growth and development planned for Camden will mean that the demand for energy and water and the generation of waste will increase. Without new approaches to the use of energy and water and the management of waste, greenhouse gas emissions are likely to increase. Potential ways to reduce emissions and increase energy efficiency include new building standards that prioritise the efficient use of energy and water in residential and non-residential buildings and precinct-scale renewable energy solutions. Designing high-efficiency and incorporating renewable energy generation into new buildings will reduce emissions and costs over time. This means improving the energy and water efficiency of buildings and reducing waste.

The Building Sustainability Index (BASIX) is implemented under the Environmental Planning & Assessment Act 1979 (EP&A Act) and applies to all residential dwelling types and forms part of the development application process in NSW. BASIX aims to reduce water and energy consumption in

homes across NSW by ensuring that the design of homes meet certain sustainability targets. The BASIX targets were last updated in 2017. High growth areas such as Camden present an opportunity to achieve further energy savings by using economies of scale across a whole precinct. This could also be extended to facilitating increased energy saving requirements for high-growth areas. With the amount of development proposed in Camden in the future, it is important that homes are designed in a way that maximises energy efficiency.

As Camden continues to grow and the population increases, there will be less space to accommodate and manage waste. It is important that less waste is produced for landfill, and that the waste that is generated does not exceed the capacity of available facilities and services. Council must ensure that adequate planning, services and infrastructure are in place to manage the waste generated by the growing population.



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## Actions

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|--|---|
| <p>111. Council will work with local builders and developers to provide education and opportunities to improve the sustainability of buildings and development – <b>Short Term</b></p> <p>112. Council will investigate initiatives to reduce vehicle emissions, such as electric vehicle charging stations throughout Camden LGA – <b>Short Term</b></p> <p>113. Council will work with stakeholders to advocate for a review of the Building and Sustainability Index (BASIX) and the sustainability of built form outcomes within the Exempt and Complying Development Codes SEPP – <b>Short Term</b></p> <p>114. Council will monitor and report on Council's emissions and energy use and investigate targets – <b>Short Term</b></p> <p>115. Council will develop an education and engagement program for the community to raise awareness on ways to reduce emissions, manage and reduce waste, and increase energy efficiency – <b>Short Term</b></p> <p>116. Council will advocate for the development of low carbon precincts within the South West Growth Area, with Leppington Town Centre as a pilot precinct – <b>Short Term</b></p> | <p>117. Council will investigate opportunities for infrastructure to support the management of waste at a local and regional level – <b>Medium Term</b></p> <p>118. Council will continue to implement the Camden Waste Education Strategy – <b>Short Term</b></p> <p>119. Council will develop and implement a Camden Council Waste Strategy to deliver improved strategic waste management outcomes – <b>Short Term</b></p> <p>120. Council will participate in a regional procurement approach for future waste disposal and processing solutions – <b>Short Term</b></p> <p>121. Council will advocate for State government support for Regional/State waste infrastructure projects – <b>Short Term</b></p> <p>122. Council will develop a consistent approach within planning controls to better manage and reduce waste – <b>Short Term</b></p> <p>123. Council will continue to work with the Environmental Protection Agency and NSW Police to investigate and reduce illegal dumping – <b>Ongoing</b></p> |
|--|---|

Camden Council

## Local Priority S6

### Improving Camden's resilience to hazards and extreme weather events

The climate of New South Wales is changing. Over the coming years, Camden is likely to experience higher temperatures, fewer frosts, altered rainfall patterns, and changes in the frequency and intensity of natural hazards like bushfires, flooding and heatwaves. These hazards and extreme weather events have the potential to impact not only built assets such as roads, stormwater drains and buildings, but also increase demand for services such as water supply and community support. In planning for a sustainable and liveable Camden, it is important that Council identifies the potential risks associated with a changing climate. By better understanding these risks, Council can work to establish a framework to manage climate risk and increase resilience.

In addition to general temperature increases as the climate warms, urban development can create a microclimate that is warmer than surrounding areas when there is less green cover and more hard surfaces which absorb, store and radiate heat. It is important to consider ways to reduce the local heat effects of urban development.

Some sections of the community have a higher vulnerability to urban heat as they are more sensitive, less adaptive and more exposed to the adverse effects of heat, and include the elderly, the very young and those with existing health conditions or restricted mobility. Within the LGA, some communities face a higher degree of exposure to natural hazards than others, such as those on the urban fringe, in the proximity of flood zones and bushfire prone areas or in areas of high heat with low tree canopy coverage. In developing a climate risk assessment, Council will consider community vulnerability to heat and other hazards.

Past and present urban development and services can also create urban hazards such as areas of rubbish and soil contamination. It is important that these urban hazards are

considered during future development and areas impacted are avoided, and hazards mitigated. This work will require Council to work with State government agencies such as the DPIE and EPA, and to carefully consider the location of future development to ensure it will not be subject to urban hazards.

Through the engagement undertaken for the LSPS, the Camden community highlighted access to fresh, local food as a key priority for Camden. Traditional methods of farming are water intensive and are susceptible to natural hazards such as extreme heat and drought. Urban farming and community gardens are a low impact way of supplying fresh, local, organic produce that increase resilience by providing other options for how people access their food. Urban farming can take many forms, from the backyard vegetable garden to rooftop greenhouses and vertical gardens. Urban farming uses less space, requires fewer inputs and uses fewer natural resources than traditional methods of farming, protecting these important natural resources for the generations to come.

The Camden Town Farm and associated Community Garden is a popular destination for the community, and there is opportunity for this model to be implemented elsewhere within Camden so that the community can enjoy the health and social benefits from growing their own food.

The Nepean River, South Creek, their tributaries and associated floodplains are a predominant feature of the Camden LGA. Flooding along these waterways impacts upon properties within the floodplain to varying degrees. Council has a responsibility to manage development within floodplains to ensure the safety of residents and will review planning controls related to flood prone land to ensure development is appropriate.



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**Extreme Heat Data**

Annual number of days ↑	2014	2015	Year 2016	2017	2018	Average for all years of data	Average post 5 years
<b>Sydney (Observatory Hill)</b>						<b>1859 - 2018</b>	<b>2014 - 2018</b>
Days above 30°C	18	23	28	30	26	14.8	25
Days above 35°C	2	7	6	12	4	3.1	6.2
Days above 40°C	0	1	0	0	1	0.3	0.4
<b>Camden (Camden Airport)</b>						<b>1972 - 2018</b>	<b>2014 - 2018</b>
Days above 30°C	64	59	68	61	87	50.1	67.8
Days above 35°C	18	13	18	34	25	13	21.6
Days above 40°C	2	2	1	12	2	2	3.8

Table 9 - Extreme Heat Data

Source: Bureau of Meteorology

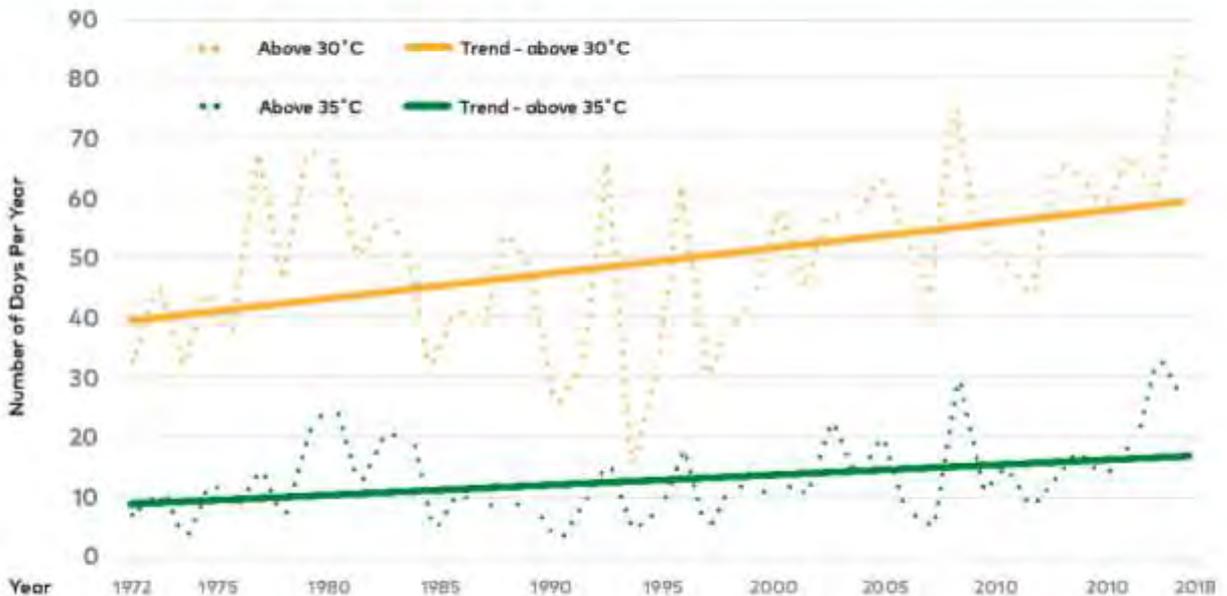


Figure 10 - Number of days in the Camden LGA above 30°C and 35°C

**Actions**

- 124. Council will undertake a climate risk assessment and identify priority issues for Council and the community – **Short Term**
- 125. Council will investigate a Community Garden and Urban Food Policy to encourage local food production – **Short Term**
- 126. Council will review planning controls in the LEP and DCP, related to flood prone land – **Short Term**
- 127. Council will work with the EPA to increase community awareness of the impact domestic emissions have on air quality within the Camden LGA – **Short Term**
- 128. Council will consider the spatial separation of incompatible land uses at the time of rezoning to minimise noise, visual, health and environmental land-use conflict – **Ongoing**
- 129. Council will review its Management of Contaminated Lands Policy to align with the outcomes of the State Governments review of SEPP 55 – Remediation of Land – **Short Term**

## Implementation, Monitoring and Reporting

### Implementation

The LSPS will communicate the long-term land use strategy for Camden LGA over a 20-year planning horizon and will outline local priorities and actions for implementation. Council has designated the following implementation timeframes for the actions outlined in the LSPS:

**Short Term Actions (0-5 years)**  
**Medium Term Actions (5-10 years)**  
**Ongoing Advocacy**

To realise the 20-year vision, a series of amendments to other Council and State government plans and policies which provide the delivery framework for Council's strategic planning will be required. These plans and their functions are described below:

#### State Environmental Planning Policies (SEPPs)

SEPPs are environmental planning instruments which address planning issues within the State. Development within the SWGA is covered by the Sydney Region Growth Centres SEPP, and as such it is likely that this instrument will require future amendments to implement the 20-year vision of the LSPS.

#### Local Environmental Plan (LEP)

LEPs are the principal statutory document which establish the planning controls for an LGA. Through zoning, development standards and other local provisions the LEP provides the legal framework to ensure development is appropriate and reflects the communities vision for land use in the LGA.

#### Development Control Plan (DCP)

DCPs are non-statutory plans that provide detailed planning and design guidelines, and development controls to support the LEP.

#### Contributions Plan

Division 6 of Part 4 of the EP&A Act 1979 gives Council the power to collect contributions from developers toward public infrastructure required as a consequence of their development.

### LEP amendments

Proposed developments which align to the strategic planning direction in the LSPS may require changes to development controls or land use zoning to occur before a development application can be submitted. In this case, an amendment to the LEP would be required.

Amendments to the LEP are subject to planning proposals in accordance with section 3.4 of the EP&A Act 1979. Planning proposals to amend the LEP may either be prepared by Council or by proponents. Alignment to the strategic direction within the LSPS will be a significant consideration when determining whether an LEP amendment will proceed.

More information on amendments to the LEP can be found in DPE's A Guide to Preparing Planning Proposals.

### Monitoring and review

Council will monitor, review and report on its LSPS to ensure that its planning priorities are being achieved. Council will use the existing Integrated Planning and Reporting (IP&R) framework under the Local Government Act 1993 for the purpose of monitoring implementation of the LSPS.

Council will commence its first full review of the LSPS in 2020 and again every four years to align the review period with Council's overarching community strategic planning and IP&R under the Local Government Act.

Regular reviews will ensure that the LSPS reflects the vision the community has for the future of Camden and is aligned to the latest trends and information available about the environment and the community's social and economic needs.

# Implementation for Infrastructure and Collaboration

## Local Priority I1

### Aligning infrastructure delivery with growth



<b>Relationship to other plans and policies</b>	<b>Local Priority I1 is consistent with Camden's CSP Key Directions:</b>	
	1. 'Actively Managing Camden LGA's Growth' and 4. 'Effective and Sustainable Transport'	
	<b>Local Priority I1 also gives effect to the Sydney Region Plan Directions:</b> 1. A city supported by infrastructure	
<b>Actions and timeframes</b>	<b>Local Priority I1 also gives effect to the Western City District Plan Priorities:</b> W1 Planning for a city supported by infrastructure W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	
	1. Council will finalise the review of the s7.11 development contributions plans to: <ul style="list-style-type: none"><li>o ensure planning instruments reflect future identified infrastructure</li><li>o investigate appropriate programs for delivery of infrastructure</li></ul>	<b>Short Term</b>  <b>Medium Term</b>
	2. Council will work with infrastructure service providers to ensure timely delivery of essential services and infrastructure	<b>Ongoing Advocacy</b>
	3. Council will prioritise the delivery of infrastructure in Leppington	<b>Short Term</b>
	4. Council will work with the Department of Planning, Industry and Environment to prepare the South West Growth Area Special Infrastructure Contribution (SIC)	<b>Short Term</b>
	5. Council will work with the Department of Planning, Industry and Environment to investigate the impact of lot fragmentation on the delivery of development in the South West Growth Area and investigate potential planning controls to encourage lot amalgamation	<b>Short Term</b>
	6. Council will advocate to establish a Growth Infrastructure Compact to co-ordinate planning and delivery of growth in the Western City District which includes the Camden LGA, in accordance with Western Sydney City Deal Commitment P5	<b>Short Term</b>
	7. Council will work with the Department of Planning, Industry and Environment to ensure that the SWGA Land Use and Infrastructure Implementation Plan is finalised and advocate for clear sequencing of land release to ensure orderly infrastructure delivery.	<b>Short Term</b>

Table 10 - Local Priority I1 Actions and Timeframes

Camden Council

## Local Priority 12

### Connecting Camden through integrated transport solutions



<b>Relationship to other plans and policies</b>	<b>Local Priority 12 is consistent with Camden's CSP Key Directions:</b> 2. 'Actively Managing Camden LGA's Growth' and 4. 'Effective and Sustainable Transport'	
	<b>Local Priority 12 also gives effect to the Sydney Region Plan Directions:</b> 1. A city supported by infrastructure	
	<b>Local Priority 12 also gives effect to the Western City District Plan Priorities:</b> W1 Planning for a city supported by infrastructure W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	
<b>Actions and timeframes</b>	8. Council will review the Campbelltown and Camden Integrated Transport Strategy (2006) with surrounding Councils and the State Government	Medium Term
	9. Council will investigate opportunities to support freight movement on state and regional roads within the Camden LGA	Short Term
	10. Council will undertake Town Centre Parking Strategies including commuter parking for Narellan, Oran Park, Leppington and the future station in collaboration with Transport for NSW.	Medium Term
	11. Council will work with Transport for NSW to ensure the Outer Sydney Orbital takes into consideration the submission endorsed by Council on 22 May 2018 with an alternative underground route and appropriate east/west connections within the Camden LGA.	Ongoing Advocacy
	12. Council will ensure that the Corridor preservation of the M9 Orbital are included in relevant planning instruments when confirmed by the State Government.	Short Term
	13. Council will work in collaboration with Department of Planning, Industry and Environment to undertake a strategic route study identifying major road alignments and upgrades to facilitate the staged delivery of the South West Growth Area, as future infrastructure items.	Short - Medium Term
	14. Council will work with Transport for NSW to advocate that a rapid bus service route is delivered to connect key Camden centres with the Western Sydney Airport and Aerotropolis, building on Western Sydney City Deal Commitment C2	Short Term
	15. Council will review and update the Pedestrian Access and Mobility Plan 2014 to ensure connectivity of Camden's established areas	Short Term
	16. Council will review and update the Camden Council Bike Plan 1996	Medium Term
	17. Council will work with Transport for NSW to ensure cycling connectivity between Camden's centres and surrounding strategic centres	Short Term
18. Council will work with Transport for NSW to support travel behaviour change programs to manage demand on the transport network and will advocate for sustainable transport choices for new developments.	Short Term	

Table 11 - Local Priority 12 Actions and Timeframes

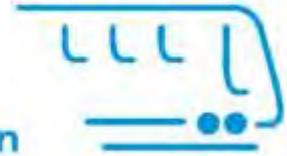
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# Local Priority 13

## Planning for the delivery of the North South Rail and South West Rail Link Extension



<b>Relationship to other plans and policies</b>	<b>Local Priority 13 is consistent with Camden's CSP Key Directions:</b>	
	2. 'Actively Managing Camden LGA's Growth' and	
	4. 'Effective and Sustainable Transport'	
<b>Relationship to other plans and policies</b>	<b>Local Priority 13 also gives effect to the Sydney Region Plan Directions:</b>	
	A city supported by infrastructure	
	<b>Local Priority 13 also gives effect to the Western City District Plan Priorities:</b>	
<b>Relationship to other plans and policies</b>	W1. Planning for a city supported by infrastructure	
	W7. Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	
	<b>Actions and timeframes</b>	19. Council will advocate for the delivery of the North South Rail Line and South West Rail Line extension in accordance with the submission endorsed by Council on 22 May 2018
20. Council will ensure that the Corridor preservation for the North South Rail Line and South West Rail Line Extension is included in relevant planning instruments when confirmed by the state government		Short Term
21. Council will continue to advocate for a commitment by the state government for the delivery of the North South Rail Line and other key transport linkages to the centres of Campbelltown, Liverpool, Greater Penrith and the Aerotropolis, in order to achieve a 30-minute city		Ongoing advocacy
22. Council will work with Department of Planning, Industry and Environment and Transport for NSW to identify future centres around planned railway stations		Short Term
23. Council will work with Transport for NSW to confirm the future station location within the Camden LGA		Ongoing

Table 12 - Local Priority 13: Actions and Timeframes



Camden Council

## Local Priority 14

### Working in partnership to deliver a more liveable, productive and sustainable Camden



<b>Relationship to other plans and policies</b>	Local Priority 14 is consistent with Camden's CSP Key Directions: 6. 'Strong Local Leadership'	
	Local Priority 14 also gives effect to the Sydney Region Plan Directions: 2. A collaborative city	
	Local Priority 14 also gives effect to the Western City District Plan Priorities: W2. Working through collaboration.	
<b>Actions and timeframes</b>	24. Council will continue to implement the Western Sydney City Deal Commitments	Medium Term
	25. Council will work with State agencies to align growth and infrastructure	Ongoing
	26. Council will work with the Western Sydney Planning Partnership to deliver a partnership approach to planning, Western Sydney City Deal Commitment P6	Short Term
	27. Council will work with the Western Sydney Planning Partnership to develop uniform local government engineering and liveability standards Western Sydney City Deal Commitment P4	Short Term
	28. Council will work with the Department of Education to investigate the co-location and shared use of facilities	Ongoing
	29. Council will continue to work with the Camden Regional Economic Taskforce to support economic development within the Camden LGA	Ongoing
	30. Council will prepare a strategy to advocate for key infrastructure to support growth in the Camden LGA	Short Term
	31. Council will work with Tharawal Local Aboriginal Land Council to collaborate and provide support should they choose to prepare a Development Delivery Plan in accordance with State Environmental Planning Policy (Aboriginal Land) 2019	Medium Term

Table 13 - Local Priority 14 Actions and Timeframes

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Attachment 1

# Implementation for Liveability

## Local Priority L1

Providing housing choice and affordability for Camden's growing and changing population



Relationship to other plans and policies	Local Priority L1 is consistent with Camden's CSP Key Directions: 'Actively Managing Camden LGA's Growth'	
	Local Priority L1 also gives effect to the Sydney Region Plan Directions: 4. Housing the city	
	Local Priority L1 also gives effect to the Western City District Plan Priorities: W5. Providing housing supply, choice and affordability, with access to jobs, services and public transport	
Actions and timeframes	32. Council will finalise the Camden Housing Market Study and Camden Housing Diversity Analysis which will establish an evidence base outlining 20-year housing demand and housing capacity, including affordable housing demand and capacity opportunities and constraints.	Short Term
	33. Council will develop a Housing Strategy which will use the established evidence base and other strategic planning work to further develop the vision and evaluate options for housing growth within the Camden LGA.	Short Term
	34. Council will investigate the development of an Affordable Housing Strategy and Affordable Housing Contribution Scheme.	Short Term

Table 14 - Local Priority L1 Actions and Timeframes



Camden Council

## Local Priority L2

### Celebrating and respecting Camden's proud heritage



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Relationship to other plans and policies	<b>Local Priority L2 is consistent with Camden's CSP Key Directions:</b> 'Healthy Urban and Natural Environment'	
	<b>Local Priority L2 also gives effect to the Sydney Region Plan Directions:</b> 5. A city of great places	
	<b>Local Priority L2 also gives effect to the Western City District Plan Priorities:</b> W6, Creating and renewing great places and local centres, and respecting the District's heritage	
Actions and timeframes	35. Council will review non-indigenous heritage items and update the Camden LEP and DCP	Short Term
	36. Council will continue to promote and provide community education about the importance of Camden's unique heritage through its Heritage Advisory Committee	Ongoing
	37. Council will continue to implement the Public Domain Manual within the Urban Design Framework for Camden Town Centre	Short Term
	38. Council will work with Thorawal LALC to undertake a review of Indigenous Heritage in relation to places and cultural identity	Medium Term
	39. Council will ensure that future precinct planning considers and protects NSW Heritage State and local items.	Ongoing advocacy
	40. Council will undertake a scenic and visual analysis with neighbouring Councils to identify and protect ridgelines, scenic and cultural landscapes, and enhance and protect views of scenic and cultural landscapes from the public realm	Short Term

Table 15 - Local Priority L2 Actions and Timeframes



## Local Priority L3

### Providing services and facilities to foster a healthy and socially connected community



Relationship to other plans and policies	<p><b>Local Priority L3 is consistent with Camden's CSP Key Directions:</b></p> <p>2. 'Healthy Urban and Natural Environment' and 'An Enriched and Connected Community'</p>	
	<p><b>Local Priority L3 also gives effect to the Sydney Region Plan Directions:</b></p> <p>A city for people</p>	
	<p><b>Local Priority L3 also gives effect to the Western City District Plan Priorities:</b></p> <p>W3. Providing services and social infrastructure to meet people's changing needs</p> <p>W4. Fostering healthy, creative, culturally rich and socially connected communities</p>	
Actions and timeframes	41. Council will develop a strategy which identifies gaps in the provision of open space, fit for purpose sports facilities, play spaces and community facilities to project future demand and need for facilities, establish best practice benchmarks and agreed definitions of terms, and provide a plan and priorities to meet the needs of current and future populations	Short Term
	42. Council will continue to implement the recommendations and actions of the Active Ageing Strategy	Ongoing
	43. Council will continue to implement the recommendations and actions of the Camden Children and Families Strategy	Ongoing
	44. Council will continue to implement the recommendations and actions of the Camden Disability Inclusion Action Plan	Ongoing
	45. Council will investigate opportunities to attract and encourage the delivery of social services and infrastructure within the Camden LGA	Short Term
	46. Council will deliver the three projects committed to under the Western Parkland City Liveability Program	Short Term
	47. Council will act on the <b>Western Sydney City Deal Commitment L5</b> to establish the Western Sydney Health Alliance to improve coordination and effectiveness of health services in the region, supporting health and wellbeing of neighbourhoods	Short Term
	48. Council will work in collaboration with NSW Office of Sport in the implementation of the District Sport Infrastructure Plans (once finalised).	Short Term

Table 16 - Local Priority L3 Actions and Timeframes

Camden Council

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## Local Priority L4

### Encouraging vibrant and connected centres which reflect Camden's evolving character



Relationship to other plans and policies	Local Priority L4 is consistent with Camden's CSP Key Directions:	
	'A Prosperous Economy' and 5. 'An Enriched and Connected Community'	
	Local Priority L4 also gives effect to the Sydney Region Plan Directions:	
Actions and timeframes	5. A city of great places; and	
	6. A well connected city	
	Local Priority L4 also gives effect to the Western City District Plan Priorities:	
	W6, Creating and renewing great places and local centres, and respecting the District's heritage	
	49. Council will work with the Department of Planning, Industry and Environment to investigate the development of local character statements to be incorporated within planning controls	Short Term
	50. Council will implement the Camden Town Centre Urban Design Framework	Ongoing
	51. Council will investigate planning controls that encourage the activation of public spaces for civic, community and cultural uses	Short Term
	52. Council will review public domain controls for the Narellan Town Centre	Short Term
	53. Council will consider the principles of the Better Places Strategy- Government Architects within the Camden DCP	Short Term
	54. Council will continue to work with the Department of Planning, Industry and Environment to ensure that new precincts within the South West Growth Area demonstrate best-practice placemaking in the design of centres and streetscapes	Short Term
55. Council will implement the South Creek urban design principles contained within the District Plan for all future development areas around South Creek	Short Term	
56. Council will review existing planning controls to support a Night Time Economy within Camden's centres	Short Term	

Table 17 - Local Priority L4 Actions and Timeframes

Attachment 1

## Local Priority L5 Supporting cultural infrastructure to promote cultural and creative spaces



Relationship to other plans and policies	Local Priority L5 is consistent with Camden's CSP Key Directions:	
	5. 'An Enriched and Connected Community'	
	Local Priority L5 also gives effect to the Sydney Region Plan Directions:	
Actions and timeframes	3. A city for people	
	Local Priority L5 also gives effect to the Western City District Plan Priorities:	
	W4. Supporting healthy, creative, culturally rich and socially connected communities	
	57. Council will work with Create NSW to ensure culture is recognised as a driver for creating vibrant places	Ongoing
	58. Council will develop a Cultural Development Strategy which will provide Camden Council with a framework that supports arts and culture and high quality experiences to ensure that Camden LGA is a culturally vibrant place to study, work and play	Short Term
	59. Council will develop a Cultural and Social Infrastructure Plan to determine the cultural and social infrastructure needs of the Camden community	Medium Term
	60. Council will audit the s711 development contributions plans to identify the planned cultural facilities and consider the timing of delivery and funding for these works	Short Term
	61. Council will continue to implement the Camden LGA Destination Management Plan	Ongoing



# Implementation for Productivity

## Local Priority P1

Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District



<b>Relationship to other plans and policies</b>	Local Priority P1 is consistent with Camden's CSP Key Directions: 3. 'A Prosperous Economy'	
	Local Priority P1 also gives effect to the Sydney Region Plan Directions: 7. Jobs and skills for the city	
	Local Priority P1 also gives effect to the Western City District Plan Priorities: W7. Establishing land use and transport structures to support the Western Parkland City W8. Growing and strengthening the metropolitan cluster W10. Planning & managing industrial and urban services land	
<b>Actions and timeframes</b>	62. Council will prepare and finalise an Economic Development Plan	<b>Short Term</b>
	63. Council will advocate to retain and grow existing population serving employment opportunities, and work with the Camden Regional Economic Taskforce to investigate ways in which knowledge-intensive jobs can be delivered in Camden	<b>Short Term</b>

Table 19 - Local Priority P1 Actions and Timeframes



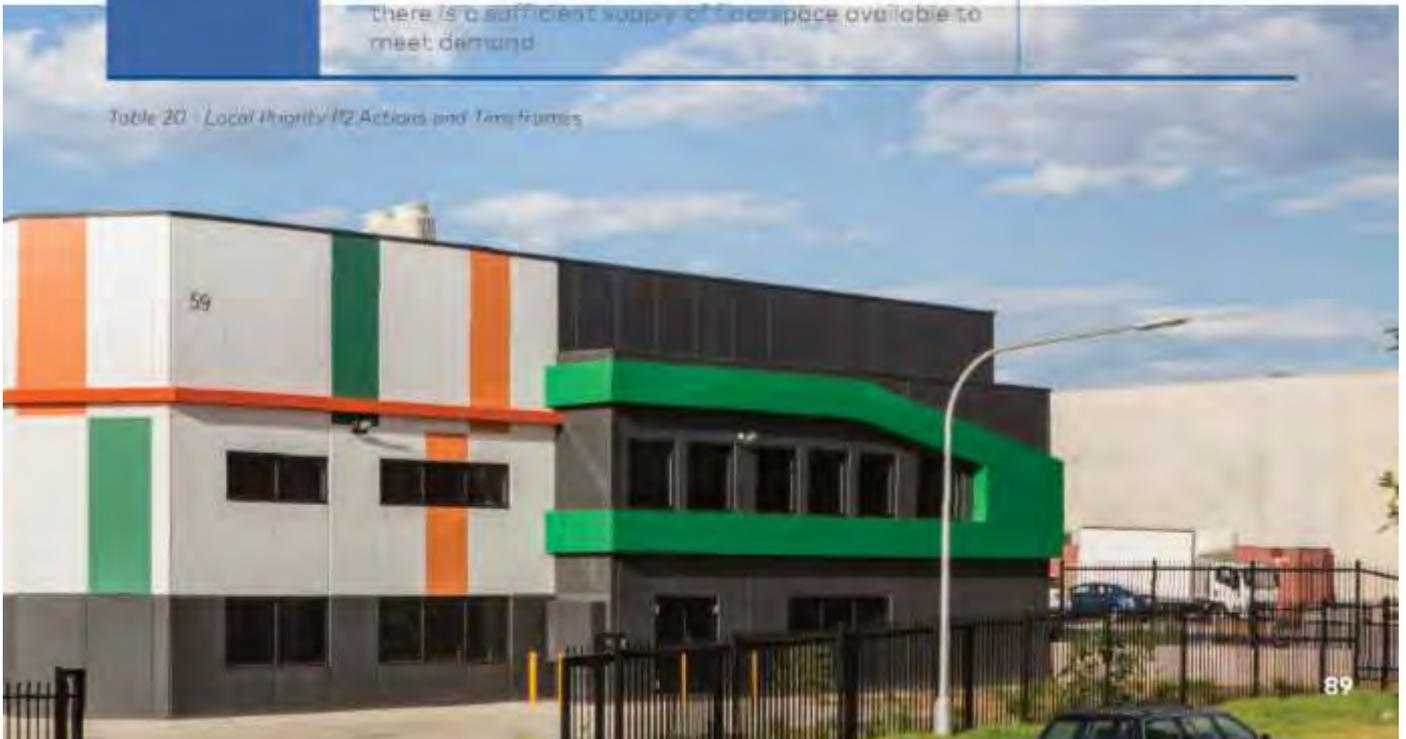
# Local Priority P2

## Creating a network of successful centres



<b>Relationship to other plans and policies</b>	<b>Local Priority P2 is consistent with Camden's CSP Key Directions:</b> 3.'A Prosperous Economy'	
	<b>Local Priority P2 also gives effect to the Sydney Region Plan Directions:</b> 7. Jobs and skills for the city	
	<b>Local Priority P2 also gives effect to the Western City District Plan Priorities:</b> W7. Establishing land use and transport structures to support the Western Parkland City W11. Growing investment and jobs in strategic centres	
<b>Actions and timeframes</b>	64. Council will finalise the Camden Centres Study, which will evaluate the role and hierarchy of centres, and analyse the capacity and viability for different centres to adopt a place-based approach and accommodate local jobs and commercial services, additional housing and recreational infrastructure	<b>Short Term</b>
	65. Council will investigate the recommendations of the Camden Centres Study	<b>Short Term</b>
	66. Council will continue to implement the initiatives in the Camden Town Centre Urban Design Framework	<b>Ongoing</b>
	67. Council will prepare an Employment Lands Strategy which will establish a framework for the development of all employment land in Camden. In relation to centres it will inform land use controls to ensure that there is a sufficient supply of floorpace available to meet demand	<b>Short Term</b>

Table 20 - Local Priority P2 Actions and Timeframes



# Local Priority P3

## Strengthening the Strategic Centres of Narellan and Leppington



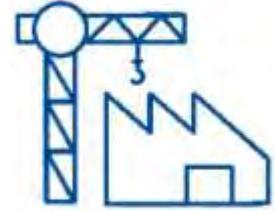
<b>Relationship to other plans and policies</b>	Local Priority P3 is consistent with Camden's CSP Key Directions: 3.'A Prosperous Economy'	
	Local Priority P3 also gives effect to the Sydney Region Plan Directions: 7. Jobs and skills for the city	
	Local Priority P3 also gives effect to the Western City District Plan Priorities: W7. Establishing land use and transport structures to support the Western Parkland City W11. Growing investment and jobs in strategic centres	
<b>Actions and timeframes</b>	68. Council will prepare a vision for Narellan, which considers Narellan's role as a Strategic Centre	<b>Short-Medium Term</b>
	69. Council will investigate a staged approach to the master planning of the Narellan Town Centre, with the staging dependent upon the confirmation of timing for the delivery of the North South Rail, in particular the location of the Narellan Train Station	<b>Stage 1 – Short Term Stage 2 – Medium Term</b>
	70. Council will continue work with Transport for NSW to confirm the future station location for Narellan	<b>Ongoing</b>
	71. Council will continue to work with the Liverpool City Council and Department of Planning, Industry and Environment on the Leppington Town Centre Review	<b>Short Term</b>
	72. Council will investigate opportunities to overcome challenges presented by land fragmentation and its limitations on delivering enabling infrastructure	<b>Short Term</b>
	73. Council will work with Transport for NSW to ensure their land holdings within the Leppington Town Centre, are developed to support the wider precinct outcomes, support jobs and homes close to the Leppington train station and deliver the state government commitment to provide new commuter car park spaces	<b>Short Term</b>

Table 21 – Local Priority P3 Actions and Timeframes



# Local Priority P4

## Ensuring a suitable supply of industrial and urban services land



Relationship to other plans and policies	Local Priority P4 is consistent with Camden's CSP Key Directions: 3.'A Prosperous Economy'	
	Local Priority P4 also gives effect to the Sydney Region Plan Directions: 7. Jobs and skills for the city	
	Local Priority P4 also gives effect to the Western City District Plan Priorities: W7. Establishing land use and transport structures to support the Western Parkland City W10. Planning & managing industrial and urban services land	
Actions and timeframes	74. Council will undertake an Industrial and Employment Lands Study. The study will analyse the opportunities, constraints, and economic contributions of Camden's industrial and employment lands and identify the short and long term requirements within the Camden LGA	Short Term
	75. Council will prepare an Employment Lands Strategy. The Strategy will: <ul style="list-style-type: none"> <li>o Outline how Camden's industrial and employment lands will be managed into the future to ensure there is sufficient amount of zoned and serviced employment land available to meet demand;</li> <li>o Ensure that industrial precincts economic viability is protected and enhanced; and</li> <li>o Inform future land use controls in the Camden LGA to respond to the changing requirements of the businesses</li> </ul>	Short Term
	76. Council will continue to work with the DPE to ensure new precincts within the South West Growth Area contain an adequate supply of industrial and urban services land, with a focus on locating these areas close to transport corridors	Ongoing

Table 22 - Local Priority P4 Actions and Timeframes



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# Local Priority P5

## Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis



<b>Relationship to other plans and policies</b>	Local Priority P5 is consistent with Camden's CSP Key Directions: 3. 'A Prosperous Economy'	
	Local Priority P5 also gives effect to the Sydney Region Plan Directions: 7. Jobs and skills for the city	
	Local Priority P5 also gives effect to the Western City District Plan Priorities: WB. Leveraging industry opportunities from the Western Sydney Airport & Aerotropolis	
<b>Actions and timeframes</b>	77. Council will work with the Camden Regional Economic Taskforce to investigate opportunities to leverage off the future industrial and commercial hub of the Aerotropolis, and to capitalise on new industry opportunities created by Camden's proximity to the Western Sydney Airport	<b>Short Term</b>

Table 23 - Local Priority P5 Actions and Timeframes

Attachment 1



# Local Priority P6

## Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism



<b>Relationship to other plans and policies</b>	Local Priority P6 is consistent with Camden's CSP Key Directions: 3.'A Prosperous Economy'	
	Local Priority P6 also gives effect to the Sydney Region Plan Directions: 7. Jobs and skills for the city	
	Local Priority P6 also gives effect to the Western City District Plan Priorities: W7. Establishing land use and transport structures to support the Western Parkland City W17. Better managing rural areas	
<b>Actions and timeframes</b>	78. Council will continue to implement the actions in the Rural Lands Strategy	<b>Ongoing</b>
	79. Council will review how Camden's rural lands relate to future agribusiness precincts within the Aerotropolis	<b>Short Term</b>
	80. Council will work to implement the recommendations in the Macarthur Destination Management Plan and Camden Destination Management Plan	<b>Medium Term</b>
	81. Council will investigate the appropriate types of visitor accommodation for Camden and identify the appropriate location for future accommodation	<b>Short Term</b>

Table 24 - Local Priority P6 Actions and Timeframes



# Implementation of Sustainability

## Local Priority S1

Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space



<b>Relationship to other plans and policies</b>	<b>Local Priority S1 is consistent with Camden's CSP Key Directions:</b>	
	2. 'Healthy Urban and Natural Environment'	
	<b>Local Priority S1 also gives effect to the Sydney Region Plan Directions:</b>	
	B. A city in its landscape	
<b>Actions and timeframes</b>	<b>Local Priority S1 also gives effect to the Western City District Plan Priorities:</b>	
	W12. Protecting and improving the health and enjoyment of the District's waterways	
	W13. Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	
	W15. Increasing urban tree canopy cover and delivering Green Grid connections	
	W18. Delivering high quality open space	
	82. Council will prepare a Green and Blue Grid Analysis for Camden and identify mechanisms to implement the Green and Blue Grid	<b>Short Term</b>
	83. Council will investigate opportunities to provide physical and visual connections to waterways and green spaces	<b>Short Term</b>
	84. Council will advocate for the retention of remnant vegetation in the masterplanning of new urban areas	<b>Ongoing</b>
	85. Council will investigate the State Government's Canopy Cover targets and identify opportunities to implement improved canopy cover on public and private land in line with these	<b>Short Term</b>
	86. Council will develop a Street and Public Tree Masterplan to inform a LGA-wide tree planting program	<b>Short Term</b>
87. Council will review and amalgamate the existing Plans of Management for public land to ensure a consistent approach is adopted for the management of open space	<b>Short Term</b>	
88. Council will support the State Government in developing a strategy to restore and protect South Creek, in accordance with <u>Western Sydney City Deal commitment L3</u>	<b>Short Term</b>	

Table 25 - Local Priority S1 Actions and Timeframes

## Local Priority S2

### Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River



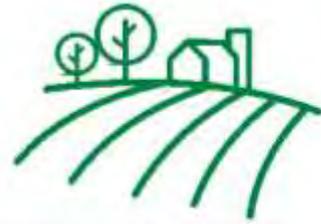
<b>Relationship to other plans and policies</b>	<b>Local Priority S2 is consistent with Camden's CSP Key Directions:</b> 2. 'Healthy Urban and Natural Environment'	
	<b>Local Priority S2 also gives effect to the Sydney Region Plan Directions:</b> 8. A city in its landscape	
	<b>Local Priority S2 also gives effect to the Western City District Plan Priorities:</b> W12. Protecting and improving the health and enjoyment of the District's waterways	
<b>Actions and timeframes</b>	89. Council will undertake a review of Camden's waterways and riparian areas and investigate opportunities to incorporate protections into planning instruments, including LEP and DCP.	<b>Medium Term</b>
	90. Council will develop a program for ongoing water quality monitoring	<b>Short Term</b>
	91. Council will work with water service providers to design and deliver infrastructure, water servicing and development approaches that best contribute to local and regional water supply, and water cycle management	<b>Short Term</b>
	92. Council will continue to implement Water Sensitive Urban Design on public land	<b>Short Term</b>
	93. Council will work with stakeholders to develop a whole of catchment land use policy and statutory planning mechanisms that improve water quality	<b>Medium Term</b>
	94. Council will undertake a review of the DCP to incorporate best-practice Water Sensitive Urban Design and stormwater management principles	<b>Short Term</b>
	95. Council will maintain, improve and create new habitats for threatened flora and fauna species identified in waterways	<b>Ongoing</b>
	96. Council will investigate opportunities to activate and enhance the Nepean River	<b>Short Term</b>
	97. Council will work with relevant stakeholders, including neighbouring Councils within the Hawkesbury-Nepean catchment, to investigate the establishment of a joint body to manage and facilitate a coordinated approach to the management of the Nepean River	<b>Medium Term</b>
	98. Council will investigate opportunities to reinstate conditions in highly modified urban waterways	<b>Medium Term</b>
99. Council will investigate amending its LEP to include provisions for the appropriate management of urban stormwater	<b>Short Term</b>	
100. Council will develop a community education program to build awareness and understanding about the importance of water quality	<b>Short Term</b>	

Table 26 - Local Priority S2 Actions and Timeframes

Camden Council

# Local Priority S3

## Protecting Camden's rural land



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**Relationship to other plans and policies**

Local Priority S3 is consistent with Camden's CSP Key Directions:  
2. 'Healthy Urban and Natural Environment'

Local Priority S3 also gives effect to the Sydney Region Plan Directions:  
B. A city in its landscape

Local Priority S3 also gives effect to the Western City District Plan Priorities:  
W17. Better managing rural lands

**Actions and timeframes**

101. Council will continue to implement the recommendations and actions within the Camden Rural Lands Strategy	Ongoing
102. Council will review existing planning instruments to minimise and manage rural land conflicts	Short Term
103. Council will work with Wallondilly Council and the Sydney Peri-Urban Network (SPUN) to explore options to protect agricultural land and encourage local food production	Short Term

Attachment 1

Figure 27: Local Priority S3 Actions and Timeframes



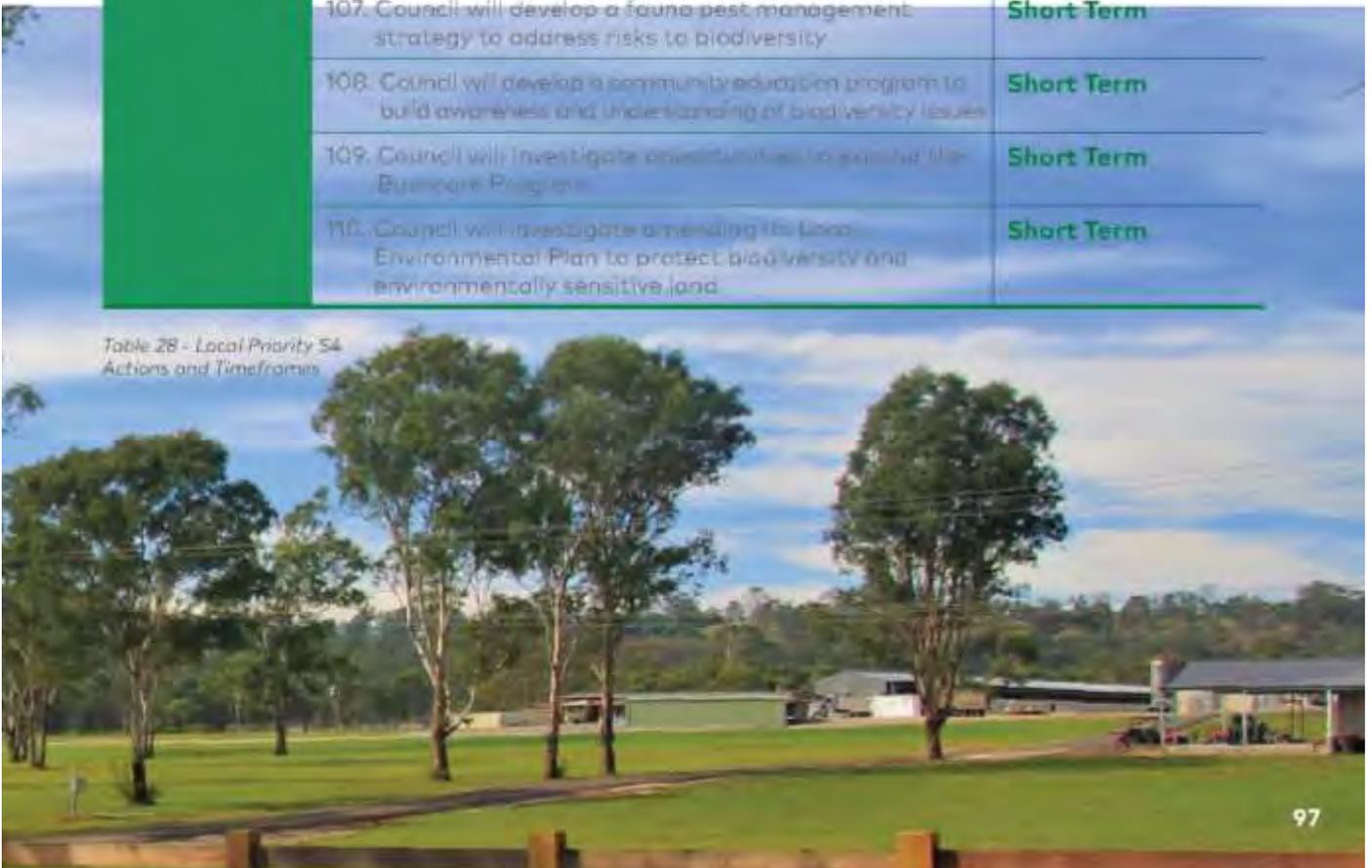
# Local Priority S4

## Protecting and restoring environmentally sensitive land and enhancing biodiversity



<b>Relationship to other plans and policies</b>	<b>Local Priority S4 is consistent with Camden's CSP Key Directions:</b> 2. 'Healthy Urban and Natural Environment'	
	<b>Local Priority S4 also gives effect to the Sydney Region Plan Directions:</b> 8. A city in its landscape	
	<b>Local Priority S4 also gives effect to the Western City District Plan Priorities:</b> W14. Protecting and enhancing bushland and biodiversity	
<b>Actions and timeframes</b>	104. Council will work with the GSC to further define the extent of the Metropolitan Rural Area (MRA) and ensure its protection through appropriate planning controls Council will continue to monitor the extent and condition of Council owned and managed bushland areas and identify additional funding opportunities to deliver a high-quality conservation and restoration program	Ongoing
	105. Council will increase the use of native flora to extend habitat connectivity corridors in the urban environment	Short Term
	106. Council will continue biodiversity precinct masterplanning to identify key actions to protect and enhance biodiversity across the LGA	Ongoing
	107. Council will develop a fauna pest management strategy to address risks to biodiversity	Short Term
	108. Council will develop a community education program to build awareness and understanding of biodiversity issues	Short Term
	109. Council will investigate opportunities to expand the Business Program	Short Term
	110. Council will investigate amending the Local Environmental Plan to protect biodiversity and environmentally sensitive land	Short Term

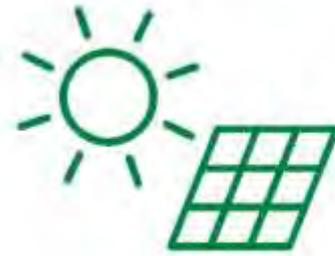
Table 28 - Local Priority S4  
Actions and Timeframes



Camden Council

## Local Priority S5

### Reducing emissions, managing waste and increasing energy efficiency



<b>Relationship to other plans and policies</b>	<b>Local Priority S5 is consistent with Camden's CSP Key Directions:</b> 2. 'Healthy Urban and Natural Environment'	
	<b>Local Priority S5 also gives effect to the Sydney Region Plan Directions:</b> 9. An efficient city	
	<b>Local Priority S5 also gives effect to the Western City District Plan Priorities:</b> W19. Reducing carbon emissions and managing energy, water and waste efficiently	
<b>Actions and timeframes</b>	111. Council will work with local builders and developers to provide education and opportunities to improve the sustainability of buildings and development	<b>Short Term</b>
	112. Council will investigate initiatives to reduce vehicle emissions, such as electric vehicle charging stations throughout Camden LGA	<b>Short Term</b>
	113. Council will work with stakeholders to advocate for a review of the Building and Sustainability Index (BASIX) and the sustainability of built form outcomes within the Exempt and Complying Development Codes SEPP	<b>Short Term</b>
	114. Council will monitor and report on Council's emissions and energy use and investigate targets	<b>Short Term</b>
	115. Council will develop an education and engagement program for the community to raise awareness on ways to reduce emissions, manage and reduce waste, and increase energy efficiency	<b>Short Term</b>
	116. Council will advocate for the development of low carbon precincts within the South West Growth Area, with Leppington Town Centre as a pilot precinct	<b>Short Term</b>
	117. Council will investigate opportunities for infrastructure to support the management of waste at a local and regional level	<b>Medium Term</b>
	118. Council will continue to implement the Camden Waste Education Strategy	<b>Short Term</b>
	119. Council will develop and implement a Camden Council Waste Strategy to deliver improved strategic waste management outcomes	<b>Short Term</b>
	120. Council will participate in a regional procurement approach for future waste disposal and processing solutions	<b>Short Term</b>
	121. Council will advocate for State government support for Regional/State waste infrastructure projects	<b>Short Term</b>
	122. Council will develop a consistent approach within planning controls to better manage and reduce waste	<b>Short Term</b>
	123. Council will continue to work with the Environmental Protection Agency and NSW Police to investigate and reduce illegal dumping	<b>Ongoing</b>

98 Table 29 - Local Priority S5 Actions and Timeframes

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Attachment 1

# Local Priority S6

## Improving Camden's resilience to hazards and extreme weather events



<b>Relationship to other plans and policies</b>	Local Priority S6 is consistent with Camden's CSP Key Directions: 2. 'Healthy Urban and Natural Environment'	
	Local Priority S6 also gives effect to the Sydney Region Plan Directions: 10. A resilient city	
<b>Actions and timeframes</b>	Local Priority S6 also gives effect to the Western City District Plan Priorities: W20. Adapting to the impacts of urban and natural hazards and climate change	
	124. Council will undertake a climate risk assessment and identify priority issues for Council and the community	<b>Short Term</b>
	125. Council will investigate a Community Garden and Urban Food Policy to encourage local food production	<b>Short Term</b>
	126. Council will review planning controls in the LEP and the DCP, related to flood prone land	<b>Short Term</b>
	127. Council will work with the EPA to increase community awareness of the impact domestic emissions have on air quality within the Camden LGA	<b>Short Term</b>
128. Council will consider the spatial separation of incompatible land uses at the time of rezoning to minimise noise, visual, health and environmental land-use conflict	<b>Ongoing</b>	



Camden Council

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# Glossary

## Broad Industry Categories (BIC)

In line with the Greater Sydney Commission (GSC), Camden Council has categorised ANZSIC divisions into four Broad Industry Groups: Knowledge Intensive, Health and Education, Population Serving and Industrial.

The ANZSIC classification is used by ABS and the aggregated Broad Industry Categories used by the GSC, together they provide a framework for organising and comparing data about businesses by enabling grouping of business units carrying out similar productive activities. The following table summarises the classifications:

ANZSIC 2006 Division Title	Broad Industry Category (BIC)
Information Media and Telecommunications	Knowledge Intensive
Financial and Insurance Services	Knowledge Intensive
Rental, Hiring and Real Estate Services	Knowledge Intensive
Professional, Scientific and Technical Services	Knowledge Intensive
Administrative and Support Services	Knowledge Intensive
Public Administration and Safety	Knowledge Intensive
Education and Training	Health and Education
Health Care and Social Assistance	Health and Education
Construction	Population Serving
Retail Trade	Population Serving
Administrative and Food Services	Population Serving
Arts and Recreation Services	Population Serving
Other Services	Population Serving
Agriculture, Forestry and Fishing	Industrial
Mining	Industrial
Manufacturing	Industrial
Electricity, Gas, Water and Waste Services	Industrial
Wholesale Trade	Industrial
Transport, Retail and Warehousing	Industrial

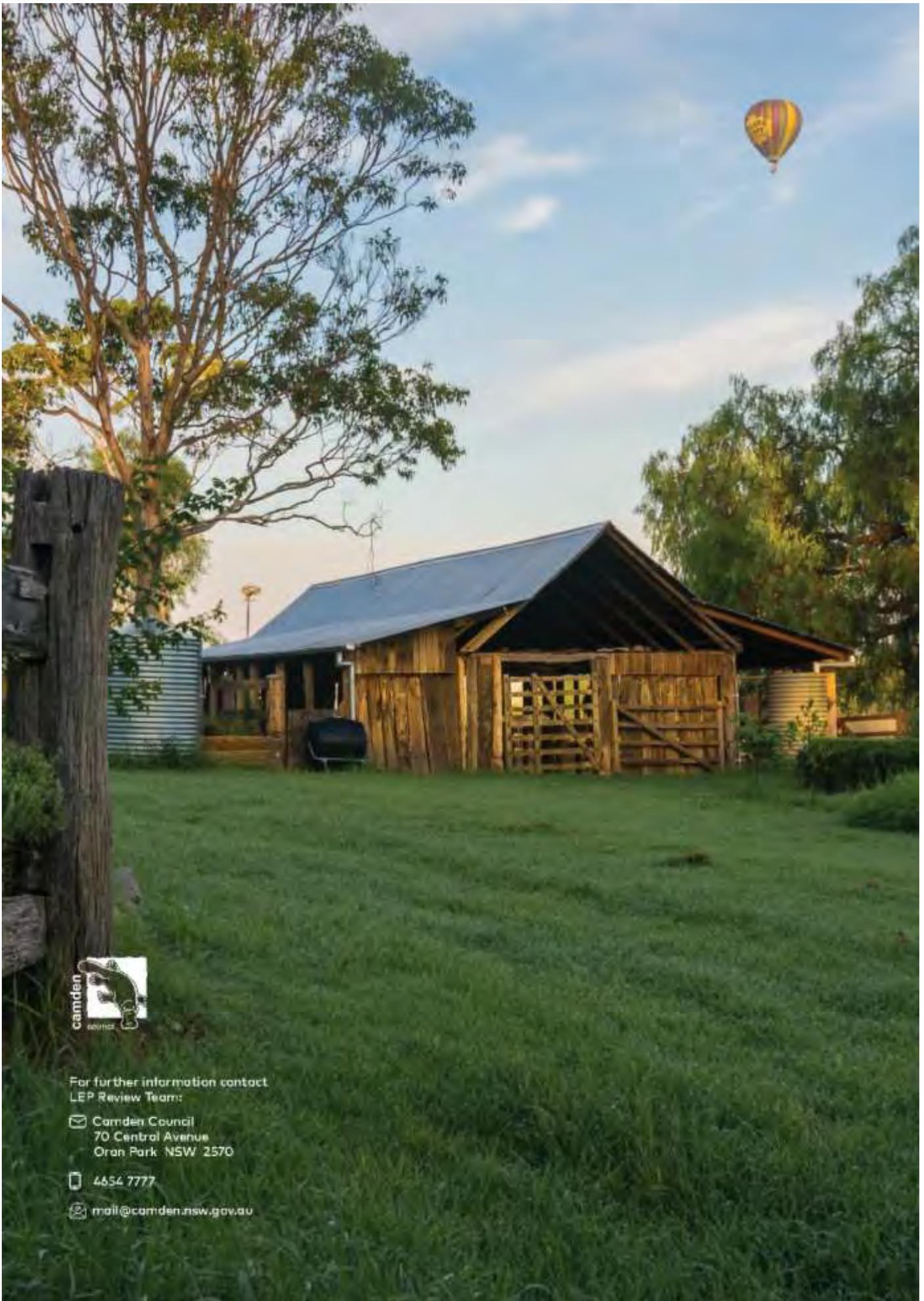
Table 31 - Broad Industry Categories (BIC) Summary

**Population serving** commercial activity that is linked to the demand from local residents and therefore location dependent. This is primarily retail and food and beverage, but also consists of office space for accounting, legal services and medical services;

**Business serving** commercial activity that can choose to locate in areas that suit their business requirements. These requirements include proximity to customers, access to a suitable labour force and connectivity to markets.

Attachment 1

ORD04  
Attachment 1



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DOC20/2117

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CAMDEN NSW 2570

## Letter of Support: Camden Council Draft Local Strategic Planning Statement

Thank you for submitting the Camden draft Local Strategic Planning Statement (LSPS) seeking support from the Greater Sydney Commission (the Commission) for consistency with the Greater Sydney Region Plan – *A Metropolis of Three Cities* (GSRP) and Western City District Plan. The making of LSPSs by councils in Greater Sydney marks a milestone in the delivery of planning reforms that place greater emphasis on strategic planning.

In our role as the Commission's Assurance Panel, we appreciate that these first LSPSs across Greater Sydney are foundational in strengthening how growth and change will be managed in the future. We note your draft LSPS has been prepared in response to the provisions of Section 3.9 of the *Environmental Planning & Assessment Act* (EP&A Act).

**We confirm that the Commission supports Camden Council's draft Local Strategic Planning Statement (March 2020) as being consistent with the Greater Sydney Region Plan and Western City District Plan (under Section 3.9(3A) of the EP&A Act).**

Our decision on consistency reflects the intent to undertake significant work to develop a strategic planning evidence base (including a Local Housing Study and Strategy, Employment Study, Centres Study and Strategy and Blue and Green Grid Analysis) that will inform and strengthen future updates to your LSPS.

**The Commission's support is based, in part, on Council's intent to deliver the Western City District Plan as set out in the Local Strategic Planning Statement.**

In this context, the Commission's expectation is that Council will undertake a program of work to implement the LSPS and has, at **Attachment A**, included Advisory Notes to assist Council. These Advisory Notes have regard to:

- the interrelationship of the LSPS, housing targets and a Local Housing Strategy for Camden;
- updates to population projections during the preparation of the LSPS;
- Future Transport 2056's city-shaping and city-serving transport infrastructure;
- interdependencies with State Government programs and policies;



- key initiatives that relate to resilience planning; and
- Council-led initiatives identified for further investigation.

It is further noted that Council may need to update the LSPS as key supporting studies and strategies, including the Local Housing Strategy, are finalised.

In conclusion, we acknowledge the significant amount of work that Council has undertaken to develop the LSPS, and the spirit of collaboration that Council has shown throughout this process. Please pass on our thanks to all the members of your team who have assisted in achieving this significant milestone for Camden Council. We look forward to continuing our work together creating a more liveable, productive and sustainable Greater Sydney.

With the benefit of this Letter of Support, it is now up to Council to determine whether it will make the draft LSPS (March 2020). Please note that no further amendments may be made to the LSPS prior to it being made (unless a further Letter of Support is obtained from the Commission).

Please be advised that once the LSPS is published on the NSW ePlanning Portal, the LSPS Tracker on the Commission's website will be updated to include this Letter of Support. Should you have any questions on the making of your LSPS, please contact Catherine Van Laeren, A/Executive Director, Central River City and Western Parkland City, Place, Design and Public Spaces, Department of Planning, Industry and Environment on (02) 9860 1520 or [Catherine.VanLaeren@planning.nsw.gov.au](mailto:Catherine.VanLaeren@planning.nsw.gov.au).

Yours sincerely,

**Lucy Turnbull AO**  
Chief Commissioner  
Chair of Assurance Panel  
Commission Delegate

**Elizabeth Dibbs**  
Western City District Commissioner  
Assurance Panel Member

**05 March 2020**

cc. Jim Betts, Secretary, Department of Planning, Industry and Environment  
Elizabeth Mildwater, Deputy Secretary, Transport for NSW  
Anthony Manning, Chief Executive, School Infrastructure NSW  
Nigel Lyons, Deputy Secretary, NSW Ministry of Health



## Attachment A

### Advisory Notes on implementation of Camden draft LSPS:

*These Advisory Notes highlight key considerations to support Council in the implementation of the first LSPS.*

Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p><b>Infrastructure and Collaboration</b></p>	
<p><b>1. State-led transport investigations</b></p> <p><i>Planning Priority W1, Action 1 Prioritise infrastructure investments to support vision of A Metropolis of Three Cities</i></p> <p><i>Planning Priority W1, Action 3 Align forecast growth with infrastructure.</i></p> <p><i>Planning Priority W7, Action 32 Protect transport corridors as appropriate, including the Western Sydney Freight Line and the Outer Sydney Orbital.</i></p>	<ul style="list-style-type: none"> <li>• Continue to consult with TfNSW on planning for city-shaping transport initiatives in Future Transport 2056<sup>1</sup> including:               <ul style="list-style-type: none"> <li>• 0-10 year committed initiatives in progress: Western Sydney Infrastructure Plan, including the Western Sydney Growth Roads Program.</li> <li>• 0-10 year investigation initiatives in progress: North South rail link in Western Parkland City: Aerotropolis to Campbelltown-Macarthur.</li> <li>• 0-10 year investigation initiatives in progress: Infrastructure to support rapid bus connections and improved bus connections in the Western Parkland City.</li> <li>• 20+ years visionary initiative: Outer Sydney Orbital from Aerotropolis to Hume Motorway.</li> </ul> </li> </ul>
<p><b>2. Local infrastructure planning</b></p> <p><i>Planning Priority W1, Action 3 Align forecast growth with infrastructure.</i></p>	<ul style="list-style-type: none"> <li>• Continue to consult with Department of Planning, Industry and Environment (DPIE) on the review of Camden's local infrastructure contributions plan.</li> </ul>
<p><b>3. State-led growth area and precinct planning</b></p> <p><i>Planning Priority W1, Action 3 Align forecast growth with infrastructure.</i></p>	<ul style="list-style-type: none"> <li>• Continue to work with DPIE on the preparation of the Special Infrastructure Contribution for the South West Growth Area.</li> <li>• Continue to work with DPIE to ensure the development of new urban communities in Growth Areas that support:</li> </ul>

<sup>1</sup> Source: <http://future.transport.nsw.gov.au/delivering-future-transport-2056>



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p><i>Planning Priority W1, Action 4</i> <i>Sequence infrastructure provision using a place-based approach.</i></p>	<ul style="list-style-type: none"> <li>• Greater walkability</li> <li>• Increased urban tree canopy</li> <li>• Increased deep soil landscaping</li> <li>• Retention of water in the landscape</li> </ul>
<i>Livability</i>	
<p><b>4. Local Housing Strategy</b></p> <p><i>Planning Priority W5, Action 17</i> <i>requires Council to prepare a Local Housing Strategy</i></p> <p><i>Planning Priority W5, Action 18</i> <i>requires Councils to prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.</i></p>	<ul style="list-style-type: none"> <li>• Note: the NSW Government's Local Housing Strategy Guidelines<sup>2</sup> require Council's Local Housing Strategy to be approved by the Department of Planning, Industry and Environment (DPIE).</li> <li>• Finalise the Camden Housing Study and Camden Housing Diversity Analysis and use these to inform a Local Housing Strategy</li> <li>• Continue to work with other councils in the Western Sydney Planning Partnership to assess options and the viability of affordable rental housing as part of the development of an Affordable Housing Strategy and Affordable Housing Contribution Scheme.</li> <li>• Note: the Local Housing Strategy should be informed by the NSW Government's Guideline for Developing an Affordable Housing Contribution Scheme<sup>3</sup>.</li> </ul>
<p><b>5. Local Housing Strategy – 6-10 Year Housing Target</b></p> <p><i>Planning Priority W5, Action 17(b)</i> <i>requires Local Housing Strategies to address the delivery of 6-10 year (when agreed) housing supply targets for each local government area.</i></p>	<ul style="list-style-type: none"> <li>• As set out in Action 4 of the Greater Sydney Region Plan, Council's 6-10 year housing target is to inform the development of updated local environmental plans and housing strategies.</li> <li>• The Commission notes: <ul style="list-style-type: none"> <li>• The draft LSPS states that over the past five years, housing delivery in Camden has provided an average of 2,400 dwellings completed per</li> </ul> </li> </ul>

<sup>2</sup> Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf>

<sup>3</sup> Source: <https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Diverse-and-affordable-housing/-/media/C6F1D0F0359C4AB7A28C90B17DLEE636.ashx>



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
	<p>year and a high of 3,100 dwellings completed in 2018/19<sup>4</sup>,</p> <ul style="list-style-type: none"> <li>• The draft LSPS states approvals are on track for over 12,000 dwellings in the period 2016 to 2025 and that the Local Housing Strategy will use past completions to inform the 6-10 year (2021/22 to 2025/26) housing target<sup>5</sup>.</li> <li>• DPIE monitoring<sup>6</sup> shows the current pipeline 2019/20 to 2023/24 of 10,900 dwellings.</li> <li>• In this context Council is to show how it can meet an indicative draft range for 6-10 year housing targets for the period 2021/22 to 2025/26 of 10,000 – 12,500 dwellings as part of its Local Housing Strategy.</li> <li>• Testing this indicative range is to include a preliminary assessment of any relevant State government investment decisions in consultation with State agencies.</li> <li>• Where relevant data is available, councils are to identify the contribution of non-standard dwellings<sup>7</sup> (seniors housing, boarding houses and secondary dwellings) in relation to this indicative range.</li> <li>• Note: The NSW Government's strategic documents outline the direction for planning land use, service and infrastructure delivery across NSW. Population projections<sup>8</sup> are subject to review over time and will be managed through updates to the Region and district plans.</li> </ul>
<p><b>6. Local Character</b></p>	<ul style="list-style-type: none"> <li>• Note: In identifying local character and/or desired future character, Council should have reference to the NSW</li> </ul>

<sup>4</sup> Source: Draft Camden Local Strategic Planning Statement December 2019, p38

<sup>5</sup> Source: Draft Camden Local Strategic Planning Statement December 2019, p38

<sup>6</sup> Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Forecast-data>

<sup>7</sup> Source: Standard dwellings relate to those monitored via DPIE's housing monitor (i.e. Sydney Water connections) and Non-standard dwellings are those delivered under housing SEPPs such as seniors, boarding houses and affordable rental (granny flats).

<sup>8</sup> Source: [https://www.planning.nsw.gov.au/\\_/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-The-Hills.pdf](https://www.planning.nsw.gov.au/_/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-The-Hills.pdf)



Western City District Plan Themes/Priorities/Actions	Considerations for Implementation of the LSPS
<p><i>Planning Priority W6, Action 19 includes "Deliver great places" through recognition and celebration of the character of a place and its people</i></p>	<p>Government Local Character and Place Guideline 2019 and Government Architect NSW 2017. Better Placed: An integrated design policy for the built environment of NSW</p> <ul style="list-style-type: none"> <li>Consult with DPIE about the application and effect of nominating Local Character Areas.</li> </ul>
<b>Productivity</b>	
<p><b>7. Industrial and Employment Lands Strategy</b></p> <p><i>Planning Priority W10, Action 51 requires Camden Council to retain and manage industrial and urban service land (within existing urban areas)</i></p> <p><i>Planning Priority W10, Action 53 requires Camden Council to plan and manage industrial and urban service land (within land release areas).</i></p>	<ul style="list-style-type: none"> <li>Note: The Western City District Plan identifies industrial and urban services land in Camden as <i>Retain and Manage</i> and <i>Plan and Manage</i>.</li> <li>Consult with DPIE during the preparation of Camden's Centres Strategy and Employment Study and confirm if these will require approval from DPIE to inform LEP updates.</li> </ul>
<p><b>8. Strategic Centres</b></p> <p><i>Planning Priority W11 requires Camden to grow investment, business opportunities and jobs in Leppington and Narellan strategic centres (Actions 63 and 64), prioritise strategic land use and infrastructure plans for growing centres (Action 58), provide access to jobs, goods and services in centres (Action 56) and create new centres in accordance with the Principles for Greater Sydney's Centres (Action 57).</i></p>	<ul style="list-style-type: none"> <li>Consult with DPIE during the preparation of the vision and planning for Narellan Strategic Centre, Leppington Town Centre Review and Camden's Centres and Employment Lands Strategy and confirm if this Strategy will require approval from DPIE to inform LEP updates.</li> <li>Consult with TfNSW in relation to land at Oran Park and Narellan that has been identified for potential future train stations<sup>2</sup>.</li> </ul>
<b>Sustainability</b>	
<p><b>9. Open Space Strategy</b></p> <p><i>Planning Priority W18, Action 80 requires Councils to maximise the use of existing open space and protect, enhance and expand open space.</i></p>	<ul style="list-style-type: none"> <li>Complete the Green and Blue Grid Analysis for Camden and consider how this might: <ul style="list-style-type: none"> <li>support Council's contribution to the Premier's Priority to 'Increase the proportion of homes in urban areas within 10 minutes' walk of quality</li> </ul> </li> </ul>

<sup>2</sup> Source: Passenger rail corridors identification, Transport for NSW, March 2018, P6



Western City District Plan Themes/Priorities/Actions	Considerations for Implementation of the LSPS
	<p><i>green, open and public space by 10 per cent by 2023</i><sup>1</sup>.</p> <ul style="list-style-type: none"> <li>inform the review of the local infrastructure contributions plan in relation to riparian corridors.</li> </ul>
<p><b>10. Rural Lands Strategy</b></p> <p><i>Planning Priority W17 requires Councils to maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes (Action 78) and limit urban development to within the Urban Area (Action 79).</i></p>	<ul style="list-style-type: none"> <li>Collaborate with adjoining Council's to support the growth of the agribusiness sector in the Western Parkland City.</li> <li>Confirm with DPIE if Council's Rural Strategy (2018) requires approval from DPIE to inform LEP updates.</li> </ul>
<p><b>11. Resilience to natural and urban hazards</b></p> <p><i>Planning Priority W22 requires Camden Council to support initiatives that respond to the impacts of climate change (Action 87) and to Mitigate the urban heat island effect and reduce vulnerability to extreme heat (Action 89).</i></p>	<ul style="list-style-type: none"> <li>Collaborate with the Greater Sydney Commission, other relevant State agencies and neighbouring councils to strengthen approaches to resilience as part of Council's climate risk assessment, and review of planning controls for flood prone land.</li> <li>Complete the Green and Blue Grid Analysis for Camden and consider how this might support resilience to extreme heat and the urban heat island effect.</li> <li>Use place-based planning, including the master planning of Narellan Town Centre and the Leppington Town Centre Review, to support greater resilience to natural and urban hazards, including extreme heat.</li> </ul>
<p><b>12. Planning Framework</b></p> <p><i>Section 6 Implementation, Figure 26.</i></p>	<ul style="list-style-type: none"> <li>Note: Notwithstanding the content of the LSPS, Ministerial Directions under Section 9.1 of the EP&amp;A Act and State Environmental Planning Policies continue to apply to the LGA.</li> </ul>



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p><b>13. Updates to LSPS</b></p> <p><i>Planning Priority W21, Action 91 requires Council to preparing local strategic planning statements informed by local strategic planning</i></p>	<ul style="list-style-type: none"> <li>The LSPS includes a commitment to review the LSPS in 2020 and every four years to align with Council's overarching community strategic planning.</li> <li>As set out in the LSPS Guidelines, revisions to the LSPS may be required in response to significant changes in the LGA such as announcements on centres revitalisation, new infrastructure investment and employment opportunities, significant changes in projected population growth or changes to the relevant higher order strategic plan.</li> </ul>
<p><b>14. Monitoring and Review – Implementation</b></p> <p><i>Planning Priority W21, Action 91 LEP Review and Section 3.8 (4a) EP&amp;A Act LEP Updates</i></p>	<ul style="list-style-type: none"> <li>Progress on the implementation of the District Plan will be reviewed and monitored with a focus on actions that support LEP Updates.</li> </ul>
<p><b>15. Monitoring and Review – Performance Indicators</b></p> <p><i>Planning Priority W22 Action 92 requires the development of performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.</i></p>	<ul style="list-style-type: none"> <li>Council is encouraged to use the performance indicators in <i>The Pulse of Greater Sydney</i>, which are available at Region, district and LGA levels<sup>10</sup>.</li> </ul>

<sup>10</sup> Source: <https://www.greater.sydney/pulse-of-greater-sydney>



# LOCAL APPROVALS POLICY P3.0105.1

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## LOCAL APPROVALS POLICY

**DIVISION:** Planning and Environment

**CATEGORY:** 1

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### INTRODUCTION

#### BACKGROUND

Under Chapter 7 Part 3 of the *Local Government Act 1993* (LG Act), Council may prepare and adopt a local approvals policy. The policy must consist of three parts:

**Part 1: Exemptions** – Part 1 is to specify the circumstances (if any) in which (if the policy were to be adopted) a person would be exempt from the necessity to obtain a particular approval of the council.

**Part 2: Criteria** – Part 2 is to specify the criteria (if any) which (if the policy were to be adopted) the council must take into consideration in determining whether to give or refuse an approval of a particular kind.

**Part 3: Other matters** – Part 3 is to specify other matters relating to approvals.

In some cases, consent may be required under the LG Act and the *Roads Act 1993* and/or *Environmental Planning and Assessment Act* (EP&A Act). Where a number of Acts apply, a single approval may be issued provided that each Act has been complied with.

#### PURPOSE

The purpose of this policy is to:

- To provide an integrated framework for dealing with applications for approval with clear guidelines.
- To apply common and consistent requirements and procedures for the relevant types of approvals.
- To ensure consistency and fairness in the manner that Council deals with applications.
- To make Council's policies and requirements for approvals readily accessible and understandable to the community.

#### SCOPE

This policy applies to all land within the Camden Local Government Area.

Under section 68 of the LG Act, approval by Council is required for the activities outlined in Table 1.

## HOW TO USE THIS POLICY

### Legislative requirements for works and activities

This policy deals with the approval requirements for certain works and activities which are regulated by the LG Act as described in Table 1.

Part 1 of the policy is used to determine if the work or activity you wish to carry out is exempt from requiring a LG Act approval. If you cannot meet the exemption criteria, then an approval will be required.

Part 2 of the policy outlines the criteria and lodgment requirements you will need to consider when lodging an application for approval.

Some works and activities may also require approval under other legislation the EP&A Act 1979 and the Roads Act 1993.

When determining whether approval is required, you should refer all applicable legislation.

### Exemptions

#### Local Government Act 1993

Legislative exemptions for certain works or activities are provided under the Local Government (General) Regulation 2005 and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings). In addition to these exemptions, this policy also provides additional local exemptions for activities that would otherwise require consent under the LG Act.

Part 1 Table 2 lists both legislative and local exemptions which are grouped together under each type of activity type.

#### Environmental Planning and Assessment Act 1979

Certain activities or works may also require approval under the EP&A Act. There are numerous policies that provide exemptions from the need to obtain development consent under the EP&A Act, including

- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides exemptions for building works and other activities carried out on private land.
- *State Environmental Planning Policy (Infrastructure) 2007* provides exemptions for works undertaken by public authorities such as the construction of school rooms through to the installation of street furniture, playground equipment, etc.
- *State Environmental Planning Policy — (Affordable Rental Housing) 2009* provides exemptions for works associated with affordable rental housing, such as group homes.
- *Camden Local Environmental Plan 2010* provides exemptions for specified activities that can be carried out without development consent such as community and fundraising events; installation of solid fuel heaters etc.

If the works or activity you wish to carry out is not exempted, then you may require a Development Consent or a Complying Development Certificate. Refer to Council's website or contact Council staff to obtain further information or assistance.

It should be noted that while an activity or works may be exempt from requiring Council approval, the consent of the landowner (in the case of roads and community land – Council) is still required, prior to undertaking the activity or works.

#### **Applications for approval**

If the activity or works your proposing to carry out is not eligible for an exemption, you will need to lodge an application for approval under the LG Act.

Part 2 and Table 3 provides information on lodgement requirements and criteria which will need to be addressed as part of your application.

An approval may also be required Roads Act 1993 or EP&A Act, and in some circumstances a single approval may be issued.

*For example, some events may require development consent under the EPA Act and an activity approval under the LG Act. The placement of a skip bin requires approval under the LG Act and Roads Act 1993.*

For further information refer to Part 2 of the policy or contact Council for assistance.

Table 1

<p><b>Part A - Structures or places of entertainment</b></p> <ol style="list-style-type: none"> <li>1. Install a manufactured home, moveable dwelling or associated structure on land.</li> </ol> <p><b>Part B - Water supply, sewerage &amp; stormwater drainage work</b></p> <ol style="list-style-type: none"> <li>1. Carry out water supply work</li> <li>2. Draw water from a council water supply or a standpipe or sell water so drawn</li> <li>3. Install, alter, disconnect or remove a meter connected to a service pipe</li> <li>4. Carry out sewerage work</li> <li>5. Carry out stormwater drainage work</li> <li>6. Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer.</li> </ol> <p><b>Part C - Management of waste</b></p> <ol style="list-style-type: none"> <li>1. For fee or reward, transport waste over or under a public place</li> <li>2. Place waste in a public place</li> <li>3. Place a waste storage container in a public place</li> <li>4. Dispose of waste into a sewer of the council</li> <li>5. Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility</li> <li>6. Operate a system of sewage management (within the meaning of s.68A).</li> </ol> <p><b>Part D - Community land</b></p> <ol style="list-style-type: none"> <li>1. Engage in a trade or business</li> <li>2. Direct or procure a theatrical, musical or other entertainment for the public</li> <li>3. Construct a temporary enclosure for the purpose of entertainment</li> <li>4. For fee or reward, play a musical instrument or sing</li> <li>5. Set up, operate or use a loudspeaker or sound amplifying device</li> <li>6. Deliver a public address or hold a religious service or public meeting.</li> </ol> <p><b>Part E - Public roads</b></p> <ol style="list-style-type: none"> <li>1. Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway</li> <li>2. Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road.</li> </ol> <p><b>Part F - Other activities</b></p> <ol style="list-style-type: none"> <li>1. Operate a public car park</li> <li>2. Operate a caravan park or camping ground</li> <li>3. Operate a manufactured home estate</li> <li>4. Install a domestic oil or solid fuel heating appliance, other than a portable appliance</li> <li>5. Install or operate amusement devices</li> <li>7. Use a standing vehicle or any article for the purpose of selling any article in a public place</li> <li>10. Carry out an activity prescribed by the regulations or an activity of a class or description prescribed by the regulations.</li> </ol> <p>(NB: Section 68 Parts F 6, 8 &amp; 9 have been repealed)</p>
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## DEFINITIONS

**Activity** means a specific action, function or process.

**Amusement Device** means a device that is high risk plant within the meaning of clause 6 of Schedule 1 to the *Work Health and Safety Act 2011* and includes any other device that is declared by the regulations to be an amusement device for the purposes of this Act.

**Approval** means an approval under section 68 of the LG Act.

**AS/NZS** means a standard published by Standards Australia or co-published in conjunction with Standards New Zealand.

**Community Land** means land identified as community land by a local environmental plan or a resolution of Council for use by the general public: such as a public park.

**Council** means Camden Council.

**EP&A Act** means *Environmental Planning & Assessment Act 1979*.

**Large Amusement Device** means an amusement device that is designed primarily for the use of adolescents and older.

**LG Act** means *Local Government Act 1993*.

**LG Regulation** means *Local Government (General) Regulation 2005*.

**LG (MCCM) Regulation** means *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings)*

**Manufactured home** means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling -

(a) that comprises one or more major sections, and

(b) that is not a motor vehicle, trailer or other registrable vehicle within the meaning of the *Road Transport Act 2013* and includes any associated structures that form part of the dwelling.

**Moveable dwelling** means any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or a manufactured home, or any conveyance, structure or thing of a class or description prescribed by the regulations for the purposes of this definition.

**NCC - BCA** means the National Construction Code/Building Code of Australia produced from time to time by the Australian Building Codes Board.

**Non-profit Organisation** means an organisation that does not operate for the profit, personal gain or other benefit of particular people such as service clubs and some sporting and community organisations.

**Obstacle Limitation Surface (OLS)** – means the airspace around an airport that must be protected from obstacles.

**Outdoor Dining** means an outdoor place on Council controlled footpaths, the principal purpose of which is to provide food or beverage for public consumption in association with an adjacent approved food business.

**POEO** means *Protection of the Environment Operations Act 1997*.

**Public land** means any land (including a public reserve) vested in or under the control of the council, but does not include—

- (a) a public road, or
- (b) land to which the Crown Land Management Act 2016 applies, or
- (c) a common, or
- (d) a regional park under the National Parks and Wildlife Act 1974.

**Relocatable home** means a manufactured home, or any other moveable dwelling (whether or not self-contained) that comprises one or more major sections, including any associated structure that forms part of the dwelling, but does not include a tent, caravan or campervan or any moveable dwelling that is a vehicle of a kind that is capable of being registered within the meaning of the *Road Transport Act 2013*.

**RMS** means Roads and Maritime Services NSW.

**Small Amusement Device** means an amusement device that is designed primarily for the use of children 12 years of age or younger, and may include a:

- (1) Merry-go-round
- (2) Jumping castle
- (3) Mini ferris wheel
- (4) Battery operated car
- (5) Miniature railway, and
- (6) Mini fire engine.

However, in the case of rotating amusement devices, includes only those devices that have a maximum rotation of 14 revolutions per minute.

**SEPP 2008** means State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

**Temporary structure** means a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

**WHS Act** means *Work Health and Safety Act 2011*.

**WHSR** means *Work Health and Safety Regulation 2017*.

**Zone** means any reference to a zone in the Exempt Activity Table has the same meaning as the term used in the current Camden Local Environmental Plan 2010.

## Part 1. EXEMPTIONS

### 1.1 EXEMPTIONS TABLE

Table 2 in this part specifies those activities which may be undertaken without the need to obtain Council approval.

The exemptions are:

1. Legislative Exemptions – exemptions available under the Local Government Regulations; and
2. Local Exemptions – exemptions available under this policy, only in the specified circumstances.

The exemptions table does not however prevent a person applying for approval to carry out an exempted activity specified in this part. It is a condition of an exemption that the person carrying out an activity specified in this part must comply with:

1. The relevant exemption circumstances/requirements listed in the exemption table, and
2. The relevant performance standards prescribed in the **NCC-BCA** or relevant Australian Standard.

The exemption provisions do not apply to buildings or structures proposed to be erected over an existing easement or sewer main, or any approval required under any other legislation.

An exemption from obtaining an approval does not negate the need to obtain consent from the landowner before carrying out an activity. For community land and public roads Council's consent as the landowner must be obtained (unless it is specifically stated that it is not required under that exemption. i.e. placing domestic waste bins in accordance with Exemption C2).

Should any doubt exist as to whether a particular activity requires approval, please contact Council for assistance and prior to work commencing.

If subsequent activities are beyond the exemption criteria shown in Part 1 Table 2, then approval will be required for the further activity. Refer to Part of the policy.

The exemptions in this policy do not apply to consents required under any other legislation, including the *Environmental Planning and Assessment Act 1979*.

Table 2 – Part A: Structures or places of public entertainment

A1 - Installation of caravan, manufactured home or moveable dwelling on land	
The installation of a caravan, manufactured home or moveable dwelling on land is exempt from the need for approval provided that it complies with the following criteria.	
<b>Legislative Exemptions - Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</b>	
Activity	Criteria
Clause 9	<p>(1) The prior approval of the council is not required for:</p> <p>(a) the installation of a manufactured home on land within a manufactured home estate, so long as:</p> <p>(i) it is designed, constructed and installed in accordance with the relevant requirements of Division 4, and</p> <p>(ii) it is not occupied by any person until a certificate of completion has been issued for it, or</p> <p>(b) the installation of an associated structure on land within a manufactured home estate, so long as it is designed, constructed and installed in accordance with the relevant requirements of Division 4.</p> <p>(2) An exemption provided for by this clause applies in respect of the installation of a manufactured home only if such installation is carried out by or with the consent of the holder of the approval to operate the manufactured home estate concerned.</p> <p>(3) An exemption provided for by this clause does not apply to the installation of a manufactured home on flood liable land if the council has notified in writing the holder of the approval to operate the manufactured home estate concerned, before that installation, that the land is flood liable land.</p> <p>(4) An exemption provided for by this clause does not apply to the installation of manufactured homes, or associated structures, of more than one storey in height.</p>
Clause 74	<p>(1) The prior approval of the council is not required for the installation of a relocatable home or associated structure on a dwelling site within a caravan park, so long as it is designed, constructed and installed in accordance with the relevant requirements of Division 4.</p> <p>(2) The prior approval of the council is not required for the installation of a caravan, tent or annexe on a dwelling site within a caravan park, so long as it is designed, constructed and installed in accordance with the relevant requirements of Division 5.</p> <p>(3) The prior approval of the council is not required for the installation of a tent on a camp site within a camping ground.</p> <p>(4) The prior approval of the council is not required for the installation of a campervan:</p> <p>(a) on a dwelling site within a caravan park, or</p> <p>(b) on a camp site within a camping ground.</p> <p>(4A) The prior approval of the council is not required for the installation of a moveable dwelling or associated structure on a dwelling site within a caravan park or a camp site within a camping ground if:</p> <p>(a) the owner, manager, operator or caretaker of the caravan park or camping ground authorises the installation because the owner, manager, operator or caretaker is reasonably satisfied that the installation of the moveable dwelling or associated structure is necessary for the purposes of accommodating a person who has been displaced because of a bush fire, and</p> <p>(b) the moveable dwelling or associated structure is designed, constructed and installed in accordance with the relevant requirements of Division 4 or 5.</p>

	<p>(5) An exemption provided for by this clause applies in respect of the installation of a relocatable home, annexe, associated structure, caravan, campervan or tent only if such installation is carried out by or with the consent of the holder of the approval to operate the caravan park or camping ground concerned.</p> <p>(6) An exemption provided for by this clause does not apply to the installation of a relocatable home, rigid annexe or associated structure on flood liable land if the council has notified in writing the holder of the approval to operate the caravan park or camping ground concerned, before that installation, that the land is flood-labile land.</p> <p>(7) An exemption provided for by this clause does not apply to the installation of a relocatable home, rigid annexe or associated structure of more than one storey in height on any land within a caravan park or camping ground.</p>
Clause 77	<p>The prior approval of the council is not required for:</p> <p>(a) Installation of not more than 2 caravans, campervans or tents on any land, so long as they are not occupied for more than 2 days at a time and are not occupied for more than 60 days (in total) in any single period of 12 months.</p> <p>(b) Installation of not more than one caravan or campervan on land occupied by the owner of the caravan or campervan in connection with that owner's dwelling-house, so long as it is used for habitation only by the owner or by members of the owner's household and is maintained in a safe and healthy condition.</p> <p>(c) Installation of a caravan or campervan on pastoral or agricultural land, so long as it is merely occupied seasonally by persons employed in pastoral or agricultural operations on the land.</p> <p>d) the installation of any moveable dwelling and associated structure on land for the purposes of accommodating a person who has been displaced because of a bush fire, but only if the moveable dwelling or associated structure is maintained in a healthy and safe condition and removed within 2 years after it is installed.</p>
Clause 78	<p>The prior approval of the council is not required for the installation of a caravan, campervan or tent on Crown reserves or on land that is reserved or dedicated under the <i>Forestry Act 1916</i>.</p>

**Table 2 - Part B: Water supply, sewerage and stormwater drainage works**

B5 - Stormwater work (s.68 LG Act, Part B, Item5)	
Local Exemptions	
Activity	Criteria
Stormwater Drainage	<p>The prior approval of the council is not required where:</p> <p>(i) Drainage work is associated with an approval granted under the <i>Environment Planning &amp; Assessment Act 1979</i>, and;</p> <p>(ii) The drainage work does not interfere with any on-site sewage management system or related effluent application area, and;</p> <p>(iii) The drainage work complies with AS/NZS 3500.3 - <i>Stormwater Drainage</i>, and;</p> <p>(iv) Prior approval is obtained under the <i>Roads Act 1993</i> for any connection to a public road or within the road reserve.</p>

Table 2 – Part C: Management of Waste

C1 – Transport Waste	
<b>Legislative Exemptions - Local Government (General) Regulation 2005</b>	
Clause 48(a)	<p>The transporting of waste over or under a public place for fee or reward can be carried out without the prior approval of Council if:</p> <ul style="list-style-type: none"> <li>(i) The activity is licensed under the Protection of the Environment Operations Act 1997, or</li> <li>(ii) The activity is being carried out in the Sydney metropolitan area as defined in Part 3 of Schedule 1 of the Act, or</li> <li>(iii) The waste is being transported through the area of the Council and is not being collected or deposited in that area.</li> </ul>
C2 – Place waste in a public place	
<b>Legislative Exemptions - Local Government (General) Regulation 2005</b>	
Clause 48(b)	<p>The placing of waste in a public place can be carried out without the prior approval of Council if it is done in accordance with arrangements instituted by the council. <i>(NB Council's consent as landowner is not required for this activity)</i></p>
C3 – Place waste storage container in a public place	
<b>Local Exemptions</b>	
Charity Clothing Bins	<p>Charity Clothing bins must not be located on Public land except at the following locations which have existing Council approved Charity Clothing Bins. No further approvals will be granted.</p> <ul style="list-style-type: none"> <li>• Larkin Place Car Park, Camden</li> <li>• Mitchell Street Car Park, Camden</li> <li>• John Street / Murray Street Car Park, Camden</li> <li>• Flinders Avenue Car Park, Camden South</li> <li>• Catherine Field Hall Car Park, Catherine Field, and</li> <li>• Nott Oval Car Park, Narellan.</li> </ul> <p>Clothing Bin operators are responsible to ensure the bins are regularly cleared, maintained and the surrounding area is maintained in a neat and tidy manner. Council reserves the right to remove or relocate any charity clothing bin that has been placed on public land.</p>
C5 - Install, construct or alter a waste treatment device	
Clause 48(e)	<p>The installation, construction or alteration of a waste treatment device can be carried out without the prior approval of Council if that installation, construction or alteration is done:</p> <ul style="list-style-type: none"> <li>(i) Under the authority of a license in force under the <i>Protection of the Environment Operations Act 1997</i>.</li> <li>(ii) In a vessel used for navigation.</li> <li>(iii) In a motor vehicle registered under the <i>Road Transport (Vehicle Registration) Act 1997</i> that is used primarily for road transport.</li> </ul>

C6 - Operate a system of sewage management	
Legislative Exemptions - Local Government (General) Regulation 2005	
Clause 47	<p>Temporary exemption for purchaser of land:</p> <p>(i) Despite the other provisions of this Regulation, a person who purchases (or otherwise acquires) land on which any sewage management facilities are installed or constructed may operate a system of sewage management without the approval required under section 68 of the Act for the period of 3 months after the date on which the land is transferred or otherwise conveyed to the person (whether or not an approval is in force, as at that date, in relation to the operation of a system of sewage management on that land).</p> <p>(ii) Further, if the person duly applies, within the period of 2 months after the date on which the land is transferred or otherwise conveyed to the person, for approval to operate the system of sewage management concerned, the person may continue to operate that system of sewage management without approval until the application is finally determined.</p>
Clause 48(f)	<p>So much of the operation of a system of sewage management can be carried out without the prior approval of Council as is limited to an action carried out:</p> <p>(i) under the authority of a license in force under the Protection of the Environment Operations Act 1997, or</p> <p>(ii) in a vessel used for navigation, or</p> <p>(iii) in a motor vehicle that is registered within the meaning of the Road Transport Act 2013 and is used primarily for road transport.</p>

**Table 2 – Part D: Community Land**

D1 – Engage in a trade or business	
Local Exemptions	
Activity	Criteria
Street stalls (excluding sale of food)	<p>The prior approval of the council is not required for street stalls which meet the following criteria:</p> <ul style="list-style-type: none"> <li>• The street stall must be pre-booked with Camden Council. A maximum of 12 bookings per calendar year will apply to any one organisation. <i>NB Completing a street stall booking satisfies landowner (Council) consent requirement for the activity.</i></li> <li>• Only community groups that utilise funds raised from street stalls for community or charitable purposes be allowed to conduct a street stall. (A not for profit certificate may be required upon booking).</li> <li>• The applicant must indemnify Council against all claims of public liability and shall maintain a public liability insurance policy, with a minimum insured value of \$10,000,000. (copy of policy must be provided with the booking).</li> <li>• Any goods or structures used in conjunction with the display or sale of goods must stay within the designated area. The front entrance of any shop or walkway is to remain unobstructed at all times.</li> <li>• A clear distance of at least two metres in width is to be maintained between any goods displayed and the kerb line at all times so as not to interfere with pedestrian traffic.</li> <li>• No structure used for the display of goods shall be fixed to the footpath and all structures/goods displayed on the footpath must be removed upon close of trading. Footpaths and surrounding areas are to be kept clean and tidy at all times.</li> </ul>

	<ul style="list-style-type: none"> <li>• Appropriate identification of the organisation operating the stall shall be displayed on the street stall for the public to view. This may be the name or logo of the organisation.</li> <li>• The street stall must be in one of the following approved locations:             <ol style="list-style-type: none"> <li>(i) Outside Blooms Pharmacy – 148 Argyle Street, Camden</li> <li>(ii) Outside National Bank Corner -125-127 Argyle Street, Camden</li> </ol> </li> </ul>
Other stalls/temporary trading (excluding sale of food)	<p>The prior approval of Council is not required for temporary stalls or trading which meet the following criteria:</p> <ul style="list-style-type: none"> <li>• Stalls, displays &amp; temporary trading which are associated with, or part of an event approved by Council or conducted in accordance with this policy with (excluding the sale of food).</li> </ul>
<b>D2 - Direct or procure a theatrical, musical or other entertainment for the public</b>	
<b>Local Exemptions</b>	
<b>Activity</b>	<b>Criteria</b>
Community and fundraising events on community land	<p>Prior approval of Council is not required for community and fundraising events that meet the following criteria:</p> <ul style="list-style-type: none"> <li>• Must take place with Council's prior written consent as the landowner:             <ol style="list-style-type: none"> <li>(a) on a public road, or</li> <li>(b) on public land owned by, or under the control of, the Council.</li> </ol> </li> <li>• Must not take place on more than one period, of not more than two consecutive days, in a calendar year.</li> <li>• Must not start before 7am, unless the event is, or relates to, a dawn service on Anzac Day.</li> <li>• Must finish no later than 10pm.</li> <li>• If located on bushfire-prone land:             <ol style="list-style-type: none"> <li>(a) a bushfire emergency management and evacuation plan must be prepared for the event that complies with the NSW Rural Fire Service Guidelines and addresses the need for appropriate bushfire protection measures; and</li> <li>(b) a copy of the bushfire emergency management and evacuation plan mentioned in paragraph (a) must be given to the local fire services and the Council.</li> </ol> </li> <li>• Must not be held on a day with an extreme or catastrophic bushfire danger rating in the local area.</li> <li>• Must not involve camping on the road or land.</li> <li>• Must allow and maintain access and egress for pedestrians and emergency vehicles.</li> <li>• Must not include the erection of a permanent structure on the road or land.</li> <li>• Must not involve the clearing or disturbance of vegetation on the road or land.</li> <li>• The party undertaking the activity must submit to Council a cover letter outlining the details of the activity and a current public liability insurance policy, with a minimum insured value of \$20,000,000 that covers the activities involved and the context in which they will be undertaken.</li> </ul> <p>NB This includes any stall, display or temporary trading which is associated with or part of the event, excluding the sale of food which requires the prior approval of Council.</p>

D3 - Construct a temporary enclosure for the purpose of entertainment	
<b>Local Exemptions</b>	
Activity	Criteria
Temporary Enclosures for Entertainment	<ul style="list-style-type: none"> <li>• Prior approval of Council is not required for a temporary enclosure for entertainment purposes which has a development consent or forms part of an event that has a development consent, or the structure is exempt development under SEPP 2008; and</li> <li>• The prior consent of the landowner is obtained prior to erecting the structure.</li> </ul>
D4 - For fee or reward, play a musical instrument or sing	
<b>Local Exemptions</b>	
Activity	Criteria
Busking / street theatre and pavement art	<p>Prior approval of Council is not required for busking, street theatre or pavement art activities which meet the following criteria:</p> <ul style="list-style-type: none"> <li>• Busking activities must comply with Camden Council's Busking Policy &amp; Procedure.</li> <li>• Busking activities are only permitted at approved designated locations and with a busking permit issued by Council.</li> <li>• The activity must not obstruct or hinder pedestrians or vehicles nor create any nuisance.</li> <li>• No offensive noise as defined under POEO.</li> <li>• Pavement art is permitted on land where Camden Council is the landowner.</li> <li>• Material used for pavement art is to be removable by water, be non-toxic and is not to leave any residue or create a water pollution incident, as defined by POEO.</li> <li>• The surface for any pavement art is to be a non-porous material, such as bitumen or concrete.</li> <li>• Any proposed material to be used in carrying out pavement art (whether wet or dry) must not be slippery or cause a public hazard, nuisance or offence.</li> <li>• Performers/artists are not to solicit funds or undertake the act of asking, seeking or requesting money or goods from members of the public.</li> <li>• Performers/artists are not to use amplified music unless otherwise approved by Council.</li> </ul>
D5 - Use of a loudspeaker or amplifying device on community land	
<b>Legislative Exemptions - Local Government (General) Regulation 2005</b>	
Clause 49	A loudspeaker or sound amplifying device may be set up, operated or used on community land without the prior approval of the council if it is done in accordance with a notice erected on the land by the council or if it is done in the circumstances specified, in relation to the setting up, operation or use (as the case may be), in Part 1 of the local approvals policy applying to the land. Refer to criteria outlined in Part 1: Local Exemptions.
<b>Local Exemptions</b>	
Activity	Criteria
Loudspeakers or Amplifying Devices	A loudspeaker or sound amplifying device may be set up, operated or used on community land without the prior approval of the council if the use is associated with a current development consent, license or existing use rights for either land use or activity. NB <i>Protection of Environment Operations Act 1997</i> regulatory and compliance provisions must be observed.

<b>D6 - Deliver a public address or hold a religious service or public meeting</b>	
<b>Local Exemptions</b>	
<b>Activity</b>	<b>Criteria</b>
A public address, Religious service or public meeting	A public address, Religious service or public meeting may occur without the prior approval of Council if the use is associated with current development consent, or existing use rights for either land use or activity. NB <i>Protection of Environment Operations Act 1997</i> regulatory and compliance provisions must be observed.

Table 2 – Part E: Public Roads

<b>E2 - Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road</b>	
<b>Local Exemptions</b>	
<b>Activity</b>	<b>Criteria</b>
Variable message boards/signage	Variable message board/signage is only permitted for traffic management purposes and in conjunction with a traffic management plan or event approved by Council, emergency (such as flood or fire), or as otherwise required by a State or Local Authority.

Table 2 – Part F: Other Activities

<b>F1 - Operate a public car park.</b>	
<b>Legislative Exemptions - Local Government (General) Regulation 2005</b>	
Clause 66	A public car park may be operated without the prior approval of the council if approval for its erection or operation has already been given by the council in connection with another approval or development consent and the car park complies with any applicable conditions of that approval or development consent.
<b>F4 – Install a domestic oil or solid fuel heating appliance, other than a portable appliance</b>	
<b>Legislative Exemptions - Local Government (General) Regulation 2005</b>	
Clause 70	A domestic oil or solid fuel heating appliance (other than a portable appliance) may be installed without the prior approval of the council if details of the appliance are included in plans and specifications for the relevant building approved under Part 4A of the <i>Environmental Planning and Assessment Act 1979</i> .
<b>Local Exemptions</b>	
<b>Activity</b>	<b>Criteria</b>
As per F4	<p>Prior approval of Council is not required for oil or solid fuel heating appliances which comply with the following criteria:</p> <ul style="list-style-type: none"> <li>• May only be installed in a single detached dwelling that is not a heritage item or located in a heritage conservation area.</li> <li>• Must be installed by a person licensed by NSW Fair Trading to install domestic solid fuel heaters.</li> </ul>

	<ul style="list-style-type: none"> <li>• Must have a particulate emission factor of 0.8 gram per kilogram or less as determined by AS/NZS 4013:2014, Domestic solid fuel burning appliances—Method for determination of flue gas emission.</li> <li>• Must have an efficiency rating of 60% or greater as determined by AS/NZS 4013:2014, Domestic solid fuel burning appliances—Method for determination of flue gas emission.</li> <li>• Must have a conformance plate or certificate of compliance that details the information required in Section 10 – Marking of AS/NZS 4013:2014, Domestic solid fuel burning appliances—Method for determination of flue gas emission.</li> <li>• Must be installed in accordance with the NCC-BCA - Part 3.10.7.</li> <li>• Must be installed in accordance with AS/NZS 2918:2018, Domestic solid fuel burning appliances—Installation.</li> <li>• The top of the flue must be at least 1m above any structure that is within a 15m radius.</li> </ul>
<b>F5 – Install or operate amusement devices</b>	
<b>Legislative Exemptions - Local Government (General) Regulation 2005</b>	
Clause 71	Amusement Devices not required to be registered under the <i>NSW Occupation Health and Safety Regulation (2001)</i> may be installed or operated without the prior approval of the council.
Clause 75	<p>A small Amusement Device may be installed or operated without the prior approval of Council if:</p> <ul style="list-style-type: none"> <li>• The ground or other surface on which the device is to be or has been erected is sufficiently firm to sustain the device while it is in operation and is not dangerous because of its slope or irregularity or for any other reason, and</li> <li>• The device is registered under the <i>NSW Occupation Health and Safety Regulation (2001)</i>, and</li> <li>• The device is erected and is to be operated in accordance with all conditions relating to its erection or operation set out in the current certificate of registration issued for the device under that Regulation, and</li> <li>• There exists for the device a current log book within the meaning of that Regulation, and</li> <li>• In the case of a device that is to be or is installed in a building, fire egress is not obstructed, and</li> <li>• There is in force a contract of insurance or indemnity for the device that complies with Clause 74 (see below).</li> </ul>
Clause 74	It is a condition of an approval to install or operate an amusement device that there must be in force a contract of insurance or indemnity that indemnifies to an unlimited extent (or up to an amount of not less than \$10,000,000 in respect of each accident) each person who would be liable for damages for death or personal injury arising out of the operation or use of the device and any total or partial failure or collapse of the device against that liability.

F10 - Carry out an activity prescribed by the regulations or an activity of a class or description prescribed by the regulations	
Legislative Exemptions - <i>Local Government (General) Regulation 2005</i>	
Activity	Criteria
Clause 75A(2)	<p>Domestic greywater diversion may be carried out without the prior approval of the Council if:</p> <ul style="list-style-type: none"> <li>(a) it is carried out in accordance with the Plumbing Code of Australia, and</li> <li>(b) a sewage management facility is not installed on the premises concerned, and</li> <li>(c) the following performance standards are achieved— <ul style="list-style-type: none"> <li>(i) the prevention of the spread of disease by micro-organisms,</li> <li>(ii) the prevention of the spread of foul odours,</li> <li>(iii) the prevention of contamination of water,</li> <li>(iv) the prevention of degradation of soil and vegetation,</li> <li>(v) the discouragement of insects and vermin,</li> <li>(vi) ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned,</li> <li>(vii) the minimisation of any adverse impacts on the amenity of the premises concerned and surrounding lands.</li> </ul> </li> </ul>

## Part 2. CRITERIA

Part 2 of this Policy focuses on the considerations and criteria applied by Council in determining whether to give or refuse an approval of a particular kind of activity under section 68 of the *LG Act* or where required under sections 125, 138 or 139A of the *Roads Act 1993*.

In order to achieve the objectives of this Policy, in terms of creating an environment which provides for activities which do not adversely impact on the amenity of residents and visitors, the following requirements outlined in section 89 of the *LG Act* will be taken into consideration in the assessment of all applications.

In determining an application, Council must:

- Not approve the application if the activity or the carrying out of the activity for which approval is sought would not comply with the requirements of any relevant regulation, and
- Take into consideration any relevant criteria in a policy adopted by Council, and
- Take into consideration the principles of ecologically sustainable development.

If no requirements are prescribed and no criteria are adopted, Council in determining an application is to:

- Take into consideration all matters relevant to the application, and
- Seek to give effect to the applicant's objectives to the extent to which they are compatible with the public interest.

In considering the public interest the matters Council is to consider include:

- Protection of the environment, and
- Protection of public health, safety and convenience, and
- Any items of cultural and heritage significance which might be affected.

The *LG Regulation* and the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* also prescribe a number of matters that must be considered by Council when dealing with an application.

Legislative considerations and criteria have been paraphrased within this Part. Reference should be made to relevant Regulations for specific details.

Local considerations and criteria have also been referenced in this part and Table 3 for the corresponding activities.

Table 3 – Part A: Structures or places of public entertainment

<b>A1 - Installation of caravan, manufactured home or moveable dwelling on land</b>	
Council will consider the following criteria when assessing an application to the installation of a caravan, manufactured home or moveable dwelling on land.	
<b>Legislative Criteria - Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</b>	
Part 2 Part 3	<p>Council will evaluate applications for:</p> <ul style="list-style-type: none"> <li>• manufactured home estates;</li> <li>• manufactured homes and associated structures;</li> <li>• relocatable homes and associated structures; and</li> <li>• caravans, tents and annexes,</li> </ul> <p>in accordance with the provisions outlined in the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i>.</p> <p>In the case of a caravan that is situated on flood liable land, the wheels, axles and draw bar of the caravan must not be removed, but must be maintained in proper working order.</p>

Table 3 - Part B: Water supply, sewerage and stormwater drainage works

<b>B5 - Storm water work (s 68 of the LG Act, Part B, Item 5)</b>	
<b>Legislative Criteria - Local Government (General) Regulation 2005</b>	
Clause 15	<p>In determining an application for an approval, Council must have regard to the following considerations:</p> <ol style="list-style-type: none"> <li>a) the protection and promotion of public health;</li> <li>b) the protection of the environment;</li> <li>c) the safety of its employees;</li> <li>d) the safeguarding of its assets; and</li> <li>e) any other matter that it considers to be relevant in the circumstances.</li> </ol> <p>Part 2 of Schedule 1 of the <i>Local Government (General) Regulation 2005</i> specifies mandatory standards for storm water drainage work, including that such works must comply with the <i>Plumbing Code of Australia</i>.</p>

Table 3 - Part C: Management of Waste

<b>C2 – Place waste in a public place</b>	
<b>Legislative Criteria - Local Government (General) Regulation 2005</b>	
Clause 27	<p>In determining an application for approval to place on a road a building waste storage container, Council is to take into consideration any requirements or guidelines relating to the location, size and visibility of building waste storage containers that are notified to Council from time to time by Service NSW.</p>

Local Criteria	
Skip/Waste Bins	<p>Prior to placing a skip bin on Council land, such as nature strips, and road related areas, you must obtain a Road Occupancy Permit from Council. Obtaining this permit satisfies the approval requirements of the LG Act and the <i>Roads Act 1993</i>.</p> <p>In determining an application for approval for an event the following criteria will be considered:</p> <ul style="list-style-type: none"> <li>• Skip bins will only be permitted on the road or public land, where there is no option for the bin to be stored on private land.</li> <li>• Skip bins cannot be placed on the road where motor vehicles are prohibited from parking or stopping as set out in the <i>Road Rules 2014</i>.</li> <li>• No skip bin may be stored, placed or otherwise permitted to stand on any footpath/roadway that does not allow for minimum required pedestrian access or vehicle access as determined by Council.</li> <li>• No skip bin is permitted in locations that obstruct vehicular traffic entering or leaving premises.</li> <li>• Skip bins must be covered to prevent displacement of waste materials.</li> <li>• Skip bins are not permitted in locations that interfere with the sight lines of, or visibility to, drivers/vehicles, cyclists or pedestrians entering or leaving premises.</li> <li>• No skip bins will be permitted in locations, which may create risk or injury to persons.</li> <li>• No skip bins will be permitted in locations which obstruct access to utility services or other devices which may require 24-hour servicing.</li> </ul>
Clothing /Collection Bins	<p>Charity clothing bins will not be approved on public land. The placement of a Charity collection bin on private land must comply with the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> or have the prior development consent from Council.</p>
<b>CS - Install, construct or alter a waste treatment device</b>	
<b>Legislative Criteria - Local Government (General) Regulation 2005</b>	
Clause 29	<p>In determining an application for approval to install, construct or alter a sewage management facility, the Council must take into consideration the matters listed in Clause 29 of <i>Local Government (General) Regulation 2005</i>.</p>
<b>Local Criteria</b>	
Installations	<p>In determining an application for an approval to install, construct or alter a waste treatment device, applications will be assessed in accordance with Council's On-Site Sewage Management Policy. Please refer to the Policy for more information about matters Council will consider when determining applications.</p>

<b>C6 - Operate a system of sewage management</b>	
<b>Legislative Criteria - Local Government (General) Regulation 2005</b>	
Clause 43/44	In determining an application for an approval to operate a system of sewage management the Council will consider the matters in Clause 33 & 34 of <i>Local Government (General) Regulation 2005</i> .  <b>Note:</b> These matters are also considered on applications for the installation of a greywater treatment device. Devices must however be accredited by NSW Health.
<b>Local Criteria</b>	
Operation of On-Site Sewage Management systems	In determining an application for an approval to operate a system of sewage management, applications will be assessed in accordance with Council's On-Site Sewage Management Policy.

Table 3 - Part D: Community Land

<b>Local Criteria</b>	
<b>D2 - Direct or procure a theatrical, musical or other entertainment for the public</b>	
Events with Entertainment	In determining an application for approval for an event the following criteria will be considered: <ul style="list-style-type: none"> <li>• Council's Special Events Lodgement Checklist is to be completed and provided for all applications for Events.</li> <li>• Vehicles will not be permitted in parks / reserves unless prior arrangement and approval has been obtained.</li> <li>• The applicant shall maintain a public liability insurance policy with a minimum insured value of \$20,000,000.</li> <li>• Circuses must not involve performances using exotic animals.</li> <li>• Adequate provision must be made for the parking of attendees' vehicles. A parking management plan may be required to be submitted as part of the application.</li> <li>• Adequate sanitary facilities must be provided in a convenient location to the venue and appropriate to cater for the patron numbers attending the event, which may include the provision of portable toilets and hand basins. As a guide refer to the planning manual "Safe and Healthy Mass Gatherings" prepared by Emergency Management Australia (EMA) 1999. At least one accessible unisex sanitary compartment must be provided.</li> <li>• Adequate waste and recycling facilities must be provided in a convenient location to the venue and appropriate to cater for the patron numbers attending the event.</li> <li>• Approval for mobile food vending vehicles and temporary food stalls is required in accordance with Council's Temporary Food Stall and Mobile Food Vehicle Policy. Refer to Part F7 of this table.</li> </ul>

<b>D3 - Construct a temporary enclosure for the purpose of entertainment</b>	
Temporary Enclosures for the Purpose of Entertainment	<p>In determining an application for approval, the following criteria will be considered:</p> <ul style="list-style-type: none"> <li>• Marquees and seating structures must be structurally adequate and incorporate adequate provision for the safety of persons in the event of fire. The fire protection and structural capacity of the structure will be appropriate to the proposed use of the structure. <b>Note:</b> Engineering specifications/certificates may be required for the structure and seating structures.</li> <li>• For guidance in the design, construction and use of temporary structures when planning for an event, please refer to "ABCB Temporary Structures Standard 2015".</li> <li>• A temporary structure that is used as an entertainment venue, must comply with Part B1 and NSW Part H102 of the National Construction Code - Volume One of the Building Code of Australia in accordance with CI 98 of the Environmental Planning and Assessment Regulation 2000.</li> <li>• The ground or other surface on which the structure is to be erected will be sufficiently firm and level to sustain the structure while in use.</li> <li>• A stage or platform must resist loads determined in accordance with the following Australian and New Zealand Standards AS/NZS 1170.0:2002, AS/NZS 1170.1:2002 AS/NZS 1170.2:2011.</li> <li>• Applications for Temporary Structures must include the following information:                         <ul style="list-style-type: none"> <li>(c) a site plan of the land,</li> <li>(d) documentation that specifies the live and dead loads the temporary structure is designed to meet,</li> <li>(e) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,</li> <li>(f) in the case of a temporary structure proposed to be used as an entertainment venue—a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),</li> <li>(g) documentation describing any accredited building product or system sought to be relied on for the purposes of section 4.15 (4) of the Act,</li> <li>(h) copies of any compliance certificates to be relied on,</li> <li>(i) a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies.</li> </ul> </li> </ul> <p><b>Note:</b> Development consent may also be required prior to the use of the land or erection of any structure. SEPP2008 permits certain temporary uses and structures without the need to obtain development consent.</p>
<b>D5 - Set up, operate or use a loudspeaker or sound amplifying device</b>	
Loudspeakers, Amplified Announcements etc.	<p>In determining an application for approval for loudspeakers &amp; amplified announcements, the following criteria will be considered:</p> <ul style="list-style-type: none"> <li>• Loudspeakers and amplified announcements with only be permitted for major events such as fairs / festivals or sports events that have the approval of the Council (unless exempted under this policy).</li> <li>• Must not create a nuisance or cause offensive noise, as defined under POEO.</li> <li>• Hours of operation may be imposed.</li> </ul>

Table 3 - Part E: Public Roads

Legislative Criteria - Local Government (General) Regulation 2005	
Clause 50	In determining an application for an approval under Part E of the Table to s.68 of the Act, Council must take into account the provisions of the Roads Act 1993 and any relevant standards and policies of public authorities applying to the use of the road.
Local Criteria	
E1 - Swing, project or hoist goods across or over any part of a public road or footway	
Local Criteria	
Tower & Fixed Cranes	<p>In determining an application for approval, the following criteria will be considered:</p> <ul style="list-style-type: none"> <li>• Tower Cranes must be certified by a Chartered Structural Engineer once erected and prior to operation.</li> <li>• Approvals will be issued by Council in accordance with section 68 of the Local Government Act 1993 (an activity under category E (2) of the table to that section) and section 115 of the Roads Act 1993.</li> <li>• No part of the crane structure is to be erected on public land.</li> <li>• Tower cranes shall not compromise the existing street activities, through maintaining adequate clearances.</li> <li>• The layout, including boom and slewing radius of the tower crane shall be incorporated into the Pedestrian and Traffic Management.</li> <li>• The OLS for Camden/Western Sydney airport must be considered and approval may be required from the relevant Commonwealth body.</li> <li>• Council's infrastructure and assets must not be interfered with or damaged during the construction or operating of structure &amp; hoardings.</li> <li>• Hydrants, utility services and sewer manholes are not to obstruct the services and infrastructure to ensure ongoing access.</li> <li>• Property is surrounded by adequate protection against the risk of falling objects, and constructions of hoardings may be required.</li> </ul> <p>NB: Tower cranes (including the overhang, hoisting or slew) located or moving wholly within the confines of private property, are not obligated to obtain an approval from Council however construction sites must comply with relevant parts of this policy, Safe Work, Code of Practice 1995 for Overhead Protective Structures and the Work Health and Safety Act 2011 to ensure public safety and access is maintained.</p>
Mobile Cranes	<p>In determining an application for approval for an event, the following criteria will be considered:</p> <ul style="list-style-type: none"> <li>• The approval of undertaking activities within the road reserve such as hoisting and pumping concrete is regulated through the Local Government Act 1993 and the Road Act 1993 including associated Regulations. The approval for such activities shall be made via application for a Road Occupancy Permit.</li> <li>• A permit is required to wholly or partially occupy a footpath or road for works for the following: <ul style="list-style-type: none"> <li>(j) to place, leave a machine standing or use a crane including any overhanging or encroachment of a crane's jib or stabilising legs, travel tower, boom, hydraulic arm, lift, tackles, hoisting devices or other machine or any building works.</li> <li>(k) to place or store any construction materials or tools, machinery, plant or equipment, site sheds, delivery of materials and the running of concrete delivery pipelines, chutes etc.</li> </ul> </li> </ul>

E2 - Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road	
Hoardings	<p>In determining an application for approval, the following criteria will be considered:</p> <ul style="list-style-type: none"> <li>• Hoardings shall be designed in accordance with AS4687-2007, ABCB Standard Temporary Structures, and Safe Work NSW Code of Practice – Overhead Protective Structures.</li> <li>• The type of hoarding required to be erected will be depicted by the locality, being either within a low risk or high risk zone, and nature of the proposed construction work.</li> <li>• Council's infrastructure and assets must not be interfered with or damaged during the construction or operating of structure &amp; hoardings.</li> <li>• Hydrants, utility services and sewer manholes are not to obstruct the services and infrastructure to ensure ongoing access.</li> <li>• Pedestrian access, and adequate vertical and horizontal clearances must be demonstrated by site specific plans and sections.</li> <li>• Hoardings must also be certified by a Chartered Structural Engineer once erected and prior to operation of any overhead activity.</li> </ul>
Outdoor Dining	<p>In determining an application for approval, the following criteria will be considered:</p> <ul style="list-style-type: none"> <li>• Applications for Outdoor Dining will be assessed in accordance with Council's Outdoor Dining Policy.</li> <li>• Outdoor dining activities must not be contrary to any Development Consent for the premises and may trigger the requirement to modify or seek a new Development Consent for the premises.</li> </ul>
Signs and Banners	<p>In determining an application for approval for a sign or banner, applications will be assessed in accordance with Council's Signs and Banners Policy.</p> <p>NB: Only community and non-profit organisations may apply to Council for the display of a banner to advertise a local community event.</p>

**Table 3 - Part F: Other activities**

F1 - Operate public car park	
Legislative Criteria - Local Government (General) Regulation 2005	
Clause 53	<p>In determining an application for approval to operate a public car park, Council is to take the following matters into consideration:</p> <ul style="list-style-type: none"> <li>• Service NSW views about the application.</li> <li>• the effect of the car park on the movement of vehicular traffic and pedestrian traffic,</li> <li>• whether the number of vehicles proposed to be accommodated is appropriate having regard to the size of the car park and the need to provide off-street parking facilities within the car park for the temporary accommodation of vehicles,</li> <li>• whether the means of ingress and egress and means of movement provided or to be provided within the car park are satisfactory,</li> <li>• whether there will be adequate provision for pedestrian safety and access for people with disabilities,</li> <li>• whether the internal design of parking facilities and system of traffic management are satisfactory.</li> </ul>

	<ul style="list-style-type: none"> <li>whether, in the case of a car park that is a building, adequate ventilation is provided or to be provided,</li> <li>the Work Health and Safety Act, and the regulations made under that Act, as regards the safety of persons who will be employed at the proposed car park or of persons who will go there,</li> <li>whether there will be adequate provision for the management of storm water and the minimisation of storm water pollution.</li> </ul>
<b>F2 – Operate a caravan park or camping ground</b>	
<b>Legislative Criteria - Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</b>	
Clause 71	<p>In determining an application for approval to operate Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings), Council is to take the following matters into consideration:</p> <ul style="list-style-type: none"> <li>Council must not grant an approval to operate a caravan park or camping ground unless it is satisfied that it will be designed, constructed, maintained and operated: <ul style="list-style-type: none"> <li>(l) in accordance with the relevant requirements of Subdivisions 1–8 of Division 3, or</li> <li>(m) in the case of a primitive camping ground, in accordance with the relevant requirements of Subdivision 9 of Division 3.</li> </ul> </li> <li>In deciding whether or not the approval for a caravan park or camping ground should allow the installation of a relocatable home, rigid annexe or associated structure on flood liable land, Council must have regard to the principles contained in the Floodplain Development Manual.</li> </ul>
<b>F3 – Operate a manufactured home estate</b>	
Clause 6	<p>Council must not grant an approval to operate a manufactured home estate unless it is satisfied that the manufactured home estate will be designed, constructed, maintained and operated in accordance with the relevant requirements of Division 3.</p> <ul style="list-style-type: none"> <li>In deciding whether or not the approval for the manufactured home estate should allow the installation of a manufactured home on flood liable land, Council must have regard to the principles contained in the Floodplain Development Manual.</li> <li>In addition to any other matters it must contain, an approval to operate a manufactured home estate must specify, by reference to a plan, the number, size and location of the dwelling sites allowed by the approval.</li> <li>An approval to operate a manufactured home estate is subject to the condition that the manufactured home estate is designed, constructed, maintained and operated in accordance with the requirements of Division 3.</li> </ul>
<b>F4 - Install a domestic oil or solid fuel heating appliance, other than a portable appliance.</b>	
<b>Legislative Criteria - Local Government (General) Regulation 2005</b>	
Clause 69	<p>Council must not grant an application for an approval to install a domestic oil or solid fuel heating appliance (other than a portable appliance) unless it is satisfied that the activity as proposed to be carried out will comply with any applicable standards established by this Regulation or by or under the Act.</p>

<b>F5 – Install or operate amusement devices</b>	
<b>Legislative Criteria - Local Government (General) Regulation 2005</b>	
Clause 72	<p>Council must not grant an application for an approval to install or operate an amusement device unless it is satisfied:</p> <ul style="list-style-type: none"> <li>a) that the ground or other surface on which the device is to be or has been erected is sufficiently firm to sustain the device while it is in operation and is not dangerous because of its slope or irregularity or for any other reason, and</li> <li>b) that the device is registered under the WHS Act 2011, and</li> <li>c) that the device is to be or has been erected in accordance with all conditions (if any) relating to its erection set out in the current certificate of registration issued for the device under that Regulation, and</li> <li>d) that there exists for the device a current log book within the meaning of Chapter 5 of that Regulation, and</li> <li>e) that there is in force a contract of insurance or indemnity for the device that complies with Clause 74.</li> </ul>
Clause 74	<p>It is a condition of an approval to install or operate an amusement device that there must be in force a contract of insurance or indemnity that indemnifies to an unlimited extent (or up to an amount of not less than \$20,000,000 in respect of each accident) each person who would be liable for damages for death or personal injury arising out of the operation or use of the device and any total or partial failure or collapse of the device against that liability.</p>
<b>F7 – Use a standing vehicle or any article for the purpose of selling any article in a public place</b>	
<b>Local Criteria</b>	
Mobile Food Vending Vehicles and Temporary Food Stalls	<p>In determining an application for approval for mobile food vending vehicles and temporary food stalls, applications will be assessed in accordance with Council's Temporary Food Stall and Mobile Food Vehicle Policy.</p>

## **Part 3. OTHER MATTERS**

### **3.1 Lodgement and assessment of an application**

Most applications or bookings have a specific form and/ or guide designed to assist in the lodgement of the application. Depending on the type of work or activity, fees may apply and where these are required they must be paid at the time of lodgement. Application may be sought

An application may be rejected within seven days of receipt if it is not clear as to the approval sought or the application is not easily legible. Fees, if applicable, are refunded.

In assessing the more complex applications, additional information may be needed. Where this is the case, Council will contact the applicant within 21 days of receipt of an application.

Some works/activities may require approval under the Local Government Act 1993 and the Roads Act 1993 or EPA Act 1979. Where possible, one application will be required and one approval issued.

Applications can be amended by the applicant prior to determination provided that the variation is minor.

### **3.2 Standard conditions**

The LG Regulation prescribes standard conditions for activity approvals involving public entertainment, sewage and stormwater drainage.

The standard conditions prescribed by the LG Regulation have not been reproduced within this document. Copies of the regulations are freely available at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

NB: Specific localised conditions will also be imposed as required.

### **3.3 Refund of fees**

In certain circumstances, where an application under this policy is not fully processed by Council, an applicant may be eligible for the refund of fees. Refund requests must be made by the applicant in writing.

### **3.4 When does an approval or exemption lapse?**

An approval under section 68 of the LG Act or section 92 of the EP&A Act lapses five years after the date from which the approval operates, unless:

1. The approval states otherwise, or
2. The activity has been physically substantially commenced within the meaning of the applicable Act.

### **3.5 Extensions**

An extension of an approval may be granted if:

1. A request is received by Council in writing prior to the date on which the approval would have lapsed, and
2. Council determines that the approval should be extended.

### **3.6 Exemptions**

Local Approvals Policy  
Adopted by Council:

Next Review Date: dd/mm/yyyy  
EDMS #:

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Any exemption under this policy, or applicable regulations, has no effect unless all the specified conditions of the exemption are met. Any breach of the conditions means that the exemption provisions no longer apply to the activity or activities involved.

Exemption provisions within this policy cease to have effect once the policy lapses.

### 3.7 Revoking an Approval

An approval may be revoked or modified for failure to comply with a requirement made under the Act relating to the subject of the approval or for any failure to comply with a condition of the approval.

### 3.8 Determination

Once determined, a notice will be issued advising whether the application has been approved with conditions or refused.

The period of approval will vary depending on the type of activity or work undertaken. If works have not commenced or where the activity is not held during the nominated time, then the approval may lapse.

In such cases, and depending on the circumstances, an applicant can seek to lodge a new application or alternatively request to modify / extend an existing application prior to lapsing of that approval.

A determination can be reviewed under s.100 of the LG Act. A request to review must justify the reasons for review and be made in writing within 28 days of Council's determination. Fees apply. The determination of a review is final.

### 3.9 Enforcement action

An approval may be revoked or modified in any of the following circumstances:

- a) if the approval was obtained by fraud, misrepresentation or concealment of facts,
- b) for any cause arising after the granting of the approval which, had it arisen before the approval was granted, would have caused the council not to have granted the approval (or not to have granted it in the same terms),
- c) for any failure to comply with a requirement made by or under LG Act relating to the subject of the approval,
- d) for any failure to comply with a condition of the approval.

#### Notes

- Reference should be made to Council's Compliance and Enforcement Policy for details on enforcement processes and actions.
- Approvals/consents may be required for certain other activities under the provision of separate legislation, particularly in regard to the erection of other buildings which is controlled by the provisions of the EP&A Act.
- Any applications involving the preparation of food, the operation of a temporary food premise must comply with the Food Act 2003 and Regulations.

\* \* \*

#### RELEVANT LEGISLATIVE

Local Approvals Policy  
Adopted by Council:

*Food Act 2003*

Next Review Date: dd/mm/yyyy  
EDMS #:

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**INSTRUMENTS:**

*Environmental Planning and Assessment Act 1979*  
*Local Government Act 1993*  
*Local Government (General) Regulations 2005*  
*Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*  
*Occupation Health and Safety Regulation (2001)*  
*Protection of the Environment Operations Act 1997*  
*Roads Act 1993*  
*Road Rules 2014*  
*Road Transport Act 2013*  
*Road Transport (General) Regulation 2013*  
*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*  
*Work Health and Safety Act 2011*  
*Work Health and Safety Regulation 2017*

**RELATED POLICIES, PLANS AND PROCEDURES:**

Camden Local Environmental Plan (LEP)  
 State Environmental Planning Policy (Sydney Region Growth Centres) 2006  
 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
 Camden Development Control Plan 2011  
 P2.0047.1 Signs and Banners  
 P2.0049.1 Mobile Food Vending and Temporary Food Stalls in a Public Place  
 P3.0096.1 Public Art  
 P3.0104.1 Outdoor Dining  
 P4.0032.1 Special Events Management  
 P4.0227.1 Busking  
 P2.0199.1 On-Site Sewage Management Policy  
 Plans of Management for Community Land  
 Customer and Corporate Strategy

**RESPONSIBLE DIRECTOR:**

**APPROVAL:** Council

**RELATED POLICIES, PLANS AND PROCEDURES:**

**HISTORY:**

Version	Approved by	Changes made	Date	EDMS Number
1	Council	New policy	Insert date	Insert EDMS number

ORD06

Attachment 1



**Investment Summary Report  
February 2020**



# Camden Council Executive Summary - February 2020

## Investment Holdings

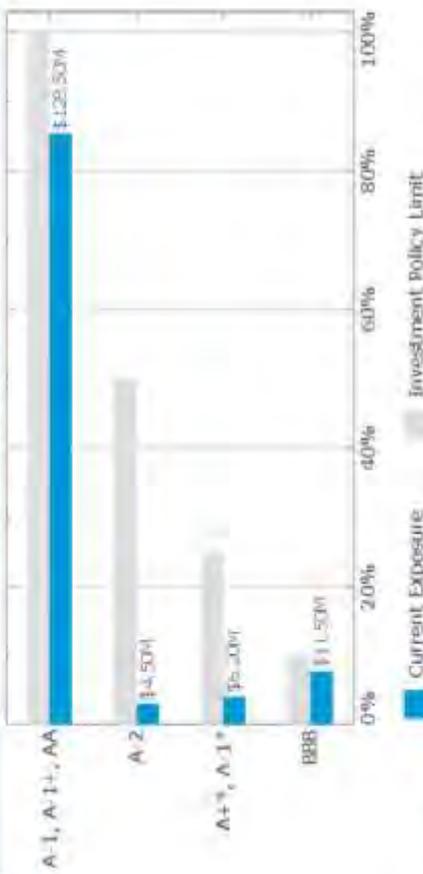
	Amount (\$)	Current Yield (%)
Cash	2,500,000.00	1.05
Term Deposit	148,200,000.00	2.04
<b>Total</b>	<b>150,700,000.00</b>	

## Term to Maturity

	Amount (\$)	Policy Max
Between 0 and 1 Year	117,000,000	78% 100% ✓
Between 1 and 3 Years	22,000,000	15% 60% ✓
Between 3 and 5 Years	11,700,000	8% 30% ✓
<b>Total</b>	<b>150,700,000</b>	

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

## Total Credit Exposure



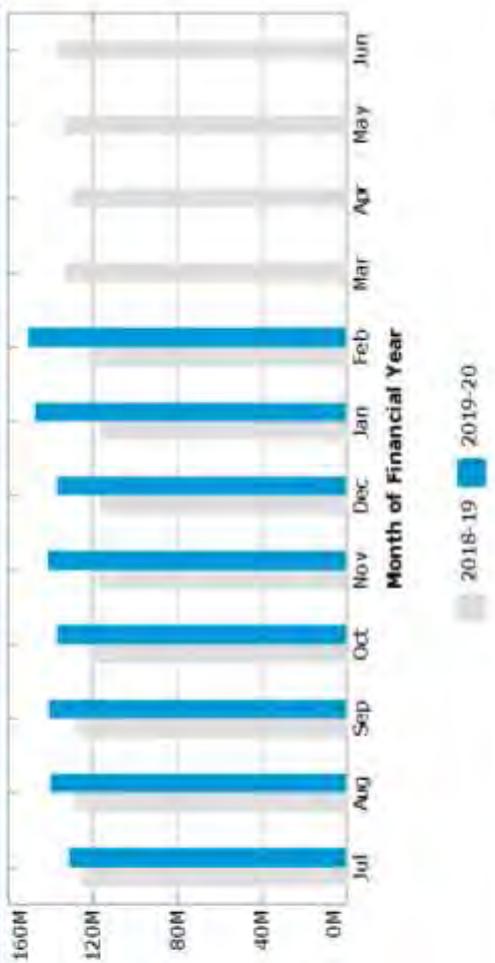
\*Council's investment policy limits investments in foreign subsidiary banks which are monitored by AERCA to a maximum 25% of the total portfolio

## Sources of Funds

	Amount (\$)
Section 7.11 Developer Contributions	93,041,902
Restricted Grant Income	2,273,178
Externally Restricted Reserves	17,352,407
Internally Restricted Reserves	17,075,310
Camden Regional Economic Taskforce	292,000
General Fund	20,665,203
<b>Total Funds Invested</b>	<b>150,700,000</b>

Council's investment portfolio has increased by \$3.5m since the January reporting period. The increase primarily relates to the third rates instalment for the 2019/20 financial year received in February.

## Investment Portfolio Balance

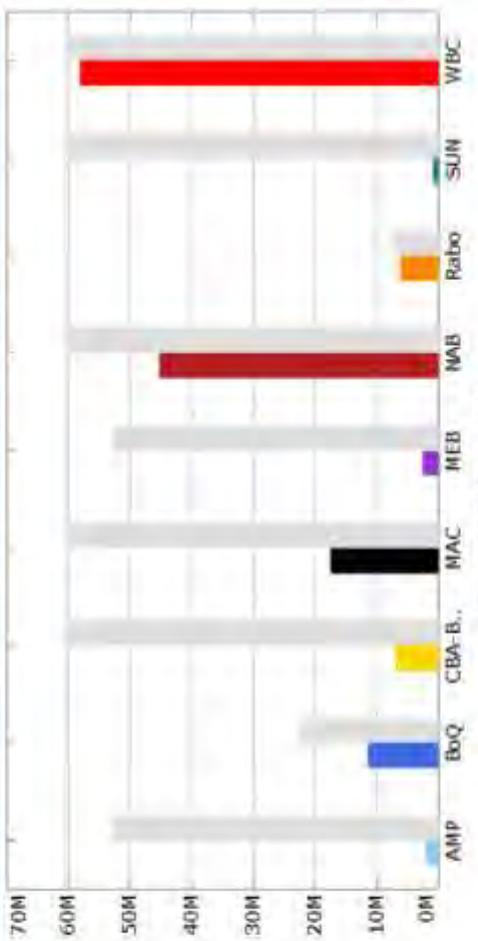




**Camden Council**  
Individual Institutional Exposures Report - February 2020

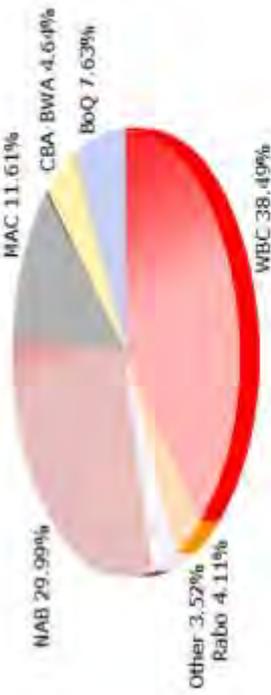
**Individual Institutional Exposures**

Parent Group	Exposure (\$M)	Credit Rating	Policy Limit	Actual	Capacity
AMP Bank	2.00M	A-2, BBB+	35.00%	1.33%	50.74M
Bank of Queensland	11.50M	A-2, BBB+	15.00%	7.63%	11.11M
Commonwealth Bank of Australia	7.00M	A-1+, AA-	40.00%	4.64%	53.28M
Macquarie Bank	17.50M	A-1, A+	40.00%	11.61%	42.78M
Members Equity Bank	2.50M	A-2, BBB	35.00%	1.66%	50.24M
National Australia Bank	45.20M	A-1+, AA-	40.00%	29.99%	15.08M
Rabobank Aus (Foreign Sub)	6.20M	A-1*, A+*	5.00%	4.11%	1.33M
Suncorp Bank	.60M	A-1, A+	40.00%	.53%	59.48M
Westpac Group	58.00M	A-1+, AA-	40.00%	38.49%	2.28M
	<b>150.70M</b>				



Investment Policy Limit

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



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

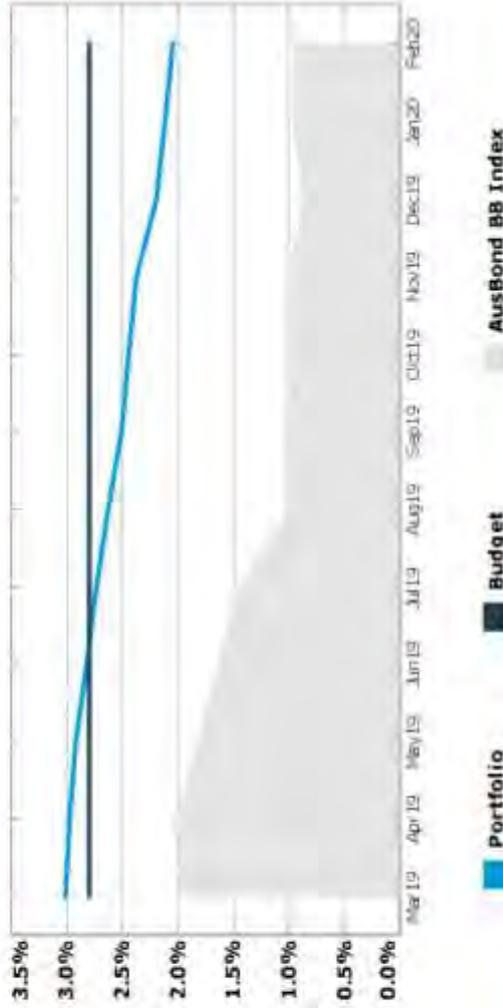


**Camden Council**  
Performance Summary - February 2020

**Interest Summary**

Interest Summary as of February 2020	
Number of Investments	99
Average Days to Maturity	290
Weighted Portfolio Yield	2.04%
CBA Call Account	1.05%
Highest Rate	3.80%
Lowest Rate	1.51%
Budget Rate	2.80%
Average BBSW (30 Day)	0.80%
Average BBSW (90 Day)	0.89%
Average BBSW (180 Day)	0.92%
Official Cash Rate	0.75%
AusBond Bank Bill Index	0.95%

**Investment Performance**



**Interest Received During the 2019/2020 Financial Year**

	February	Cumulative	Original Budget	*Revised Budget
General Fund	\$34,687	\$624,161	\$1,450,000	\$1,050,000
Restricted	\$219,441	\$1,568,511	\$1,800,000	\$2,150,000
<b>Total</b>	<b>\$254,128</b>	<b>\$2,192,672</b>	<b>\$3,250,000</b>	<b>\$3,200,000</b>

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

**Historical Performance Summary**

	Portfolio	Budget	AusBond BB Index	Outperformance
Feb 2020	2.04%	2.80%	0.95%	1.09%
Last 3 Months	2.12%	2.80%	0.92%	1.20%
Last 6 Months	2.28%	2.80%	0.96%	1.32%
Financial Year to Date	2.38%	2.80%	1.02%	1.36%
Last 12 months	2.57%	2.80%	1.30%	1.27%

**Investment Performance**

Council's portfolio returned 2.04%pa on a weighted average yield basis during February. This compares favourably with the Ausbond Bank Bill Index's return of 0.95% pa for the month.

ORD06

Attachment 1



### Camden Council Investment Holdings Report - February 2020

Cash Accounts		Amount (\$)	Current Yield	Institution	Credit Rating	Amount (\$)	Deal No.	Reference			
		2,500,000.00	1.05%	Commonwealth Bank of Australia	A-1+	2,500,000.00	535548				
		<b>2,500,000.00</b>				<b>2,500,000.00</b>					
Term Deposits		Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
2-Mar-20	1,000,000.00	1.67%	ME Bank	A-2	26-Aug-19	1,008,601.64	538416	538416	8,601.64	At Maturity	3261
4-Mar-20	1,500,000.00	1.65%	National Australia Bank	A-1+	28-Aug-19	1,512,612.33	538423	538423	12,612.33	At Maturity	3262
9-Mar-20	1,500,000.00	1.65%	National Australia Bank	A-1+	28-Aug-19	1,512,612.33	538424	538424	12,612.33	At Maturity	3263
11-Mar-20	2,000,000.00	1.65%	National Australia Bank	A-1+	29-Aug-19	2,016,726.03	538432	538432	16,726.03	At Maturity	3264
16-Mar-20	1,500,000.00	1.63%	Commonwealth Bank of Australia	A-1+	2-Sep-19	1,512,124.52	538446	538446	12,124.52	At Maturity	3265
18-Mar-20	1,500,000.00	1.63%	Commonwealth Bank of Australia	A-1+	2-Sep-19	1,512,124.52	538447	538447	12,124.52	At Maturity	3266
23-Mar-20	1,500,000.00	1.62%	Commonwealth Bank of Australia	A-1+	2-Sep-19	1,512,050.14	538448	538448	12,050.14	At Maturity	3267
25-Mar-20	1,000,000.00	1.70%	National Australia Bank	A-1+	5-Sep-19	1,008,290.41	538498	538498	8,290.41	At Maturity	3268
30-Mar-20	1,000,000.00	1.72%	National Australia Bank	A-1+	10-Sep-19	1,008,152.33	538513	538513	8,152.33	At Maturity	3269
1-Apr-20	700,000.00	1.75%	National Australia Bank	A-1+	16-Sep-19	705,604.79	538528	538528	5,604.79	At Maturity	3270
1-Apr-20	800,000.00	1.70%	Suncorp Bank	A-1	16-Sep-19	806,222.47	538529	538529	6,222.47	At Maturity	3271
6-Apr-20	1,000,000.00	1.92%	Westpac Group	A-1+	19-Sep-19	1,008,626.85	538537	538537	8,626.85	At Maturity	3272
6-Apr-20	500,000.00	1.75%	Westpac Group	A-1+	27-Sep-19	503,739.73	538561	538561	3,739.73	At Maturity	3275
6-Apr-20	3,000,000.00	1.60%	National Australia Bank	A-1+	6-Jan-20	3,007,232.88	538997	538997	7,232.88	At Maturity	3305
8-Apr-20	1,000,000.00	1.75%	Westpac Group	A-1+	23-Sep-19	1,007,671.23	538554	538554	7,671.23	At Maturity	3273
8-Apr-20	500,000.00	1.75%	Westpac Group	A-1+	27-Sep-19	503,739.73	538562	538562	3,739.73	At Maturity	3276
13-Apr-20	1,500,000.00	1.75%	Westpac Group	A-1+	25-Sep-19	1,511,363.01	538558	538558	11,363.01	At Maturity	3274
15-Apr-20	1,500,000.00	1.68%	Westpac Group	A-1+	2-Oct-19	1,510,425.21	538588	538588	10,425.21	At Maturity	3278
20-Apr-20	1,000,000.00	1.63%	Westpac Group	A-1+	9-Oct-19	1,006,430.68	538618	538618	6,430.68	At Maturity	3279
22-Apr-20	1,500,000.00	1.66%	Westpac Group	A-1+	14-Oct-19	1,509,482.47	538607	538607	9,482.47	At Maturity	3280
27-Apr-20	1,000,000.00	1.66%	Westpac Group	A-1+	18-Oct-19	1,006,139.73	538619	538619	6,139.73	At Maturity	3281



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Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
28-Apr-20	1,000,000.00	1.69%	Westpac Group	A-1+	23-Jan-20	1,001,759.45	539198	1,759.45	At Maturity	3313
29-Apr-20	1,500,000.00	1.70%	Westpac Group	A-1+	24-Oct-19	1,509,012.33	538627	9,012.33	At Maturity	3282
1-May-20	3,000,000.00	1.73%	Westpac Group	A-1+	31-Jan-20	3,004,265.75	539407	4,265.75	At Maturity	3320
4-May-20	1,500,000.00	1.73%	Westpac Group	A-1+	30-Oct-19	1,508,744.79	538631	8,744.79	At Maturity	3283
6-May-20	1,000,000.00	1.75%	Westpac Group	A-1+	31-Oct-19	1,005,849.32	538635	5,849.32	At Maturity	3284
11-May-20	1,000,000.00	1.75%	Westpac Group	A-1+	5-Nov-19	1,005,609.59	538648	5,609.59	At Maturity	3286
11-May-20	1,500,000.00	1.74%	Westpac Group	A-1+	24-Jan-20	1,502,645.75	539202	2,645.75	At Maturity	3314
13-May-20	1,500,000.00	1.74%	Westpac Group	A-1+	11-Nov-19	1,507,937.26	538659	7,937.26	At Maturity	3288
18-May-20	1,000,000.00	1.75%	Westpac Group	A-1+	5-Nov-19	1,005,609.59	538649	5,609.59	At Maturity	3287
18-May-20	1,500,000.00	1.59%	Westpac Group	A-1+	22-Nov-19	1,506,534.25	538776	6,534.25	At Maturity	3291
20-May-20	1,000,000.00	1.72%	Westpac Group	A-1+	13-Nov-19	1,005,136.44	538667	5,136.44	At Maturity	3289
20-May-20	4,000,000.00	1.65%	Macquarie Bank	A-1	24-Jan-20	4,006,690.41	539205	6,690.41	At Maturity	3317
25-May-20	1,500,000.00	1.69%	Westpac Group	A-1+	19-Nov-19	1,507,153.56	538739	7,153.56	At Maturity	3290
27-May-20	1,000,000.00	1.65%	Rabobank Australia	A-1*	27-Nov-19	1,004,294.52	538827	4,294.52	At Maturity	3294
1-Jun-20	2,000,000.00	1.67%	Westpac Group	A-1+	26-Nov-19	2,008,784.66	538823	8,784.66	At Maturity	3292
3-Jun-20	1,500,000.00	1.65%	Macquarie Bank	A-1	31-Jan-20	1,502,034.25	539405	2,034.25	At Maturity	3319
8-Jun-20	2,000,000.00	1.66%	Westpac Group	A-1+	28-Nov-19	2,008,550.14	538845	8,550.14	At Maturity	3295
10-Jun-20	2,000,000.00	1.66%	Westpac Group	A-1+	28-Nov-19	2,008,550.14	538846	8,550.14	At Maturity	3296
15-Jun-20	1,500,000.00	1.65%	Westpac Group	A-1+	29-Nov-19	1,506,306.16	538851	6,306.16	At Maturity	3297
15-Jun-20	2,000,000.00	1.65%	Macquarie Bank	A-1	5-Dec-19	2,007,865.75	538889	7,865.75	At Maturity	3298
17-Jun-20	2,000,000.00	1.65%	Macquarie Bank	A-1	5-Dec-19	2,007,865.75	538890	7,865.75	At Maturity	3299
17-Jun-20	1,500,000.00	1.56%	National Australia Bank	A-1+	9-Dec-19	1,505,321.10	538892	5,321.10	At Maturity	3301
19-Jun-20	2,000,000.00	1.65%	Macquarie Bank	A-1	5-Dec-19	2,007,865.75	538891	7,865.75	At Maturity	3300
22-Jun-20	2,000,000.00	1.71%	Westpac Group	A-1+	13-Dec-19	2,007,402.19	538903	7,402.19	At Maturity	3302
22-Jun-20	2,000,000.00	1.66%	Westpac Group	A-1+	20-Dec-19	2,006,549.04	538988	6,549.04	At Maturity	3303
24-Jun-20	2,500,000.00	1.72%	Westpac Group	A-1+	23-Dec-19	2,508,128.77	538994	8,128.77	At Maturity	3304

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### Camden Council Investment Holdings Report - February 2020

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
29-Jun-20	1,500,000.00	1.59%	National Australia Bank	A-1+	6-Jan-20	1,503,593.84	538998	3,593.84	At Maturity	3306
1-Jul-20	1,500,000.00	1.95%	National Australia Bank	A-1+	1-Jul-19	1,519,553.42	538107	19,553.42	At Maturity	3243
6-Jul-20	1,500,000.00	1.60%	National Australia Bank	A-1+	6-Jan-20	1,503,616.44	538999	3,616.44	At Maturity	3307
8-Jul-20	1,500,000.00	1.60%	National Australia Bank	A-1+	8-Jan-20	1,503,484.93	539011	3,484.93	At Maturity	3308
13-Jul-20	2,000,000.00	1.60%	National Australia Bank	A-1+	10-Jan-20	2,004,471.23	539082	4,471.23	At Maturity	3309
15-Jul-20	2,000,000.00	1.60%	National Australia Bank	A-1+	10-Jan-20	2,004,471.23	539083	4,471.23	At Maturity	3310
20-Jul-20	1,000,000.00	1.60%	National Australia Bank	A-1+	13-Jan-20	1,002,104.11	539102	2,104.11	At Maturity	3311
22-Jul-20	1,500,000.00	1.69%	Westpac Group	A-1+	24-Jan-20	1,502,569.73	539203	2,569.73	At Maturity	3315
27-Jul-20	1,500,000.00	1.55%	National Australia Bank	A-1+	30-Jan-20	1,501,974.66	539399	1,974.66	At Maturity	3318
29-Jul-20	1,500,000.00	1.85%	ME Bank	A-2	29-Jul-19	1,516,421.92	538340	16,421.92	At Maturity	3250
29-Jul-20	1,000,000.00	1.64%	Westpac Group	A-1+	3-Feb-20	1,001,213.15	539420	1,213.15	At Maturity	3321
3-Aug-20	1,500,000.00	1.66%	Westpac Group	A-1+	15-Jan-20	1,503,138.08	539171	3,138.08	At Maturity	3312
5-Aug-20	2,000,000.00	1.55%	National Australia Bank	A-1+	5-Feb-20	2,002,123.29	539429	2,123.29	At Maturity	3322
10-Aug-20	1,500,000.00	1.55%	National Australia Bank	A-1+	13-Feb-20	1,501,082.88	539455	1,082.88	At Maturity	3324
13-Aug-20	1,500,000.00	1.55%	National Australia Bank	A-1+	17-Feb-20	1,500,828.08	539460	828.08	At Maturity	3325
17-Aug-20	1,500,000.00	1.55%	National Australia Bank	A-1+	19-Feb-20	1,500,700.68	539465	700.68	At Maturity	3326
19-Aug-20	1,000,000.00	1.61%	National Australia Bank	A-1+	19-Aug-19	1,008,601.37	538397	8,601.37	At Maturity	3258
24-Aug-20	1,000,000.00	1.55%	National Australia Bank	A-1+	20-Feb-20	1,000,424.66	539476	424.66	At Maturity	3328
26-Aug-20	1,500,000.00	1.52%	National Australia Bank	A-1+	24-Feb-20	1,500,374.79	539481	374.79	At Maturity	3329
31-Aug-20	2,000,000.00	1.51%	National Australia Bank	A-1+	26-Feb-20	2,000,330.96	539487	330.96	At Maturity	3330
2-Sep-20	2,000,000.00	1.65%	Macquarie Bank	A-1	28-Feb-20	2,000,180.82	539495	180.82	At Maturity	3331
21-Sep-20	2,000,000.00	1.55%	Macquarie Bank	A-1	20-Feb-20	2,000,849.32	539477	849.32	At Maturity	3327
12-Oct-20	2,000,000.00	1.64%	Westpac Group	A-1+	26-Nov-19	2,008,626.85	538822	8,626.85	At Maturity	3293
30-Nov-20	2,000,000.00	1.60%	Macquarie Bank	A-1	28-Feb-20	2,000,175.34	539494	175.34	At Maturity	3332
18-Jan-21	2,000,000.00	2.15%	AMP Bank	A-2	15-Jul-19	2,027,095.89	538210	27,095.89	Annually	3247
27-Jan-21	2,000,000.00	1.52%	National Australia Bank	A-1+	24-Jan-20	2,003,081.64	539204	3,081.64	At Maturity	3316



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Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
1-Feb-21	1,000,000.00	1.67%	Westpac Group	A-1+	7-Feb-20	1,001,052.33	539439	1,052.33	At Maturity	3323
15-Mar-21	1,000,000.00	3.60%	Bank of Queensland	BBB+	15-Mar-17	1,034,717.81	535484	34,717.81	Annually	2938
29-Mar-21	1,500,000.00	2.65%	Bank of Queensland	BBB+	29-Mar-19	1,536,809.59	537758	36,809.59	Annually	3201
7-Apr-21	1,000,000.00	3.50%	Bank of Queensland	BBB+	3-Apr-17	1,031,931.51	535486	31,931.51	Annually	2963
17-May-21	1,000,000.00	3.10%	Westpac Group	AA-	16-May-17	1,001,104.11	535544	1,104.11	Quarterly	2975
23-Jun-21	1,500,000.00	2.05%	Bank of Queensland	BBB+	26-Jun-19	1,520,977.40	538081	20,977.40	Annually	3241
3-Aug-21	1,000,000.00	1.90%	Bank of Queensland	BBB+	2-Aug-19	1,011,035.62	538357	11,035.62	Annually	3252
1-Feb-22	1,000,000.00	3.60%	Westpac Group	AA-	1-Feb-17	1,002,663.01	535538	2,663.01	Quarterly	2936
2-Feb-22	1,500,000.00	3.57%	Westpac Group	AA-	2-Feb-17	1,503,961.23	535539	3,961.23	Quarterly	2937
10-Feb-22	1,000,000.00	3.56%	Westpac Group	AA-	10-Feb-17	1,001,950.68	535540	1,950.68	Quarterly	2938
15-Feb-22	1,500,000.00	3.75%	Bank of Queensland	BBB+	15-Feb-17	1,502,003.42	535547	2,003.42	Annually	2939
22-Feb-22	2,000,000.00	3.64%	Westpac Group	AA-	22-Feb-17	2,001,196.71	535541	1,196.71	Quarterly	2940
28-Feb-22	1,000,000.00	3.75%	Bank of Queensland	BBB+	27-Feb-17	1,000,308.22	535483	308.22	Annually	2946
28-Feb-22	1,000,000.00	3.55%	Westpac Group	AA-	28-Feb-17	1,000,194.52	535542	194.52	Quarterly	2950
1-Mar-22	1,000,000.00	3.58%	Westpac Group	AA-	1-Mar-17	1,008,827.40	535543	8,827.40	Quarterly	2952
3-Mar-22	1,000,000.00	3.60%	Westpac Group	AA-	3-Mar-17	1,008,778.08	535545	8,778.08	Quarterly	2954
9-Mar-22	1,000,000.00	3.61%	Westpac Group	AA-	9-Mar-17	1,008,209.04	535546	8,209.04	Quarterly	2956
23-Mar-22	500,000.00	3.80%	Bank of Queensland	BBB+	23-Mar-17	517,802.74	535485	17,802.74	Annually	2960
4-May-22	1,000,000.00	3.60%	Bank of Queensland	BBB+	8-May-17	1,029,391.78	535487	29,391.78	Annually	2971
27-Jun-22	1,500,000.00	2.10%	Bank of Queensland	BBB+	26-Jun-19	1,521,489.04	538082	21,489.04	Annually	3242
11-Dec-23	2,000,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	2,012,600.00	537431	12,600.00	Annually	3070
18-Dec-23	4,500,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	4,528,350.00	537432	28,350.00	Annually	3071
3-Jan-24	2,000,000.00	3.40%	Rabobank Australia	A+*	4-Jan-19	2,010,246.58	537443	10,246.58	Annually	3173
28-Feb-24	1,000,000.00	3.20%	Rabobank Australia	A+*	28-Feb-19	1,000,175.34	537586	175.34	Annually	3189
4-Mar-24	1,200,000.00	3.20%	Rabobank Australia	A+*	4-Mar-19	1,238,189.59	537601	38,189.59	Annually	3192
28-Mar-24	1,000,000.00	3.00%	Rabobank Australia	A+*	29-Mar-19	1,027,780.82	537655	27,780.82	Annually	3200



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Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
	148,200,000.00					149,039,275.62		839,275.62		



ORD09

Attachment 1